



**A REGULAR MEETING  
OF THE WESLACO CITY COMMISSION  
TUESDAY, JULY 19, 2016**

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, July 19, 2016 at 5:30 PM for the purpose of discussing the following items:

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

**I. CALL TO ORDER**

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Mayoral recognition.
- E. Roll Call.

**II. PUBLIC COMMENTS**

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

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

**III. PUBLIC HEARING**

- A. To solicit input on behalf of First United Methodist Church to rezone 520 S. Illinois Ave., also being Lots 6-11, Block 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. (Staffed by Planning and Code Enforcement Department.) Attachment.

- B. To solicit input on behalf of Antonio Garcia, Jr. for a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Block 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.) Attachment.
- C. To solicit input on behalf of Reyna Ortega for a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.) Attachment.

#### **IV. CONSENT AGENDA**

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

- A. Approval of the following:
  - 1) Record of Workshop Meeting on July 5, 2016; Attachment.
  - 2) Minutes of the Regular Meeting on July 5, 2016 (Staffed by City Secretary's Office.) Attachment.
- B. Approval on Second and Final Reading of Ordinance 2016-24 disannexing in accordance with the boundary lines affixed by the City of Mercedes settlement agreement and City of Donna Memorandum of Understanding. (First reading of Ordinance held July 5, 2016; Staffed by Planning and Code Enforcement Department.) Attachment.

#### **V. APPOINTMENTS**

- A. Discussion and consideration to approve Resolution 2016-49 appointing one member to an unexpired term on the Board of Adjustments and Appeals to the Zoning Ordinance and authorize the Mayor to execute any related documents. Possible action. (This Resolution was tabled July 5, 2016; Staffed by Planning and Code Enforcement Department.) Attachment.



**VI. OLD BUSINESS**

- A. Discussion and consideration to approve compensation for project delays to CDM Constructors, Inc. in an amount not to exceed \$960,000.00 and authorize the Mayor to execute any related documents. Possible action. (This item was tabled July 5, 2016; Staffed by Planning and Code Enforcement Department.) Attachment.

**VII. NEW BUSINESS**

- A. Discussion and consideration after public hearing on behalf of First United Methodist Church, to approve Ordinance 2016-25 rezoning 520 S. Illinois Ave., also being Lots 6-11, Block 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. First reading of Ordinance 2016-25. Possible action. (Staffed by the Planning and Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing on behalf of Antonio Garcia, Jr. to approve a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Block 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department.) Attachment.
- C. Discussion and consideration after public hearing on behalf of Reyna Ortega to approve a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department.) Attachment.
- D. Discussion and reconsideration to approve the final plat of WesFar Subdivision, being 20.00 acres being a part or portion of Lot 131, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

E. Discussion and consideration to approve Ordinance 2016-26, amending Ordinance 27-172, codified as Section 134-259 Designation of Truck Routes:

1. Westgate Drive from Frost Proof Drive to 18<sup>th</sup> Street
2. U.S. Business 83 from Midway Road to Mile 2 ½ West
3. Farm to Market Road 1015 within City limits
4. Farm to Market Road 88/Texas Blvd from 579.65 feet North of 18<sup>th</sup> Street to Mina Street
5. 18<sup>th</sup> Street from Westgate Drive to Mile 2 ¾ West Road
6. Airport Drive from 18<sup>th</sup> Street to Haggard Avenue
7. Border Avenue from Interstate 2 to U.S. Business 83
8. Panther Drive the West 900 Feet
9. Bridge Avenue from Interstate 2 to Ballard Street
10. Sugarcane Drive from Farm to Market Road 1015 to Joe Stephens Avenue
11. Vo-Tech Drive from Interstate 2 to Sugarcane Drive
12. Mid Valley Drive
13. Venture Drive
14. Industrial Drive
15. Corporate Drive
16. Sugarsweet Avenue
17. Ballard Street from Farm to Market Road 88/Texas Blvd to Dolores Huerta Avenue
18. Farm to Market Road 88/Texas Blvd from Interstate 2 to City limits
19. Annie Drive
20. Garza Avenue from U.S. Business 83 to 2<sup>nd</sup> Street
21. Calle De La Republica from Railroad Street to U.S. Business 83
22. Illinois Avenue from Interstate 2 to Pike Blvd
23. Pike Blvd from Farm to Market Road 1015 to North Airport Drive
24. Pike Blvd from Illinois Avenue to Farm to Market Road 88/Texas Blvd
25. Milanos Road from U.S. Business 83 to Interstate 2
26. Pike Blvd from Westgate Drive to Milanos Road
27. Interstate 2 within City limits

First Reading of Ordinance 2016-26. Possible action. (Staffed by Planning and Code Enforcement Department.)

Attachment.

- F. Discussion and Consideration to approve Ordinance 2016-27, amending Ordinance number 2014-24, the City of Weslaco streets and sidewalks ordinance; codified as Chapter 118 of the Weslaco Code of Ordinances, adopting new regulations. First Reading of Ordinance 2016-27. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.
- G. Discussion and consideration to approve the submission of the Weslaco Mid Valley Airport's Capital Improvement Plan to the Texas Department of Transportation - Aviation Division and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.) Attachment.
- H. Discussion and consideration to transfer the airport lease agreement for Mr. Joe Marroquin D/B/A Marroquin Aviation Maintenance to Mr. Jeremy Reiley D/B/A as Rio Aviation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)
- I. Discuss and consideration to approve adding a rank position to the supervisory structure of the Weslaco Police Department, adding a lieutenant position to the Criminal Investigation Division. Possible action. (Staffed by Police Department.)
- J. Discussion and consideration to reallocate \$15,000.00 from Capital Improvement Program (CIP) funds to build two (2) park signs at the entrance of Mayor Pablo G. Pena City Park. Possible action. (Staffed by Parks and Recreation Department.) Attachment.
- K. Discussion and consideration to approve a contract with Nueva Luz Foundation to use the Service Center at Isaac Rodriguez Park. Possible action. (Staffed by Parks and Recreation Department.) Attachment.

## **VIII. REPORTS**

- A. Report on electronic agenda by City Secretary's Office and IT Department.

## **IX. EXECUTIVE SESSION**

*Texas Government Code, Section 551 Open Meetings:*

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier 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. Pending Litigation - Consultation with City Attorney regarding *City of Weslaco v. Briones Consulting and Engineering* as authorized by §551.071 of the Texas Government Code.
- C. Real Property - Consultation with City Attorney on the purchase, exchange, lease or value of real property (North Texas; Intersection of Mile 11 and Texas Boulevard) as authorized by §551.072 of the Texas Local Government Code.
- D. Pending Litigation – Consultation with City Attorney regarding Cause No.C-1277-15-H *Elvia Caballero Lopez d/b/a or a/k/a Caballero Governmental Affairs v. City of Weslaco, Texas* in the 389th Judicial District Court of Hidalgo County pursuant to §551.071 of the Texas Government Code. Attachment.

- E. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to industrial prospects, including Project Chicken Hatch "B", as well as retail and airport development as authorized by §551.087 of The Texas Government Code.
- F. Economic Development – Consultation with City Attorney regarding a lease agreement for Economic Development Project Wild Boar "B" as authorized by §551.087 of The Texas Government Code.
- G. Pending Litigation - Consultation with Attorney to give a legal briefing regarding Civil Case No. 7:15-CV-334 *Alvino Flores v. City of Weslaco, et al.* in the United States District Court for the Southern District of Texas – McAllen Division as authorized by §551.071(1) of the Texas Government Code.

**X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION**

**XI. ADJOURNMENT**

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 15th day of July, 2016 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/ Elizabeth M. Walker, City Secretary

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

**Removed from Bulletin Board**

Date:

Initials:



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                             |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                                                                                          |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-244 |  |
| <b>From:</b><br>Elizabeth Walker, City Secretary                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                             |  |
| <b>Subject:</b><br>Certification of Public Notice.                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                             |  |
| <b>Background:</b><br>Call to Order, includes the following:<br>A. Certification of Public Notice.<br>B. Invocation.<br>C. Pledge of Allegiance.<br>D. Mayoral recognition.<br>E. Roll Call.                                                                                                                                                                                                                                      |                 |                                                             |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                             |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                           | Term of Impact: | Identified in Current Budget:                               |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                             |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>N/A                                                                                                                                                                                                                                                                                                                                               |                 |                                                             |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>N/A                                                                                                                                                                                                                                                              |                 |                                                             |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>N/A                                                                                                                                                                                                                                                                                                                                  |                 |                                                             |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Created/Initiated                                           |  |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Final Approval                                              |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                             |  |
| <b>Staff Recommendation:</b><br>A. Mayor will Call to Order and certify Public Notice.<br>B. Pastor Pastor Raja Masilamony, Seventh Day Adventists Church, will lead the invocation.<br>C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag.<br>D. Mayoral recognition.<br>E. City Secretary will call roll.<br>Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken. |                 |                                                             |  |
| <b>Attachments, if any:</b><br>Pledge & Mission Statement                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                             |  |
| <b>Responsibilities upon Approval:</b><br>Conduct meeting per Ordinance 2011-05, according to Roberts Rule of Order and                                                                                                                                                                                                                                                                                                           |                 |                                                             |  |

commencing at 5:30 p.m.

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Olga M. Noriega, Mayor Pro-Tem, District 3  
Leo Muñoz, Commissioner, District 1  
Greg Kerr, Commissioner, District 2  
Gerardo "Jerry" Tafolla, Commissioner, District 4  
Letty Lopez, Commissioner, District 5  
Fidel L. Peña, III, 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

|                                                                                                                                                                                                                                                                                                                                                  |                 |                                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                         |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-282 |  |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                                            |                 |                                                             |  |
| <b>Subject:</b><br>To solicit input on behalf of First United Methodist Church to rezone 520 S. Illinois Ave., also being Lots 6-11, Block 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. (Staffed by Planning and Code Enforcement Department.) |                 |                                                             |  |
| <b>Background:</b><br>First United Methodist Church intends to operate a Boarding House in a near future. Boarding Houses can operate on R-2 Districts and higher.                                                                                                                                                                               |                 |                                                             |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                              |                 |                                                             |  |
| Amount:                                                                                                                                                                                                                                                                                                                                          | Term of Impact: | Identified in Current Budget:                               |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Public Hearing                                                                                                                                                                                                                                                                        |                 |                                                             |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                     |                 |                                                             |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 20, 2016                        |                 |                                                             |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br><br>Planning and Zoning Commission recommended approval on July 6, 2016.                                                                                                                                                                            |                 |                                                             |  |
| Martha Hernandez<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                             |                 | Created/Initiated<br>Approved<br>Final Approval             |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                    |                 |                                                             |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                       |                 |                                                             |  |
| <b>Attachments, if any:</b><br>Aerial, 520 S Illinois Ave                                                                                                                                                                                                                                                                                        |                 |                                                             |  |

**Responsibilities upon Approval:**

Planning staff will advise applicant.



# Rezone Request

R-1 One-Family Dwelling District to  
R-2 Duplex and Apartments District

## Legend

- 520 S Illinois Ave
- Central Middle School
- Villa De Cortez
- Weslaco Bicultural Museum
- Weslaco Fire Dept Station 2
- Weslaco Public Library

US Business 83

Texas  
Blvd.

88

520 S Illinois Ave

6th Street

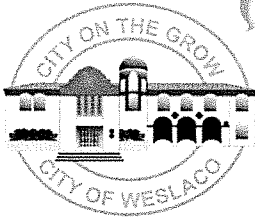
Google earth

© 2016 Google  
© 2016 INEGI

1000 ft







## APPLICATION FOR REZONING

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

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

FILE NO. 2016-07

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot ~~12, 13, 14, 15, 16, 17~~ 6-11<sup>th</sup> Block 43<sup>rd</sup>

Subdivision Name Weslaco Original Townsite

Street Address 520 S Illinois Ave, Weslaco, TX 78596

Existing Zoning R-1 Existing Land Use Church

Proposed Zoning R-2 Proposed Land Use Class Rooms /

Boarding Rooms

☒ \$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.

W/A City and school tax receipts attached.

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

### APPLICANT

Name First United Methodist Church Phone 956-968-7561

Address 520 S. Illinois Ave Fax: 956-969-2871

City Weslaco State TX Zip Code 78596 E-Mail: office@weslacofumc.com

### OWNER

Name Same as above 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 [Signature] Date 5/17/16

Owner

Signature Pastor [Signature] Date 5/17/16

Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Agent

CITY OF WESLACO  
956-968-3181

REC#: 02132987 5/17/2016 2:10 PM  
OPER: KPere TERM: 036  
REF#: 2366

TRAN: 204.0000 REZONING APPL FEE  
FIRST UNITED METHODIST CHURCH  
520 S ILLINOIS  
REZONING APPLICATIO 300.00CR

TENDERED: 300.00 CHECK  
APPLIED: 300.00-  
0.00

CHANGE

STAFF USE ONLY

Accepted By mdA Payment Received By mdA Date Paid 5/17/14

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

Date 6/24/14

P & Z Notice of Public Hearing Published in Newspaper

Date 6/20/14

City Commission Notice of Public Hearing Published

Date 6/20/14

Presented to P & Z Commission  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date 7/6/14

Presented to City Commission  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date 7/19/14

Ordinance No. \_\_\_\_\_

**CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND**

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa0ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. First United Methodist Church is requesting to rezone 520 S. Illinois Ave., also being Lots 6-11, Blk 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. Antonio Garcia, Jr. is requesting a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Blk 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. Reyna Ortega is requesting a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before July 6, 2016, for the Planning and Zoning Commission and on or before July 19, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 06/20/2016

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**WESLACO FIRE MARSHAL'S OFFICE**  
**255 S. Kansas**  
**Weslaco, Texas 78596**  
**(956) 447-3415 Fax (956) 969-4921**

DATE: 05/19/16 OCCUPANCY CLASS: Mixed  
FACILITY NAME: First United Methodist Church Ministries  
PHYSICAL & MAILING ADDRESS: 520 S. Illinois

**PLAN REVIEW – CHECK OFF LIST**

PHONE #: \_\_\_\_\_ OWNER/MANAGER: Pastor JJ Wicke

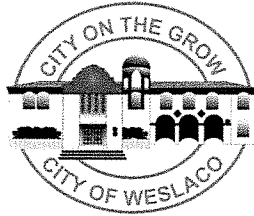
|   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                                |
|---|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| X |          | Approved as submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | X                      | with notes                     |
| X | <b>A</b> | Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up. <b>Not shown on plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                |
| X | <b>B</b> | All restrooms shall have emergency lighting with 90 minute battery pack back-up. <b>Not shown on plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                |
| X | <b>C</b> | Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2012 Edition, Section 906.                                                                                                                                                                                                                                                                                                                                |                        |                                |
| X | <b>D</b> | Shall have fire alarm company submit plans for proposed fire alarm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                                |
| X | <b>E</b> | Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2012 Edition                                                                                                                                                                                                                                                                                                                                                                               |                        |                                |
| X | <b>F</b> | Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2012 Edition.                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                                |
| X | <b>G</b> | Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2012 Edition, Section 903 & 912 and latest edition of NFPA 13 ( <b>NFPA 13D for sleeping areas and NFPA 13 for everything else including first floor</b> )                                                                                                                                                                              |                        |                                |
| X | <b>H</b> | If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2012 Edition, Section 904.                                                                                                                                                                                                          |                        |                                |
| X | <b>I</b> | Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2012 Edition, Section 904.11.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                                |
| X | <b>J</b> | Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. <b>Plans comply</b>                                                                                                                                                                                                                                                                                |                        |                                |
| X | <b>K</b> | Fire department connection shall be free-standing, away from the building, minimum 1 1/2 times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, 1/2" wide. IFC, 2012 Edition, Section 903.3.7 and all of section 912, IFC, 2012 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter |                        |                                |
| X | <b>L</b> | Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). <b>Plans do not comply</b>                                                                                                                                                                                                                                                                                                                                                                                                |                        |                                |
| X | <b>M</b> | Fire apparatus access road shall comply with IFC 2012 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) <b>Plans comply</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                                |
| X | <b>N</b> | Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2012 Edition, Section 404.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                                |
| X | <b>O</b> | Shall maintain a clear path for means of egress in the following areas: <b>Throughout</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                                |
|   | <b>P</b> | Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |                                |
|   | <b>Q</b> | Fire wall shall be minimum 1 hour fire rated all the way to the roof deck.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                                |
|   | <b>R</b> | Shall maintain 44" clearance between aisles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                                |
| X | <b>S</b> | Gated community shall submit specs on gate and shall maintain a 20' clearance on each side of island prior to installation of gate. Shall provide combination for access to subdivision. Shall provide Knox Box Gate Entry System. <b>If gated</b>                                                                                                                                                                                                                                                                                                                                                                                           |                        |                                |
| X | <b>T</b> | Shall post address in front of building plainly visible from the street with 6" x 1/2" stroke letters or numbers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                |
| X | <b>U</b> | Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                                |
| X | <b>V</b> | Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                                |
|   | <b>W</b> | Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x 3/4" stroke red letters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                                |
| X | <b>X</b> | Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read " <b>No Parking Fire Lane</b> " spaced every 10 to 12 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                                |
|   | <b>Y</b> | Shall submit a complete set of plans for construction to my office for further requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                                |
| X | <b>Z</b> | Shall pay appropriate fees for the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | X                      | Plan review ( <b>\$75.00</b> ) |
|   |          | Sprinkler system plan review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Aboveground hydro test | Fire alarm plan review         |
|   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Underground hydro test | Fire alarm trip test           |
|   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        | Suppression system trip test   |
| X | <b>X</b> | Shall have multiple station smoke alarms installed in sleeping rooms complying with 2012 IFC and 2012 NFPA 101.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                                |
| X | <b>X</b> | If there are any fuel fired appliances in the building, carbon monoxide detectors shall be installed complying with 2012 NFPA 101.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                                |

Asst. Fire Marshal Mike Swinnea  
FIRE MARSHAL/FIRE INSPECTOR



# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Olga M. Noriega, Mayor Pro-Tem, District 3  
Leo Muñoz, Commissioner, District 1  
Greg Kerr, Commissioner, District 2  
Gerardo "Jerry" Tafolla, Commissioner, District 4  
Letty Lopez, Commissioner, District 5  
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

June 24, 2016

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

### **REZONE REQUEST:**

First United Methodist Church is requesting to rezone 520 S. Illinois Ave., also being Lots 6-11, Blk 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

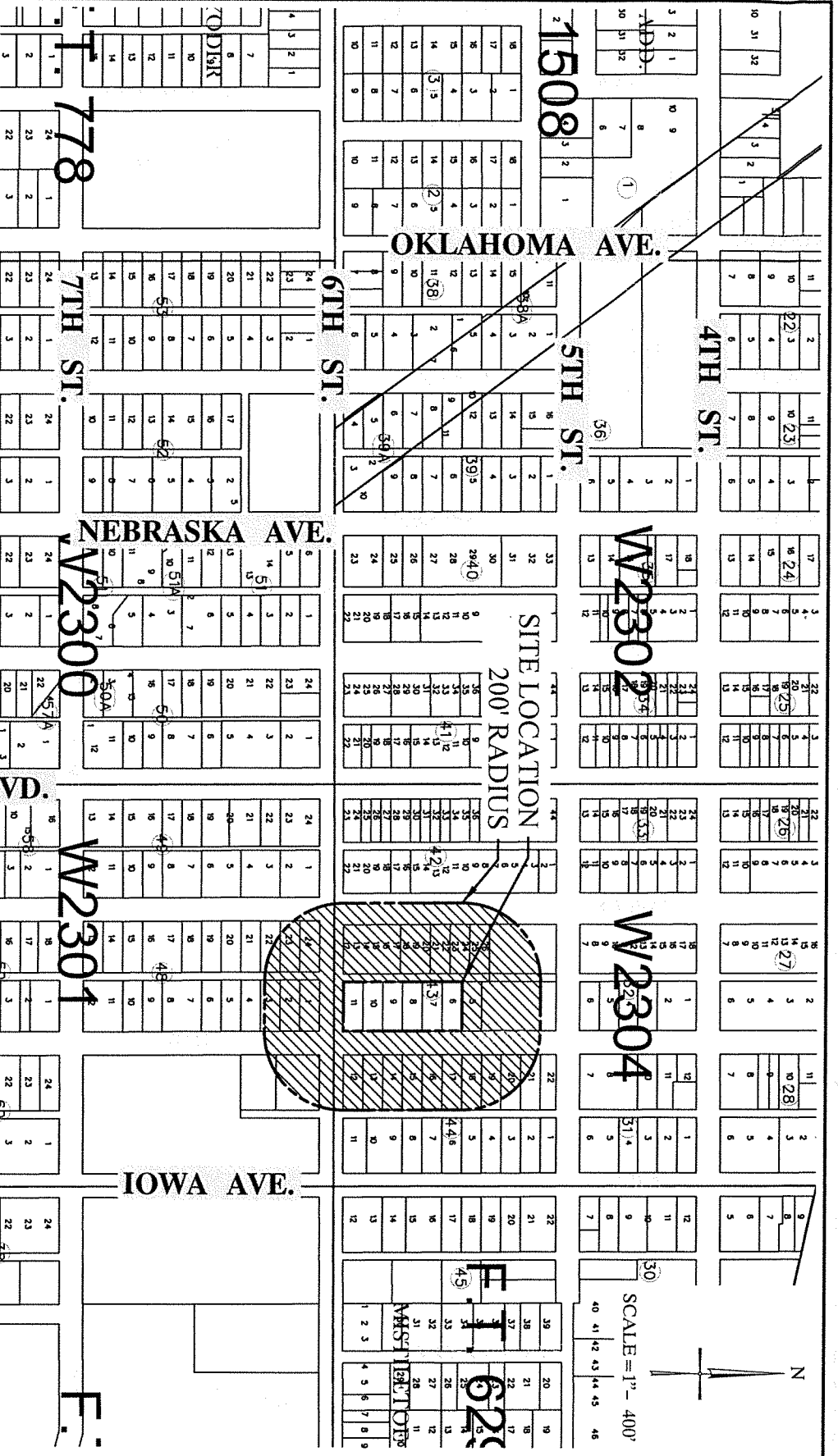
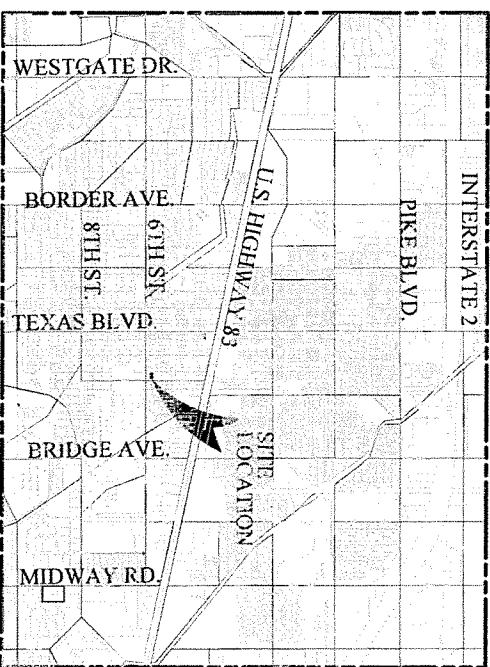
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

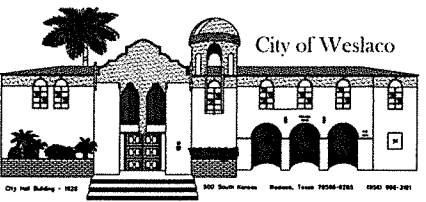
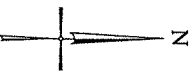
Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer

MH/mh

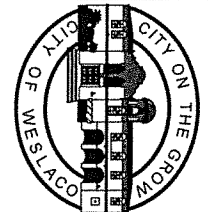
VICINITY MAP



SCALE = 1" = 400'



FIRST UNITED METHODIST CHURCH  
 520 S ILLINOIS AVE.  
 LOTS 6-11, BLK 43, WESLACO ORIGINAL TOWNSITE SUBD.  
 EX-ZONE: R-1 PROP-ZONE: R-2



JUN 21, 2016

|                                                                                        |                                                                                                  |                        |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------|
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0000-00<br>WESLACO ORIGINAL TOWNSITE 20' X<br>N170' ABND ALLEY BLK 43               | L: 17000<br>B: 0       |
| INTER NATIONAL BANK<br>C/O CARLOS GARZA<br>1801 S 2ND ST SUITE 540<br>MCALLEN TX 78503 | W2300-00-043-0001-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1<br>THRU 4 & LOTS 27-33 BLK 43<br>0      | L: 225000<br>B: 177328 |
| GARRETT, BEULAH C G<br>508 S ILLINOIS AVE<br>WESLACO TX 78596-6240                     | W2300-00-043-0005-00<br>WESLACO ORIGINAL TOWNSITE BLK 43<br>LT 5<br>508 S ILLINOIS AVE           | L: 20938<br>B: 19969   |
| THE FIRST METHODIST CHURCH<br>PO BOX 8067<br>WESLACO TX 78599-8067                     | W2300-00-043-0006-00<br>WESLACO ORIGINAL TOWNSITE BLK 43<br>LT 6<br>520 S ILLINOIS AVE           | L: 31250<br>B: 19750   |
| FIRST METHODIST EPISCOPAL<br>520 S ILLINOIS AVE<br>WESLACO TX 78596-6240               | W2300-00-043-0007-00<br>WESLACO ORIGINAL TOWNSITE LOT 7<br>BLK 43<br>520 S ILLINOIS AVE          | L: 31250<br>B: 300000  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0012-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1<br>2 THRU 17 BLK 43<br>525 S KANSAS AVE | L: 93750<br>B: 505000  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0018-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1<br>8 THRU 20 BLK 43                     | L: 46875<br>B: 350000  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0021-00<br>WESLACO ORIGINAL TOWNSITE LOTS 2<br>1 & 22 BLK 43                        | L: 31250<br>B: 350000  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0023-00<br>WESLACO ORIGINAL TOWNSITE LOTS 2<br>3 & 24 BLK 43                        | L: 31250<br>B: 0       |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0025-00<br>WESLACO ORIGINAL TOWNSITE LOTS 2<br>5 & 26 BLK 43                        | L: 31250<br>B: 300000  |
| INTER NATIONAL BANK<br>C/O CARLOS GARZA<br>PO BOX 1700<br>MCALLEN TX 78505-1700        | W2300-00-043-0027-00<br>WESLACO ORIGINAL TOWNSITE LOT 2 2<br>7 THRU 33 BLK 43                    | L: 63750<br>B: 19189   |
| FIRST UNITED METHODIST<br>OF WESLACO<br>515 S ILLINOIS AVE<br>WESLACO TX 78596-6239    | W2300-00-044-0015-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 15<br>515 S ILLINOIS AVE          | L: 23450<br>B: 7000    |

JUN 21, 2016

|                                                                                            |                                                                                                |                        |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------|
| FIRST UNITED METHODIST<br>CHURCH OF WESLACO<br>520 S ILLINOIS AVE<br>WESLACO TX 78596-6240 | W2300-00-044-0016-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 16<br>513 S ILLINOIS AVE        | L: 23450<br>B: 7000    |
| FIRST UNITED METHODIST CHU<br><br>520 S ILLINOIS AVE<br>WESLACO TX 78596-6240              | W2300-00-044-0017-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 17<br>511 S ILLINOIS AVE        | L: 23450<br>B: 0       |
| ZAMORA MARTIN & MARTHA<br>PO BOX 1157<br><br>WESLACO TX 78599-1157                         | W2300-00-044-0018-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 18<br>509 S ILLINOIS AVE        | L: 23450<br>B: 14071   |
| CASTANEDA, ESTER N<br><br>507 S ILLINOIS AVE<br>WESLACO TX 78596-6239                      | W2300-00-044-0019-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 19<br>507 S ILLINOIS AVE        | L: 23450<br>B: 14470   |
| KEALE NANCY M<br>895 LCR 786<br><br>GROESBECK TX 76642-2222                                | W2300-00-047-0021-01<br>WESLACO ORIGINAL TOWNSITE BLK 47<br>LOTS 21-22<br>605 S ILLINOIS AVE   | L: 53550<br>B: 71063   |
| KEALE NANCY M<br>895 LCR 786<br><br>GROESBECK TX 76642-2222                                | W2300-00-047-0023-00<br>WESLACO ORIGINAL TOWNSITE BLK 47<br>LTS 23,24<br>601 S ILLINOIS AVE    | L: 46900<br>B: 0       |
| ADAME MARIA G & ARTURO A ADAME<br>600 S ILLINOIS AVE<br><br>WESLACO TX 78596-6210          | W2300-00-048-0001-00<br>WESLACO ORIGINAL TOWNSITE BLK 48<br>LTS 1 N10'-2<br>600 S ILLINOIS AVE | L: 26130<br>B: 12169   |
| FIRST BAPTIST CHURCH OF WE<br><br>600 S KANSAS AVE<br>WESLACO TX 78596-6218                | W2300-00-048-0002-00<br>WESLACO ORIGINAL TOWNSITE BLK 48<br>LT S40'-2<br>602 S ILLINOIS AVE    | L: 17420<br>B: 0       |
| GALVAN SANTOS & CRYSTAL<br>604 S ILLINOIS AVE<br><br>WESLACO TX 78596-6210                 | W2300-00-048-0003-00<br>WESLACO ORIGINAL TOWNSITE BLK 48<br>LT 3<br>604 S ILLINOIS AVE         | L: 21775<br>B: 20339   |
| FIRST METHODIST EPISCOPAL<br>520 S ILLINOIS AVE<br><br>WESLACO TX 78596-6240               | W2300-00-043-0010-01<br>WESLACO ORIGINAL TOWNSITE - LOTS<br>10-11 BLK 43<br>520 S ILLINOIS AVE | L: 62500<br>B: 0       |
| WESLACO METHODIST EPISCOPAL<br>CHURCH SOUTH<br>520 S ILLINOIS AVE<br>WESLACO TX 78596      | W2300-00-043-0008-01<br>WESLACO ORIGINAL TOWNSITE - LOTS<br>8-9 BLK 43<br>5205 S ILLIOINIS AVE | L: 62500<br>B: 0       |
| FIRST UNITED METHODIST<br>CHURCH OF WESLACO<br>520 S ILLINOIS AVE<br>WESLACO TX 78596      | W2300-00-044-0012-00<br>WESLACO ORIGINAL TOWNSITE ALL LO<br>TS 12,13 ,14,15,16 & 17 BLK 44     | L: 210000<br>B: 172760 |

JUN 21, 2016

|                                                                          |                                                                         |                       |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------|
| FIRST BAPTIST CHURCH OF<br>600 S KANSAS AVE<br>WESLACO TX 78596-6218     | W2300-00-048-0022-00<br>WESLACO ORIGINAL TOWNSITE LOT 22<br>BLK 48      | L: 32500<br>B: 0      |
| FIRST BAPTIST CHURCH OF<br>600 S KANSAS AVE<br>WESLACO TX 78596-6218     | W2300-00-048-0023-00<br>WESLACO ORIGINAL TOWNSITE LOTS<br>23-24 BLK 48  | L: 65000<br>B: 0      |
| REORGANIZED CHURCH OF JESUS<br>PO BOX 1059<br>INDEPENDENCE MO 64051-0559 | W2300-00-044-0020-00<br>WESLACO ORIGINAL TOWNSITE LOTS 2<br>0-22 BLK 44 | L: 70350<br>B: 175097 |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                            |                 |                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                   |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-283 |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                      |                 |                                                             |
| <b>Subject:</b><br>To solicit input on behalf of Antonio Garcia, Jr. for a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Block 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)                       |                 |                                                             |
| <b>Background:</b><br>The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2016. Property has been operational with a daycare and is now changing ownership.                |                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                        |                 |                                                             |
| Amount:                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Public Hearing                                                                                                                                                                                                                                                  |                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                               |                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 20, 2016. |                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>Planning and Zoning Commission recommended approval on July 6, 2016.                                                                                                                                                          |                 |                                                             |
| Martha Hernandez<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                       |                 | Created/Initiated<br>Approved<br>Final Approval             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                              |                 |                                                             |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                 |                 |                                                             |
| <b>Attachments, if any:</b><br>Aerial, 122 de los Santos                                                                                                                                                                                                                                                                   |                 |                                                             |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                     |                 |                                                             |



Planning staff will advise applicant.

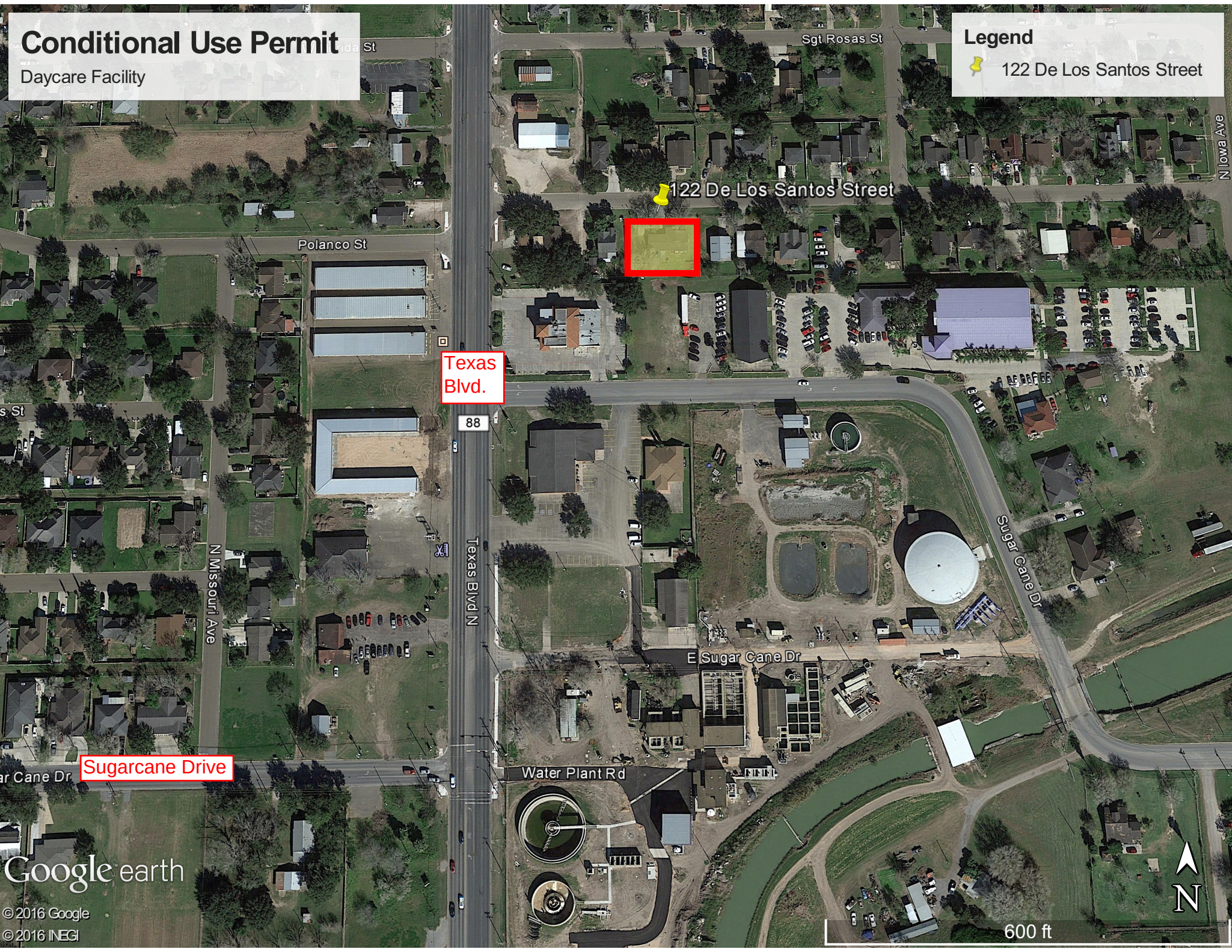


# Conditional Use Permit

Daycare Facility

Legend

 122 De Los Santos Street



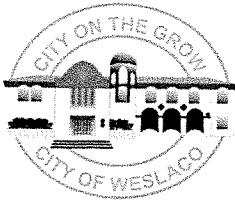
Google earth

© 2016 Google  
© 2016 INEGI



600 ft





## APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 2016-10

### PROPOSED PROJECT

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

Lot 4, 5 Block 5

Subdivision Name Diana Subdivision Unit No. 3

Street Address 122 Delos Santos St.

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request Daycare in use

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

- ☒ \$300.00 non-refundable filing fee.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☒ Note Survey and metes and bounds if the legal description is a portion of a lot.
- ☒ City and school tax receipts attached.
- ☒ I have received a copy of "CUP Application Instructions"

### APPLICANT

Name Antonio Garcia Jr Phone 956-376-7501  
Address 4412 Renee Way Dr. Fax: \_\_\_\_\_  
City Weslaco State TX Zip Code 78596 E-Mail: ericagarcia@yahoo.com

### OWNER

Name Yolanda Rodriguez Phone 956-684-3115  
Address 1108 Cantana Ln Weslaco TX Fax: \_\_\_\_\_  
City Weslaco State TX Zip Code 78596 E-Mail: \_\_\_\_\_

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes \_\_\_\_\_

No ☒ \_\_\_\_\_

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

Signature \_\_\_\_\_

Glenda Rodriguez  
Owner

Date \_\_\_\_\_

6-15-16

Signature \_\_\_\_\_

Antonio Garcia Jr  
Applicant

Date \_\_\_\_\_

6-15-16

Signature \_\_\_\_\_

Authorized Agent

Date \_\_\_\_\_

#### STAFF USE ONLY

Accepted By mtt

Payment Received By mtt

Date Paid \_\_\_\_\_

6/15/16

Notice of Public Hearing Sent to Property Owners Within  
200' of Proposed Site

Date \_\_\_\_\_

6/24/16

P & Z Notice of Public Hearing Published in Newspaper

Date \_\_\_\_\_

6/20/16

City Commission Notice of Public Hearing Published  
in Newspaper

Date \_\_\_\_\_

6/20/16

Presented to P & Z Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date \_\_\_\_\_

7/6/16

Presented to City Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date \_\_\_\_\_

7/19/16

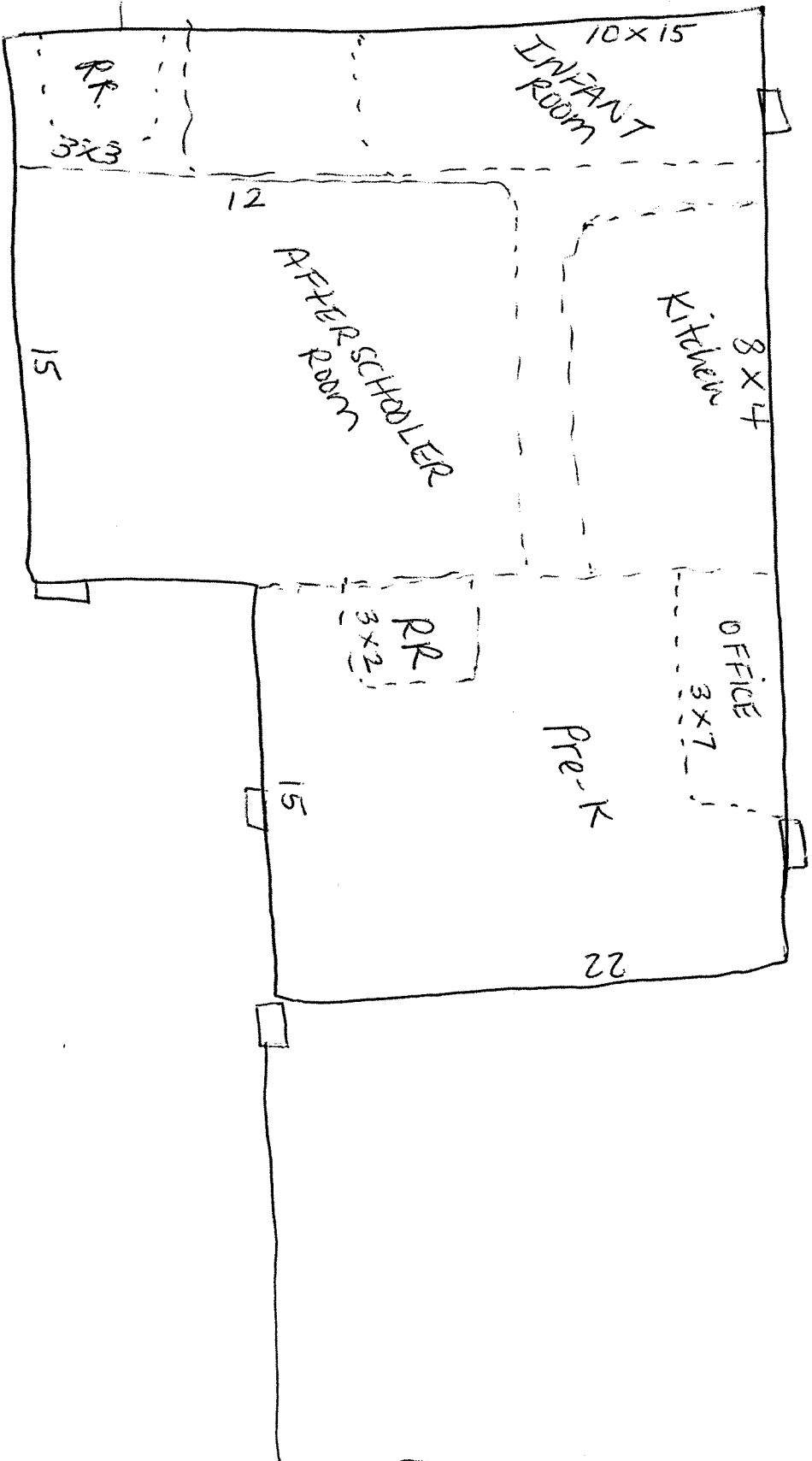
CITY OF WESLACO  
956-968-3181

REC#: 02142755 6/15/2016 2:13 PM  
OPER: KPere TERM: 036  
REF#: 0787

TRAN: 202.0000 CONDITIONAL USE PERM  
Antonio Garcia Jr  
122 De Los Santos  
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CHECK  
APPLIED: 300.00-

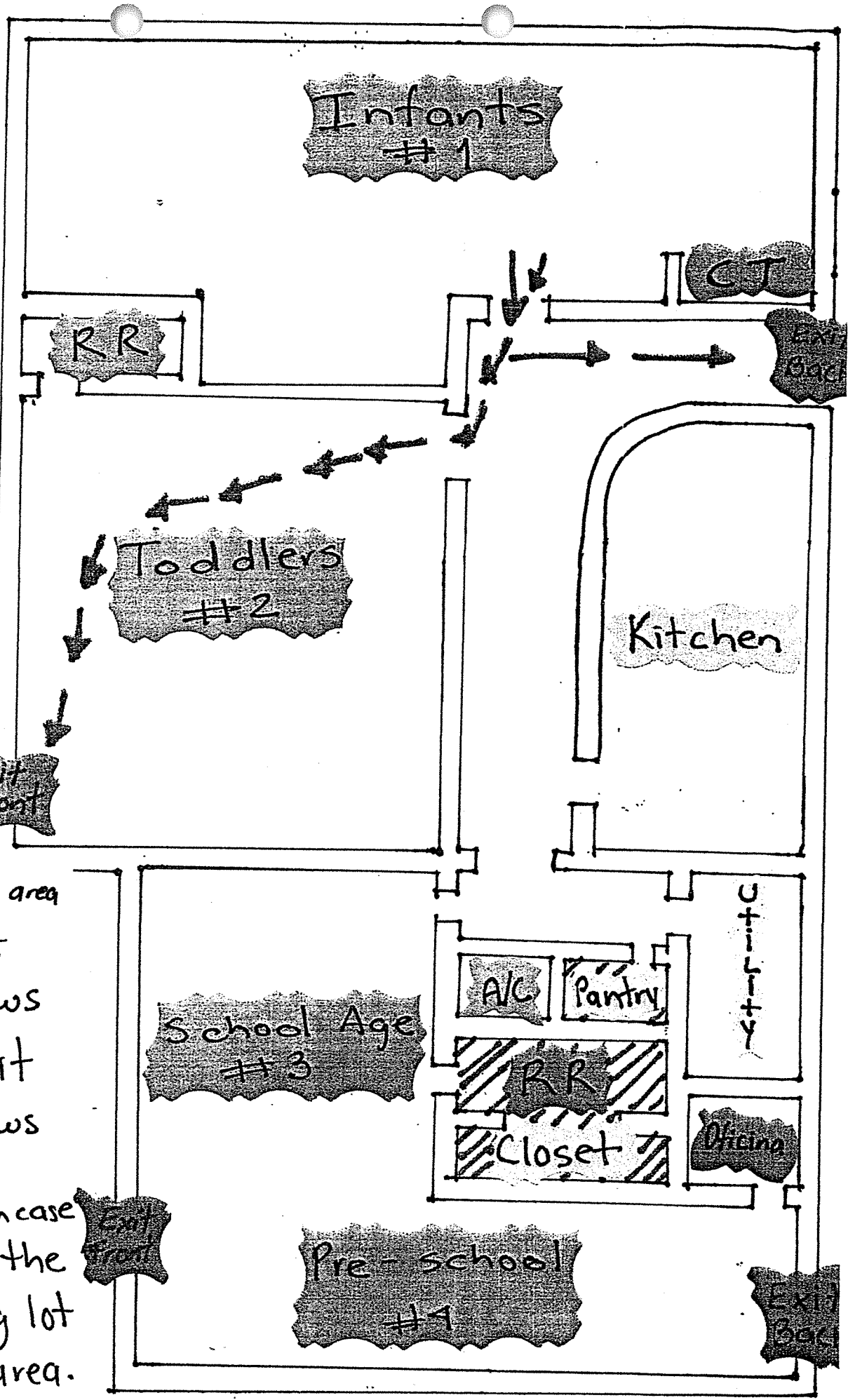
CHANGE:            0.00



Madison's Learning Center

122 DelosSantos St.

Ureclaco, Texas 78596



C.T. Change Table

A/C Air Condition

Severe Weather area

Primary Exit

Red Arrows

Secondary Exit

Blue Arrows

The meeting in case of a FIRE it's the church parking lot in the back area.



**CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND**

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa3ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. First United Methodist Church is requesting to rezone 520 S. Illinois Ave., also being Lots 6-11, Blk 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. Antonio Garcia, Jr. is requesting a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Blk 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. Reyna Ortega is requesting a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before July 6, 2016, for the Planning and Zoning Commission and on or before July 19, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

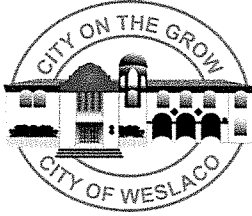
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 06/20/2016

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# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Olga M. Noriega, Mayor Pro-Tem, District 3  
Leo Muñoz, Commissioner, District 1  
Greg Kerr, Commissioner, District 2  
Gerardo "Jerry" Tafolla, Commissioner, District 4  
Letty Lopez, Commissioner, District 5  
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

June 24, 2016

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

### CONDITIONAL USE PERMIT:

Antonio Garcia, Jr. is requesting a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Blk 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

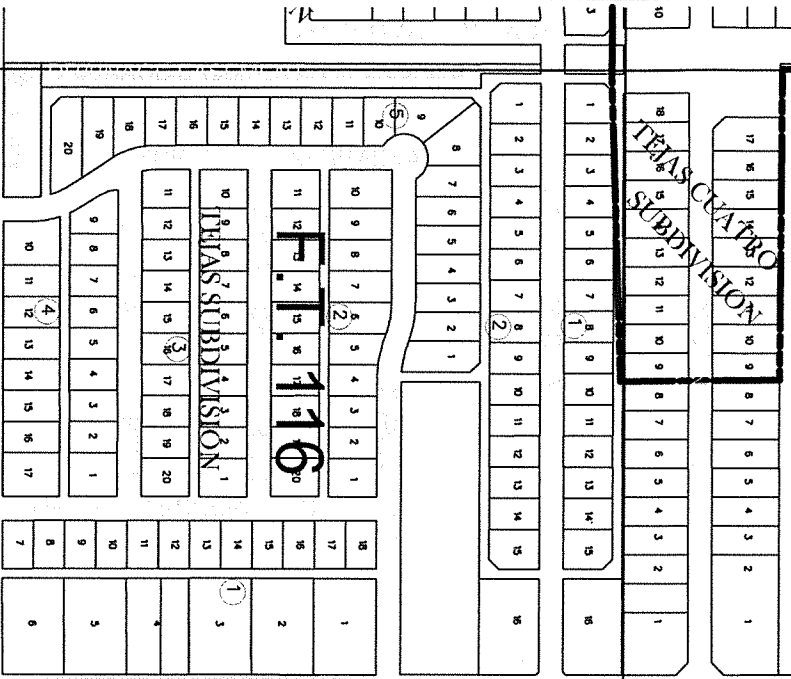
Sincerely,

Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer

MH/mh

APOSTOLIC ASSEMBLY  
 CHURCH SUBDIVISION  
 (PROPOSED)

TEXAS CUATRO  
 SUBDIVISION

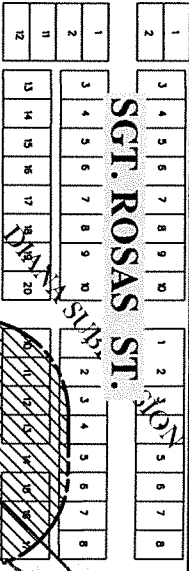


TEXAS BLVD.

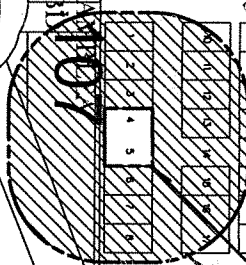
AGUILERA MEDICAL  
 PLAZA No.2

DREAMLAND ESTATES

SGT. ROSAS ST.



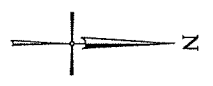
LA PRIETAS  
 DE DIOS SUBD.



SITE LOCATION  
 200' RADIUS

F.T. 106

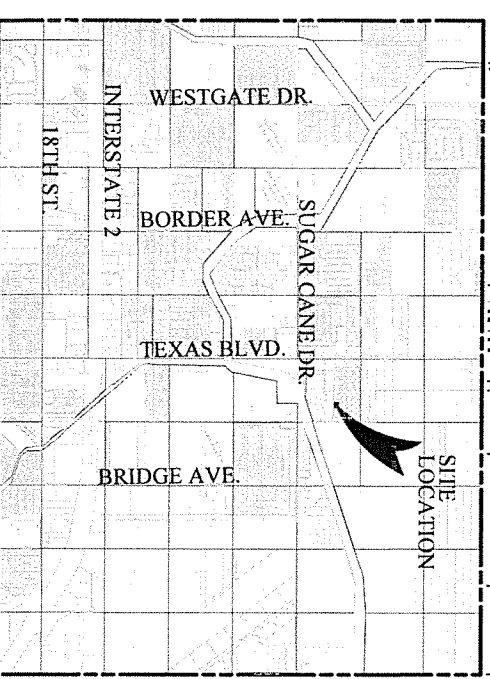
SCALE = 1" = 400'



SUGAR CANE DR.

DON-  
 ROSE  
 STR.

SITE LOCATION

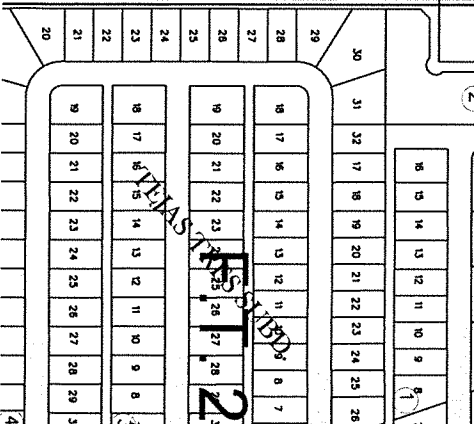


CITY OF WESLACO  
 WATER TREATMENT  
 PLANT

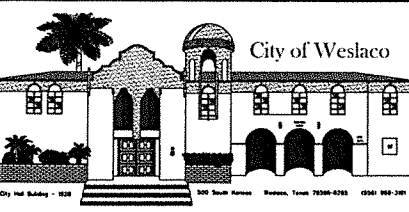
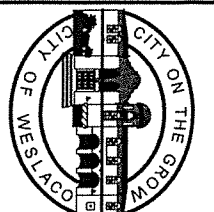
F.T. 28

F.T.

HERITAGE SQ.



ANTONIO GARCIA, JR  
 122 DE LOS SANTOS ST.  
 LOTS 4 & 5 BLOCK 5  
 DIANA SUBDIVISION UNIT #3  
 CUP: DAYCARE



JUN 22, 2016

|                                                                                               |                                                                      |                      |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------|
| RODRIGURZ NOELDA<br>5502 COCO DR<br>WESLACO TX 78596-4545                                     | D4400-02-004-0002-00<br>DIANA #2 BLK 4 LOT 2<br>314 SGT ROSAS ST     | L: 11400<br>B: 0     |
| GONZALEZ, MANUEL, JR<br>318 SGT ROSAS ST<br>WESLACO TX 78596-8720                             | D4400-02-004-0003-00<br>DIANA #2 BLK 4 LT 3<br>318 SGT ROSAS ST      | L: 11400<br>B: 19013 |
| SALINAS, CONCEPCION ET UX<br>322 SGT ROSAS ST<br>WESLACO TX 78596-8720                        | D4400-02-004-0004-00<br>DIANA #2 BLK 4 LT 4<br>0 ROSA ST             | L: 11400<br>B: 11926 |
| DE LOS SANTOS, EMILIO<br>C/O TOMAS & BERTA SILVA<br>402 SGT ROSAS ST<br>WESLACO TX 78596-8703 | D4400-02-004-0005-00<br>DIANA #2 BLK 4 LOT 5<br>402 SGT ROSAS ST     | L: 11400<br>B: 12885 |
| SALDANA, LEOBARDO JR & ROS<br>404 SGT ROSAS ST<br>WESLACO TX 78596-8703                       | D4400-02-004-0006-00<br>DIANA #2 LOT 6 BLK 4<br>404 SGT ROSAS ST     | L: 11400<br>B: 14297 |
| FABELA DOMINGO & DORA<br>410 SGT ROSAS ST<br>WESLACO TX 78599                                 | D4400-02-004-0007-00<br>DIANA #2 BLK 4 LT 7<br>410 SGT ROSAS ST      | L: 11400<br>B: 9788  |
| GONZALEZ, PORFIRIO & FRANC<br>307 DE LOS SANTOS AVE<br>WESLACO TX 78596                       | D4400-03-004-0010-00<br>DIANA #3 BLK 4 LT 10<br>307 DE LOS SANTOS ST | L: 11400<br>B: 13820 |
| LOERA, BERNARDO ELODIA<br>313 DE LOS SANTOS AVE<br>WESLACO TX 78596-4052                      | D4400-03-004-0011-00<br>DIANA #3 BLK 4 LT 11<br>313 DE LOS SANTOS ST | L: 11400<br>B: 21988 |
| CABRERA ZACARIAS<br>C/O CESAR ORTIZ LIMON &<br>420 E MILE 10 N<br>WESLACO TX 78599-8679       | D4400-03-004-0012-00<br>DIANA #3 BLK 4 LT 12<br>317 DE LOS SANTOS ST | L: 11400<br>B: 37917 |
| CABRERA, GUSTAVO<br>803 IRIS ST<br>WESLACO TX 78596-3728                                      | D4400-03-004-0013-00<br>DIANA #3 BLK 4 LT 13<br>321 DE LOS SANTOS ST | L: 11400<br>B: 33586 |
| GARCIA, MARIA DE JESUS MED<br>PO BOX 1348<br>PROGRESO TX 78579-1348                           | D4400-03-004-0014-00<br>DIANA #3 BLK 4 LT 14<br>401 DE LOS SANTOS ST | L: 11400<br>B: 23118 |
| GOMEZ, JOSE A & MARIA C<br>405 DE LOS SANTOS AVE<br>WESLACO TX 78596-4020                     | D4400-03-004-0015-00<br>DIANA #3 BLK 4 LT 15<br>405 DE LOS SANTOS ST | L: 11400<br>B: 33113 |

JUN 22, 2016

|                                                                             |                                                                                                                     |                       |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------|
| CABRERA ERMELINDA<br>1246 W MILE 14 1/2 N                                   | D4400-03-004-0016-05<br>DIANA #3 - BLK 4 LOT 16                                                                     | L: 11400<br>B: 28753  |
| WESLACO TX 78599-2048                                                       | 0 DE LOS SANTOS ST                                                                                                  |                       |
| CABRERA SIMON & TERESA<br>5121 BLACK ST                                     | D4400-03-004-0017-05<br>DIANA #3 - BLK 4 LOT 17                                                                     | L: 11400<br>B: 15223  |
| WESLACO TX 78599-4193                                                       | 0                                                                                                                   |                       |
| CABRERA, SIMON & TERESA<br>415 DE LOS SANTOS AVE<br>WESLACO TX 78596-4020   | D4400-03-004-0017-5<br>DIANA #3 - BLK 4 LOT 17<br>0 DE LOS SANTOS ST                                                | L: 10020<br>B: 0      |
| ROMO AURORA<br>125 S GUERRA AVE                                             | D4400-03-005-0001-00<br>DIANA #3 BLK 5 LT 1                                                                         | L: 45000<br>B: 23495  |
| WESLACO TX 78596-6327                                                       | 0                                                                                                                   |                       |
| ROMO AURORA<br>125 S GUERRA AVE                                             | D4400-03-005-0002-00<br>DIANA #3 BLK 5 LT 2                                                                         | L: 33000<br>B: 0      |
| WESLACO TX 78596-6327                                                       | 0                                                                                                                   |                       |
| SALAZAR, PABLO, JR<br>118 DE LOS SANTOS AVE<br>WESLACO TX 78596-4025        | D4400-03-005-0003-00<br>DIANA #3 LOT 3 BLK 5                                                                        | L: 11514<br>B: 9421   |
| AMADOR, RAMON & HERLINDA<br>122 DE LOS SANTOS AVE<br>WESLACO TX 78596-4025  | D4400-03-005-0004-00<br>DIANA #3 LOT 4 & 5 BLK 5<br>122 DE LOS SANTOS ST                                            | L: 23028<br>B: 26285  |
| REYES, DOLORES<br>125 DE LOS SANTOS<br>WESLACO TX 78596                     | D4400-03-005-0006-00<br>DIANA #3 BLK 5 LT 6                                                                         | L: 11514<br>B: 21470  |
| RODRIGUEZ, HERMAN & IDA<br>210 DE LOS SANTOS AVE<br>WESLACO TX 78596-4023   | D4400-03-005-0007-00<br>DIANA #3 BLK 5 LT 7<br>210 DE LOS SANTOS ST                                                 | L: 11514<br>B: 15082  |
| FIRST SPANISH ASSM OF GOD<br>606 ELMA ST<br>WESLACO TX 78596-4932           | L1750-00-001-0003-00<br>LA PRIMERA ASAMBLEA DE DIOS LOT<br>3 BLK 1<br>0 SUGARLANE DR                                | L: 17532<br>B: 0      |
| LA PRIMERA ASAMBLEA DE DIOS<br>209 E SUGAR CANE DR<br>WESLACO TX 78599-4032 | W3800-00-107-0000-03<br>WEST TRACT-N1.38AC-S4.38AC-SE5.7<br>7AC A/K/A TR C & N 0.08AC-S4.46A<br>301 E SUGAR CANE DR | L: 40051<br>B: 113292 |
| PRIMERA ASAMBLEA DE DIOS<br>209 E SUGAR CANE DR<br>WESLACO TX 78599-4032    | W3800-00-107-0000-12<br>WEST TRACT-S1.08AC-N1.20AC-SE5.7<br>7AC-A/K/A TR D & S 0.12AC-N1.32A<br>209 E SUGAR CANE DR | L: 31821<br>B: 617738 |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                       |                 |                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                              |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-285 |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                                 |                 |                                                             |
| <b>Subject:</b><br>To solicit input on behalf of Reyna Ortega for a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)                                    |                 |                                                             |
| <b>Background:</b><br>The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Thirty-one (31) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2016. Applicant is seeking to expand their current uses and include a daycare program into their operations. |                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                   |                 |                                                             |
| Amount:                                                                                                                                                                                                                                                                                                                               | Term of Impact: | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                    |                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                          |                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 20, 2016             |                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br><br>Planning and Zoning Commission recommended approval on July 6, 2016.                                                                                                                                                                 |                 |                                                             |
| Martha Hernandez<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                  |                 | Created/Initiated<br>Approved<br>Final Approval             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                         |                 |                                                             |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                            |                 |                                                             |
| <b>Attachments, if any:</b><br>Aerial, 905 N Texas Blvd                                                                                                                                                                                                                                                                               |                 |                                                             |



**Responsibilities upon Approval:**

Planning staff will advise applicant.



# Conditional Use Permit

Daycare Facility

## Legend

-  905 Texas Blvd N
-  Feature 2
-  School

W Expy 83

88

W Frontage Rd



Interstate 2

E Frontage Rd

Texas  
Blvd.

Michael St.

905 Texas Blvd N

Pike Boulevard

W Pike Blvd

E Sgt Mc Garcia St

N Morgan Ave

N Outlet Ave

N Kansas Ave

N Illinois Ave

E Esplanada St

N Iowa Ave

E Mesqu

Google earth

© 2016 Google  
© 2016 INEGI

1000 ft







## APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 2016-09

**RECEIVED**

JUN 13 2016

Planning &  
Code Enforcement Dept.

### PROPOSED PROJECT

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

Lot Farm Tract 120 Block 162

Subdivision Name West Tract Subdivision, Llano Grande Grant

Street Address 905 N. Texas Blvd, Weslaco, TX 78596

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request Daycare facility to be opened on school grounds

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

- ☒ \$300.00 non-refundable filing fee.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☐ Survey and metes and bounds if the legal description is a portion of a lot.
- ☐ City and school tax receipts attached.
- ☒ I have received a copy of "CUP Application Instructions"

### APPLICANT

Name Reyna Ortega Phone 956-973-8642

Address 905 N. Texas Blvd Fax: 956-973-0522

City Weslaco State TX Zip Code 78596 E-Mail: rortega@cdobcs.org

### OWNER

Name San Martin de Porres Catholic School Phone 956-973-8642

Address 905 N. Texas Blvd. Fax: 956-973-0522

City Weslaco State TX Zip Code 78596 E-Mail: rortega@cdobcs.org

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes \_\_\_\_\_

No ☒ \_\_\_\_\_

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

Signature Rayna Ortega  
Owner

Date June 1, 2016

Signature Rayna Ortega  
Applicant

Date June 1, 2016

Signature Rayna Ortega  
Authorized Agent

Date June 1, 2016

#### STAFF USE ONLY

Accepted By MA Payment Received By MA Date Paid 6/13/16

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site

Date 6/24/16

P & Z Notice of Public Hearing Published in Newspaper

Date 6/20/16

City Commission Notice of Public Hearing Published in Newspaper

Date 6/20/16

Presented to P & Z Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date 7/6/16

Presented to City Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date 7/19/16

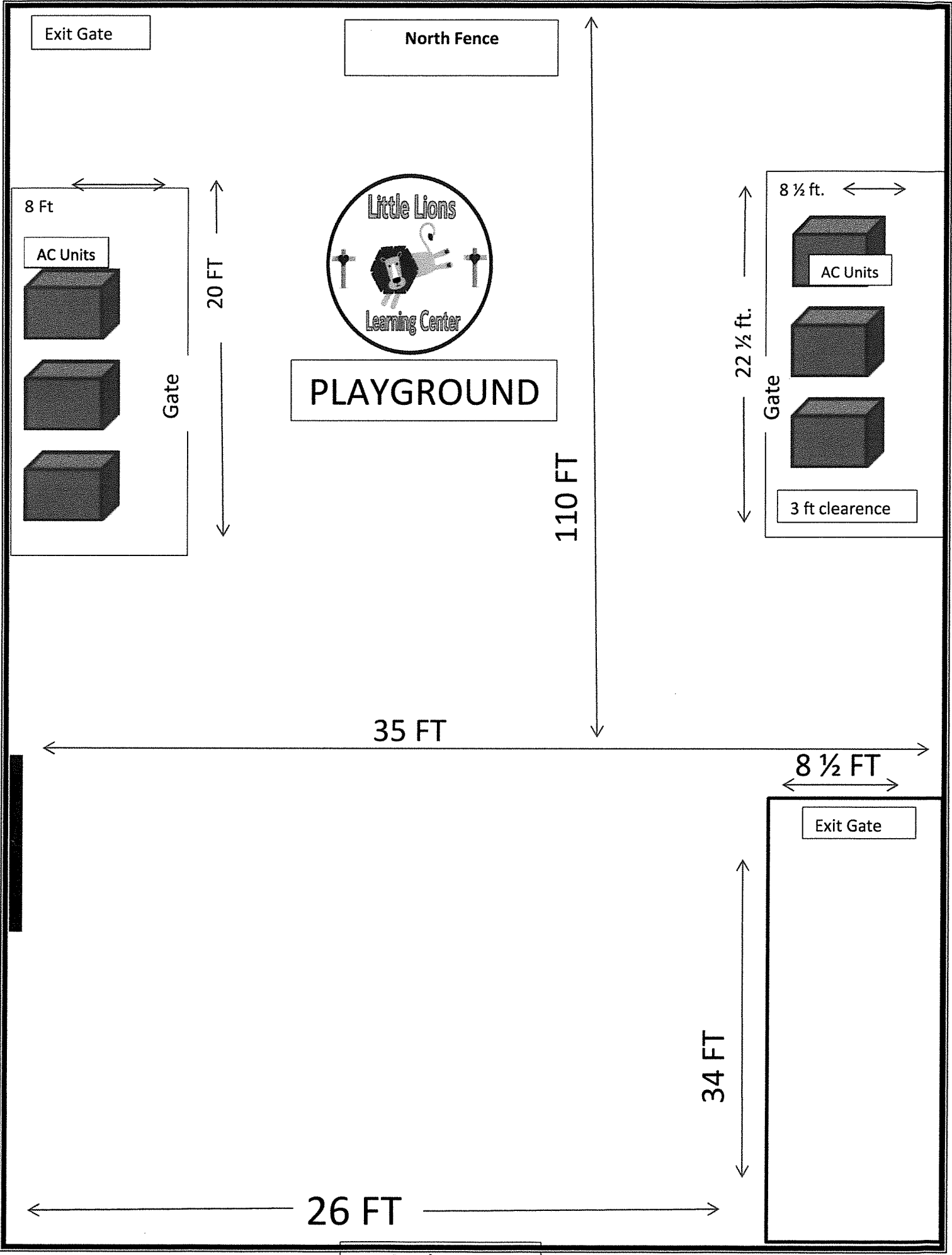
CITY OF WESLACO  
956-968-3181

REC#: 02141651 6/13/2016 9:58 AM  
OPER: DFuga TERM: 006  
REF#: 2246

TRAN: 202.0000 CONDITIONAL USE PERM  
REYNA ORTEGA  
905 N TEXAS BLVD  
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CHECK  
APPLIED: 300.00-

CHANGE: 0.00







City of Weslaco  
Planning & Code Enforcement Department  
(956) 447-3401

GENERAL INSPECTION REPORT

*[Signature]*  
INSPECTOR

Date: 1/27/16

Location: 905 North Texas Blvd

Responsible Parties

1. Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

2. Tenant: Susan Garcia or Reyna Ortega Telephone: 973-8642

Address: \_\_\_\_\_

3. Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

4. Contact: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

TYPE OF INSPECTION

Permit: Facility - Daycare Complaint: \_\_\_\_\_ Pick-up: \_\_\_\_\_

ZONING STATUS

Map \_\_\_\_\_ District <sup>R-1 one family</sup> Dwelling District Conforming Use ☒ Non-Conforming Use ☐

BUILDING STATUS

Before Code \_\_\_\_\_ After Code \_\_\_\_\_ Type \_\_\_\_\_ Class \_\_\_\_\_ Stories \_\_\_\_\_ Fire Limits \_\_\_\_\_

Legal Use or Occupancy \_\_\_\_\_

Actual Use or Occupancy \_\_\_\_\_

Checked by \_\_\_\_\_ Violations of \_\_\_\_\_

SUPERVISOR

I have made an inspection at the premises described above and hereby submit my report and recommendations,

- apply for conditional use permit

WESLACO HEALTH DEPARTMENT

500 SOUTH KANSAS

WESLACO, TEXAS 78596

(956) 973-3123 FAX (956) 973-3128

HEALTH INSPECTION REPORT

DATE: 1/22/16 ☒ INSPECTION ☐ REINSPECTION

FACILITY NAME: San Martin de Porras Catholic School & Daycare

PHYSICAL & MAILING ADDRESS: 905 N 7th St Little Lions Learning Center

PHONE#: \_\_\_\_\_ OWNER/MANAGER: (956) 973-8442

TYPE OF INSPECTION: ☐ ROUTINE ☒ FACILITY  
☐ FINAL ☐ PLAN REVIEW

REMARKS: Approved

☒ COMPLIES WITHIN CODE ☐ DOES NOT COMPLY AT THIS TIME ☐ WILL REINSPECT BY: \_\_\_\_\_

Reyna Ortega  
OWNER/OCCUPANT

[Signature]  
HEALTH INSPECTOR/CODE ENFORCEMENT OFFICER

**WESLACO FIRE MARSHAL'S OFFICE**  
**255 S. Kansas**  
**Weslaco, Texas 78596**  
**(956) 447-3415 Fax (956) 969-4921**

DATE: 06/14/16 OCCUPANCY CLASS: Day Care  
FACILITY NAME: San Martin de Porres Catholic School Day Care Addition  
PHYSICAL & MAILING ADDRESS: 901 N. Texas  
PHONE #: \_\_\_\_\_ OWNER/MANAGER: \_\_\_\_\_

## PLAN REVIEW – CHECK OFF LIST

|   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|---|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------|
| X |   | Approved as submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | X                      | with notes                   |
| X | A | Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                              |
| X | B | All restrooms shall have emergency lighting with 90 minute battery pack back-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                              |
| X | C | Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2012 Edition, Section 906.                                                                                                                                                                                                                                                                                                                            |                        |                              |
|   | D | Shall have fire alarm company submit plans for proposed fire alarm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                              |
| X | E | Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2012 Edition <b>For changes</b>                                                                                                                                                                                                                                                                                                                                                        |                        |                              |
|   | F | Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2012 Edition.                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|   | G | Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2012 Edition, Section 903 & 912 and latest edition of NFPA 13                                                                                                                                                                                                                                                                       |                        |                              |
|   | H | If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2012 Edition, Section 904.                                                                                                                                                                                                      |                        |                              |
|   | I | Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2012 Edition, Section 904.11.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                              |
|   | J | Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.                                                                                                                                                                                                                                                                                                  |                        |                              |
|   | K | Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2012 Edition, Section 903.3.7 and all of section 912, IFC, 2012 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter |                        |                              |
|   | L | Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                              |
|   | M | Fire apparatus access road shall comply with IFC 2012 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                              |
| X | N | Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2012 Edition, Section 404.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                              |
|   | O | Shall maintain a clear path for means of egress in the following areas:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                              |
| X | P | Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                              |
|   | Q | Fire wall shall be minimum 1 hour fire rated all the way to the roof deck.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |
|   | R | Shall maintain 44" clearance between aisles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                              |
|   | S | Gated community shall submit specs on gate and shall maintain a 20' clearance on each side of island prior to installation of gate. Shall provide combination for access to subdivision. Shall provide Knox Box Gate Entry System.                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                              |
|   | T | Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|   | U | Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                              |
|   | V | Shall have Knox FDC 5 inch Storz Caps in place. www.KnoxBox.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|   | W | Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |
|   | X | Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read <b>"No Parking Fire Lane"</b> spaced every 10 to 12 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                              |
|   | Y | Shall submit a complete set of plans for construction to my office for further requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                              |
|   | Z | Shall pay appropriate fees for the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Plan review            | Fire alarm plan review       |
|   |   | Sprinkler system plan review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Aboveground hydro test | Underground hydro test       |
|   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        | Fire alarm trip test         |
|   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        | Suppression system trip test |
| X | X | Shall have safety caps in place in all electrical outlets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |

Asst. Fire Marshal Mike Swinnea  
FIRE MARSHAL/FIRE INSPECTOR

**CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND**

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa±ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. First United Methodist Church is requesting to rezone 520 S. Illinois Ave., also being Lots 6-11, Blk 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. Antonio Garcia, Jr. is requesting a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Blk 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. Reyna Ortega is requesting a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before July 6, 2016, for the Planning and Zoning Commission and on or before July 19, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

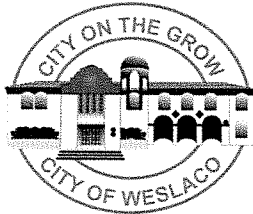
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 06/20/2016

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# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Olga M. Noriega, Mayor Pro-Tem, District 3  
Leo Muñoz, Commissioner, District 1  
Greg Kerr, Commissioner, District 2  
Gerardo "Jerry" Tafolla, Commissioner, District 4  
Letty Lopez, Commissioner, District 5  
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

June 24, 2016

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

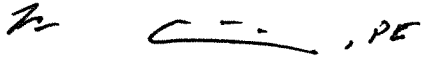
### **CONDITIONAL USE PERMIT:**

Reyna Ortega is requesting a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

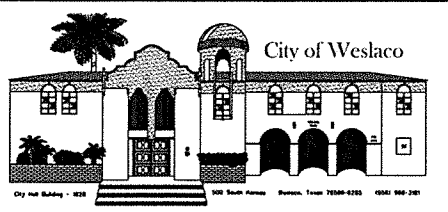
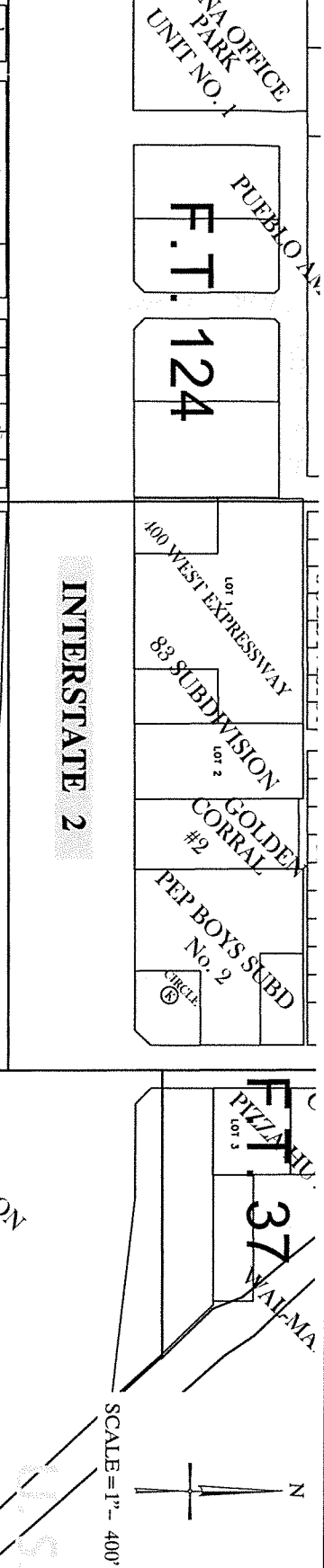
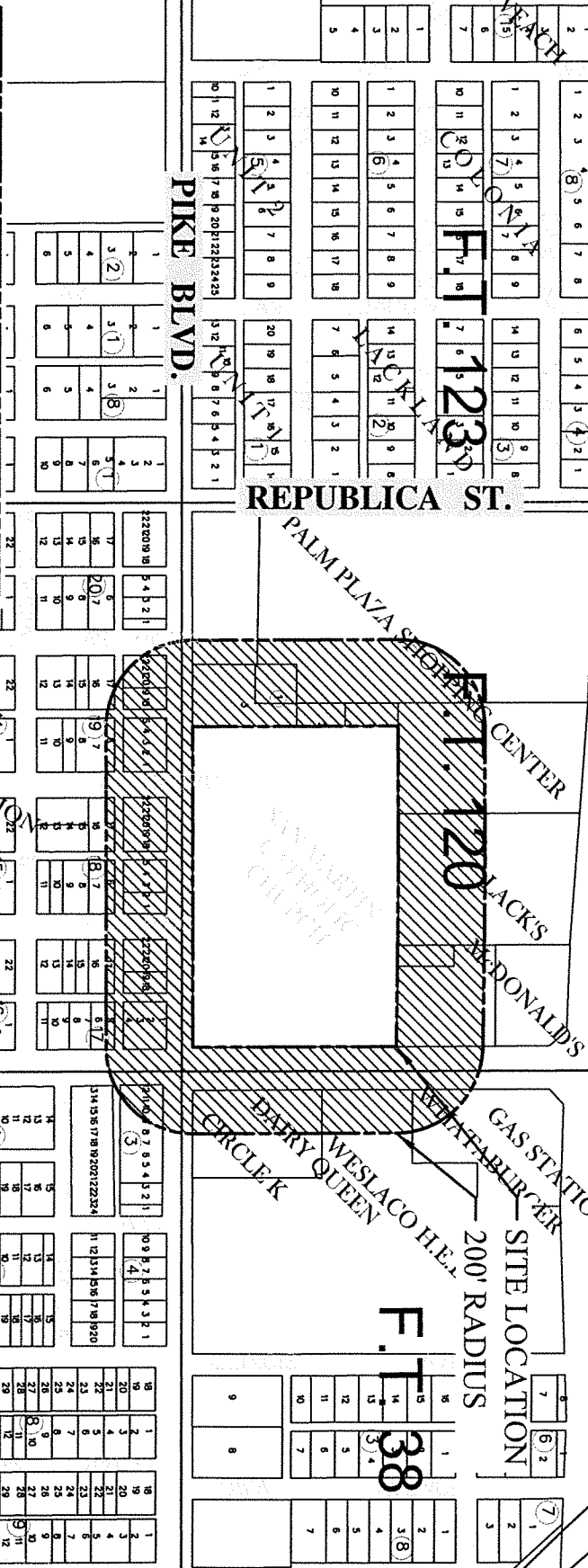
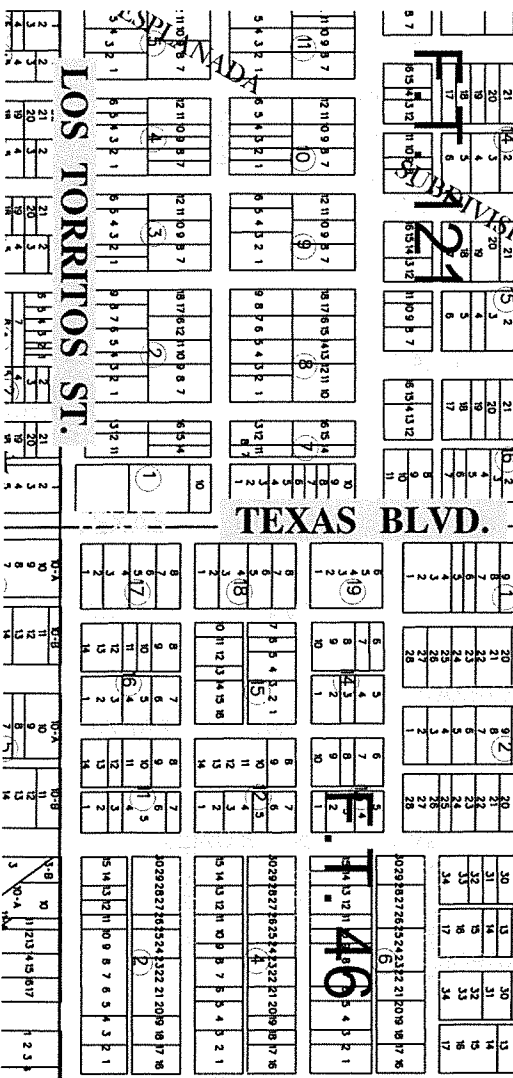
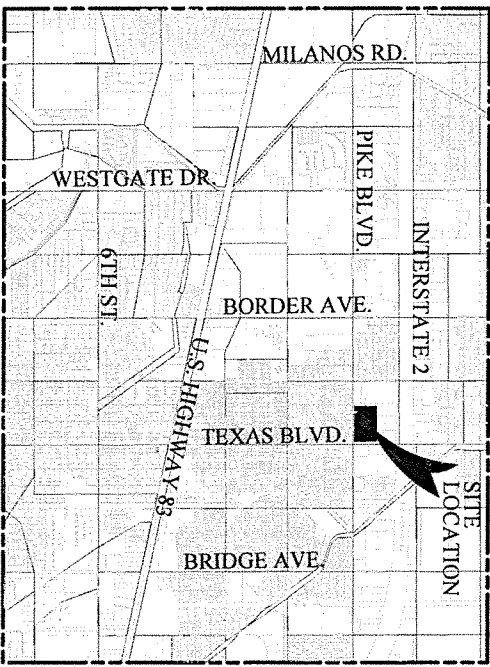
Sincerely,

  
Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer

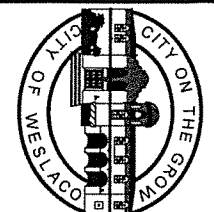
MH/mh



VICINITY MAP



REYNA ORTEGA  
905 N. TEXAS BLVD.  
8.11 AC OUT OF FARM TRACT 120  
WEST TRACT SUBDIVISION  
CUP: DAYCARE



JUN 23, 2016

|                                                                                                           |                                                                                            |                       |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------|
| BRADBURY, GEORGE L III & M<br>C/O KEITH TAYLOR & ASSOCIATES<br>2130 E CAMINO EL GANADO<br>TUCSON AZ 85718 | E7200-00-017-0001-00<br>ESPLANADA LOTS 1 THRU 4 BLK 17<br><br>817 N TEXAS BLVD             | L: 77000<br>B: 229965 |
| BRADBURY GEORGE L III & MARY<br>C/O MARVIN F POER & COMPANY<br>PO BOX 52427<br>ATLANTA GA 30355-0427      | E7200-00-017-0005-00<br>ESPLANADA LOTS 5, 6 & ADJ ALLEY<br>20X110 BLK 17<br>0 N TEXAS BLVD | L: 53900<br>B: 0      |
| CERDA ANA CELIA<br>AGUSTINA E CERDA<br>808 N PINO ST<br>WESLACO TX 78596-4759                             | E7200-00-017-0016-00<br>ESPLANADA BLK 17 LTS 16-17<br><br>808 N PINO ST                    | L: 26250<br>B: 22093  |
| ARIAS, JOSEPH G & ET AL<br><br>101 W PIKE BLVD<br>WESLACO TX 78596-4744                                   | E7200-00-017-0018-00<br>ESPLANADA LOTS 18-19 BLK 17<br><br>101 W PIKE BLVD                 | L: 21875<br>B: 29577  |
| DAILY, CATARINA<br><br>814 N PINO ST<br>WESLACO TX 78596-4759                                             | E7200-00-017-0020-00<br>ESPLANADA LOTS 20-21-22 BLK 17<br><br>814 N PINO ST                | L: 26250<br>B: 23346  |
| ROBLES HORTENCIA GARZA<br>815 N PINO ST<br><br>WESLACO TX 78596-4758                                      | E7200-00-018-0001-00<br>ESPLANADA LOTS 1-2 BLK 18<br><br>815 N PINO ST                     | L: 17500<br>B: 20345  |
| MARTINEZ CARLOS & DEANNA<br>PO BOX 624<br><br>WESLACO TX 78599-0624                                       | E7200-00-018-0003-00<br>ESPLANADA ALL LOTS 3 THRU 5 BLK<br>18<br>206 W PIKE BLVD           | L: 26250<br>B: 77109  |
| CAVAZOS C & ORFELINDA O<br>811 N PINO ST<br><br>WESLACO TX 78596-4758                                     | E7200-00-018-0006-00<br>ESPLANADA LOTS 6-7 BLK 18<br><br>811 N PINO ST                     | L: 26250<br>B: 31237  |
| MARTINEZ CARLOS C & DEANNA<br>PO BOX 624<br><br>WESLACO TX 78599-0624                                     | E7200-00-018-0016-00<br>ESPLANADA BLK 18 LTS 16-17<br><br>808 N CEDRO ST                   | L: 26250<br>B: 0      |
| CANTU, JULIAN SR, SR<br>C/O JOSE LUIS CANTU<br>4311 R J JOHNS AVE<br>WESLACO TX 78596-2234                | E7200-00-018-0018-00<br>ESPLANADA BLK 18 LTS 18-19-20-21<br>-22<br>215 W PIKE BLVD         | L: 43750<br>B: 27561  |
| MEDINA JUAN M JR<br>3803 CENIZO ST<br><br>MERCEDES TX 78570                                               | E7200-00-019-0001-00<br>ESPLANADA BLK 19 LTS 1-5<br><br>309 W PIKE BLVD                    | L: 68750<br>B: 162032 |
| BRIONES, ELVIRA G<br>C/O SIXTO HERNANDEZ<br>809 N CEDRO ST<br>WESLACO TX 78596-4712                       | E7200-00-019-0006-00<br>ESPLANADA BLK 19 LTS 6-7-8<br><br>809 N CEDRO ST                   | L: 39375<br>B: 19803  |

JUN 23, 2016

|                                                                                                   |                                                                                                                   |                          |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------|
| GARCIA, SAUL & MA VICTORIA<br>810 N PALMAS ST<br>WESLACO TX 78596-4743                            | E7200-00-019-0016-00<br>ESPLANADA BLK 19 LTS 16-17<br>810 N PALMAS                                                | L: 26250<br>B: 15382     |
| MORA MAXIMO ET AL<br>403 W PIKE BLVD<br>WESLACO TX 78596-4750                                     | E7200-00-019-0018-00<br>ESPLANADA BLK 19 LTS 18-19<br>313 W PIKE BLVD                                             | L: 17500<br>B: 0         |
| ZAVALA MARIA A<br>805 N PALMAS ST<br>WESLACO TX 78596-4742                                        | E7200-00-019-0020-00<br>ESPLANADA BLK 19 LTS 20-21-22<br>321 W PIKE BLVD                                          | L: 26250<br>B: 22683     |
| WHATABURGER INC<br>ATT PROPERTY MANAGEMENT<br>300 CONCORD PLAZA DR<br>SAN ANTONIO TX 78216-6903   | F7350-00-011-0001-00<br>FRESNO W25'-LTS 1 & 2; ALL LTS 3<br>& 4 BLK 11 & 20' X 100' ABND AL<br>1004 N TEXAS BLVD  | L: 255000<br>B: 309863   |
| WESLACO PALM PLAZA LTD<br>4515 SAN PEDRO AVE<br>SAN ANTONIO TX 78212-1410                         | P1050-01-001-0001-00<br>PALM PLAZA SHOPPING CENTER UT NO<br>. 1 EXC N96'-W91' LOT 3 BLK 1<br>1025 N TEXAS BLVD    | L: 230778<br>B: 952578   |
| ITHACA INVESTMENT LTD<br>PO BOX 461406<br>SAN ANTONIO TX 78246                                    | P1050-01-001-0003-01<br>PALM PLAZA SHOPPING CENTER UT NO<br>. 1 N96'-W91' LOT 3 BLK 1                             | L: 52416<br>B: 0         |
| H E BUTT GROCERY COMPANY<br>PROPERTY TAX DEPARTMENT<br>PO BOX 839999<br>SAN ANTONIO TX 78283-3999 | W2240-00-000-0000-00<br>WESLACO H. E. B. BEING 8.80AC<br>1008 N TEXAS BLVD                                        | L: 2681985<br>B: 3056649 |
| MORROW-LEVINE FAMILY REV<br>401 KERRIA<br>MCALLEN TX 78501                                        | W3800-00-038-0000-01<br>WEST TRACT N0.64AC-W1.80AC-S330'<br>-W252.52'<br>904 N TEXAS BLVD                         | L: 278720<br>B: 326868   |
| MORROW, RACHEL D & HELEN S<br>401 KERRIA AVE<br>MCALLEN TX 78501-1723                             | W3800-00-038-0000-02<br>WEST TRACT S0.56AC-W1.80AC-S330'<br>-W252.52' FT 38<br>916 N TEXAS BLVD                   | L: 243880<br>B: 211564   |
| SAN MARTIN DE PORRES CHURCH<br>CATHOLIC CHURCH<br>PO BOX 172<br>WESLACO TX 78599-0172             | W3800-00-120-0000-00<br>WEST TRACT BLK FT 120 5.20 AC<br>901 N TEXAS BLVD                                         | L: 1585584<br>B: 2237063 |
| WESLACO PALM PLAZA LTD<br>PO BOX 461406<br>SAN ANTONIO TX 78246-1406                              | W3800-00-120-0000-01<br>WEST TRACT BNG AN IRR TR N688.8'<br>-W1021.05' AKA TR A,B,C & N96'-S<br>1025 N TEXAS BLVD | L: 3462672<br>B: 3582636 |
| WESLACO PALM PLAZA LTD<br>4515 SAN PEDRO AVE<br>SAN ANTONIO TX 78212-1410                         | W3800-00-120-0000-02<br>WEST TRACT S175.2'-W381'-FT 120<br>A/K/A SW PART OF TR A-2 1.53AC G<br>310 PIKE BLVD      | L: 310146<br>B: 698880   |

JUN 23, 2016

|                                                                                         |                                                                                                                   |                        |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------|
| GRACIA, BERTHA<br>507 CLIFFORD DR<br>WESLACO TX 78596-5760                              | W3800-00-120-0000-04<br>WEST TRACT TR D 1.52 AC EXC 1.38<br>8 AC FT 120 0.132AC GR 0.08AC NE<br>939 S TEXAS       | L: 14675<br>B: 54767   |
| PROVECHO LP<br>5201 TESORO PLAZA<br>LAREDO TX 78041-5752                                | W3800-00-120-0000-05<br>WEST TRACT BNG AN IRR TR N238.5'<br>-S744.9'-E284.82' EXC W50'-S119.<br>1001 N TEXAS BLVD | L: 491360<br>B: 110785 |
| MORROW-LEVINE FAM-REV TRUST<br>C/O RYAN, LLC NO 543<br>PO BOX 06116<br>CHICAGO IL 60606 | W5100-00-003-0001-00<br>WHITE BLK 3 LTS 1 & 4-24<br>811 N TEXAS BLVD                                              | L: 385000<br>B: 999096 |
| MORROW-LEVINE FAM-REV TRUST<br>C/O RYAN, LLC NO 543<br>PO BOX 06116<br>CHICAGO IL 60606 | W5100-00-003-0002-00<br>WHITE BLK 3 LOT 2 & 3<br>811 N TEXAS BLVD                                                 | L: 45750<br>B: 0       |
| VALLEY BELL ENTERPRISES LLC<br>101 E CHEROKEE ST<br>JACKSONVILLE TX 7576                | B2644-00-000-0002-00<br>BERMEA LOT 2<br>1006 N TEXAS                                                              | L: 473010<br>B: 252242 |
| PROVECHO LP<br>5201 TESORO PLZ<br>LAREDO TX 78041-5752                                  | P9256-00-000-0001-00<br>PROVECHO LOT 1                                                                            | L: 236531<br>B: 198793 |
| PROVECHO LP<br>5201 TESORO PLZ<br>LAREDO TX 78041-5752                                  | P9256-00-000-0002-00<br>PROVECHO LOT 2                                                                            | L: 253084<br>B: 317627 |



# Standardized Agenda Request Form

|                                                                                                                                                                                                                               |                 |                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                      |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-314 |
| <b>From:</b><br>Elizabeth Walker, City Secretary                                                                                                                                                                              |                 |                                                             |
| <b>Subject:</b><br>Record of Workshop Meeting on July 5, 2016;                                                                                                                                                                |                 |                                                             |
| <b>Background:</b><br>Though there was no action to document as minutes, this record will serve for preservation as a summary of discussion. The City Secretary's Office hopes to maintain this as recommended best practice. |                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                           |                 |                                                             |
| Amount:                                                                                                                                                                                                                       | Term of Impact: | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                       |                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b><br>N/A                                                                                                                                           |                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>N/A                                                          |                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>N/A                                                                                                                              |                 |                                                             |
| Elizabeth Walker<br>Elizabeth Walker<br>Mike Perez                                                                                                                                                                            |                 | Created/Initiated<br>Approved<br>Final Approval             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                 |                 |                                                             |
| <b>Staff Recommendation:</b><br>Approve as presented.                                                                                                                                                                         |                 |                                                             |
| <b>Attachments, if any:</b><br>record - workshop 070516                                                                                                                                                                       |                 |                                                             |
| <b>Responsibilities upon Approval:</b><br>Execute and retain.                                                                                                                                                                 |                 |                                                             |



**RECORD - WORKSHOP  
OF THE WESLACO CITY COMMISSION  
TUESDAY, JULY 5, 2016**

On this 5<sup>th</sup> day of July, 2016 at 5:06 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop at City Hall in the Planning Conference Room, located at 255 South Kansas Avenue with the following members present:

|                |                         |
|----------------|-------------------------|
| Mayor          | David Suarez            |
| Mayor Pro-Tem  | Olga Noriega            |
| Commissioner   | Gerardo "Jerry" Tafolla |
| Commissioner   | Letty Lopez             |
| Commissioner   | Leo Muñoz               |
| Commissioner   | Greg Kerr               |
| Commissioner   | Fidel Peña III          |
| City Manager   | Mike R. Perez           |
| City Secretary | Elizabeth M. Walker     |

Also present: David Arce, Parks and Recreation Director, and other staff members and citizens.

**I. CALL TO ORDER**

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 1, 2016

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting perfect attendance.

**II. REPORT**

A. Presentation by Ms. Sally Gavlik - Online survey results for the Parks, Recreation and Open Space Master Plan and top ten (10) priority listing.

The City Manager stated the last Parks Master Plan was approved in 2007. The City hired Sally Gavlik to assist in the preparation of an updated parks master plan to submit for grant funding for future park development.

Sally Gavlik, Consultant, reviewed the proposed parks master plan for 2016 that addressed park locations, amenities, deficiencies and areas eligible for grant funds. An online survey of 220 respondents showed overall satisfaction with parks had improved to 61.36% in 2016 from 54.2% in 2007 with a concern of better park maintenance. Top priorities revealed more parks, trails, better lighting, splash park, indoor recreation center and amphitheater.



No action required as the item was a presentation by Consultant Sally Gavlik.

**III.        ADJOURNMENT**

With no other business before the Commission, at 5:30 p.m. on July 5, 2016, the workshop meeting stood adjourned.

CITY OF WESLACO

\_\_\_\_\_  
MAYOR, David Suarez

ATTEST:

\_\_\_\_\_  
CITY SECRETARY, Elizabeth Walker



**A REGULAR MEETING  
OF THE WESLACO CITY COMMISSION  
TUESDAY, JULY 5, 2016**

On this 5<sup>th</sup> day of July, 2016 at 5:34 p.m., the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

|                |                         |
|----------------|-------------------------|
| Mayor          | David Suarez            |
| Mayor Pro-Tem  | Olga Noriega            |
| Commissioner   | Gerardo “Jerry” Tafolla |
| Commissioner   | Letty Lopez             |
| Commissioner   | Leo Muñoz               |
| Commissioner   | Greg Kerr               |
| Commissioner   | Fidel Peña III          |
| City Manager   | Mike R. Perez           |
| City Secretary | Elizabeth M. Walker     |
| City Attorney  | Juan E. Gonzalez        |

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Jose Peña, IT Director; Pete Garcia, Public Works Director; Chief Tony Lopez, Fire Department; Chief Mayer; Mardoqueo Hinojosa, Planning and Code Enforcement Director and City Engineer; Arnoldo Becho, Library Director; Andrew Muñoz, Airport Director; Rosa Huerta, Municipal Court Coordinator; and other staff members and citizens.

**I. CALL TO ORDER**

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 1, 2016.

B. Invocation.

Pastor J.J. Wicke, First Baptist Church led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral recognition.

The Mayor recognized the upcoming birthdays of Mayor Pro-Tem Noriega and Commissioner Tafolla.

E. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting perfect attendance.

## II. PUBLIC COMMENTS

There were no comments received.

## 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 June 21, 2016. (Staffed by City Secretary's Office.)

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

- 1) Ordinance 2016-17 rezoning 2200 S. Texas Blvd., also being 7.47 acres out of Farm Tract 743, excluding an irrigation Tract E343.08'- N307.54, West Tract Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. (First reading held June 21, 2016; Staffed by Planning and Code Enforcement Department.)
- 2) Ordinance 2016-23, amending the "Zoning Ordinance," Section 150-19 of the Weslaco Code of Ordinances, to remove the 60 day clause on "any appeal or permit granted by the board of adjustment shall not be valid if construction authorized by said permit is not begun within a period of 60 days" and authorize the Mayor to execute any related documents. (First Reading held June 21, 2016; Staffed by Planning and Code Enforcement Department.).

Commissioner Tafolla, seconded by Commissioner Peña, moved to approve consent agenda items A and B as presented. The motion carried unanimously; Mayor Suarez was present and voting.

For the record the following are the ordinances.

### ORDINANCE NO. 2016-17

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 2200 S. TEXAS BLVD., ALSO BEING 7.47 ACRES OUT OF FARM TRACT 743, EXCLUDING AN IRRIGATION TRACT E343.08'-N307.54', WEST TRACT SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENTS DISTRICT.

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

SECTION I: R-1 One Family Dwelling District to R-2 Duplex and Apartments District, being the 7.47 acres out of Farm Tract 743, excluding an irrigation Tract E343.08'-N307.54', West Tract Subdivision,

also being 2200 S Texas Blvd., 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 21<sup>st</sup> day of June, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 5<sup>th</sup> day of July, 2016.

#### ORDINANCE 2016-23

AN ORDINANCE AMENDING ORDINANCE NUMBER 320, CODIFIED AS SECTION 150-19 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

#### SECTION I.

Ordinance 320 passed and approved on December 1, 1959 to amend the Board of Adjustments regulations and Codified as Section 150-19 of the Weslaco Code of Ordinances is hereby amended.

#### SECTION II.

After second and final reading of this Ordinance the amended ordinance sections will be adopted and codified as 150-19 of the Weslaco Code of Ordinances and said Section shall read as follows:

##### Sec.150-19. Board of Adjustment

e. The board of adjustment shall have the following powers::

- 5) Any appeal or permit granted by the board of adjustment shall have perpetual approval for the property.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 21<sup>st</sup> day of June, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 5<sup>th</sup> day of July, 2016.

CITY OF WESLACO  
/s/David Suarez, MAYOR

ATTEST:  
/s/Elizabeth Walker, CITY SECRETARY

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

#### **IV. APPOINTMENTS**

- A. Discussion and consideration to remove one member and approve Resolution 2016-49 appointing one member to that unexpired term on the Board of Adjustments and Appeals

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

In response to Commissioner Peña, the City Manager stated a letter had been received signed by three board members expressing the working relationship with another member was not productive. In response to Commissioner Tafolla, the City Manager stated he had not listened to the audio of the meetings and relied on the opinions of the other members. Commissioner Kerr called for the question.

Mayor Pro-Tem Noriega, seconded by Commissioner Kerr, moved to remove Edward Mejia from the Board of Adjustments and Appeals to the Zoning Ordinance. The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Peña raised a point of order that the Commission had not acted to appoint a replacement; the Mayor stated the resolution would be brought back next meeting.

Commissioner Peña, seconded by Commissioner Tafolla, moved to table Resolution 2016-49 until the next meeting. The motion carried unanimously; Mayor Suarez was present and voting.

## **V. OLD BUSINESS**

- A. Discussion and consideration to approve compensation for project delays to CDM Constructors, Inc. in an amount not to exceed \$960,000.00 and authorize the Mayor to execute any related documents. Possible action. (This item was tabled June 7, 2016 and there was no action June 21, 2016; Staffed by Planning and Code Enforcement Department.) Attachment.

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

The City Manager stated CDM contacted staff and advised they were in the process of gathering information this week. Once received, staff along with Jeff Chapman will review toward a recommendation for the next meeting. If CDM does not provide the documentation, the item will be removed from the agenda until such time CDM is ready to proceed. Staff recommends tabling the item.

Mayor Pro-Tem Noriega, second by Commissioner Kerr, moved to table as recommended. The motion carried unanimously; Mayor Suarez was present and voting.

## **VI. NEW BUSINESS**

- A. Discussion and consideration to approve Ordinance 2016-24 disannexing in accordance with the boundary lines affixed by the City of Mercedes settlement agreement and City of Donna Memorandum of Understanding. First reading of Ordinance 2016-24. Possible

action. (Staffed by Planning and Code Enforcement Department.)

Commissioner Kerr abstained from vote and discussion.

Mardoqueo Hinojosa, Planning Director, stated the ordinance proposed would document both the settlement agreement with the City of Mercedes and the Memorandum of Understanding with Donna for Extraterritorial Jurisdictional boundaries as agreed. The City Manager stated a letter to the Mayor of Donna was sent defining Midway Road/Mile 7 as the division line as agreed to in meetings. This action addresses election deadlines and clarification of property taxes as a result of boundary changes. Staff recommends approval.

Mayor Pro-Tem Noriega, seconded by Commissioner Tafolla, moved to approve Ordinance 2016-24 disannexing in accordance with the boundary lines affixed by the City of Mercedes settlement agreement and City of Donna Memorandum of Understanding. The motion carried with Commissioner Kerr abstaining; Mayor Suarez was present and voting.

- B. Discussion and consideration to approve Resolution 2016-50 authorizing the submission of the Weslaco Parks, Recreation, and Open Space Master Plan to Texas Parks and Wildlife Department. Possible action. (Staffed by Parks and Recreation.)

Sally Galvik, Consultant, reviewed the ten year Master Plan developed for 2016-2026, a requirement of the Texas Parks and Wildlife Master Plan grant process. Citizen surveys, focus groups, non-profit organizations and the Parks Board were solicited for suggestions of parks facilities and amenities. Approval rating of parks satisfaction had increased in 2016 to 60% from 57% in 2007. Marketing efforts revealed the community using the internet and web services.

Commissioner Peña, seconded by Commissioner Kerr, moved to approve Resolution 2016-50 authorizing the submission of the Weslaco Parks, Recreation, and Open Space Master Plan to Texas Parks and Wildlife Department. The motion carried unanimously; Mayor Suarez was present and voting.

- C. Discussion and consideration to identify the top ten (10) park priorities for the next ten (10) years. Possible action. (Staffed by Parks and Recreation.)

Sally Galvik, Consultant, stated identifying the top ten park priorities gives consideration of additional points during the grant process. The top ten rankings identified trail plans; new parks on the North side; additional lights at parks; splash park; youth soccer and baseball fields; picnic areas; indoor recreation center; leisure pool and amphitheater. These rankings were a result of the citizen input and the Commission may amend the rankings as needed at any time to be submitted to the Texas Parks and Wildlife.

Commissioner Peña, second by Commissioner Tafolla, moved to approve the top ten (10) park priorities for the next ten (10) years as identified and presented. The motion carried



unanimously; Mayor Suarez was present and voting.

- D. Discussion and consideration to approve the reinvestment of the Booth Endowment Funds through the purchase of a Certificate of Deposit with Rio Bank for the term of 18 months in an amount not to exceed \$240,000.00. Possible action. (Staffed by Library Department.)

Arnold Becho, Library Director, stated Ms. Marion Booth left \$500,000 to the Library 10 years ago that established the Marion Booth Endowment. The Library Board recommends investing the principal of the funds and spending only interest earned from certificates of deposit. The City Manager recommended approval suggesting future investments be structured as a stair step to respond to the changing interest rates.

Commissioner Peña, seconded by Commissioner Tafolla, moved to approve the reinvestment of the Booth Endowment Funds through the purchase of a Certificate of Deposit with Rio Bank for the term of 18 months in an amount not to exceed \$240,000.00. The motion carried unanimously; Mayor Suarez was present and voting.

- E. Discussion and consideration to award the bid to the sole respondent for the purchase of a 2016 Ford Transit van for EMS division training in an amount not to exceed \$34,000.00 as budgeted. Possible action. (Staffed by Fire Department.)

Fire Chief Tony Lopez stated the purchase would replace a 1996 training van and recommended to award to sole respondent Boggus Ford.

Commissioner Tafolla, seconded by Commissioner Peña, moved to award the bid to the sole respondent for the purchase of a 2016 Ford Transit van to Boggus Ford in an amount not to exceed \$34,000.00 as budgeted. The motion carried unanimously; Mayor Suarez was present and voting.

- F. Discussion and consideration to ratify Amendment No. 1 to the Agreement with the Texas Department of Transportation for project M1621WESL related to the RAMP grant at the Airport increasing the local contribution in an amount not to exceed \$40,000.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)

Andrew Munoz, Airport Director, recommended amending the grant amount from \$20,000.00 to \$100,000.00 for FY 2015-16. This is the maximum grant amount allowed and stated the grant is a 50/50 annual contribution share cost with the City. The Airport Advisory Board recommended approval. In response to Commissioner Muñoz, the additional \$40,000.00 local contribution, by raising the total grant amount, would come from the general fund.

Commissioner Peña, seconded by Commissioner Lopez, moved to ratify Amendment No. 1 to the Agreement with the Texas Department of Transportation for project M1621WESL related to the RAMP grant at the Airport increasing the local contribution in an amount not to exceed \$40,000.00. The motion carried unanimously; Mayor Suarez was present and voting.

## **VII. REPORTS**

### **A. Report by Weslaco Area Chamber of Commerce.**

Martha Noell, Chamber Director, reported on strong advertising for summer, including a new branding campaign initiated with two billboards with an “imagine” theme and joint advertising efforts with the Nature Centers.

### **B. Report by Economic Development Corporation of Weslaco.**

Mary McDermott, Interim EDC Director, reported the 4<sup>th</sup> of July event was well attended with an estimated 5,000 attendees; the UTRGV grant process is moving forward and results should be in the next couple of weeks; and the summary of leads list identifies 32 prospects interested.

### **C. Report by Planning and Code Enforcement.**

Mardoqueo Hinojosa reported the ribbon cutting for the Boys and Girls Club was held and is substantially complete with the parking lot to be paved within the next week; 6<sup>th</sup> Street should be substantially complete by the end of the week with final tie ins being done with two fire hydrants needed to be connected; stripping plans are complete and bidding documents are being finalized to go out next week. Joe Pedraza reported on revenues received from the City of San Juan will be used to kick off the Spay/Neuter Program and weekend code enforcement included removing signs from right-a-way enforcing itinerant vendor regulations.

### **D. Report by Severn Trent.**

There was no report as a representative was unable to attend.

### **E. Report by Public Works Department.**

Pete Garcia reported on addressing several water breaks; installing an A/C unit at the annex building; ongoing paving projects in the city; replacing old fire hydrants; improving detention ponds and maintaining drain ditches and completing inventory of materials for sandbags.

### **F. Report by Parks and Recreation Department.**

David Arce, Parks Director, reported on ribbon cutting events at Valley Nature Center and Boys and Girls Club; AEP powerlines are now underground at the Valley Nature Center; the pool opened with a slow start but at full capacity and the 4<sup>th</sup> of July event well attended and has received great comments. The Dog Park ribbon cutting ceremony is planned for tomorrow.

## **VIII. EXECUTIVE SESSION**

At 6:46 p.m. Mayor David Suarez announced the regular meeting to convene in executive session. At 7:46 p.m. Mayor Suarez 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.

There was no action on this item.

- B. Pending Litigation - Consultation with City Attorney regarding *City of Weslaco v. Briones Consulting and Engineering* as authorized by §551.071 of the Texas Government Code.

There was no action on this item.

- C. Real Property - Consultation with City Attorney on the purchase, exchange, lease or value of real property (North Texas; Intersection of Mile 11 and Texas Boulevard) as authorized by §551.072 of the Texas Local Government Code.

Commissioner Peña, seconded by Commissioner Lopez, moved to authorize the City Manager and City Attorney to proceed with negotiations on the purchase, exchange, lease or value of real property as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

- D. Pending Litigation – Consultation with City Attorney regarding Cause No.C-1277-15-H *Elvia Caballero Lopez d/b/a or a/k/a Caballero Governmental Affairs v. City of Weslaco, Texas* in the 389th Judicial District Court of Hidalgo County pursuant to §551.071 of the Texas Government Code.

Commissioner Peña, seconded by Commissioner Lopez, moved to authorize the City Manager and City Attorney to proceed with mediation negotiations regarding Cause No.C-1277-15-H *Elvia Caballero Lopez d/b/a or a/k/a Caballero Governmental Affairs v. City of Weslaco*, as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting

- E. Personnel - Discussion regarding the investigation by the Department of Justice into an Americans with Disabilities Act complaint against the Police Department as authorized by §551.074 of the Texas Government Code.

Commissioner Tafolla, seconded by Commissioner Peña, moved to authorize the City Attorney prepare a response regarding the investigation by the Department of Justice into an Americans with Disabilities Act complaint against the Police Department. The motion carried unanimously; Mayor Suarez was present and voting

**X. ADJOURNMENT**

With no other business before the commission, at 7:48 p.m. on July 5, 2016, Commissioner Peña, seconded by Commissioner Tafolla, moved to adjourn the regular meeting. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

\_\_\_\_\_  
MAYOR, David Suarez

ATTEST:

\_\_\_\_\_  
CITY SECRETARY, Elizabeth Walker

\_\_\_\_\_  
MAYOR PRO-TEM, Olga Noriega

\_\_\_\_\_  
COMMISSIONER, Leo Muñoz

\_\_\_\_\_  
COMMISSIONER, Greg Kerr

\_\_\_\_\_  
COMMISSIONER, Gerardo “Jerry” Tafolla

\_\_\_\_\_  
COMMISSIONER, Letty Lopez

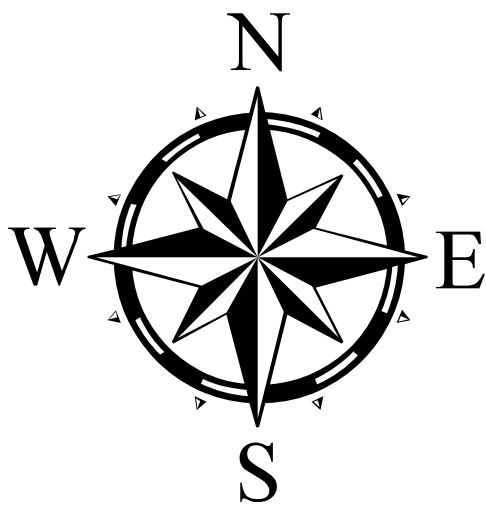
\_\_\_\_\_  
COMMISSIONER, Fidel L. Peña, III



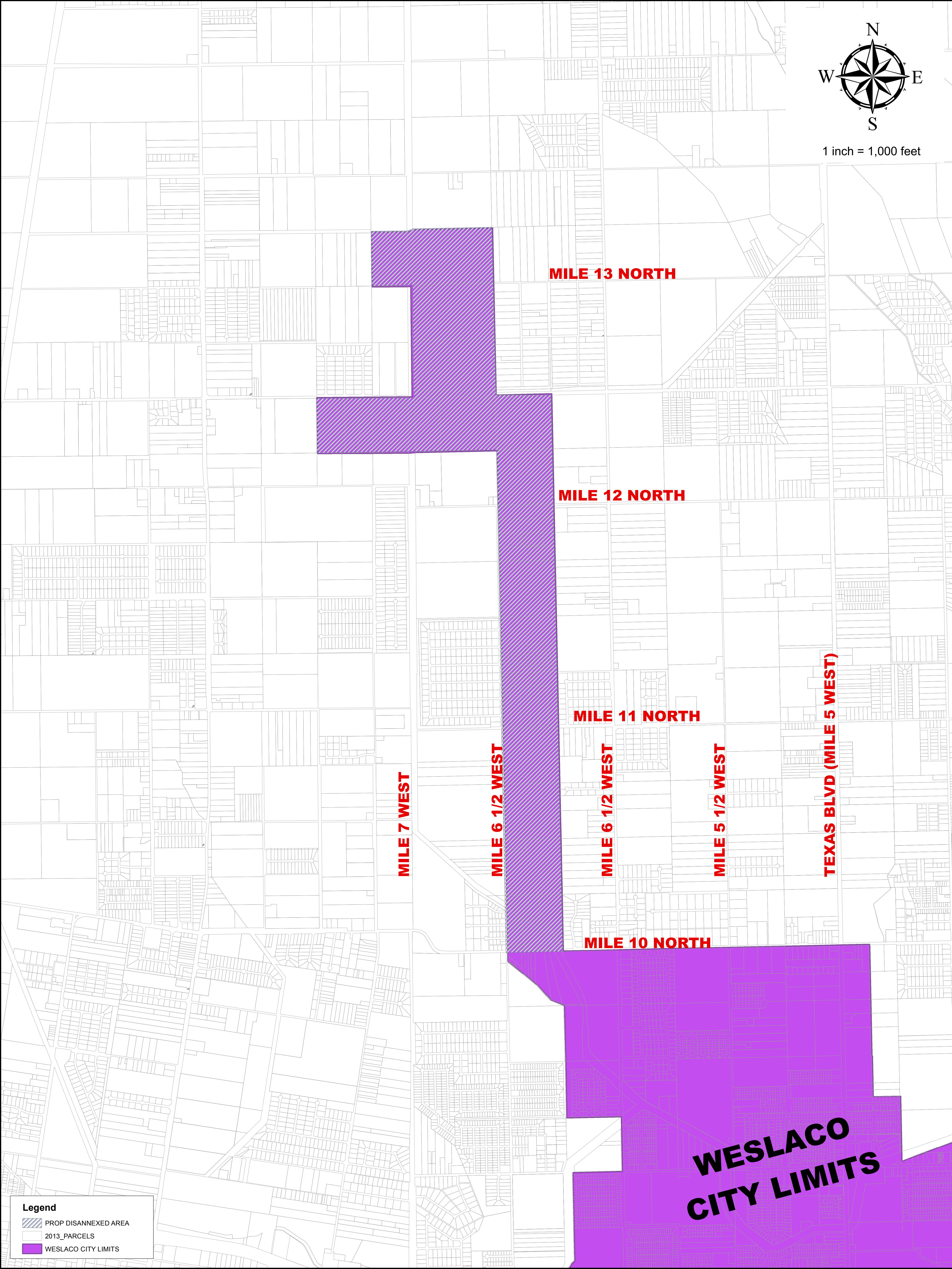
## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                         |                 |                                                             |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-261 |  |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                                   |                 |                                                             |  |
| <b>Subject:</b><br>Approval on Second and Final Reading of Ordinance 2016-24 disannexing in accordance with the boundary lines affixed by the City of Mercedes settlement agreement and City of Donna Memorandum of Understanding. (First reading of Ordinance held July 5, 2016; Staffed by Planning and Code Enforcement Department.) |                 |                                                             |  |
| <b>Background:</b><br>The City is trying to reach an agreement with the City of Donna to have Midway Road as the division line. At the same time, to have better defined lines, staff is proposing to stop the City limits at Mile 10 North road.                                                                                       |                 |                                                             |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                     |                 |                                                             |  |
| Amount:                                                                                                                                                                                                                                                                                                                                 | Term of Impact: | Identified in Current Budget:                               |  |
| <b>Additional Action Prompted:</b><br>Ordinance - Final Reading                                                                                                                                                                                                                                                                         |                 |                                                             |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>N/A                                                                                                                                                                                                                                                     |                 |                                                             |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>N/A                                                                                                                                                                    |                 |                                                             |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>N/A                                                                                                                                                                                                                                        |                 |                                                             |  |
| Aida Vega<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                           |                 | Created/Initiated<br>Approved<br>Final Approval             |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                           |                 |                                                             |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval of ordinance.                                                                                                                                                                                                                                                                 |                 |                                                             |  |
| <b>Attachments, if any:</b><br>Exhibit, Exhibit 2, Ordinance                                                                                                                                                                                                                                                                            |                 |                                                             |  |
| <b>Responsibilities upon Approval:</b><br>Staff will submit documentation to different entities.                                                                                                                                                                                                                                        |                 |                                                             |  |



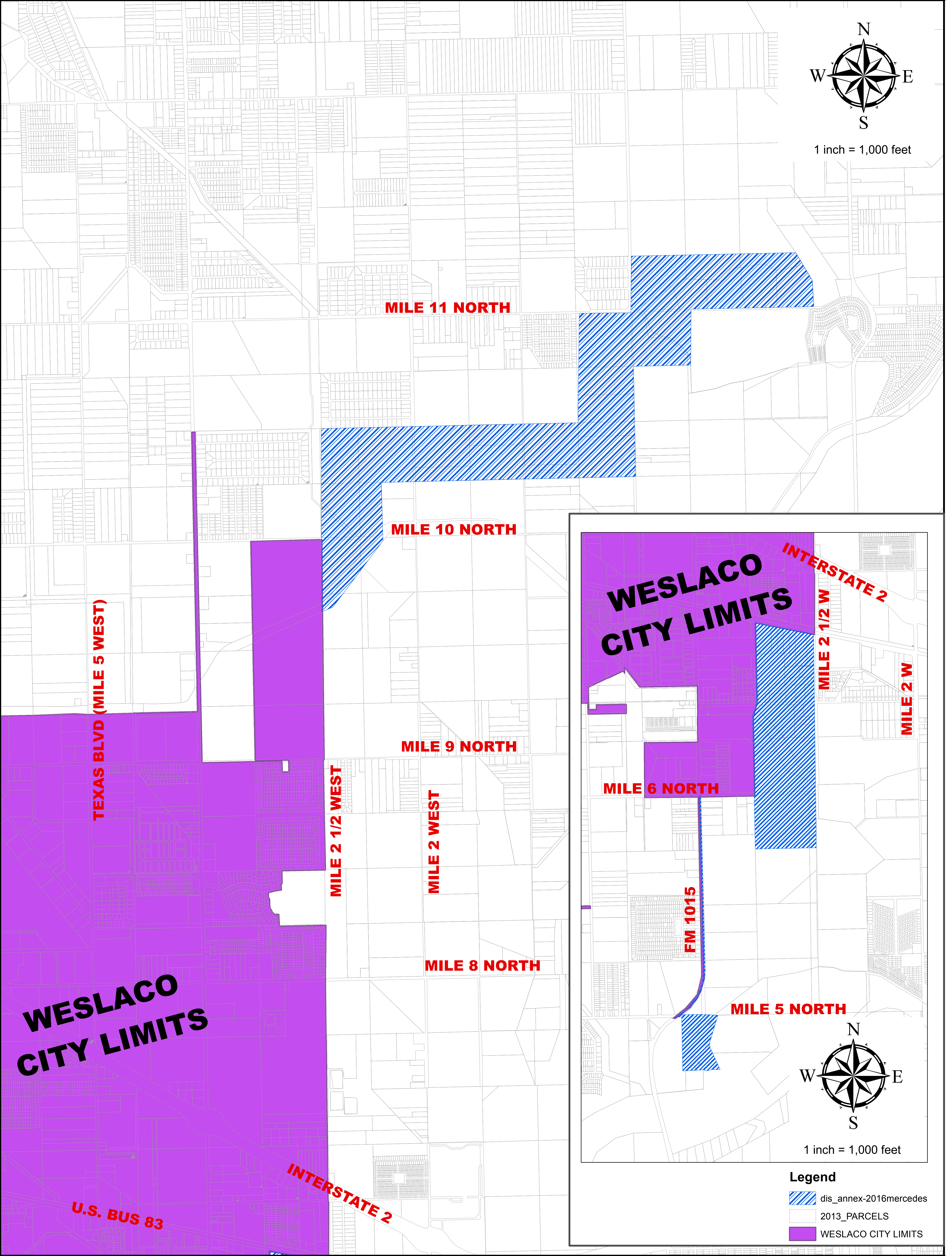


1 inch = 1,000 feet



PROPOSED DISANNEXED AREA





PROPOSED DISANNEXED AREA



**ORDINANCE NO. 2016-24**

**AN ORDINANCE AMENDING ORDINANCES NO. 2008-05, 2014-02 AND 2014-15 TO PROVIDE FOR THE DISANNEXATION OF CERTAIN AREA FROM THE TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AND ORDAIN OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.**

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

**SECTION I:** Section 1 of Ordinances No. 2014-02 and 2014-15 is hereby amend to delete Section 2 of Ordinances No. 2014-02 AND 2014-15 are hereby delete the following territory being annexed by Ordinances No. 2014-02 and 2014-15:

A TRACT OF LAND CONTAINING 1468.35 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTIONS OF FARM TRACTS 83, 84, 85, 103, 104, 201, 202, 203, 204, 226, 227, 228, 229, 280, 281, 282, 285, 286, 333, 1022, 1023, 1024, 1025, AND 1094 WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS AND ALSO ALL OR PART OF LOTS 2,7,9,10 OUT OF BLOCK 117, LOTS 1, 8, 9, 10, 11, 12 OUT OF BLOCK 100, LOTS 4 OUT BLOCK 83, PART OR ALL OF LOTS A THRU H, N, O, P, Q, R OUT OF THE CAPISALLO HEIGHTS, PART OR ALL OF LOTS 13, 14 OUT OF BLOCK 84, AND 3024, 3025 OUT OF THE CAPISALLO SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT THE HIDALGO COUNTY MAP RECORDS.

Section 1 of Ordinance No. 2008-05 is hereby amend to delete Section 1 of Ordinance No. 2008-05 are hereby delete the following territory being annexed by Ordinance No. 2008-05:

A TRACT OF LAND CONTAINING 23.47 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTIONS OF FARM TRACTS 1002, 1003, 1004 AND 1005 ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS EXCLUDING THE WEST RIGHT-OF-WAY OF FARM-TO-MARKET 1015 ROAD WITHIN THE WESLACO CITY LIMITS.

**SECTION II:** This Ordinance becomes effective on the Second and Final Reading

**PASSED AND APPROVED** on first reading at a regular meeting of the City Commission this 5<sup>th</sup> day of July, 2016.

**PASSED AND APPROVED** on second reading at a regular meeting of the City Commission this \_\_\_\_ day of July, 2016.

**CITY OF WESLACO**

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David Suarez,  
**MAYOR**

**ATTEST:**

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Elizabeth M. Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

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Juan Gonzalez, **CITY ATTORNEY**



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                            |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-256 |
| <b>From:</b><br>Elizabeth Walker, City Secretary                                                                                                                                                                                                                                                                                                                    |                 |                                                             |
| <b>Subject:</b><br>Discussion and consideration to approve Resolution 2016-49 appointing one member to an unexpired term on the Board of Adjustments and Appeals to the Zoning Ordinance and authorize the Mayor to execute any related documents. Possible action. (This Resolution was tabled July 5, 2016; Staffed by Planning and Code Enforcement Department.) |                 |                                                             |
| <b>Background:</b><br>One member was removed from BOAA on July 5, 2016.                                                                                                                                                                                                                                                                                             |                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                 |                 |                                                             |
| Amount:                                                                                                                                                                                                                                                                                                                                                             | Term of Impact: | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b><br>Resolution                                                                                                                                                                                                                                                                                                                    |                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b><br>N/A                                                                                                                                                                                                                                                                                 |                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>N/A                                                                                                                                                                                                |                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>N/A                                                                                                                                                                                                                                                                    |                 |                                                             |
| Aida Vega<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                                                       |                 | Created/Initiated<br>Approved<br>Final Approval             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                       |                 |                                                             |
| <b>Staff Recommendation:</b><br>Staff recommends appointment                                                                                                                                                                                                                                                                                                        |                 |                                                             |
| <b>Attachments, if any:</b><br>standard Board appt. documents, BOAA roster, R2016-49                                                                                                                                                                                                                                                                                |                 |                                                             |
| <b>Responsibilities upon Approval:</b><br>N/A                                                                                                                                                                                                                                                                                                                       |                 |                                                             |

# City of Weslaco Boards and Committees

Prepared by Office of the City Secretary; Updated April 2015

| Member Qualifications                                            |             |           |       |                |                         |                 |                       |                  |               |           |          |                              | Defined Duties |                  |                            |                      |                              |
|------------------------------------------------------------------|-------------|-----------|-------|----------------|-------------------------|-----------------|-----------------------|------------------|---------------|-----------|----------|------------------------------|----------------|------------------|----------------------------|----------------------|------------------------------|
| character                                                        | citizenship | residency | age   | public officer | taxpayer/property owner | qualified voter | management experience | subject interest | no litigation | # members | # quorum | term length (st = staggered) | term limits    | meeting schedule | designated final authority | governing statutes   | appointing authority         |
| Adjustments & Appeals to Zoning Ordinance                        |             |           |       |                | X                       |                 |                       |                  |               | 5         | 4        | 2yr                          |                | reg interval     | X                          | Sec 150-19           | CC                           |
| Adjustments & Appeals to Building Codes                          |             |           |       |                |                         |                 |                       |                  |               | 7         | 4        | 4yr                          |                | min: 3 mths      |                            | Art IX Sec 280-283   | CC                           |
| Ambulance Advisory Board                                         |             |           |       |                |                         |                 |                       |                  |               | 7         | 4        | 2yr                          |                | 3/year           |                            | Art I, Sec 14-1      | CC                           |
| Animal Shelter Advisory Committee                                | X           |           |       |                |                         |                 |                       |                  |               | 5*        |          |                              |                |                  |                            | Ord 2012-02          | CC                           |
| Civil Service Commission                                         | X           | X         | >3yr  | >25            | >3yr                    |                 | X                     | X                |               | 3         | 2        | st3yr                        | 3*             | 72hr notice      |                            | Ch 143               | appt by CM, confirm by CC    |
| Economic Development Corporation                                 | X           | X         | X     |                |                         |                 |                       |                  |               | 7         | 4        |                              | 2*             | monthly          |                            | Bylaws, Art of Inc   | 7 at large; confirm by CC    |
| Hotel Occupancy Tax Advisory Committee                           |             |           |       |                |                         |                 |                       |                  |               | 7         | 3        | 3yr                          |                | 2/year           |                            | Ord 2015-09          | CC                           |
| Housing Authority Board                                          |             |           |       | no             |                         |                 |                       |                  |               | 5         |          | 2yr                          | 2              |                  |                            | LGC Sec 392.033      | appt by Mayor                |
| Library Board                                                    |             |           |       |                |                         |                 |                       |                  |               | 5         |          | 2yr                          |                |                  |                            | Art II Sec 78.21-28  | CC                           |
| Parks & Recreation Advisory Board                                |             | X         |       |                | X                       | X               |                       |                  |               | 7         |          | 3yr                          |                |                  |                            | Art IV Sec 98-90     | appt by Mayor, confirm by CC |
| Planning & Zoning Commission                                     | X           | X         |       |                |                         |                 |                       |                  |               | 7         |          | 3yr                          |                |                  |                            | Art III Sec 2.98-103 | CC                           |
| Public Facilities & Transportation Improvements Naming Committee | X           | X         |       |                |                         |                 |                       |                  |               | 7         |          | st3yr                        |                |                  |                            | Ord 2011-16          | CC                           |
| Traffic Safety Committee                                         |             | X         |       |                |                         |                 |                       |                  |               | 7         |          |                              |                |                  |                            | Sec 134.4            | CC                           |
| Water Conservation Management Committee                          |             |           | adult |                |                         |                 |                       |                  |               | 7         |          |                              |                |                  |                            | Ord 98-11            | CC                           |
|                                                                  |             |           |       |                |                         |                 |                       |                  |               |           |          |                              |                |                  |                            | Art 152Bj            |                              |
| Weslaco Health Facilities Development Corporation                |             |           |       |                |                         |                 |                       |                  |               | 3+        |          | 6 yrs                        |                |                  |                            | Vernons              | CC                           |
| Weslaco Mid-Valley Airport Committee                             |             |           |       |                |                         |                 |                       |                  |               | 7         |          | st3yr                        |                |                  |                            | TX Civil Statute     | CC                           |
| Weslaco 100                                                      | X           | X         |       |                |                         |                 |                       |                  |               | 16        |          | 3yrs                         |                |                  |                            | Art II Sec 6-33      | CC                           |
|                                                                  |             |           |       |                |                         |                 |                       |                  |               |           |          |                              |                |                  |                            | R2013-52             | CC appts entity              |



## Application for Service

### City of Weslaco Boards and Committees

|                                                                                                                                                                                           |               |                                                                                                                                                            |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Name of Applicant:</b>                                                                                                                                                                 |               | <b>Telephone Number:</b>                                                                                                                                   |  |
| <b>E-Mail Address:</b>                                                                                                                                                                    |               | <b>Alternate Phone Number (work/cell):</b>                                                                                                                 |  |
| <b>Home Address:</b>                                                                                                                                                                      |               | <input type="checkbox"/> Inside City Limits<br><input type="checkbox"/> Outside City Limits                                                                |  |
| <b>City:</b>                                                                                                                                                                              | <b>State:</b> | <b>Zip Code:</b>                                                                                                                                           |  |
| <b>How many years have you lived at this residence?</b>                                                                                                                                   |               | <b>Do you own this house?</b><br><input type="checkbox"/> Yes or <input type="checkbox"/> No                                                               |  |
| <b>Preference for consideration, naming committees on which you desire to serve:</b><br>1.)<br><br>2.)<br><br>3.)                                                                         |               |                                                                                                                                                            |  |
| <b>List of Civic Involvement and Business Experience:</b>                                                                                                                                 |               |                                                                                                                                                            |  |
| <b>Have you been bonded or eligible to obtain one?</b><br><input type="checkbox"/> Yes or <input type="checkbox"/> No                                                                     |               | <b>Are you currently suing or being sued by the City of Weslaco or any of its entities?</b><br><input type="checkbox"/> Yes or <input type="checkbox"/> No |  |
| <b>Are you related to any member of the Commission?</b><br><input type="checkbox"/> Yes or <input type="checkbox"/> No                                                                    |               | <b>If so, who and how?</b>                                                                                                                                 |  |
| <b>Have you previously served on a City board?</b><br><input type="checkbox"/> Yes or <input type="checkbox"/> No                                                                         |               | <b>If so, which and when?</b>                                                                                                                              |  |
| <b>Have you ever been elected to public office?</b><br><input type="checkbox"/> Yes or <input type="checkbox"/> No                                                                        |               | <b>If so, which and when?</b>                                                                                                                              |  |
| <b>Do you consent to release this info to the public?</b><br><input type="checkbox"/> Yes or <input type="checkbox"/> No                                                                  |               | <b>Are you age 25 or older?</b><br><input type="checkbox"/> Yes or <input type="checkbox"/> No                                                             |  |
| The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances or State of Texas laws. |               | <b>Timestamp of Receipt:</b>                                                                                                                               |  |
| <b>Applicant's Signature:</b>                                                                                                                                                             |               |                                                                                                                                                            |  |
|                                                                                                                                                                                           |               |                                                                                                                                                            |  |
| <b>Optional Demographic Information: Self Identification</b>                                                                                                                              |               |                                                                                                                                                            |  |
| <b>Gender:</b>                                                                                                                                                                            |               |                                                                                                                                                            |  |
| <b>Age:</b>                                                                                                                                                                               |               |                                                                                                                                                            |  |
| <b>Race:</b>                                                                                                                                                                              |               |                                                                                                                                                            |  |
| <b>Religion:</b>                                                                                                                                                                          |               |                                                                                                                                                            |  |
| <b>Citizenship:</b>                                                                                                                                                                       |               |                                                                                                                                                            |  |



## RESOLUTION NO. 2014-62

STATE OF TEXAS           §   RESOLUTION ESTABLISHING A SCREENING,  
COUNTY                   OF §   APPOINTMENT,   CONFIRMATION   AND  
HIDALGO                   §   ATTENDANCE POLICY FOR SERVICE ON  
CITY OF WESLACO           §   CITY OF WESLACO BOARDS, COMMISSIONS,  
                                  §   AUTHORITIES AND COMMITTEES

**WHEREAS**, The City of Weslaco has Standing Committees, Boards, Authorities and Commissions (hereafter called “Boards”) that assist and recommend to the Weslaco City Commission programs and projects that benefit the citizens of Weslaco; and

**WHEREAS**, The Weslaco City Commission (hereafter called “Commission”) also periodically creates *Ad Hoc* Boards to assist the City of Weslaco in addressing unexpected issues, projects or concerns; and

**WHEREAS**, The Commission desires the best qualified individuals on these Boards to represent a diverse cross section of the citizens of Weslaco.

**NOW THEREFORE BE IT RESOLVED THAT** The Weslaco City Commission hereby adopts the following Policy for the screening, appointment and confirmation of individuals to serve on the various Boards.

### A. Screening

Interested individuals shall submit to the City Secretary a Board application which will contain: 1) contact and demographic data; and 2) educational, professional, civic and other relevant credentials. This application will be kept on file until the end of the fiscal year in which it was submitted, ending on September 30.

Individuals shall confirm receipt the City’s diversity, affirmative action, nepotism, ethics policies; the Board’s mission, duties and responsibilities as established by Ordinance or other order; and other relevant documents. Individuals must agree to abide by Weslaco City Charter and applicable Ordinances, and state and federal laws.

### B. Appointment

The City Manager may recommend the best qualified individuals to the City Commission. The Commission will attempt to appoint the best qualified individuals that will fairly represent the demographic characteristics of Weslaco.

To ensure greater public participation, individuals shall not serve concurrently on more than one Board, unless the Commission makes an exemption.

The Commission shall make fair and deliberative appointments that comply with the Weslaco City Charter and applicable Ordinances, and state and federal laws.

C. Confirmation

Prior to appointment by the Commission, individuals should confirm that they remain interested in serving on a particular Board by either: 1) attending the Commission meeting which has the item on the Commission's Agenda; or 2) submitting a written statement of interest to the Mayor.

D. Attendance

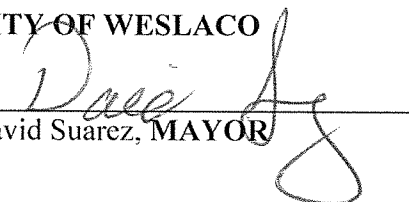
Three absences, not limited to consecutive, from any board or committee as appointed is established as just cause for removal and replacement by the Commission.

E. Qualification

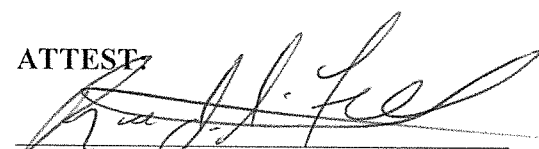
Individuals that have pending litigation against the City of Weslaco or any of its entities shall not be eligible for an appointment to City of Weslaco Committees, Boards, Authorities and Commissions.

**PASSED AND APPROVED** on this 2<sup>nd</sup> day of December, 2014.

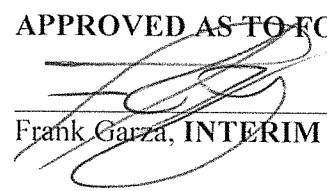
CITY OF WESLACO

  
David Suarez, MAYOR

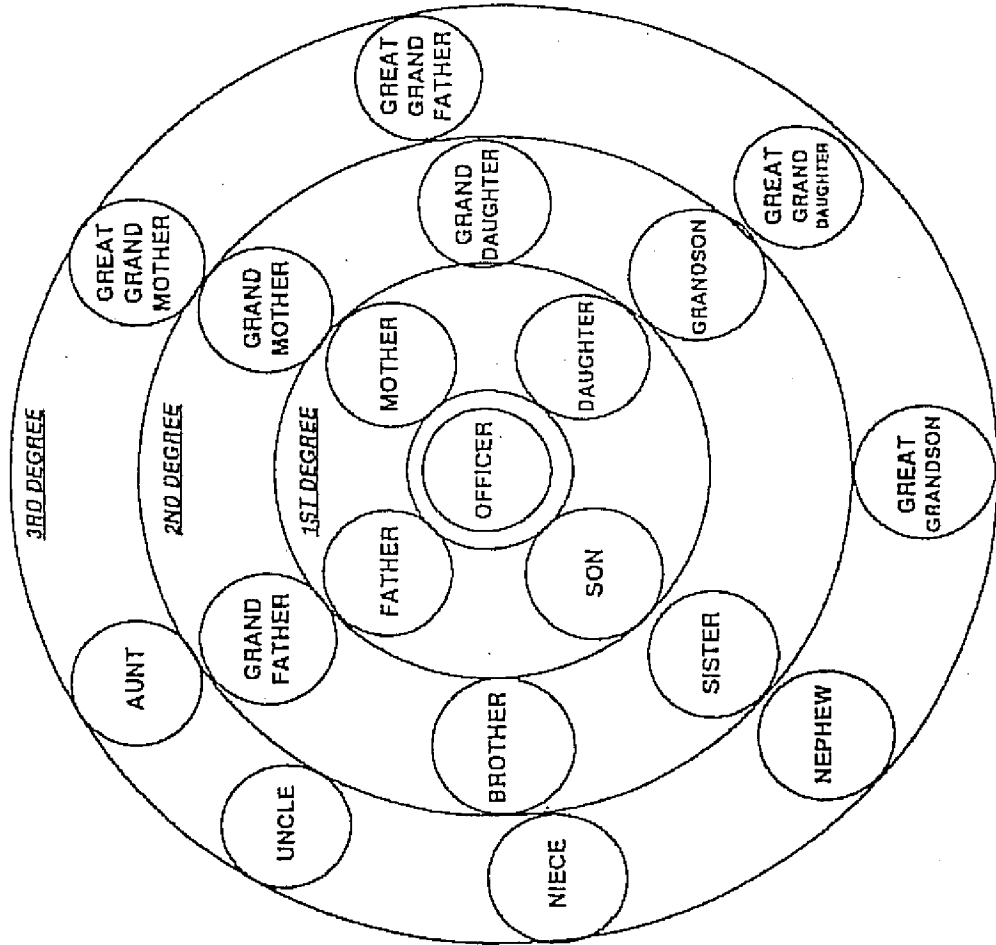
ATTEST

 wcc 12/2/14  
Rebekah de la Fuente, INTERIM CITY SECRETARY

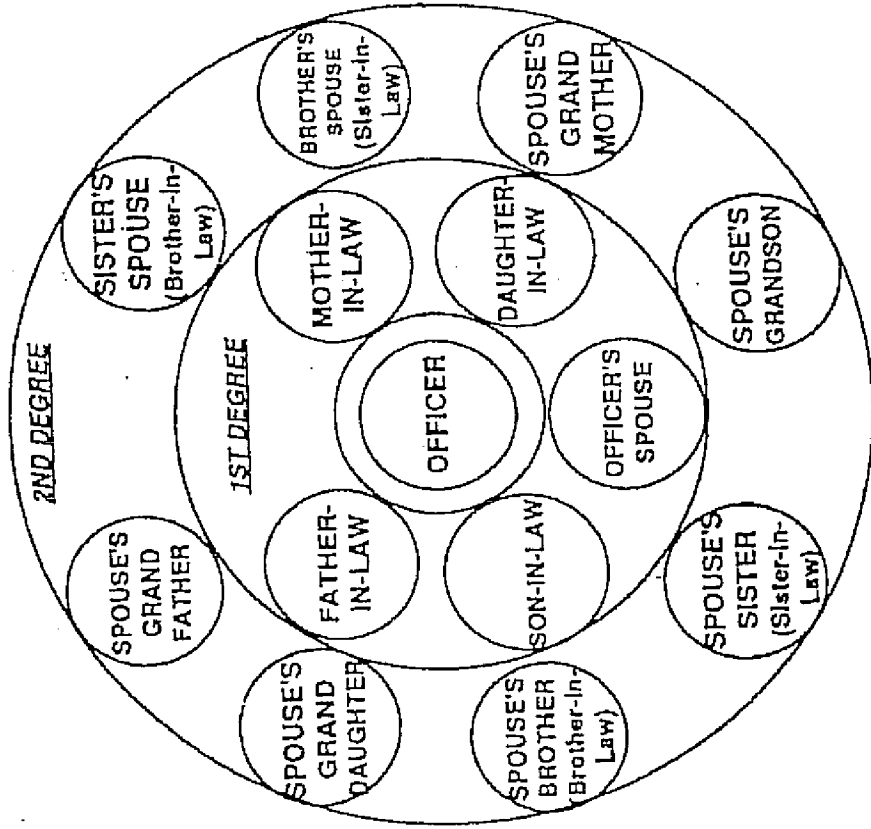
**APPROVED AS TO FORM:**

  
Frank Garza, INTERIM CITY ATTORNEY

# TEXAS NEPOTISM 1992



Consanguinity Kinship Chart  
(Blood)



Affinity Kinship Chart  
(Marriage)

## Board of Adjustments & Appeals to the Zoning-Ordinance

| TERM<br>START | TERM<br>EXPIRES | TERMS<br>SERVED | FIRST NAME | LAST NAME     |
|---------------|-----------------|-----------------|------------|---------------|
| 1/7/2015      | 1/6/2017        |                 | Paul       | Garza         |
| 6/1/1982      | 11/2/2017       | 15              | Andy       | Veliz         |
| 4/6/2016      | 11/6/2017       |                 | *Francisco | Castanellos   |
| 10/4/2005     | 10/4/2017       | 4               | Ernesto    | Martinez, Jr. |
| 3/16/2016     | 12/21/2017      |                 | Removed    | Vacant        |

\*serving unexpired term

**RESOLUTION NO. 2016-49**

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING  
ONE MEMBER TO THE BOARD OF ADJUSTMENTS &  
APPEALS-ZONING ORDINANCE.**

**WHEREAS**, the City of Weslaco created and established the Board of Adjustments & Appeals-Zoning Ordinance.

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

**WHEREAS**, the Board of Adjustments & Appeals-Zoning Ordinance members shall serve with neither compensation nor term limits; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT** \_\_\_\_\_ is appointed to serve an unexpired term on the Board of Adjustments & Appeals-Zoning Ordinance and the term will expire on 21<sup>st</sup> day of December, 2017.

**PASSED AND APPROVED** on this 19<sup>th</sup> day of July, 2016.

**CITY OF WESLACO**

\_\_\_\_\_  
David Suarez, **MAYOR**

**ATTEST:**

\_\_\_\_\_  
Elizabeth M. Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

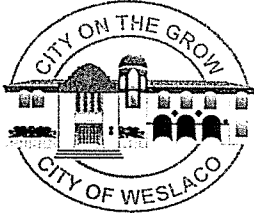
\_\_\_\_\_  
Juan E. Gonzalez, **CITY ATTORNEY**



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                   |                 |                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                          |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-175 |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                             |                 |                                                             |
| <b>Subject:</b><br>Discussion and consideration to approve compensation for project delays to CDM Constructors, Inc. in an amount not to exceed \$960,000.00 and authorize the Mayor to execute any related documents. Possible action. (This item was tabled July 5, 2016; Staffed by Planning and Code Enforcement Department.) |                 |                                                             |
| <b>Background:</b><br>CDM seeks \$960,000.00 for project delays.                                                                                                                                                                                                                                                                  |                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                               |                 |                                                             |
| Amount:                                                                                                                                                                                                                                                                                                                           | Term of Impact: | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                           |                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b><br>Remains on table as of June 21, 2016                                                                                                                                                                                                              |                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>N/A                                                                                                                                                              |                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>N/A                                                                                                                                                                                                                                  |                 |                                                             |
| Aida Vega<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                     |                 | Created/Initiated<br>Approved<br>Final Approval             |
| <b>City Manager Comments:</b><br>Seek City Attorney opinion first.                                                                                                                                                                                                                                                                |                 |                                                             |
| <b>Staff Recommendation:</b><br>City attorney's recommendation is required.                                                                                                                                                                                                                                                       |                 |                                                             |
| <b>Attachments, if any:</b><br>CDM request payment delays                                                                                                                                                                                                                                                                         |                 |                                                             |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                            |                 |                                                             |





## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                            |  |                                                 |                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------|-------------------------------|
| <b>Date of Meeting:</b><br>April 5, 2016                                                                                                                                                                                                                                                                                   |  | <b>Agenda Item No. (to be assigned by CSO):</b> |                               |
| <b>From:</b><br>Mardoqueo Hinojosa, P.E., Planning Director/City Engineer, on behalf of CDM Constructors, Inc.                                                                                                                                                                                                             |  |                                                 |                               |
| <b>Subject:</b><br>Discussion and consideration to approve compensation for project delays to CDM Constructors, Inc. in an amount not to exceed \$960,000.                                                                                                                                                                 |  |                                                 |                               |
| <b>Background:</b><br>The contractor is requesting approval of \$960,000 for compensation for delays in the project as a result of weather and project delays beyond their control.                                                                                                                                        |  |                                                 |                               |
| <b>Funding Source (budget code, if applicable):</b><br>N/A                                                                                                                                                                                                                                                                 |  |                                                 |                               |
| Amount: \$960,000                                                                                                                                                                                                                                                                                                          |  | Term of Impact: # [ ] year(s)                   | Identified in Current Budget: |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading |  |                                                 |                               |
| <b>If item previously considered, provide date and action by Commission:</b><br>N/A                                                                                                                                                                                                                                        |  |                                                 |                               |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>N/A                                                                                                                                                       |  |                                                 |                               |
| <b>Advisory Review, if any (name of board/committee, date of action, recommendation):</b><br>N/A                                                                                                                                                                                                                           |  |                                                 |                               |
| <b>Legal Review:</b> [ ] Approved [ ] Disapproved [ ] Not Applicable                                                                                                                                                                                                                                                       |  |                                                 |                               |
| <b>City Manager Review:</b> [ ] Approved [ ] Disapproved [ ] Not Applicable<br>Comments: <i>Seek city attorney opinion first</i>                                                                                                                                                                                           |  |                                                 |                               |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                               |  |                                                 |                               |
| <b>Attachments, if any:</b><br>Documentation from contractor. <i>unavailable at time of printing. GH</i>                                                                                                                                                                                                                   |  |                                                 |                               |
| <b>Responsibilities upon Approval:</b><br>Planning staff will advise contractor.                                                                                                                                                                                                                                           |  |                                                 |                               |



RECEIVED  
MAR 17, 2016

BY: M. Ke Perez / Mardoqueo Hinojosa

## Memorandum

Weslaco Water Treatment Plant (WTP) & Offsite Distribution System (ODS)

To: Mike Perez, City Manager, City of Weslaco  
Mardoqueo Hinojosa, Planning director/City Engineer, City of Weslaco

From: Steve Thanner, CDM Constructors Inc. (CCI)  
Matt Hofmann, CDM Constructors Inc.

Date: March 10, 2016 <sup>17th</sup>

Subject: Delays to project schedule as a result of:

- Delays in responses to RFI's and change order requests
- Weather Impacts affecting schedule and costs

As discussed in our past four meetings from October to February, there are numerous issues which have contributed to the late completion date for the referenced project which were beyond the control of CDM Constructors Inc. (CCI). The actual weather pattern was more severe than what could have been reasonably anticipated under the contract. Attached to this memorandum is data which supports our request for extended overhead costs as a result of these issues which were beyond our control. The attached spread sheet titled *Delays Due to RFIs and Change Orders* shows the issues which have caused delays to our original construction schedule. Also attached are project schedules showing the time frames of the designated impacts issues.

Also as discussed in our past four meetings is the schedule and cost impact to this project as a result of the extreme amount of rainfall received in Weslaco in 2015 as well as during the last four months of 2014. On days that it was not actually raining, productivity was significantly reduced by extremely wet conditions. The impact due to this excessive amount of rainfall in the past 16 months has had a major impact to our schedule. Abnormal rainfall in Weslaco and most of Texas in the spring of 2015 has had a very significant impact on the Weslaco WTP Expansion project as well as most all construction projects in two-thirds of Texas. In fact, the weather pattern in Weslaco and the Rio Grande Valley was even more severe over a period of ten (10) months from August of 2014 through May of 2015 than many other areas of Texas.

This weather impact on the Weslaco WTP project has affected CCI's ability to construct the project anywhere near our original planned project duration. Attached to this memorandum is a weather chart we downloaded to illustrate the average annual rainfall for Weslaco over the past ten years (which closely represents the average annual rainfall for the past 70 years) compared with the rainfall received from August, 2014 through May, 2015. As you can see there is only one month of the ten months shown which is below average annual rainfall and three others which are within a reasonably anticipated amount over average annual. Four (4) months are over 200% of average annual rainfall with two months at over 400% and 900% of average rainfall. Also attached are maps of the South Texas area with the amount of rainfall shown in a color chart on the right hand side. Below are excerpts from a couple of news agencies which depict the extreme weather experienced throughout Texas during the spring of 2015.

New York Times

May 26, 2015 "Texas is seeing outsize (and tragic) impacts from extreme weather events"

"weekend flash flooding swelled rivers to record heights"

"epic downpours, and flash floods, have occurred around the state"

"....looked at changes in extreme flows in 62 gauges with record lengths of at least 70 years, and found 2 with statistically significant increases and two with statistically significant decreases."

WFAA.com

May 26, 2015 "Construction crews are struggling to stay on schedule as rainy weather puts a damper on outdoor projects"  
"...Contractors are busy all around.....trying to play catch-up, after the impact of recent rain and weather-related delays."  
".....weeks behind....the grounds being so wet, it affects the performance and the quality workmanship of the job."  
"Projects in limbo as rain slows construction."  
"Contractors say the rain's impact has been rough. The seemingly regular storms are not only compromising client deadlines; workers say the rain and time off is impacting their bottom-line."  
"It's a domino effect. You know, if I'm not getting paid, then my workers ain't getting paid. They're not paying their rent. You know, they can't provide for their families."  
"Construction projects have been slowed to a crawl by seemingly endless storms...  
"Neighbors in some areas.....say the more precipitation keeps workers away, the longer.... construction remains unfinished eyesores on some streets."

The impact to the Weslaco WTP Expansion project was obvious and we were not able to continue productively with numerous critical path activities throughout a majority of this period of ten (10) months with the exception of October, January and February. In areas where we did try to accomplish portions of work, the productivity and safety of our employees made the overall outcome very slow with minimal production. Our crews spent much of their time pumping water and working on safe access to work areas. Although we hauled in caliche in some areas it became a fruitless endeavor. Since we had to keep working with excavators and construction equipment we were contaminating the caliche with mud which would all have to be replaced. This became very costly and time consuming. Subcontractors refused to work due to not only severe reduction in productivity but also concerns for safety of their employees trying to move around the site and climbing on ladders and in and out of structures. We could not disagree with them because we also shared their concern.

Although we have been granted the time extensions from TCEQ to April 30, 2016, we have incurred costs over and above our initial proposal which was based on the Agreement of thirty (30) months. Due to the bid delays as requested by the City late in 2012, we received a three (3) month time extension and extended overhead costs as agreed upon of \$120,000/month. The Agreement dates and subsequent revised dates based upon Change Order #001 dated August 14, 2013 is as follows:

- |                                                                    |                   |
|--------------------------------------------------------------------|-------------------|
| • Agreement Date                                                   | March 27, 2012    |
| • Notice to Proceed date                                           | November 29, 2012 |
| • Substantial Completion for Phase 1 (730 days following NTP)      | November 28, 2014 |
| • Final Completion of entire Work (30 months following NTP)        | May 28, 2015      |
| • Revised Substantial Completion for Phase 1 following C.O. #001   | February 28, 2015 |
| • Revised Final Completion for the entire Work following C.O. #001 | August 28, 2015   |

The current Final Completion date based on the TCEQ revised date is April 30, 2016. Due to the current delays in getting power to the existing panels, switchgear and equipment, we are currently on track to complete no sooner than May 30<sup>th</sup> with the original contract for Phase 2. There are numerous programming issues to be resolved and we have had difficulty getting to resolution with AW Schultz since we do not have a contract with them. We would appreciate any help the City can offer to assist us in getting to completion with this subcontractor. May 30, 2016 is nine (9) months past our revised date from Change order #01 which was executed August 14, 2013. We have continued to work diligently and to try to keep the City informed of all changes as we incurred them. Understanding that there have been changes in the City staff and plant operations staff, we have incurred costs which are far beyond what could have been anticipated two years ago to complete this project. While CCI acknowledges our responsibility for the turbidity issue in March of this year during the start-up of Plant 5, this was only a one month delay to the Phase 1 start-up. We believe eight (8) months of delays have been caused by

issues beyond our control and therefore we are requesting compensation as follows based upon the numerous issues mentioned previously.

Total days related to RFIs/Change Orders affecting the critical path of the project (see attached spread sheet and schedules):

We estimate at over 10 month x \$120,000 = \$1,200,000.

Total Days related to extreme inclement weather beyond what would have normally been anticipated throughout the duration of the project:

We estimate that the extreme weather affected our schedule 4 months x \$120,000 = \$480,000.

The total amount of delays beyond our control would amount to \$1,680,000. Due to our efforts to mitigate the delay to the scope of work and weather, we are requesting at this time 8 months' of extended overhead compensation in the amount of \$960,000.

Please review our request and contact me or Matt Hofmann with any questions you may have.

---

Steve Thanner, Project Manager

---

Date

MOU – Weather Impacts affecting schedule and costs  
March 7, 2016  
Page 5

CDM Constructors, Inc.

\_\_\_\_\_  
Mike Perez, City Manager  
City of Weslaco

\_\_\_\_\_  
Date

\_\_\_\_\_  
David Salinas, Public Utilities Director  
City of Weslaco

\_\_\_\_\_  
Date





## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-282 |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                             |
| <b>Subject:</b><br>Discussion and consideration after public hearing on behalf of First United Methodist Church, to approve Ordinance 2016-25 rezoning 520 S. Illinois Ave., also being Lots 6-11, Block 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. First reading of Ordinance 2016-25. Possible action. (Staffed by the Planning and Code Enforcement Department.) |                 |                                                             |
| <b>Background:</b><br>The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2016. Applicant wants to use property for a Boarding House which requires an R-2 District zone or higher.                                                                                           |                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                             |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Term of Impact: | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Public Hearing<br>Ordinance - First Reading<br>Ordinance - Final Reading                                                                                                                                                                                                                                                                                                                                     |                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 20, 2016.                                                                                                                                              |                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br><br>Planning and Zoning Commission recommended approval on July 6, 2016.                                                                                                                                                                                                                                                                                                   |                 |                                                             |
| Martha Hernandez<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | Created/Initiated<br>Approved<br>Final Approval             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                             |

**Staff Recommendation:**

Staff recommends approval.

**Attachments, if any:**

Aerial, 520 S Illinois Ave, Ordinance 2016-25

**Responsibilities upon Approval:**

Planning staff will advise applicant.



# Rezone Request

R-1 One-Family Dwelling District to  
R-2 Duplex and Apartments District

## Legend

- 520 S Illinois Ave
- Central Middle School
- Villa De Cortez
- Weslaco Bicultural Museum
- Weslaco Fire Dept Station 2
- Weslaco Public Library

US Business 83

Texas  
Blvd.

88

520 S Illinois Ave

6th Street

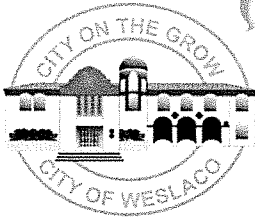
Google earth

© 2016 Google  
© 2016 INEGI

1000 ft







## APPLICATION FOR REZONING

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

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

FILE NO. 2016-07

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot ~~12, 13, 14, 15, 16, 17~~ 6-11<sup>th</sup> Block 43<sup>rd</sup>

Subdivision Name Weslaco Original Townsite

Street Address 520 S Illinois Ave, Weslaco, TX 78596

Existing Zoning R-1 Existing Land Use Church

Proposed Zoning R-2 Proposed Land Use Class Rooms /

Boarding Rooms

☒ \$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.

W/A City and school tax receipts attached.

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

### APPLICANT

Name First United Methodist Church Phone 956-968-7561

Address 520 S. Illinois Ave Fax: 956-969-2871

City Weslaco State TX Zip Code 78596 E-Mail: office@weslacofumc.com

### OWNER

Name Same as above 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 [Signature] Date 5/17/16

Owner

Signature Pastor [Signature] Date 5/17/16

Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Agent

CITY OF WESLACO  
956-968-3181

REC#: 02132987 5/17/2016 2:10 PM  
OPER: KPere TERM: 036  
REF#: 2366

TRAN: 204.0000 REZONING APPL FEE  
FIRST UNITED METHODIST CHURCH  
520 S ILLINOIS  
REZONING APPLICATIO 300.00CR

TENDERED: 300.00 CHECK  
APPLIED: 300.00-  
0.00

CHANGE

STAFF USE ONLY

Accepted By mdA Payment Received By mdA Date Paid 5/17/14

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

Date 6/24/14

P & Z Notice of Public Hearing Published in Newspaper

Date 6/20/14

City Commission Notice of Public Hearing Published

Date 6/20/14

Presented to P & Z Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date 7/6/14

Presented to City Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date 7/19/14

Ordinance No. \_\_\_\_\_

**CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND**

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa0ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. First United Methodist Church is requesting to rezone 520 S. Illinois Ave., also being Lots 6-11, Blk 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. Antonio Garcia, Jr. is requesting a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Blk 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. Reyna Ortega is requesting a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before July 6, 2016, for the Planning and Zoning Commission and on or before July 19, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 06/20/2016

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**WESLACO FIRE MARSHAL'S OFFICE**  
**255 S. Kansas**  
**Weslaco, Texas 78596**  
**(956) 447-3415 Fax (956) 969-4921**

DATE: 05/19/16 OCCUPANCY CLASS: Mixed  
FACILITY NAME: First United Methodist Church Ministries  
PHYSICAL & MAILING ADDRESS: 520 S. Illinois

## PLAN REVIEW – CHECK OFF LIST

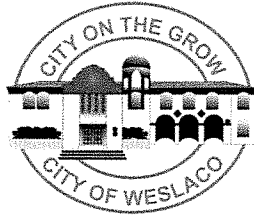
PHONE #: \_\_\_\_\_ OWNER/MANAGER: Pastor JJ Wicke

|   |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|---|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------|------------------------|----------------------|--|------------------------------|------------------------|------------------------|--|--|--|------------------------------|
| X |                              | Approved as submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | X                            | with notes            |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>A</b>                     | Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up. <b>Not shown on plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>B</b>                     | All restrooms shall have emergency lighting with 90 minute battery pack back-up. <b>Not shown on plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>C</b>                     | Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2012 Edition, Section 906.                                                                                                                                                                                                                                                                                                                                |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>D</b>                     | Shall have fire alarm company submit plans for proposed fire alarm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>E</b>                     | Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2012 Edition                                                                                                                                                                                                                                                                                                                                                                               |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>F</b>                     | Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2012 Edition.                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>G</b>                     | Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2012 Edition, Section 903 & 912 and latest edition of NFPA 13 ( <b>NFPA 13D for sleeping areas and NFPA 13 for everything else including first floor</b> )                                                                                                                                                                              |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>H</b>                     | If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2012 Edition, Section 904.                                                                                                                                                                                                          |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>I</b>                     | Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2012 Edition, Section 904.11.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>J</b>                     | Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. <b>Plans comply</b>                                                                                                                                                                                                                                                                                |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>K</b>                     | Fire department connection shall be free-standing, away from the building, minimum 1 1/2 times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, 1/2" wide. IFC, 2012 Edition, Section 903.3.7 and all of section 912, IFC, 2012 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>L</b>                     | Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). <b>Plans do not comply</b>                                                                                                                                                                                                                                                                                                                                                                                                |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>M</b>                     | Fire apparatus access road shall comply with IFC 2012 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) <b>Plans comply</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>N</b>                     | Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2012 Edition, Section 404.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>O</b>                     | Shall maintain a clear path for means of egress in the following areas: <b>Throughout</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|   | <b>P</b>                     | Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|   | <b>Q</b>                     | Fire wall shall be minimum 1 hour fire rated all the way to the roof deck.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|   | <b>R</b>                     | Shall maintain 44" clearance between aisles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>S</b>                     | Gated community shall submit specs on gate and shall maintain a 20' clearance on each side of island prior to installation of gate. Shall provide combination for access to subdivision. Shall provide Knox Box Gate Entry System. <b>If gated</b>                                                                                                                                                                                                                                                                                                                                                                                           |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>T</b>                     | Shall post address in front of building plainly visible from the street with 6" x 1/2" stroke letters or numbers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>U</b>                     | Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. <a href="http://www.KnoxBox.com">www.KnoxBox.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>V</b>                     | Shall have Knox FDC 5 inch Storz Caps in place. <a href="http://www.KnoxBox.com">www.KnoxBox.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|   | <b>W</b>                     | Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x 3/4" stroke red letters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>X</b>                     | Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read " <b>No Parking Fire Lane</b> " spaced every 10 to 12 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|   | <b>Y</b>                     | Shall submit a complete set of plans for construction to my office for further requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>Z</b>                     | Shall pay appropriate fees for the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|   |                              | <table border="1"> <tr> <td>X</td> <td>Plan review (\$75.00)</td> <td>Fire alarm plan review</td> <td>Fire alarm trip test</td> </tr> <tr> <td></td> <td>Sprinkler system plan review</td> <td>Aboveground hydro test</td> <td>Underground hydro test</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Suppression system trip test</td> </tr> </table>                                                                                                                                                                                                                                                                                     | X                            | Plan review (\$75.00) | Fire alarm plan review | Fire alarm trip test |  | Sprinkler system plan review | Aboveground hydro test | Underground hydro test |  |  |  | Suppression system trip test |
| X | Plan review (\$75.00)        | Fire alarm plan review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Fire alarm trip test         |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|   | Sprinkler system plan review | Aboveground hydro test                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Underground hydro test       |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
|   |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Suppression system trip test |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>X</b>                     | <b>Shall have multiple station smoke alarms installed in sleeping rooms complying with 2012 IFC and 2012 NFPA 101.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |
| X | <b>X</b>                     | <b>If there are any fuel fired appliances in the building, carbon monoxide detectors shall be installed complying with 2012 NFPA 101.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |                       |                        |                      |  |                              |                        |                        |  |  |  |                              |

Asst. Fire Marshal Mike Swinnea  
FIRE MARSHAL/FIRE INSPECTOR

# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Olga M. Noriega, Mayor Pro-Tem, District 3  
Leo Muñoz, Commissioner, District 1  
Greg Kerr, Commissioner, District 2  
Gerardo "Jerry" Tafolla, Commissioner, District 4  
Letty Lopez, Commissioner, District 5  
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

June 24, 2016

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

### **REZONE REQUEST:**

First United Methodist Church is requesting to rezone 520 S. Illinois Ave., also being Lots 6-11, Blk 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

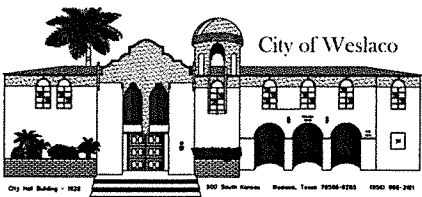
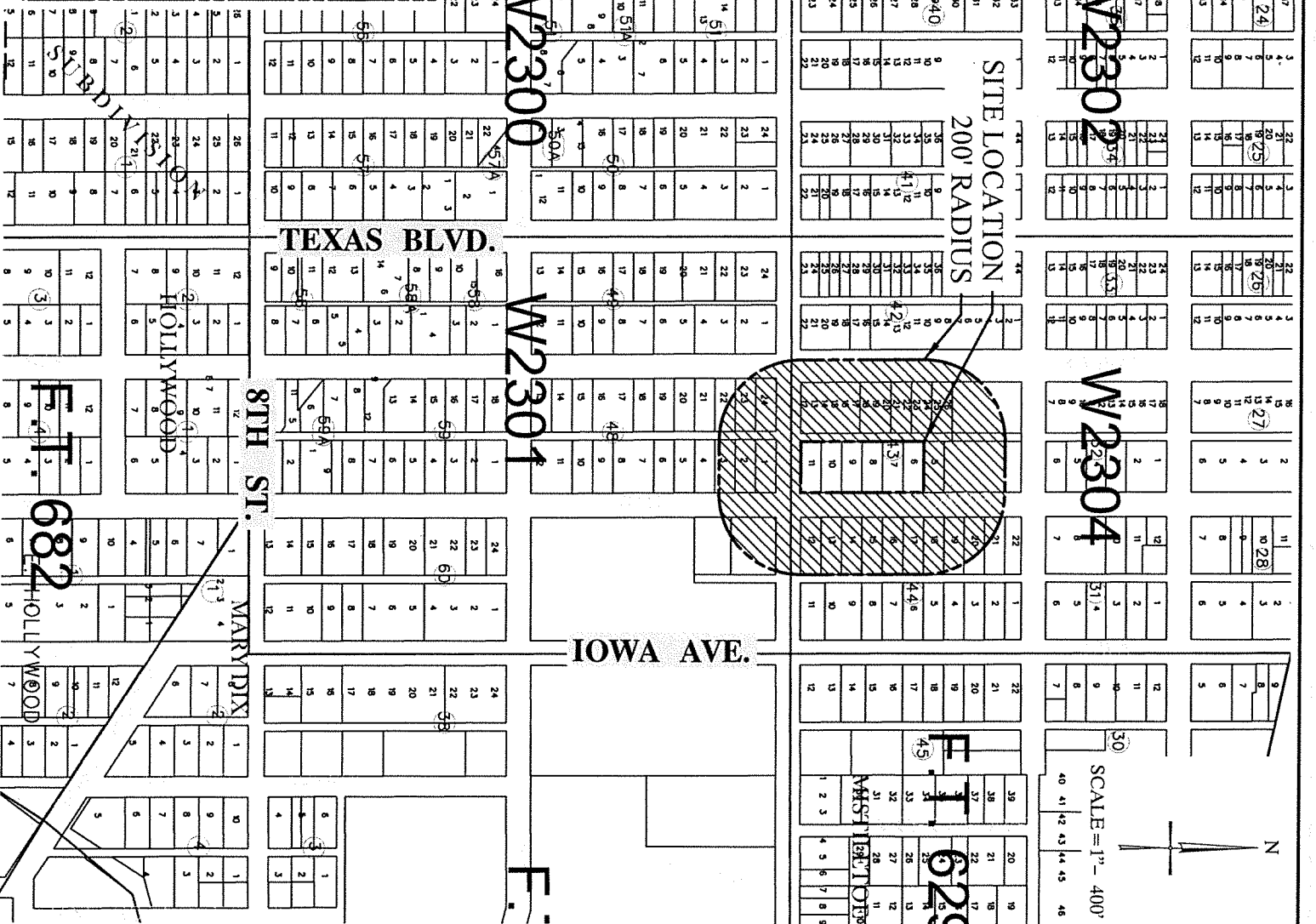
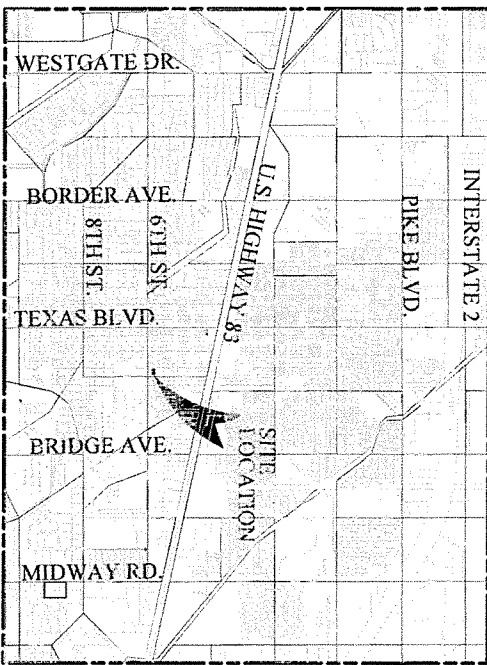
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

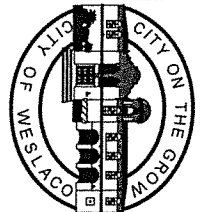
Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer

MH/mh

VICINITY MAP



FIRST UNITED METHODIST CHURCH  
520 S ILLINOIS AVE.  
LOTS 6-11, BLK 43, WESLACO ORIGINAL TOWNSITE SUBD.  
EX-ZONE: R-1 PROP-ZONE: R-2



JUN 21, 2016

|                                                                                        |                                                                                                  |                        |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------|
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0000-00<br>WESLACO ORIGINAL TOWNSITE 20' X<br>N170' ABND ALLEY BLK 43               | L: 17000<br>B: 0       |
| INTER NATIONAL BANK<br>C/O CARLOS GARZA<br>1801 S 2ND ST SUITE 540<br>MCALLEN TX 78503 | W2300-00-043-0001-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1<br>THRU 4 & LOTS 27-33 BLK 43<br>0      | L: 225000<br>B: 177328 |
| GARRETT, BEULAH C G<br>508 S ILLINOIS AVE<br>WESLACO TX 78596-6240                     | W2300-00-043-0005-00<br>WESLACO ORIGINAL TOWNSITE BLK 43<br>LT 5<br>508 S ILLINOIS AVE           | L: 20938<br>B: 19969   |
| THE FIRST METHODIST CHURCH<br>PO BOX 8067<br>WESLACO TX 78599-8067                     | W2300-00-043-0006-00<br>WESLACO ORIGINAL TOWNSITE BLK 43<br>LT 6<br>520 S ILLINOIS AVE           | L: 31250<br>B: 19750   |
| FIRST METHODIST EPISCOPAL<br>520 S ILLINOIS AVE<br>WESLACO TX 78596-6240               | W2300-00-043-0007-00<br>WESLACO ORIGINAL TOWNSITE LOT 7<br>BLK 43<br>520 S ILLINOIS AVE          | L: 31250<br>B: 300000  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0012-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1<br>2 THRU 17 BLK 43<br>525 S KANSAS AVE | L: 93750<br>B: 505000  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0018-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1<br>8 THRU 20 BLK 43                     | L: 46875<br>B: 350000  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0021-00<br>WESLACO ORIGINAL TOWNSITE LOTS 2<br>1 & 22 BLK 43                        | L: 31250<br>B: 350000  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0023-00<br>WESLACO ORIGINAL TOWNSITE LOTS 2<br>3 & 24 BLK 43                        | L: 31250<br>B: 0       |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596-6158                           | W2300-00-043-0025-00<br>WESLACO ORIGINAL TOWNSITE LOTS 2<br>5 & 26 BLK 43                        | L: 31250<br>B: 300000  |
| INTER NATIONAL BANK<br>C/O CARLOS GARZA<br>PO BOX 1700<br>MCALLEN TX 78505-1700        | W2300-00-043-0027-00<br>WESLACO ORIGINAL TOWNSITE LOT 2 2<br>7 THRU 33 BLK 43                    | L: 63750<br>B: 19189   |
| FIRST UNITED METHODIST<br>OF WESLACO<br>515 S ILLINOIS AVE<br>WESLACO TX 78596-6239    | W2300-00-044-0015-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 15<br>515 S ILLINOIS AVE          | L: 23450<br>B: 7000    |

JUN 21, 2016

|                                                                                            |                                                                                                |                        |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------|
| FIRST UNITED METHODIST<br>CHURCH OF WESLACO<br>520 S ILLINOIS AVE<br>WESLACO TX 78596-6240 | W2300-00-044-0016-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 16<br>513 S ILLINOIS AVE        | L: 23450<br>B: 7000    |
| FIRST UNITED METHODIST CHU<br><br>520 S ILLINOIS AVE<br>WESLACO TX 78596-6240              | W2300-00-044-0017-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 17<br>511 S ILLINOIS AVE        | L: 23450<br>B: 0       |
| ZAMORA MARTIN & MARTHA<br>PO BOX 1157<br><br>WESLACO TX 78599-1157                         | W2300-00-044-0018-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 18<br>509 S ILLINOIS AVE        | L: 23450<br>B: 14071   |
| CASTANEDA, ESTER N<br><br>507 S ILLINOIS AVE<br>WESLACO TX 78596-6239                      | W2300-00-044-0019-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>LT 19<br>507 S ILLINOIS AVE        | L: 23450<br>B: 14470   |
| KEALE NANCY M<br>895 LCR 786<br><br>GROESBECK TX 76642-2222                                | W2300-00-047-0021-01<br>WESLACO ORIGINAL TOWNSITE BLK 47<br>LOTS 21-22<br>605 S ILLINOIS AVE   | L: 53550<br>B: 71063   |
| KEALE NANCY M<br>895 LCR 786<br><br>GROESBECK TX 76642-2222                                | W2300-00-047-0023-00<br>WESLACO ORIGINAL TOWNSITE BLK 47<br>LTS 23,24<br>601 S ILLINOIS AVE    | L: 46900<br>B: 0       |
| ADAME MARIA G & ARTURO A ADAME<br>600 S ILLINOIS AVE<br><br>WESLACO TX 78596-6210          | W2300-00-048-0001-00<br>WESLACO ORIGINAL TOWNSITE BLK 48<br>LTS 1 N10'-2<br>600 S ILLINOIS AVE | L: 26130<br>B: 12169   |
| FIRST BAPTIST CHURCH OF WE<br><br>600 S KANSAS AVE<br>WESLACO TX 78596-6218                | W2300-00-048-0002-00<br>WESLACO ORIGINAL TOWNSITE BLK 48<br>LT S40'-2<br>602 S ILLINOIS AVE    | L: 17420<br>B: 0       |
| GALVAN SANTOS & CRYSTAL<br>604 S ILLINOIS AVE<br><br>WESLACO TX 78596-6210                 | W2300-00-048-0003-00<br>WESLACO ORIGINAL TOWNSITE BLK 48<br>LT 3<br>604 S ILLINOIS AVE         | L: 21775<br>B: 20339   |
| FIRST METHODIST EPISCOPAL<br>520 S ILLINOIS AVE<br><br>WESLACO TX 78596-6240               | W2300-00-043-0010-01<br>WESLACO ORIGINAL TOWNSITE - LOTS<br>10-11 BLK 43<br>520 S ILLINOIS AVE | L: 62500<br>B: 0       |
| WESLACO METHODIST EPISCOPAL<br>CHURCH SOUTH<br>520 S ILLINOIS AVE<br>WESLACO TX 78596      | W2300-00-043-0008-01<br>WESLACO ORIGINAL TOWNSITE - LOTS<br>8-9 BLK 43<br>5205 S ILLIOINIS AVE | L: 62500<br>B: 0       |
| FIRST UNITED METHODIST<br>CHURCH OF WESLACO<br>520 S ILLINOIS AVE<br>WESLACO TX 78596      | W2300-00-044-0012-00<br>WESLACO ORIGINAL TOWNSITE ALL LO<br>TS 12,13 ,14,15,16 & 17 BLK 44     | L: 210000<br>B: 172760 |

JUN 21, 2016

|                                                                          |                                                                         |                       |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------|
| FIRST BAPTIST CHURCH OF<br>600 S KANSAS AVE<br>WESLACO TX 78596-6218     | W2300-00-048-0022-00<br>WESLACO ORIGINAL TOWNSITE LOT 22<br>BLK 48      | L: 32500<br>B: 0      |
| FIRST BAPTIST CHURCH OF<br>600 S KANSAS AVE<br>WESLACO TX 78596-6218     | W2300-00-048-0023-00<br>WESLACO ORIGINAL TOWNSITE LOTS<br>23-24 BLK 48  | L: 65000<br>B: 0      |
| REORGANIZED CHURCH OF JESUS<br>PO BOX 1059<br>INDEPENDENCE MO 64051-0559 | W2300-00-044-0020-00<br>WESLACO ORIGINAL TOWNSITE LOTS 2<br>0-22 BLK 44 | L: 70350<br>B: 175097 |



**ORDINANCE NO. 2016-25**

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 520 S. ILLINOIS AVE., ALSO BEING LOTS 6-11, BLK 43, WESLACO ORIGINAL SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENTS DISTRICT.**

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

**SECTION I:** R-1 Single Family Dwelling District to R-2 Duplex and Apartments District being Lots 6-11, Blk 43, Weslaco Original Subdivision, also being 520 S. Illinois Ave., 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 19<sup>th</sup> day of July, 2016.

**PASSED AND APPROVED** on second reading at a regular meeting of the City Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**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

|                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                                                                                   |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-283 |  |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                             |  |
| <b>Subject:</b><br>Discussion and consideration after public hearing on behalf of Antonio Garcia, Jr. to approve a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Block 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department.) |                 |                                                             |  |
| <b>Background:</b><br>The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2016. Property has been operational with a daycare and is now changing ownership.                                                                                                                |                 |                                                             |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                             |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                    | Term of Impact: | Identified in Current Budget:                               |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Public Hearing                                                                                                                                                                                                                                                                                                                                                  |                 |                                                             |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                               |                 |                                                             |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 20, 2016.                                                                                                 |                 |                                                             |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>Planning and Zoning Commission recommended approval on July 6, 2016.                                                                                                                                                                                                                                                          |                 |                                                             |  |
| Martha Hernandez<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                                                                                                       |                 | Created/Initiated<br>Approved<br>Final Approval             |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                             |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval .                                                                                                                                                                                                                                                                                                                                                                |                 |                                                             |  |
| <b>Attachments, if any:</b><br>Aerial, 122 de los Santos                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                             |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                             |  |

Planning staff will advise applicant.



# Conditional Use Permit

Daycare Facility

## Legend

 122 De Los Santos Street

 122 De Los Santos Street

Texas Blvd.

88

Texas Blvd N

N Missouri Ave

Polanco St

Sgt Rosas St

N Iowa Ave

Sugar Cane Dr

E Sugar Cane Dr

Water Plant Rd

Sugarcane Drive

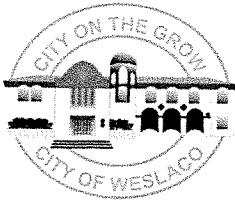
Google earth

© 2016 Google  
© 2016 INEGI



600 ft





## APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 2016-10

### PROPOSED PROJECT

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

Lot 4, 5 Block 5

Subdivision Name Diana Subdivision Unit No. 3

Street Address 122 Delos Santos St.

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request Daycare in use

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

- ☒ \$300.00 non-refundable filing fee.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☒ Note Survey and metes and bounds if the legal description is a portion of a lot.
- ☒ City and school tax receipts attached.
- ☒ I have received a copy of "CUP Application Instructions"

### APPLICANT

Name Antonio Garcia Jr Phone 956-376-7501  
Address 4412 Renee Way Dr. Fax: \_\_\_\_\_  
City Weslaco State TX Zip Code 78596 E-Mail: ericagarcia@yahoo.com

### OWNER

Name Yolanda Rodriguez Phone 956-684-3115  
Address 1108 Cantana Ln Weslaco TX Fax: \_\_\_\_\_  
City Weslaco State TX Zip Code 78596 E-Mail: \_\_\_\_\_

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes \_\_\_\_\_

No ✓

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

Signature

Glenda Rodriguez  
Owner

Date

6-15-16

Signature

Antonio Garcia Jr  
Applicant

Date

6-15-16

Signature

Authorized Agent

Date

#### STAFF USE ONLY

Accepted By mtt

Payment Received By mtt

Date Paid

6/15/16

Notice of Public Hearing Sent to Property Owners Within  
200' of Proposed Site

Date

6/24/16

P & Z Notice of Public Hearing Published in Newspaper

Date

6/20/16

City Commission Notice of Public Hearing Published  
in Newspaper

Date

6/20/16

Presented to P & Z Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date

7/6/16

Presented to City Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date

7/19/16



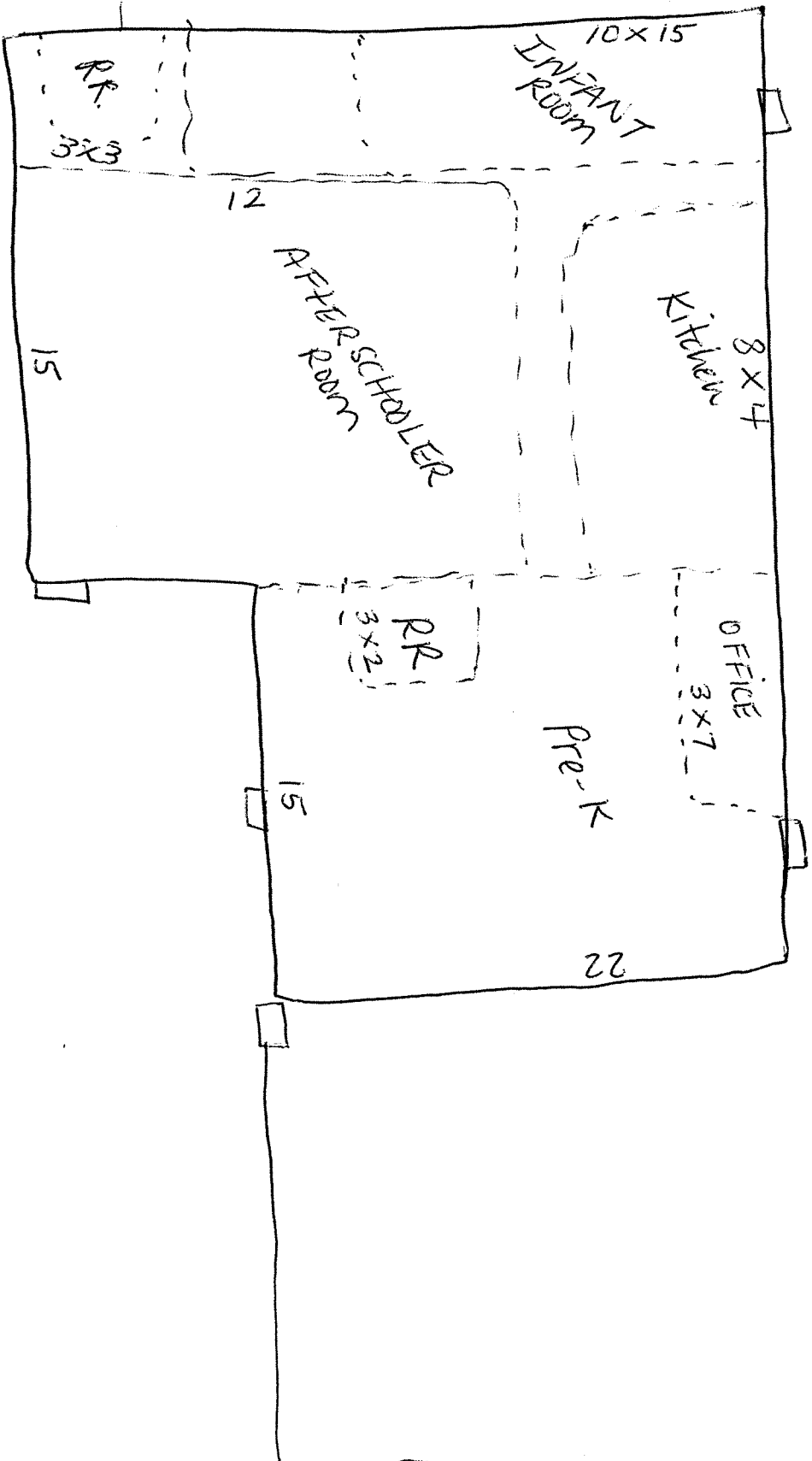
CITY OF WESLACO  
956-968-3181

REC#: 02142755 6/15/2016 2:13 PM  
OPER: KPere TERM: 036  
REF#: 0787

TRAN: 202.0000 CONDITIONAL USE PERM  
Antonio Garcia Jr  
122 De Los Santos  
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CHECK  
APPLIED: 300.00-

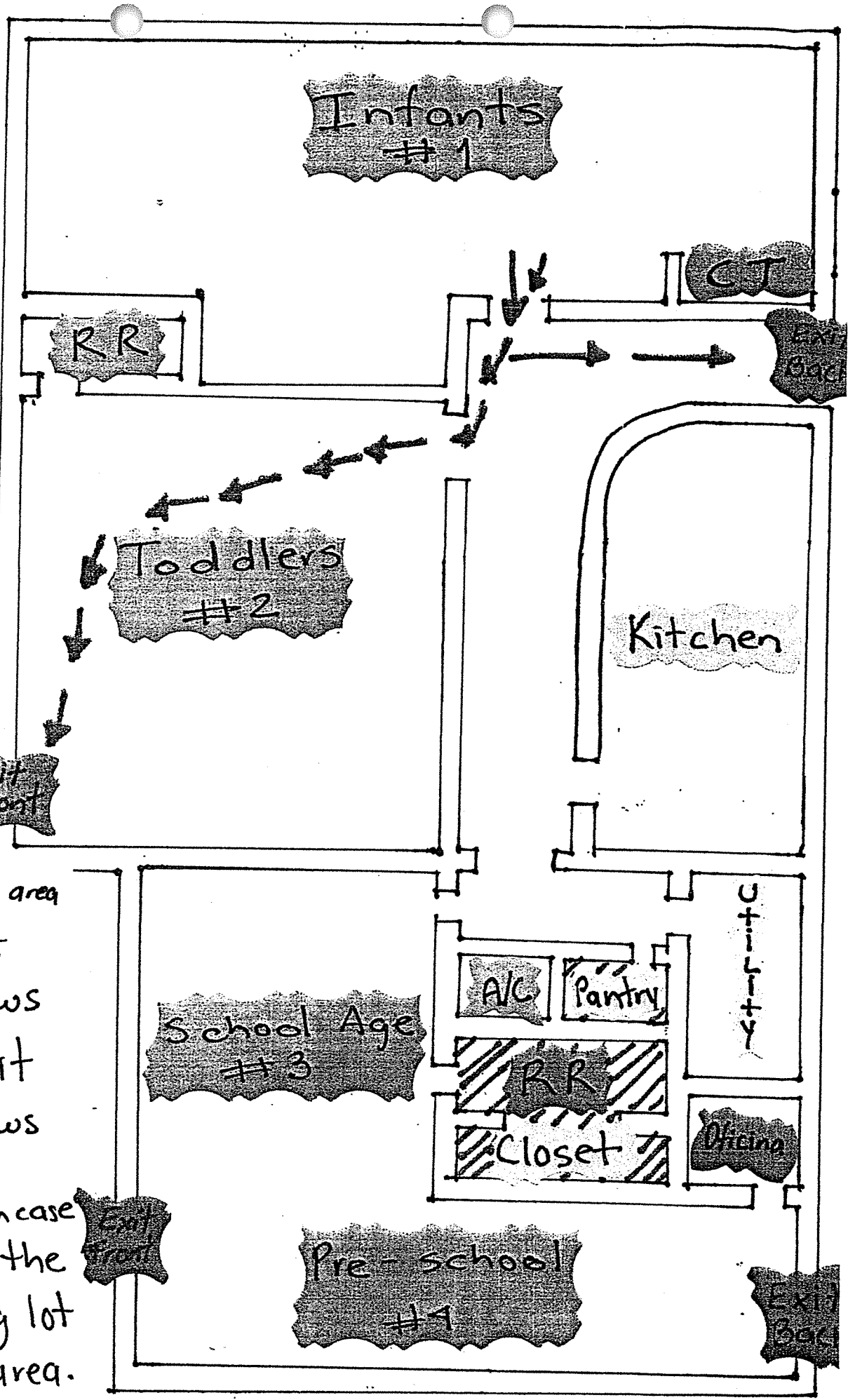
CHANGE:            0.00



Madison's Learning Center

122 De los Santos St.

El Paso, Texas 78596



C.T Change Table

A/C Air Condition

Severe Weather area

Primary Exit

Red Arrows

Secondary Exit

Blue Arrows

The meeting in case of a FIRE it's the church parking lot in the back area.

**CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND**

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa3ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. First United Methodist Church is requesting to rezone 520 S. Illinois Ave., also being Lots 6-11, Blk 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. Antonio Garcia, Jr. is requesting a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Blk 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. Reyna Ortega is requesting a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before July 6, 2016, for the Planning and Zoning Commission and on or before July 19, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

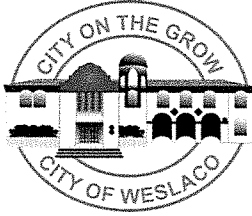
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 06/20/2016

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# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Olga M. Noriega, Mayor Pro-Tem, District 3  
Leo Muñoz, Commissioner, District 1  
Greg Kerr, Commissioner, District 2  
Gerardo "Jerry" Tafolla, Commissioner, District 4  
Letty Lopez, Commissioner, District 5  
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

June 24, 2016

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

### CONDITIONAL USE PERMIT:

Antonio Garcia, Jr. is requesting a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Blk 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

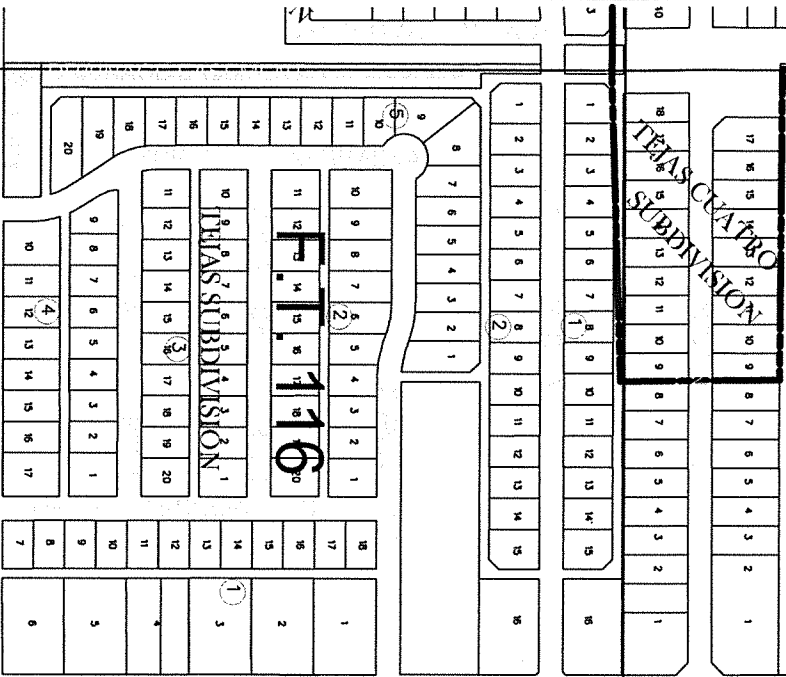
Sincerely,

Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer

MH/mh

APOSTOLIC ASSEMBLY  
CHURCH SUBDIVISION  
(PROPOSED)

TEXAS SUBDIVISION

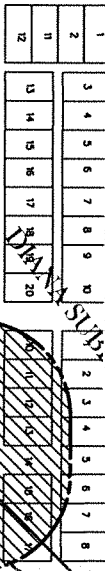


TEXAS BLVD.

AGUILERA MEDICAL  
PLAZA No.2

1 2 3 4 5 6 7 8 9 10 11 12 13

SGT. ROSAS ST.



SITE LOCATION  
200' RADIUS

F.T. 106

SCALE = 1" = 400'



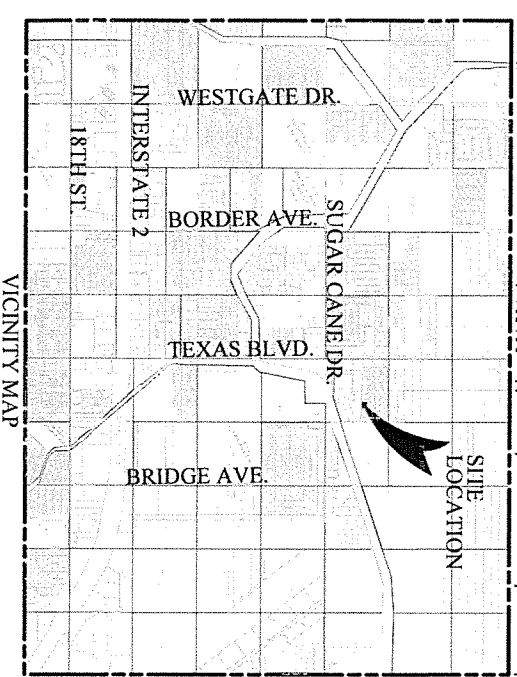
CITY OF WESLACO  
WATER TREATMENT  
PLANT

SUGAR CANE DR.

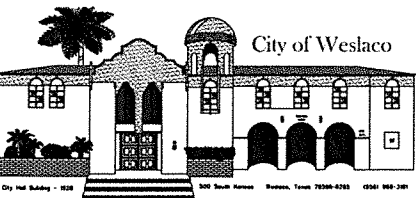
F.T. 1

HERITAGE SQ

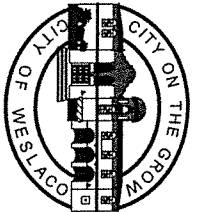
F.T. 28



VICINITY MAP



ANTONIO GARCIA, JR  
122 DE LOS SANTOS ST.  
LOTS 4 & 5 BLOCK 5  
DIANA SUBDIVISION UNIT #3  
CUP: DAYCARE





JUN 22, 2016

|                                                                                               |                                                                      |                      |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------|
| RODRIGURZ NOELDA<br>5502 COCO DR<br>WESLACO TX 78596-4545                                     | D4400-02-004-0002-00<br>DIANA #2 BLK 4 LOT 2<br>314 SGT ROSAS ST     | L: 11400<br>B: 0     |
| GONZALEZ, MANUEL, JR<br>318 SGT ROSAS ST<br>WESLACO TX 78596-8720                             | D4400-02-004-0003-00<br>DIANA #2 BLK 4 LT 3<br>318 SGT ROSAS ST      | L: 11400<br>B: 19013 |
| SALINAS, CONCEPCION ET UX<br>322 SGT ROSAS ST<br>WESLACO TX 78596-8720                        | D4400-02-004-0004-00<br>DIANA #2 BLK 4 LT 4<br>0 ROSA ST             | L: 11400<br>B: 11926 |
| DE LOS SANTOS, EMILIO<br>C/O TOMAS & BERTA SILVA<br>402 SGT ROSAS ST<br>WESLACO TX 78596-8703 | D4400-02-004-0005-00<br>DIANA #2 BLK 4 LOT 5<br>402 SGT ROSAS ST     | L: 11400<br>B: 12885 |
| SALDANA, LEOBARDO JR & ROS<br>404 SGT ROSAS ST<br>WESLACO TX 78596-8703                       | D4400-02-004-0006-00<br>DIANA #2 LOT 6 BLK 4<br>404 SGT ROSAS ST     | L: 11400<br>B: 14297 |
| FABELA DOMINGO & DORA<br>410 SGT ROSAS ST<br>WESLACO TX 78599                                 | D4400-02-004-0007-00<br>DIANA #2 BLK 4 LT 7<br>410 SGT ROSAS ST      | L: 11400<br>B: 9788  |
| GONZALEZ, PORFIRIO & FRANC<br>307 DE LOS SANTOS AVE<br>WESLACO TX 78596                       | D4400-03-004-0010-00<br>DIANA #3 BLK 4 LT 10<br>307 DE LOS SANTOS ST | L: 11400<br>B: 13820 |
| LOERA, BERNARDO ELODIA<br>313 DE LOS SANTOS AVE<br>WESLACO TX 78596-4052                      | D4400-03-004-0011-00<br>DIANA #3 BLK 4 LT 11<br>313 DE LOS SANTOS ST | L: 11400<br>B: 21988 |
| CABRERA ZACARIAS<br>C/O CESAR ORTIZ LIMON &<br>420 E MILE 10 N<br>WESLACO TX 78599-8679       | D4400-03-004-0012-00<br>DIANA #3 BLK 4 LT 12<br>317 DE LOS SANTOS ST | L: 11400<br>B: 37917 |
| CABRERA, GUSTAVO<br>803 IRIS ST<br>WESLACO TX 78596-3728                                      | D4400-03-004-0013-00<br>DIANA #3 BLK 4 LT 13<br>321 DE LOS SANTOS ST | L: 11400<br>B: 33586 |
| GARCIA, MARIA DE JESUS MED<br>PO BOX 1348<br>PROGRESO TX 78579-1348                           | D4400-03-004-0014-00<br>DIANA #3 BLK 4 LT 14<br>401 DE LOS SANTOS ST | L: 11400<br>B: 23118 |
| GOMEZ, JOSE A & MARIA C<br>405 DE LOS SANTOS AVE<br>WESLACO TX 78596-4020                     | D4400-03-004-0015-00<br>DIANA #3 BLK 4 LT 15<br>405 DE LOS SANTOS ST | L: 11400<br>B: 33113 |

JUN 22, 2016

|                                                                             |                                                                                                                     |                       |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------|
| CABRERA ERMELINDA<br>1246 W MILE 14 1/2 N                                   | D4400-03-004-0016-05<br>DIANA #3 - BLK 4 LOT 16                                                                     | L: 11400<br>B: 28753  |
| WESLACO TX 78599-2048                                                       | 0 DE LOS SANTOS ST                                                                                                  |                       |
| CABRERA SIMON & TERESA<br>5121 BLACK ST                                     | D4400-03-004-0017-05<br>DIANA #3 - BLK 4 LOT 17                                                                     | L: 11400<br>B: 15223  |
| WESLACO TX 78599-4193                                                       | 0                                                                                                                   |                       |
| CABRERA, SIMON & TERESA<br>415 DE LOS SANTOS AVE<br>WESLACO TX 78596-4020   | D4400-03-004-0017-5<br>DIANA #3 - BLK 4 LOT 17<br>0 DE LOS SANTOS ST                                                | L: 10020<br>B: 0      |
| ROMO AURORA<br>125 S GUERRA AVE                                             | D4400-03-005-0001-00<br>DIANA #3 BLK 5 LT 1                                                                         | L: 45000<br>B: 23495  |
| WESLACO TX 78596-6327                                                       | 0                                                                                                                   |                       |
| ROMO AURORA<br>125 S GUERRA AVE                                             | D4400-03-005-0002-00<br>DIANA #3 BLK 5 LT 2                                                                         | L: 33000<br>B: 0      |
| WESLACO TX 78596-6327                                                       | 0                                                                                                                   |                       |
| SALAZAR, PABLO, JR<br>118 DE LOS SANTOS AVE<br>WESLACO TX 78596-4025        | D4400-03-005-0003-00<br>DIANA #3 LOT 3 BLK 5                                                                        | L: 11514<br>B: 9421   |
| AMADOR, RAMON & HERLINDA<br>122 DE LOS SANTOS AVE<br>WESLACO TX 78596-4025  | D4400-03-005-0004-00<br>DIANA #3 LOT 4 & 5 BLK 5<br>122 DE LOS SANTOS ST                                            | L: 23028<br>B: 26285  |
| REYES, DOLORES<br>125 DE LOS SANTOS<br>WESLACO TX 78596                     | D4400-03-005-0006-00<br>DIANA #3 BLK 5 LT 6                                                                         | L: 11514<br>B: 21470  |
| RODRIGUEZ, HERMAN & IDA<br>210 DE LOS SANTOS AVE<br>WESLACO TX 78596-4023   | D4400-03-005-0007-00<br>DIANA #3 BLK 5 LT 7<br>210 DE LOS SANTOS ST                                                 | L: 11514<br>B: 15082  |
| FIRST SPANISH ASSM OF GOD<br>606 ELMA ST<br>WESLACO TX 78596-4932           | L1750-00-001-0003-00<br>LA PRIMERA ASAMBLEA DE DIOS LOT<br>3 BLK 1<br>0 SUGARLANE DR                                | L: 17532<br>B: 0      |
| LA PRIMERA ASAMBLEA DE DIOS<br>209 E SUGAR CANE DR<br>WESLACO TX 78599-4032 | W3800-00-107-0000-03<br>WEST TRACT-N1.38AC-S4.38AC-SE5.7<br>7AC A/K/A TR C & N 0.08AC-S4.46A<br>301 E SUGAR CANE DR | L: 40051<br>B: 113292 |
| PRIMERA ASAMBLEA DE DIOS<br>209 E SUGAR CANE DR<br>WESLACO TX 78599-4032    | W3800-00-107-0000-12<br>WEST TRACT-S1.08AC-N1.20AC-SE5.7<br>7AC-A/K/A TR D & S 0.12AC-N1.32A<br>209 E SUGAR CANE DR | L: 31821<br>B: 617738 |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                                                                                 |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-285 |  |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                             |  |
| <b>Subject:</b><br>Discussion and consideration after public hearing on behalf of Reyna Ortega to approve a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Planning and Code Enforcement Department.) |                 |                                                             |  |
| <b>Background:</b><br>The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Thirty-one (31) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2016. Applicant is seeking to expand their current uses and include a daycare program into their operations.                                                                                    |                 |                                                             |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                             |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                  | Term of Impact: | Identified in Current Budget:                               |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Public Hearing                                                                                                                                                                                                                                                                                                                                                |                 |                                                             |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                             |                 |                                                             |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 20, 2016.                                                                                               |                 |                                                             |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br><br>Planning and Zoning Commission recommended approval on July 6, 2016.                                                                                                                                                                                                                                                    |                 |                                                             |  |
| Martha Hernandez<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                                                                                                     |                 | Created/Initiated<br>Approved<br>Final Approval             |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                             |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                               |                 |                                                             |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                             |  |

Aerial, 905 N Texas Blvd

**Responsibilities upon Approval:**

Planning staff will advise applicant.



# Conditional Use Permit

Daycare Facility

## Legend

-  905 Texas Blvd N
-  Feature 2
-  School

W Expy 83

88

W Frontage Rd



Interstate 2

E Frontage Rd

Texas  
Blvd.

Michael St.

905 Texas Blvd N

Pike Boulevard

W Pike Blvd

E Sgt Mc Garcia St

N Morgan Ave

N Outlet Ave

N Kansas Ave

N Illinois Ave

E Esplanada St

N Iowa Ave

E Mesqu

Google earth

© 2016 Google  
© 2016 INEGI

1000 ft







## APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 2016-09

**RECEIVED**

JUN 13 2016

Planning &  
Code Enforcement Dept.

### PROPOSED PROJECT

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

Lot Farm Tract 120 Block 162

Subdivision Name West Tract Subdivision, Llano Grande Grant

Street Address 905 N. Texas Blvd, Weslaco, TX 78596

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request Daycare facility to be opened on school grounds

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

- ☒ \$300.00 non-refundable filing fee.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☐ Survey and metes and bounds if the legal description is a portion of a lot.
- ☐ City and school tax receipts attached.
- ☒ I have received a copy of "CUP Application Instructions"

### APPLICANT

Name Reyna Ortega Phone 956-973-8642

Address 905 N. Texas Blvd Fax: 956-973-0522

City Weslaco State TX Zip Code 78596 E-Mail: rortega@cdobcs.org

### OWNER

Name San Martin de Porres Catholic School Phone 956-973-8642

Address 905 N. Texas Blvd. Fax: 956-973-0522

City Weslaco State TX Zip Code 78596 E-Mail: rortega@cdobcs.org



To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes \_\_\_\_\_

No ☒ \_\_\_\_\_

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

Signature Rayna Ortega  
Owner

Date June 1, 2016

Signature Rayna Ortega  
Applicant

Date June 1, 2016

Signature Rayna Ortega  
Authorized Agent

Date June 1, 2016

#### STAFF USE ONLY

Accepted By MA Payment Received By MA Date Paid 6/13/16

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site

Date 6/24/16

P & Z Notice of Public Hearing Published in Newspaper

Date 6/20/16

City Commission Notice of Public Hearing Published in Newspaper

Date 6/20/16

Presented to P & Z Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date 7/6/16

Presented to City Commission

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Date 7/19/16

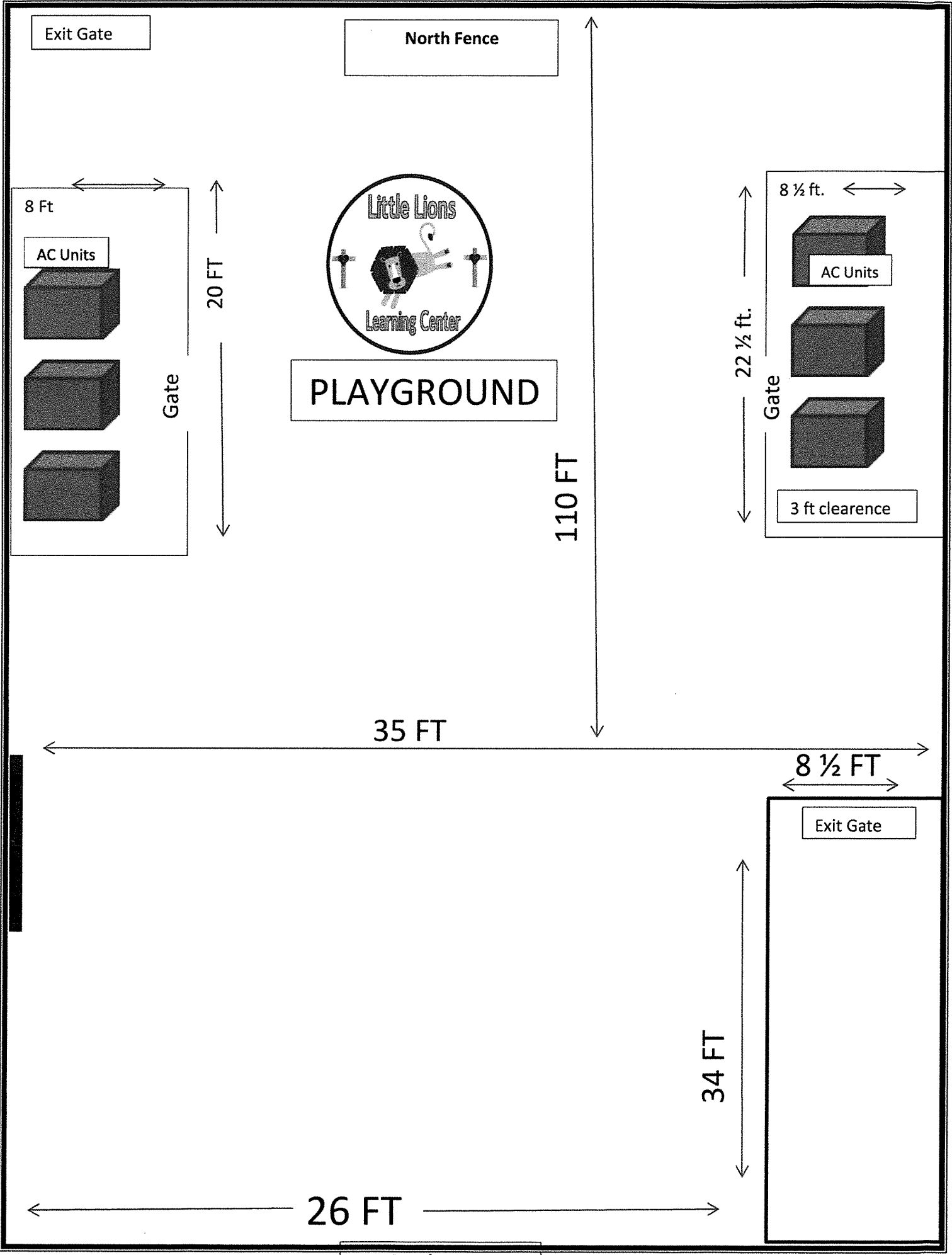
CITY OF WESLACO  
956-968-3181

REC#: 02141651 6/13/2016 9:58 AM  
OPER: DFuga TERM: 006  
REF#: 2246

TRAN: 202.0000 CONDITIONAL USE PERM  
REYNA ORTEGA  
905 N TEXAS BLVD  
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CHECK  
APPLIED: 300.00-

CHANGE: 0.00





City of Weslaco  
Planning & Code Enforcement Department  
(956) 447-3401

GENERAL INSPECTION REPORT

  
INSPECTOR

Date: 1/27/16

Location: 905 North Texas Blvd

Responsible Parties

1. Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

2. Tenant: Susan Garcia or Reyna Ortega Telephone: 973-8642

Address: \_\_\_\_\_

3. Contractor: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

4. Contact: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

TYPE OF INSPECTION

Permit: Facility - Daycare Complaint: \_\_\_\_\_ Pick-up: \_\_\_\_\_

ZONING STATUS

Map \_\_\_\_\_ District <sup>R-1 one family</sup> Dwelling District Conforming Use ☒ Non-Conforming Use ☐

BUILDING STATUS

Before Code \_\_\_\_\_ After Code \_\_\_\_\_ Type \_\_\_\_\_ Class \_\_\_\_\_ Stories \_\_\_\_\_ Fire Limits \_\_\_\_\_

Legal Use or Occupancy \_\_\_\_\_

Actual Use or Occupancy \_\_\_\_\_

Checked by \_\_\_\_\_ Violations of \_\_\_\_\_

SUPERVISOR

I have made an inspection at the premises described above and hereby submit my report and recommendations,

- apply for conditional use permit

WESLACO HEALTH DEPARTMENT

500 SOUTH KANSAS

WESLACO, TEXAS 78596

(956) 973-3123 FAX (956) 973-3128

HEALTH INSPECTION REPORT

DATE: 1/22/16 ☒ INSPECTION ☐ REINSPECTION

FACILITY NAME: San Martin de Porras Catholic School & Daycare

PHYSICAL & MAILING ADDRESS: 905 N 7th St Little Lions Learning Center

PHONE#: \_\_\_\_\_ OWNER/MANAGER: (956) 973-8442

TYPE OF INSPECTION: ☐ ROUTINE ☒ FACILITY  
☐ FINAL ☐ PLAN REVIEW

REMARKS: Approved

☒ COMPLIES WITHIN CODE ☐ DOES NOT COMPLY AT THIS TIME ☐ WILL REINSPECT BY: \_\_\_\_\_

Reyna Ortega  
OWNER/OCCUPANT

[Signature]  
HEALTH INSPECTOR/CODE ENFORCEMENT OFFICER

**WESLACO FIRE MARSHAL'S OFFICE**  
**255 S. Kansas**  
**Weslaco, Texas 78596**  
**(956) 447-3415 Fax (956) 969-4921**

DATE: 06/14/16 OCCUPANCY CLASS: Day Care  
FACILITY NAME: San Martin de Porres Catholic School Day Care Addition  
PHYSICAL & MAILING ADDRESS: 901 N. Texas  
PHONE #: \_\_\_\_\_ OWNER/MANAGER: \_\_\_\_\_

**PLAN REVIEW – CHECK OFF LIST**

|   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|---|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------|
| X |   | Approved as submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | X                      | with notes                   |
| X | A | Illuminated exit signs and emergency lighting shall be combination with 90 minute battery pack back-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                              |
| X | B | All restrooms shall have emergency lighting with 90 minute battery pack back-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                              |
| X | C | Shall provide minimum 5 lb. ABC dry chemical extinguisher at 50' intervals for non-sprinklered building, 75' intervals for sprinklered building, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2012 Edition, Section 906.                                                                                                                                                                                                                                                                                                                            |                        |                              |
|   | D | Shall have fire alarm company submit plans for proposed fire alarm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                              |
| X | E | Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2012 Edition <b>For changes</b>                                                                                                                                                                                                                                                                                                                                                        |                        |                              |
|   | F | Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2012 Edition.                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|   | G | Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2012 Edition, Section 903 & 912 and latest edition of NFPA 13                                                                                                                                                                                                                                                                       |                        |                              |
|   | H | If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2012 Edition, Section 904.                                                                                                                                                                                                      |                        |                              |
|   | I | Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2012 Edition, Section 904.11.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                              |
|   | J | Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.                                                                                                                                                                                                                                                                                                  |                        |                              |
|   | K | Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2012 Edition, Section 903.3.7 and all of section 912, IFC, 2012 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5 inch storz with a 30 to 40 degree downward deflection angle adapter |                        |                              |
|   | L | Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                              |
|   | M | Fire apparatus access road shall comply with IFC 2012 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                              |
| X | N | Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2012 Edition, Section 404.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                              |
|   | O | Shall maintain a clear path for means of egress in the following areas:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                              |
| X | P | Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                              |
|   | Q | Fire wall shall be minimum 1 hour fire rated all the way to the roof deck.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |
|   | R | Shall maintain 44" clearance between aisles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                              |
|   | S | Gated community shall submit specs on gate and shall maintain a 20' clearance on each side of island prior to installation of gate. Shall provide combination for access to subdivision. Shall provide Knox Box Gate Entry System.                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                              |
|   | T | Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|   | U | Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. <a href="http://www.KnoxBox.com">www.KnoxBox.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                              |
|   | V | Shall have Knox FDC 5 inch Storz Caps in place. <a href="http://www.KnoxBox.com">www.KnoxBox.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |
|   | W | Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                        |                              |
|   | X | Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read <b>"No Parking Fire Lane"</b> spaced every 10 to 12 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                              |
|   | Y | Shall submit a complete set of plans for construction to my office for further requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                              |
|   | Z | Shall pay appropriate fees for the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Plan review            | Fire alarm plan review       |
|   |   | Sprinkler system plan review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Aboveground hydro test | Underground hydro test       |
|   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        | Suppression system trip test |
| X | X | Shall have safety caps in place in all electrical outlets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                              |
|   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |
|   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                              |

Asst. Fire Marshal Mike Swinnea  
**FIRE MARSHAL/FIRE INSPECTOR**



**CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND**

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa±ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. First United Methodist Church is requesting to rezone 520 S. Illinois Ave., also being Lots 6-11, Blk 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. Antonio Garcia, Jr. is requesting a Conditional Use Permit to operate a daycare at 122 De Los Santos St., also being Lots 4 and 5, Blk 5, Diana Subdivision Unit #3, Weslaco, Hidalgo County, Texas. Reyna Ortega is requesting a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before July 6, 2016, for the Planning and Zoning Commission and on or before July 19, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

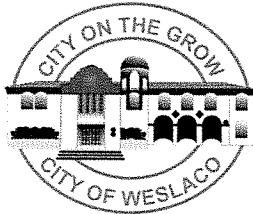
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 06/20/2016

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# City of Weslaco

*"The City on the Grow"*



David Suarez, Mayor  
Olga M. Noriega, Mayor Pro-Tem, District 3  
Leo Muñoz, Commissioner, District 1  
Greg Kerr, Commissioner, District 2  
Gerardo "Jerry" Tafolla, Commissioner, District 4  
Letty Lopez, Commissioner, District 5  
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

June 24, 2016

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 19, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

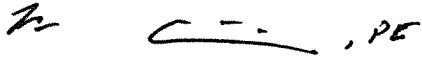
### **CONDITIONAL USE PERMIT:**

Reyna Ortega is requesting a Conditional Use Permit to operate a daycare at 905 N. Texas Blvd., also being 8.11 acres out of Farm Tract 120, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

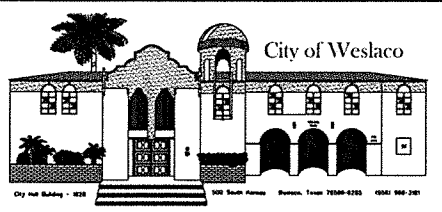
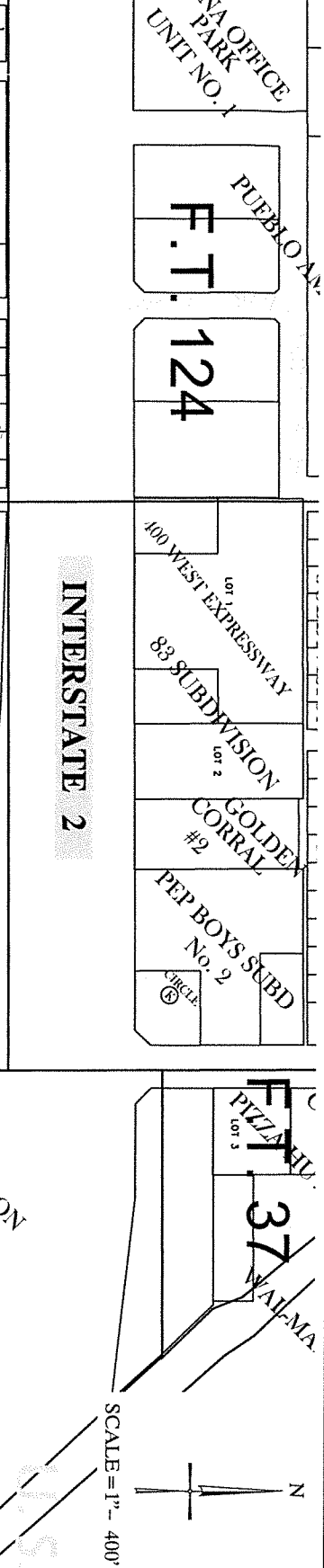
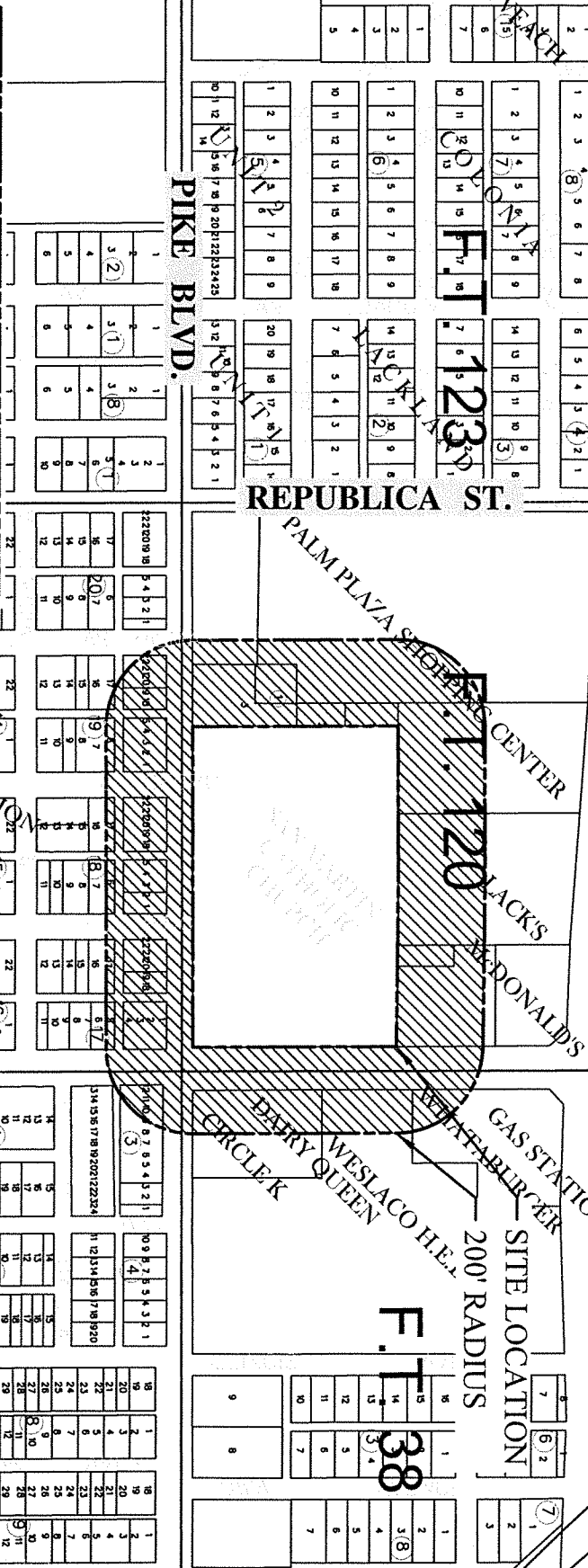
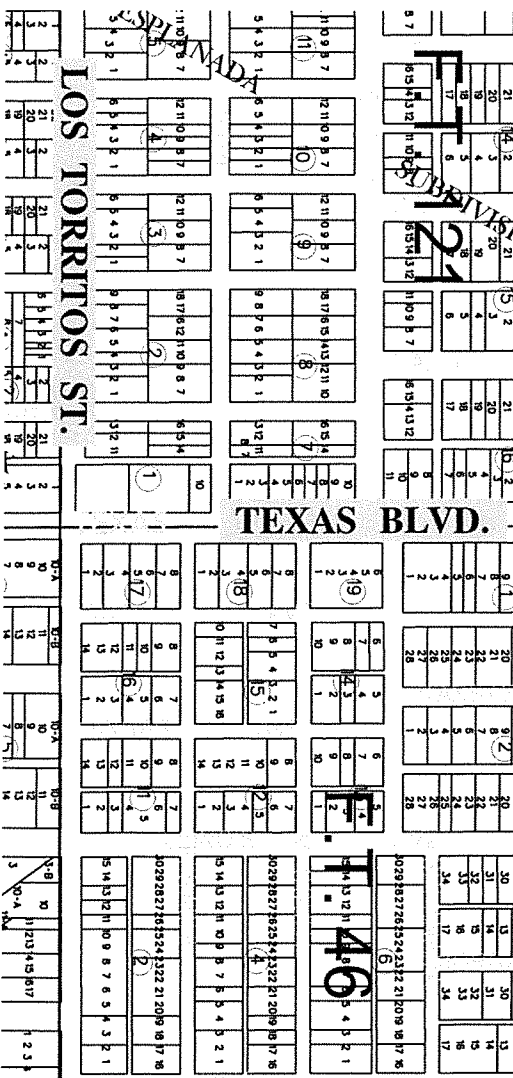
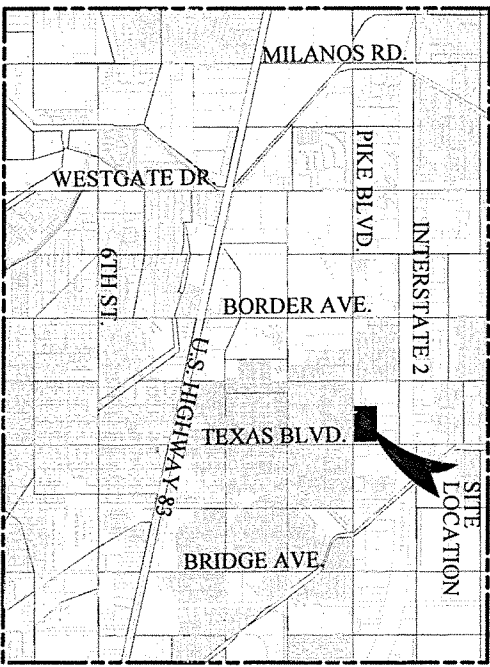
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

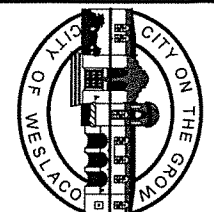
  
Mardoqueo Hinojosa, P.E., CFM  
Planning Director/City Engineer

MH/mh

VICINITY MAP



REYNA ORTEGA  
905 N. TEXAS BLVD.  
8.11 AC OUT OF FARM TRACT 120  
WEST TRACT SUBDIVISION  
CUP: DAYCARE



JUN 23, 2016

|                                                                                                           |                                                                                            |                       |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------|
| BRADBURY, GEORGE L III & M<br>C/O KEITH TAYLOR & ASSOCIATES<br>2130 E CAMINO EL GANADO<br>TUCSON AZ 85718 | E7200-00-017-0001-00<br>ESPLANADA LOTS 1 THRU 4 BLK 17<br><br>817 N TEXAS BLVD             | L: 77000<br>B: 229965 |
| BRADBURY GEORGE L III & MARY<br>C/O MARVIN F POER & COMPANY<br>PO BOX 52427<br>ATLANTA GA 30355-0427      | E7200-00-017-0005-00<br>ESPLANADA LOTS 5, 6 & ADJ ALLEY<br>20X110 BLK 17<br>0 N TEXAS BLVD | L: 53900<br>B: 0      |
| CERDA ANA CELIA<br>AGUSTINA E CERDA<br>808 N PINO ST<br>WESLACO TX 78596-4759                             | E7200-00-017-0016-00<br>ESPLANADA BLK 17 LTS 16-17<br><br>808 N PINO ST                    | L: 26250<br>B: 22093  |
| ARIAS, JOSEPH G & ET AL<br><br>101 W PIKE BLVD<br>WESLACO TX 78596-4744                                   | E7200-00-017-0018-00<br>ESPLANADA LOTS 18-19 BLK 17<br><br>101 W PIKE BLVD                 | L: 21875<br>B: 29577  |
| DAILY, CATARINA<br><br>814 N PINO ST<br>WESLACO TX 78596-4759                                             | E7200-00-017-0020-00<br>ESPLANADA LOTS 20-21-22 BLK 17<br><br>814 N PINO ST                | L: 26250<br>B: 23346  |
| ROBLES HORTENCIA GARZA<br>815 N PINO ST<br><br>WESLACO TX 78596-4758                                      | E7200-00-018-0001-00<br>ESPLANADA LOTS 1-2 BLK 18<br><br>815 N PINO ST                     | L: 17500<br>B: 20345  |
| MARTINEZ CARLOS & DEANNA<br>PO BOX 624<br><br>WESLACO TX 78599-0624                                       | E7200-00-018-0003-00<br>ESPLANADA ALL LOTS 3 THRU 5 BLK<br>18<br>206 W PIKE BLVD           | L: 26250<br>B: 77109  |
| CAVAZOS C & ORFELINDA O<br>811 N PINO ST<br><br>WESLACO TX 78596-4758                                     | E7200-00-018-0006-00<br>ESPLANADA LOTS 6-7 BLK 18<br><br>811 N PINO ST                     | L: 26250<br>B: 31237  |
| MARTINEZ CARLOS C & DEANNA<br>PO BOX 624<br><br>WESLACO TX 78599-0624                                     | E7200-00-018-0016-00<br>ESPLANADA BLK 18 LTS 16-17<br><br>808 N CEDRO ST                   | L: 26250<br>B: 0      |
| CANTU, JULIAN SR, SR<br>C/O JOSE LUIS CANTU<br>4311 R J JOHNS AVE<br>WESLACO TX 78596-2234                | E7200-00-018-0018-00<br>ESPLANADA BLK 18 LTS 18-19-20-21<br>-22<br>215 W PIKE BLVD         | L: 43750<br>B: 27561  |
| MEDINA JUAN M JR<br>3803 CENIZO ST<br><br>MERCEDES TX 78570                                               | E7200-00-019-0001-00<br>ESPLANADA BLK 19 LTS 1-5<br><br>309 W PIKE BLVD                    | L: 68750<br>B: 162032 |
| BRIONES, ELVIRA G<br>C/O SIXTO HERNANDEZ<br>809 N CEDRO ST<br>WESLACO TX 78596-4712                       | E7200-00-019-0006-00<br>ESPLANADA BLK 19 LTS 6-7-8<br><br>809 N CEDRO ST                   | L: 39375<br>B: 19803  |

JUN 23, 2016

|                                                                                                   |                                                                                                                   |                          |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------|
| GARCIA, SAUL & MA VICTORIA<br>810 N PALMAS ST<br>WESLACO TX 78596-4743                            | E7200-00-019-0016-00<br>ESPLANADA BLK 19 LTS 16-17<br>810 N PALMAS                                                | L: 26250<br>B: 15382     |
| MORA MAXIMO ET AL<br>403 W PIKE BLVD<br>WESLACO TX 78596-4750                                     | E7200-00-019-0018-00<br>ESPLANADA BLK 19 LTS 18-19<br>313 W PIKE BLVD                                             | L: 17500<br>B: 0         |
| ZAVALA MARIA A<br>805 N PALMAS ST<br>WESLACO TX 78596-4742                                        | E7200-00-019-0020-00<br>ESPLANADA BLK 19 LTS 20-21-22<br>321 W PIKE BLVD                                          | L: 26250<br>B: 22683     |
| WHATABURGER INC<br>ATT PROPERTY MANAGEMENT<br>300 CONCORD PLAZA DR<br>SAN ANTONIO TX 78216-6903   | F7350-00-011-0001-00<br>FRESNO W25'-LTS 1 & 2; ALL LTS 3<br>& 4 BLK 11 & 20' X 100' ABND AL<br>1004 N TEXAS BLVD  | L: 255000<br>B: 309863   |
| WESLACO PALM PLAZA LTD<br>4515 SAN PEDRO AVE<br>SAN ANTONIO TX 78212-1410                         | P1050-01-001-0001-00<br>PALM PLAZA SHOPPING CENTER UT NO<br>. 1 EXC N96'-W91' LOT 3 BLK 1<br>1025 N TEXAS BLVD    | L: 230778<br>B: 952578   |
| ITHACA INVESTMENT LTD<br>PO BOX 461406<br>SAN ANTONIO TX 78246                                    | P1050-01-001-0003-01<br>PALM PLAZA SHOPPING CENTER UT NO<br>. 1 N96'-W91' LOT 3 BLK 1                             | L: 52416<br>B: 0         |
| H E BUTT GROCERY COMPANY<br>PROPERTY TAX DEPARTMENT<br>PO BOX 839999<br>SAN ANTONIO TX 78283-3999 | W2240-00-000-0000-00<br>WESLACO H. E. B. BEING 8.80AC<br>1008 N TEXAS BLVD                                        | L: 2681985<br>B: 3056649 |
| MORROW-LEVINE FAMILY REV<br>401 KERRIA<br>MCALLEN TX 78501                                        | W3800-00-038-0000-01<br>WEST TRACT N0.64AC-W1.80AC-S330'<br>-W252.52'<br>904 N TEXAS BLVD                         | L: 278720<br>B: 326868   |
| MORROW, RACHEL D & HELEN S<br>401 KERRIA AVE<br>MCALLEN TX 78501-1723                             | W3800-00-038-0000-02<br>WEST TRACT S0.56AC-W1.80AC-S330'<br>-W252.52' FT 38<br>916 N TEXAS BLVD                   | L: 243880<br>B: 211564   |
| SAN MARTIN DE PORRES CHURCH<br>CATHOLIC CHURCH<br>PO BOX 172<br>WESLACO TX 78599-0172             | W3800-00-120-0000-00<br>WEST TRACT BLK FT 120 5.20 AC<br>901 N TEXAS BLVD                                         | L: 1585584<br>B: 2237063 |
| WESLACO PALM PLAZA LTD<br>PO BOX 461406<br>SAN ANTONIO TX 78246-1406                              | W3800-00-120-0000-01<br>WEST TRACT BNG AN IRR TR N688.8'<br>-W1021.05' AKA TR A,B,C & N96'-S<br>1025 N TEXAS BLVD | L: 3462672<br>B: 3582636 |
| WESLACO PALM PLAZA LTD<br>4515 SAN PEDRO AVE<br>SAN ANTONIO TX 78212-1410                         | W3800-00-120-0000-02<br>WEST TRACT S175.2'-W381'-FT 120<br>A/K/A SW PART OF TR A-2 1.53AC G<br>310 PIKE BLVD      | L: 310146<br>B: 698880   |

JUN 23, 2016

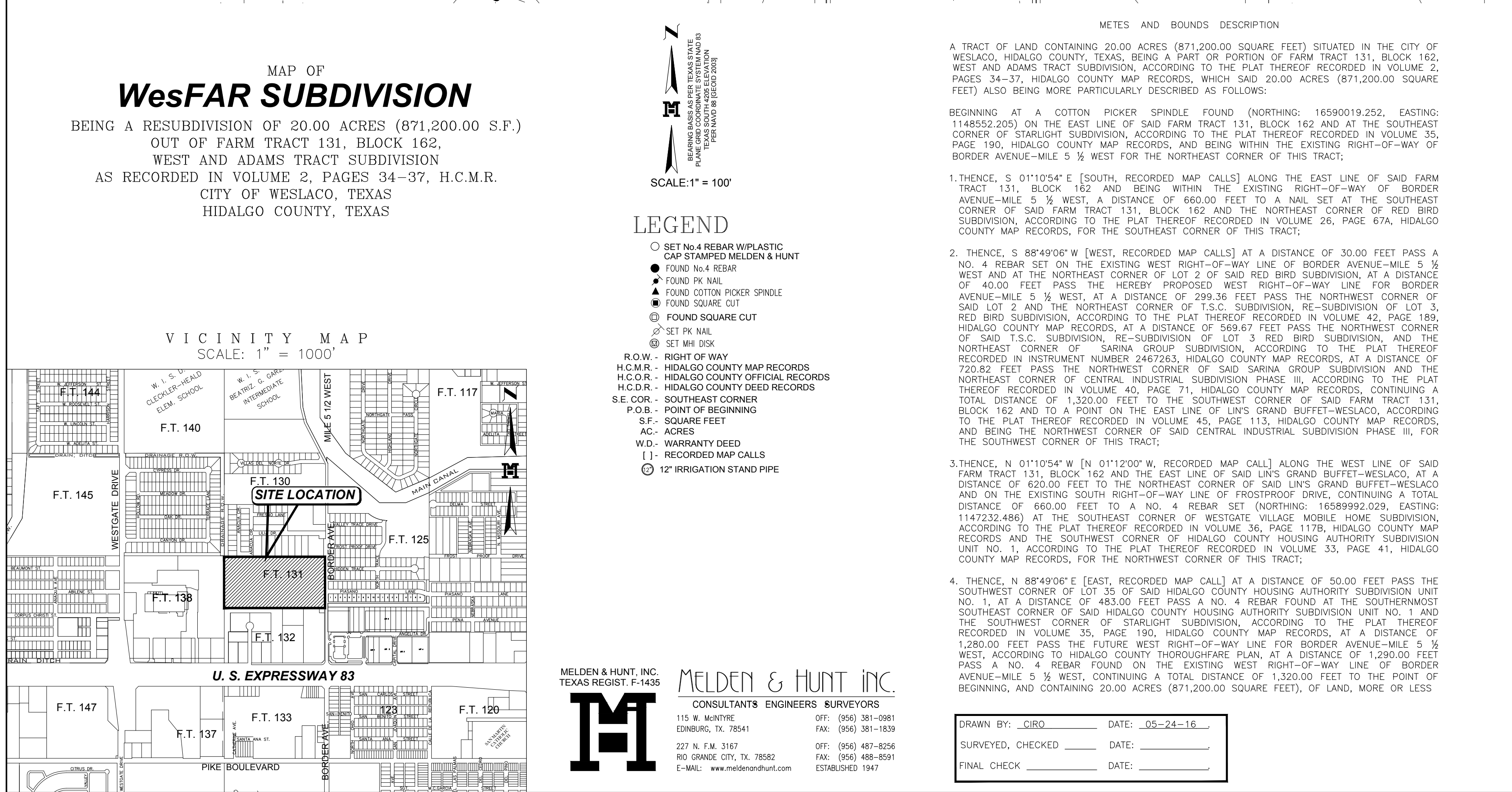
|                                                                                         |                                                                                                                   |                        |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------|
| GRACIA, BERTHA<br>507 CLIFFORD DR<br>WESLACO TX 78596-5760                              | W3800-00-120-0000-04<br>WEST TRACT TR D 1.52 AC EXC 1.38<br>8 AC FT 120 0.132AC GR 0.08AC NE<br>939 S TEXAS       | L: 14675<br>B: 54767   |
| PROVECHO LP<br>5201 TESORO PLAZA<br>LAREDO TX 78041-5752                                | W3800-00-120-0000-05<br>WEST TRACT BNG AN IRR TR N238.5'<br>-S744.9'-E284.82' EXC W50'-S119.<br>1001 N TEXAS BLVD | L: 491360<br>B: 110785 |
| MORROW-LEVINE FAM-REV TRUST<br>C/O RYAN, LLC NO 543<br>PO BOX 06116<br>CHICAGO IL 60606 | W5100-00-003-0001-00<br>WHITE BLK 3 LTS 1 & 4-24<br>811 N TEXAS BLVD                                              | L: 385000<br>B: 999096 |
| MORROW-LEVINE FAM-REV TRUST<br>C/O RYAN, LLC NO 543<br>PO BOX 06116<br>CHICAGO IL 60606 | W5100-00-003-0002-00<br>WHITE BLK 3 LOT 2 & 3<br>811 N TEXAS BLVD                                                 | L: 45750<br>B: 0       |
| VALLEY BELL ENTERPRISES LLC<br>101 E CHEROKEE ST<br>JACKSONVILLE TX 7576                | B2644-00-000-0002-00<br>BERMEA LOT 2<br>1006 N TEXAS                                                              | L: 473010<br>B: 252242 |
| PROVECHO LP<br>5201 TESORO PLZ<br>LAREDO TX 78041-5752                                  | P9256-00-000-0001-00<br>PROVECHO LOT 1                                                                            | L: 236531<br>B: 198793 |
| PROVECHO LP<br>5201 TESORO PLZ<br>LAREDO TX 78041-5752                                  | P9256-00-000-0002-00<br>PROVECHO LOT 2                                                                            | L: 253084<br>B: 317627 |





## Standardized Agenda Request Form

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                            |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-281 |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                               |                 |                                                             |
| <b>Subject:</b><br>Discussion and reconsideration to approve the final plat of WesFar Subdivision, being 20.00 acres being a part or portion of Lot 131, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible action. (Staffed by Planning and Code Enforcement Department.) |                 |                                                             |
| <b>Background:</b><br>Developer is requesting that easements are included in this subdivision to accomodate utility infrastructure.                                                                                                                                                                 |                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                 |                 |                                                             |
| Amount:                                                                                                                                                                                                                                                                                             | Term of Impact: | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                             |                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b><br>Item was approved at May 17, 2016 regular meeting.                                                                                                                                                                  |                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                       |                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>P&Z recommended approval of original plat.                                                                                                                                                             |                 |                                                             |
| Mardoqueo Hinojosa<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                              |                 | Created/Initiated<br>Approved<br>Final Approval             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                       |                 |                                                             |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                          |                 |                                                             |
| <b>Attachments, if any:</b><br>Plat                                                                                                                                                                                                                                                                 |                 |                                                             |
| <b>Responsibilities upon Approval:</b><br>Staff will advise applicant.                                                                                                                                                                                                                              |                 |                                                             |



BY: \_\_\_\_\_ DEPUTY



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                             |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-284 |  |
| <b>From:</b><br>Mardoqueo Hinojosa, Planning Director                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                             |  |
| <b>Subject:</b><br>Discussion and consideration to approve Ordinance 2016-26, amending Ordinance 27-172, codified as Section 134-259 Designation of Truck Routes: <ol style="list-style-type: none"> <li>1. Westgate Drive from Frost Proof Drive to 18<sup>th</sup> Street</li> <li>2. U.S. Business 83 from Midway Road to Mile 2 ½ West</li> <li>3. Farm to Market Road 1015 within City limits</li> <li>4. Farm to Market Road 88/Texas Blvd from 579.65 feet North of 18<sup>th</sup> Street to Mina Street</li> <li>5. 18<sup>th</sup> Street from Westgate Drive to Mile 2 ¾ West Road</li> <li>6. Airport Drive from 18<sup>th</sup> Street to Haggar Avenue</li> <li>7. Border Avenue from Interstate 2 to U.S. Business 83</li> <li>8. Panther Drive the West 900 Feet</li> <li>9. Bridge Avenue from Intertstate 2 to Ballard Street</li> <li>10. Sugarcane Drive from Farm to Market Road 1015 to Joe Stephens Avenue</li> <li>11. Vo-Tech Drive from Interstate 2 to Sugarcane Drive</li> <li>12. Mid Valley Drive</li> <li>13. Venture Drive</li> <li>14. Industrial Drive</li> <li>15. Corporate Drive</li> <li>16. Sugarsweet Avenue</li> <li>17. Ballard Street from Farm to Market Road 88/Texas Blvd to Dolores Huerta Avenue</li> <li>18. Farm to Market Road 88/Texas Blvd from Intertstate 2 to City limits</li> <li>19. Annie Drive</li> <li>20. Garza Avenue from U.S. Business 83 to 2<sup>nd</sup> Street</li> <li>21. Calle De La Republica from Railroad Street to U.S. Business 83</li> <li>22. Illinois Avenue from Interstate 2 to Pike Blvd</li> <li>23. Pike Blvd from Farm to Market Road 1015 to North Airport Drive</li> <li>24. Pike Blvd from Illinois Avenue to Farm to Market Road 88/Texas Blvd</li> <li>25. Milanos Road from U.S. Business 83 to Interstate 2</li> <li>26. Pike Blvd from Westgate Drive to Milanos Road</li> <li>27. Interstate 2 within City limits</li> </ol> <p>First Reading of Ordinance 2016-26. Possible action. (Staffed by Planning and Code Enforcement Department.)</p> |                 |                                                             |  |
| <b>Background:</b><br>Ordinance was last amended in 1999 Since then, City has grown and limits must be updated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                             |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                             |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Term of Impact: | Identified in Current Budget:                               |  |

**Additional Action Prompted:**

Mayor's Signature

Ordinance - First Reading

Ordinance - Final Reading

**If item previously considered, provide date and action by Commission:****If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:****Advisory Review, if any** (name of board/committee, date of action, recommendation):

Mardoqueo Hinojosa

Created/Initiated

Mardoqueo Hinojosa

Approved

Mike Perez

Final Approval

**City Manager Comments:****Staff Recommendation:**

Staff recommends approval.

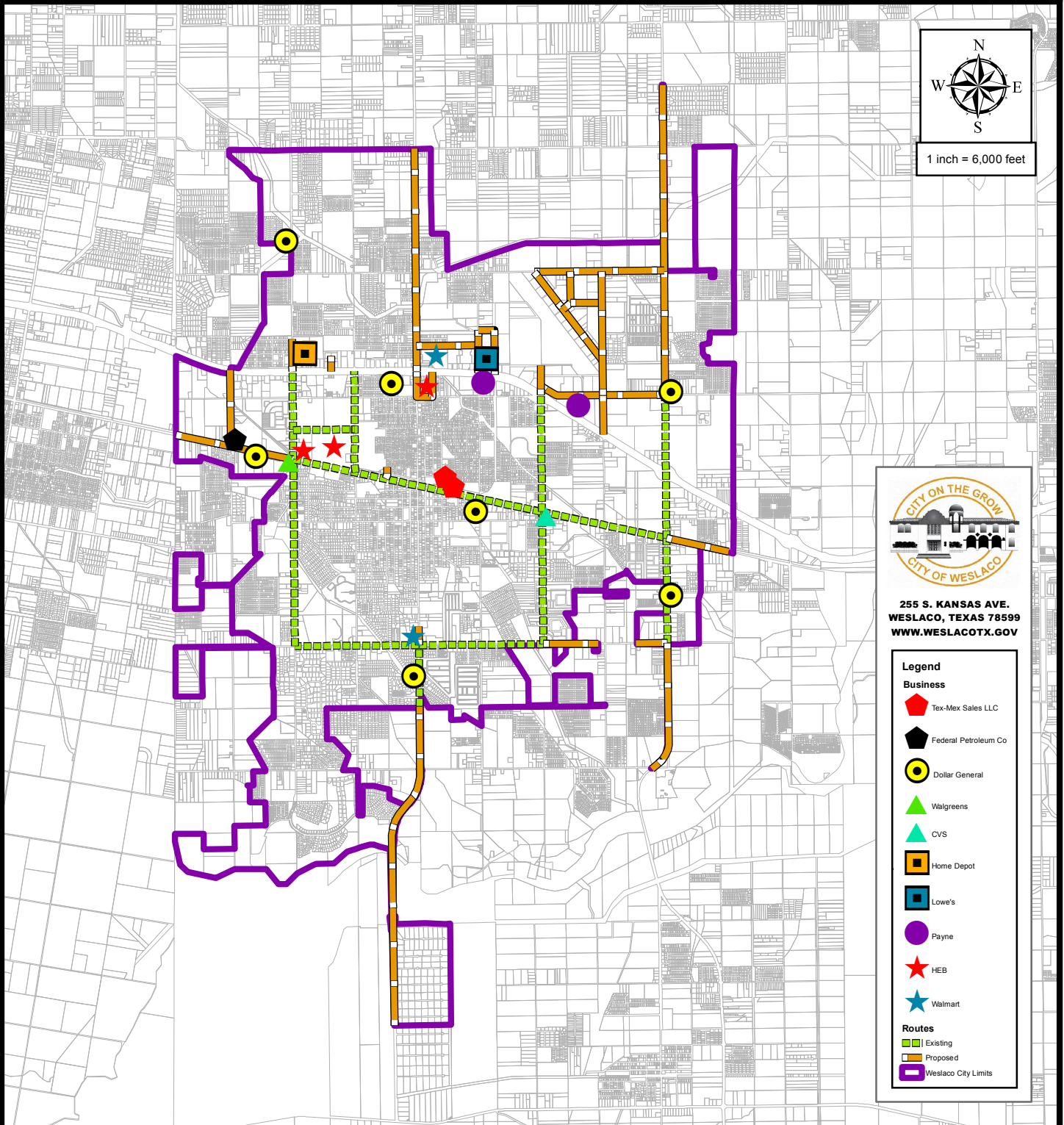
**Attachments, if any:**

Exhibit, Exhibit 2, Ordinance 2016-26

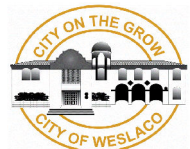
**Responsibilities upon Approval:**

Staff will enforce ordinance.

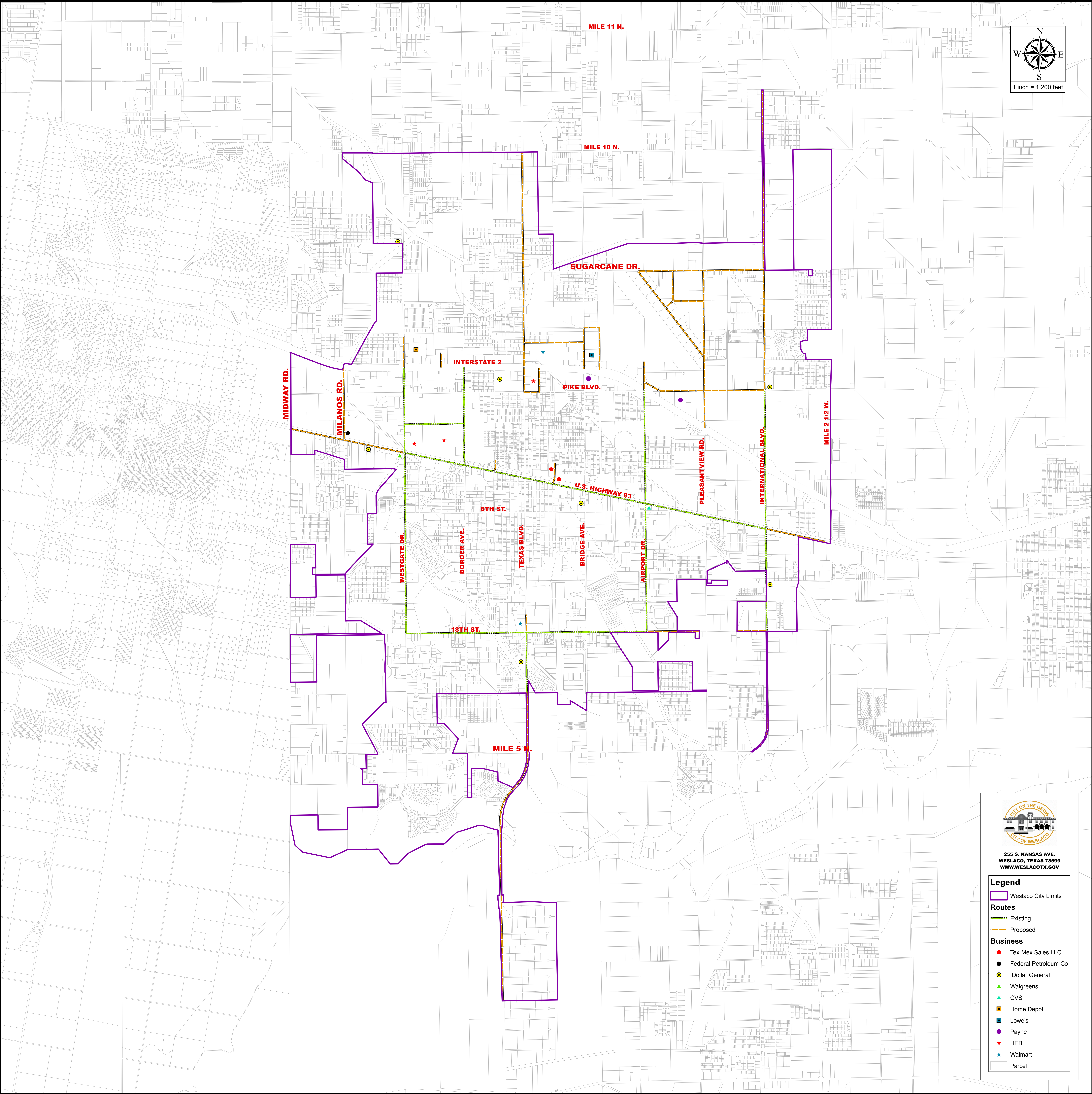




## TRUCK ROUTES







TRUCK ROUTES





## **ORDINANCE 2016-26**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 1984-43, THE CITY OF WESLACO TRUCK ROUTES ORDINANCE; CODIFIED AS ARTICLE V SOF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.**

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

### **SECTION I.**

Ordinance 1984-43 passed and approved on November 16, 1984 as “Truck Routes Ordinance” and Codified as Article V of the Weslaco Code of Ordinances is hereby amended.

### **SECTION II.**

After second and final reading of this Ordinance the amended Truck Routes ordinance sections will be adopted and codified as Article V of the Weslaco Code of Ordinances and said Chapter shall read as follows:

## **ARTICLE V TRUCK ROUTES**

### **SECTION 134-259 Designation of Routes**

1. Westgate Drive from Frost Proof Drive to 18<sup>th</sup> Street
2. U.S. Business 83 from Midway Road to Mile 2 ½ West
3. Farm to Market Road 1015 within City limits
4. Farm to Market Road 88/Texas Blvd from 579.65 feet North of 18<sup>th</sup> Street to Mina Street
5. 18<sup>th</sup> Street from Westgate Drive to Mile 2 ¾ West Road
6. Airport Drive from 18<sup>th</sup> Street to Haggar Avenue
7. Border Avenue from Interstate 2 to U.S. Business 83
8. Panther Drive the West 900 Feet
9. Bridge Avenue from Intertstate 2 to Ballard Street
10. Sugarcane Drive from Farm to Market Road 1015 to Joe Stephens Avenue
11. Vo-Tech Drive from Interstate 2 to Sugarcane Drive
12. Mid Valley Drive
13. Venture Drive
14. Industrial Drive
15. Corporate Drive
16. Sugarsweet Avenue
17. Ballard Street from Farm to Market Road 88/Texas Blvd to Dolores Huerta Avenue
18. Farm to Market Road 88/Texas Blvd from Intertstate 2 to City limits
19. Annie Drive

20. Garza Avenue from U.S. Business 83 to 2<sup>nd</sup> Street
21. Calle De La Republica from Railroad Street to U.S. Business 83
22. Illinois Avenue from Interstate 2 to Pike Blvd
23. Pike Blvd from Farm to Market Road 1015 to North Airport Drive
24. Pike Blvd from Illinois Avenue to Farm to Market Road 88/Texas Blvd
25. Milanos Road from U.S. Business 83 to Interstate 2
26. Pike Blvd from Westgate Drive to Milanos Road
27. Interstate 2 within City limits

**PASSED AND APPROVED** on first reading at a regular meeting of the City Commission this 19th day of July, 2016.

**PASSED AND APPROVED** on second reading at a regular meeting of the City Commission this \_\_\_\_ day of \_\_\_\_\_, 2016.

**CITY OF WESLACO**

---

David Suarez, **MAYOR**

**ATTEST:**

---

Elizabeth Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

---

Juan E. Gonzalez, **CITY ATTORNEY**



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                               |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-288 |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                           |                 |                                                             |
| <b>Subject:</b><br>Discussion and Consideration to approve Ordinance 2016-27, amending Ordinance number 2014-24, the City of Weslaco streets and sidewalks ordinance; codified as Chapter 118 of the Weslaco Code of Ordinances, adopting new regulations. First Reading of Ordinance 2016-27. Possible action. (Staffed by Planning and Code Enforcement Department.) |                 |                                                             |
| <b>Background:</b><br>Staff is proposing to amend Ordinance 2014-24 the streets and sidewalks ordinance to except R-3 Rural District zoned areas and areas where storm sewer improvement do not exist.                                                                                                                                                                 |                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                    |                 |                                                             |
| Amount:                                                                                                                                                                                                                                                                                                                                                                | Term of Impact: | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Ordinance - First Reading<br>Ordinance - Final Reading                                                                                                                                                                                                                                                      |                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                           |                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                          |                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                              |                 |                                                             |
| Rebekah De La Fuente<br>Mardoqueo Hinojosa<br>Mike Perez                                                                                                                                                                                                                                                                                                               |                 | Created/Initiated<br>Approved<br>Final Approval             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                          |                 |                                                             |
| <b>Staff Recommendation:</b><br>Staff recommends approval of the amendment to the ordinance                                                                                                                                                                                                                                                                            |                 |                                                             |
| <b>Attachments, if any:</b><br>Ordinance 2016-27, Exhibit                                                                                                                                                                                                                                                                                                              |                 |                                                             |
| <b>Responsibilities upon Approval:</b><br>Staff will enforce ordinance.                                                                                                                                                                                                                                                                                                |                 |                                                             |

## **ORDINANCE 2016-27**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 2014-24, THE CITY OF WESLACO STREETS AND SIDEWALKS ORDINANCE; CODIFIED AS CHAPTER 118 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.**

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

### **SECTION I.**

Ordinance 2014-24 passed and approved on December 16, 2014 as “Streets and Sidewalks Ordinance” and Codified as Chapter 118 of the Weslaco Code of Ordinances is hereby amended.

### **SECTION II.**

After second and final reading of this Ordinance the amended ordinance section will be adopted and codified as Section 118 of the Weslaco Code of Ordinances and said Section 118-07 shall read as follows:

## **STREETS AND SIDEWALKS ORDINANCE**

### **Sec. 118.07 Special provisions**

- a) R-3 Rural District areas and areas where storm sewer improvement does not exist are except from all sidewalk requirements at the approval of the Planning & Code Enforcement Director or their designee.
- b) All other special conditions which exist where the construction of sidewalks is infeasible, unnecessary or undesirable, and such conditions have been verified by city staff, the sidewalk requirement may be waived. Such waivers shall be only granted by the board of adjustments and upon submission of an application requesting a hearing before the board of adjustments.

**PASSED AND APPROVED** on first reading at a regular meeting of the City Commission this 19<sup>th</sup> day of July, 2016.

**PASSED AND APPROVED** on second reading at a regular meeting of the City Commission this \_\_\_\_ day of \_\_\_\_\_, 2016.

**CITY OF WESLACO**

---

David Suarez, **MAYOR**

**ATTEST:**

---

Elizabeth M. Walker, **CITY SECRETARY**

**APPROVED AS TO FORM:**

---

Juan E. Gonzalez, **CITY ATTORNEY**





07.12.2016 14:49





## Standardized Agenda Request Form

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-290 |
| <b>From:</b><br>Andrew Muñoz, Airport Director                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |
| <b>Subject:</b><br>Discussion and consideration to approve the submission of the Weslaco Mid Valley Airport's Capital Improvement Plan to the Texas Department of Transportation - Aviation Division and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport .)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |
| <b>Background:</b><br><p>The Mid Valley Airport staff is respectfully requesting authorization to submit the Three to Five year Capital Improvement Plan to the Texas Department of Transportation – General Aviation Division (TxDOT). As the TxDOT General Aviation Division has no formal application process for capital grants, they do require a Letter of Intent be filed annually stating upcoming and/or planned Capital Improvement Projects for general aviation airports. Once received, TxDOT reviews and ranks the requests and as funding becomes available, projects are negotiated and grant agreements are executed.</p> <p>The Letter of Intent is non-binding and can be revised as needed. No local match funds are currently budgeted for the proposed projects. Funding ratios will range from 90/10 to a 50/50 local match contribution depending on the approved projects. These ratios are negotiated with local agencies once a project is selected for funding.</p> <p>On July 14, 2015, airport staff presented to the Airport Advisory Committee the following projects for consideration:</p> <p>Airport Master Plan Update to refine long term airport needs. The previous plan was completed in 2001.</p> <p>Apron expansion to the south of the existing terminal area next to the current U.S. Customs and Border Patrol (CBP) station.</p> <p>Relocation of existing Airport Rotating Beacon and Automated Weather Observation System (AWOS) to allow for development airport property</p> <p>Fuel Farm/Self Serve relocation to maximize apron space in current terminal area.</p> <p>Land acquisition to the north to include control of Runway Protection Zone (RPZ) and Approach Lighting Systems (ALS) for Runway 14/32 Taxiway and Taxiway rehabilitation and reconstruction where needed</p> <p>Parallel Taxiway addition/expansion on west side of airport enhance access for redevelopment area</p> <p>Replacement of runway edge lighting system (MIRL) and Precision Approach Path</p> |                                                             |

|                                                                                                                                                                                                       |                              |                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Indicators (PAPI)</b><br><br>The Airport Advisory Committee unanimously approved staff's recommendation. Staff recommends approval.                                                                |                              |                                                                                                                                                                   |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                   |                              |                                                                                                                                                                   |
| Amount:<br>\$0.00                                                                                                                                                                                     | Term of Impact: 3 to 5 years | Identified in Current Budget: Proposed projects are currently not budgeted until selected by TxDOT for funding. Possible 90/10 to 50/50 local match contribution. |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                               |                              |                                                                                                                                                                   |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                          |                              |                                                                                                                                                                   |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                         |                              |                                                                                                                                                                   |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>This item was presented to the Airport Advisory Committee on July 14, 2016 and was approved unanimously. |                              |                                                                                                                                                                   |
| Andrew Muñoz<br>Mike Perez                                                                                                                                                                            |                              | Created/Initiated<br>Final Approval                                                                                                                               |
| <b>City Manager Comments:</b>                                                                                                                                                                         |                              |                                                                                                                                                                   |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                            |                              |                                                                                                                                                                   |
| <b>Attachments, if any:</b><br>CIP Letter of Intent, Proposed Airport Improvements                                                                                                                    |                              |                                                                                                                                                                   |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                |                              |                                                                                                                                                                   |

July 19, 2016

Mr. Greg Miller  
Director of Planning  
**TxDOT Aviation Division**  
125 E. 11<sup>th</sup> Street  
Austin, Texas 78701-2483

via email only  
[greg.miller@txdot.gov](mailto:greg.miller@txdot.gov)

**Re: Welsaco Mid Valley Airport  
Letter of Interest for Airport Improvement Projects**

Dear Mr. Miller:

The City of Weslaco and the Mid-Valley Regional Airport (Airport) are interested in undertaking airport improvement projects. Please consider this letter the City's Letter of Interest for state airport improvement projects as detailed below.

The City and the Airport, with the support of TxDOT Aviation, are undertaking a significant amount of work at the Airport. Recent completion of apron and runway pavement rehabilitation enhanced our airside facilities and we are currently in the process of a 1,000 foot runway extension. Coupled with planning support from an ongoing Business Development Plan and Drainage Master Plan, the airport has never been more prepared to implement projects to help meet the aviation needs of the entire Rio Grande Valley into the future.

The Vision for Mid Valley Airport, as identified in the current Airport Business Plan, states that by 2025, the Mid Valley Airport will become an active and economically vibrant regional contributor to the entire Rio Grande Valley, which is anticipated to grow to over 1.6 million people in 2020. With its central location in the Valley, the City of Weslaco reaches a population of over 500,000 within a 30-mile radius and is primed to be the corporate general aviation airport for the entire Valley.

The City requests that TxDOT Aviation accepts this letter as the City of Weslaco's letter of Interest for a T-hangar project and related taxiway and apron improvements. The project will need to include all necessary hangar access taxiways, drainage improvements and utilities. Economic development in and surrounding Weslaco has created a demand for hangars at the Airport. The addition of new hangars will create immediate income for the Airport in airplane storage leases and fuel sales and compliment the recommendations from the recent Airport Business Plan.

Additionally, there are several anticipated airport improvements needed over the next few years. The City of Weslaco would like consideration of including the following projects in the Aviation Capital Improvement Program (ACIP) or other eligible grant programs:

- Airport Master Plan Update to refine long term airport needs. The previous plan was completed in 2001.
- Apron expansion to the south of the existing terminal area next to the current U.S. Customs and Border Patrol (CBP) station.
- Relocation of existing Airport Rotating Beacon and Automated Weather Observation System (AWOS) to allow for development airport property
- Fuel Farm/Self Serve relocation to maximize apron space in current terminal area.
- Land acquisition to the north to include control of Runway Protection Zone (RPZ) and Approach Lighting Systems (ALS) for Runway 14/32
- Taxiway and Taxilane rehabilitation and reconstruction where needed
- Parallel Taxiway addition/expansion on west side of airport enhance access for redevelopment area
- Replacement of runway edge lighting system (MIRL) and Precision Approach Path Indicators (PAPI)

Please accept this letter as a Letter of Interest for airport improvement project to design and construct a T-hangar, hangar access taxilanes and related infrastructure. Please do not hesitate to contact me if you have any questions or comments.

Respectfully,

**City of Weslaco**

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David Suarez  
Mayor

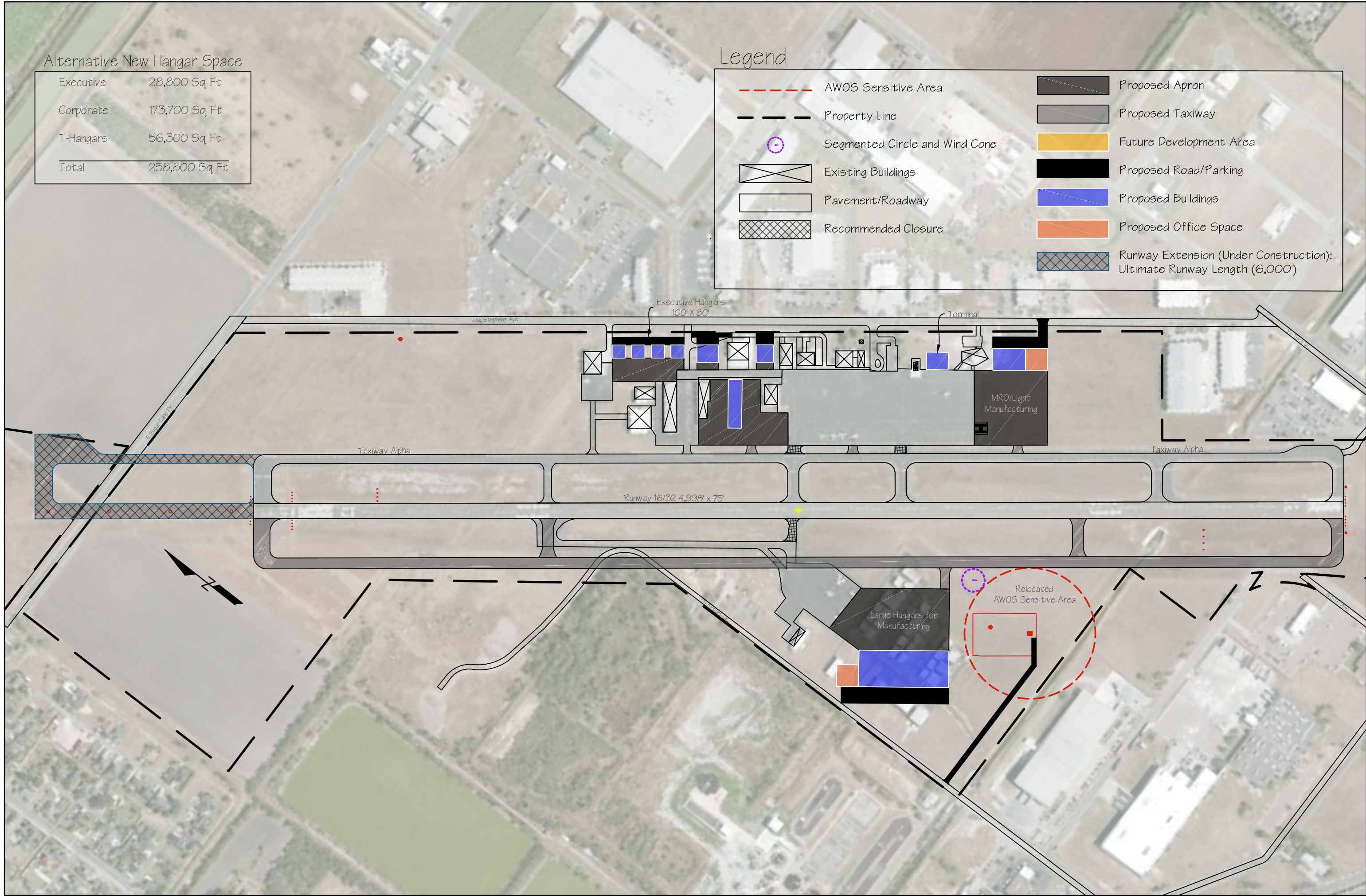
Cc: Dave Fulton, Director, TxDOT Aviation  
Michelle Hannah, Project Manager, TxDOT Aviation  
Mike R. Perez, City Manager, City of Weslaco  
Andrew Muñoz, Airport Manager, Mid Valley Airport



| Alternative New Hangar Space |               |
|------------------------------|---------------|
| Executive                    | 28,800 Sq Ft  |
| Corporate                    | 173,700 Sq Ft |
| T-Hangars                    | 56,300 Sq Ft  |
| Total                        | 258,800 Sq Ft |

Legend

- AWOS Sensitive Area
- Property Line
- Segmented Circle and Wind Cone
- Existing Buildings
- Pavement/Roadway
- Recommended Closure
- Proposed Apron
- Proposed Taxiway
- Future Development Area
- Proposed Road/Parking
- Proposed Buildings
- Proposed Office Space
- Runway Extension (Under Construction):  
Ultimate Runway Length (6,000')







## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                 |                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-303 |
| <b>From:</b><br>Andrew Muñoz, Airport Director                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                 |                                                             |
| <b>Subject:</b><br>Discussion and consideration to transfer the airport lease agreement for Mr. Joe Marroquin D/B/A Marroquin Aviation Maintenance to Mr. Jeremy Reiley D/B/A as Rio Aviation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                 |                                                             |
| <b>Background:</b><br>In July 2015, the City Commission entered into a lease hanger agreement, a city owner hanger (B), with Mr. Joe Marroquin D/B/A Marroquin Aviation Maintenance for a period of five (5) years.<br><br>The effective start date of the contract was July 2015 to August 2020, with a monthly payment of \$750 or \$0.17 per square foot. The hanger is city owned and is approximately 2,500 square feet.<br><br>Mr. Marroquin has expressed his interest in transferring the lease to Mr. Jeremy Reiley from Harlingen, Texas due to financial reasons. Airport Staff has met with Mr. Reiley and he is aware he would be assuming the lease in its current form and receiving the hanger "As-Is." |                                                 |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |                                                             |
| Amount:<br>\$750.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Term of Impact: 5 Year Lease Agreement          | Identified in Current Budget: Hanger Revenue                |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                 |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                 |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The item has not been presented to the Airport Advisory Board. Lease Agreements are typically not discussed on the advisory board level due to the tenant's confidential information.                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                 |                                                             |
| Elizabeth Walker<br>Andrew Muñoz<br>Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Created/Initiated<br>Approved<br>Final Approval |                                                             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                 |                                                             |

|                                        |
|----------------------------------------|
| <b>Staff Recommendation:</b>           |
| Airport staff recommends approval.     |
| <b>Attachments, if any:</b>            |
| <b>Responsibilities upon Approval:</b> |



# Standardized Agenda Request Form

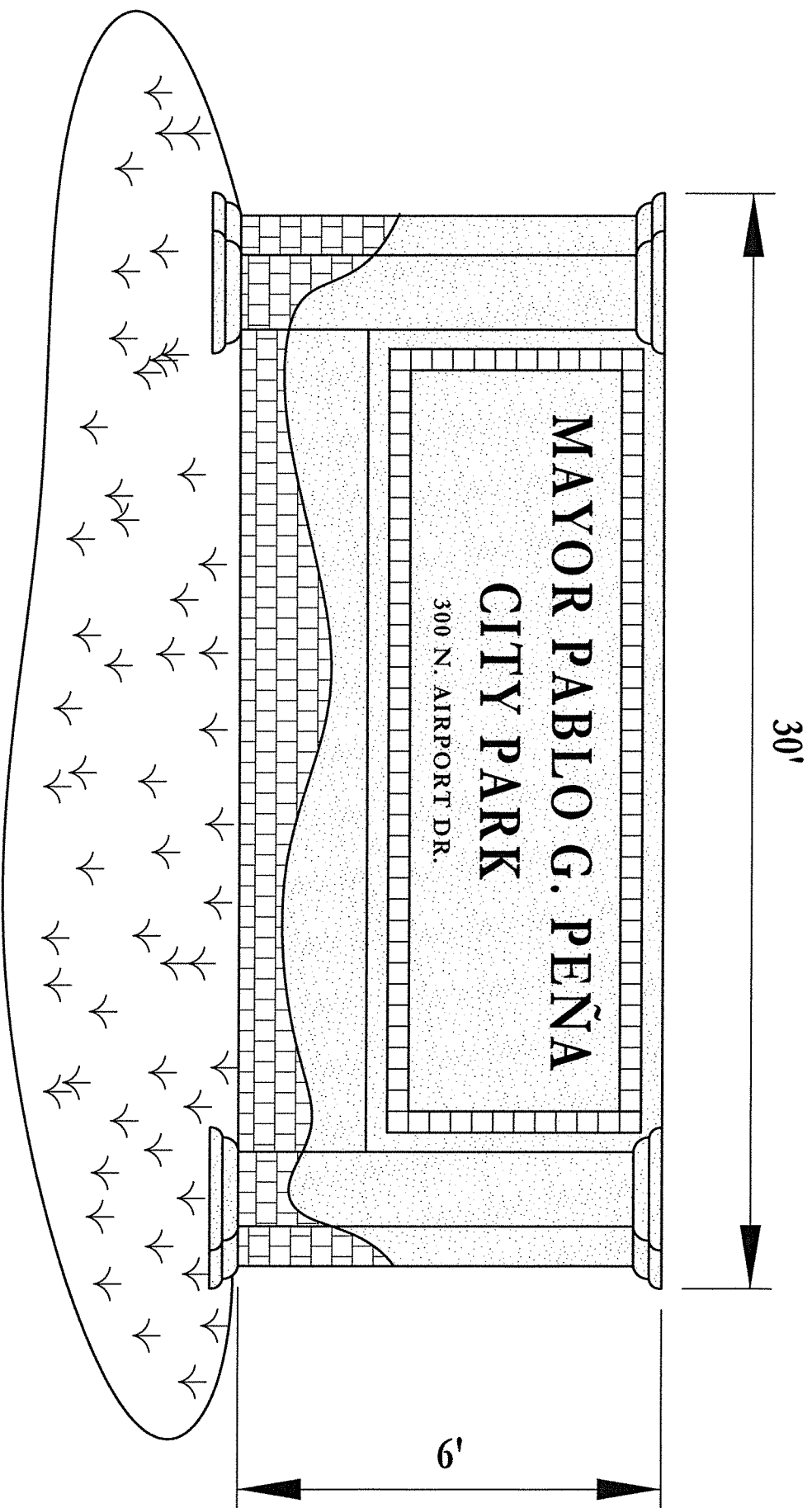
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-304 |
| <b>From:</b><br>Stephen Mayer, Police Chief                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                                                             |
| <b>Subject:</b><br>Discuss and consideration to approve adding a rank position to the supervisory structure of the Weslaco Police Department, adding a lieutenant position to the Criminal Investigation Division. Possible action. (Staffed by Police Department.)                                                                                                                                                                                                                                                                                |                   |                                                             |
| <b>Background:</b><br>At the Weslaco Police Department it is our intention to provide the best quality of service possible to the citizens of Weslaco. Of utmost importance is the level of service provided to the victims of crime. The Criminal Investigation Division plays a major role in accomplishing this goal. Facilitating these high expectations from this division requires audits, inspections, and personal oversight from supervision. The addition of a lieutenant position will allow for greater oversight and accountability. |                   |                                                             |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |                                                             |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Term of Impact:   | Identified in Current Budget:                               |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                      |                   |                                                             |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |                                                             |
| Elizabeth Walker                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Created/Initiated |                                                             |
| Stephen Mayer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Approved          |                                                             |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Final Approval    |                                                             |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |                                                             |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |                                                             |
| <b>Attachments, if any:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                                                             |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                                                             |



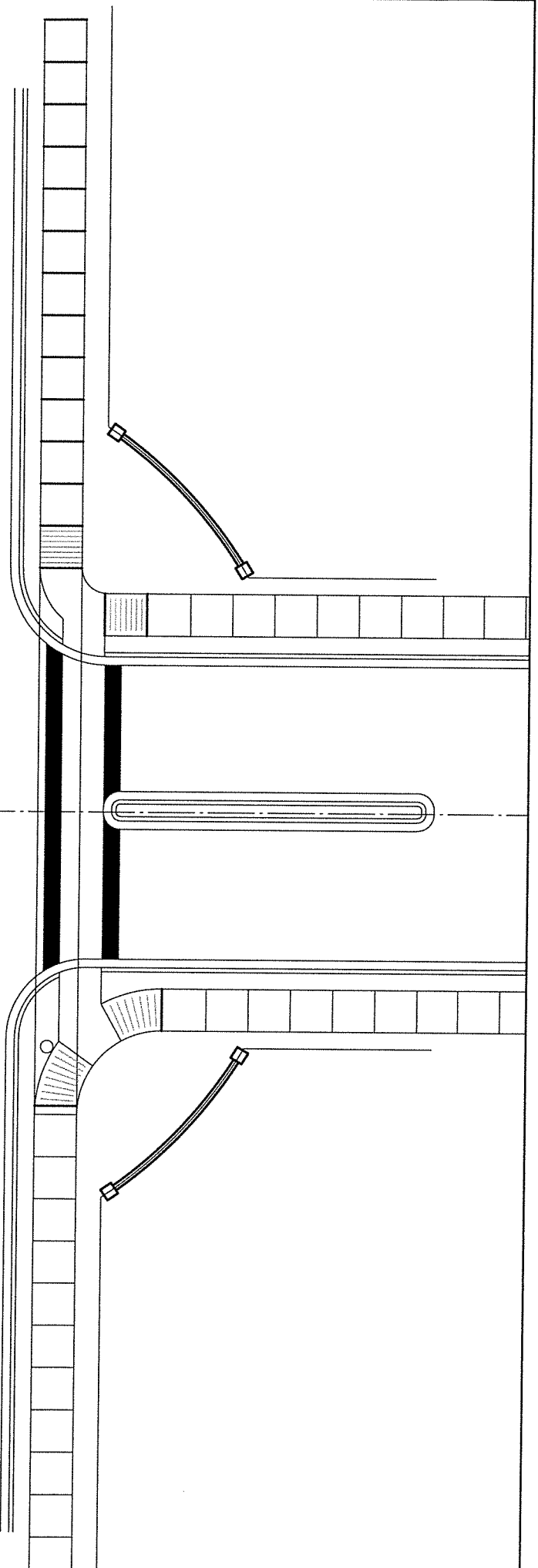
## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                     |                 |                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                                                                            |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-305 |  |
| <b>From:</b><br>David Arce, Parks Director                                                                                                                                                                                                                          |                 |                                                             |  |
| <b>Subject:</b><br>Discussion and consideration to reallocate \$15,000.00 from Capital Improvement Program (CIP) funds to build two (2) park signs at the entrance of Mayor Pablo G. Pena City Park. Possible action. (Staffed by Parks and Recreation Department.) |                 |                                                             |  |
| <b>Background:</b><br>Discussion and Approval to reallocate \$15,000 from CIP funds to build two (2) park signs at the entrance of Mayor Pablo G. Pena City Park.                                                                                                   |                 |                                                             |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                 |                 |                                                             |  |
| Amount:                                                                                                                                                                                                                                                             | Term of Impact: | Identified in Current Budget:                               |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                  |                 |                                                             |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>N/A                                                                                                                                                                                 |                 |                                                             |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b><br>N/A                                                                                                |                 |                                                             |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>N/A                                                                                                                                                                    |                 |                                                             |  |
| Elizabeth Walker                                                                                                                                                                                                                                                    |                 | Created/Initiated                                           |  |
| David Arce                                                                                                                                                                                                                                                          |                 | Approved                                                    |  |
| Mike Perez                                                                                                                                                                                                                                                          |                 | Final Approval                                              |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                       |                 |                                                             |  |
| <b>Staff Recommendation:</b><br>Approval                                                                                                                                                                                                                            |                 |                                                             |  |
| <b>Attachments, if any:</b><br>Mayor Pablo G Pena City Park Sample Sign                                                                                                                                                                                             |                 |                                                             |  |
| <b>Responsibilities upon Approval:</b><br>Solicit quotes for construction.                                                                                                                                                                                          |                 |                                                             |  |





# ✈ AIRPORT





## Standardized Agenda Request Form

|                                                                                                                                                                                                                   |                 |                                                             |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>July 19, 2016                                                                                                                                                                          |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2016-272 |  |
| <b>From:</b>                                                                                                                                                                                                      |                 |                                                             |  |
| <b>Subject:</b><br>Discussion and consideration to approve a contract with Nueva Luz Foundation to use the Service Center at Isaac Rodriguez Park. Possible action. (Staffed by Parks and Recreation Department.) |                 |                                                             |  |
| <b>Background:</b>                                                                                                                                                                                                |                 |                                                             |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                               |                 |                                                             |  |
| Amount:                                                                                                                                                                                                           | Term of Impact: | Identified in Current Budget:                               |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                |                 |                                                             |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                      |                 |                                                             |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                     |                 |                                                             |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                         |                 |                                                             |  |
| Elizabeth Walker                                                                                                                                                                                                  |                 | Created/Initiated                                           |  |
| David Arce                                                                                                                                                                                                        |                 | Approved                                                    |  |
| Mike Perez                                                                                                                                                                                                        |                 | Final Approval                                              |  |
| <b>City Manager Comments:</b><br>Recommend approval for term until August 31, 2016.                                                                                                                               |                 |                                                             |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                      |                 |                                                             |  |
| <b>Attachments, if any:</b><br>Luz flyer, Luz harmless, Luz MOU                                                                                                                                                   |                 |                                                             |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                            |                 |                                                             |  |

# RANK UP

## Leadership & Empowerment



As we get closer to the start of the 2016-2017 school year –  
let's get our youth ready!

With our philosophy of **understand, cope, and prevail**,  
we help children enhance their leadership &  
communication skills to build confidence, and resiliency.

**Where: Weslaco Civic Center 1200 East 6<sup>th</sup> Street**

**Dates: July 18<sup>th</sup> – August 19<sup>th</sup>**

**Time: 9am – 12pm (Registration Begins @ 8:30am)**

**Ages: 11-14      Cost: FREE!**

### What is the Nueva Luz Foundation?

The Nueva Luz Foundation is a 501(c)3 nonprofit that focuses  
on empowering individuals to overcome life's obstacles.

**[www.nuevaluzfoundation.org](http://www.nuevaluzfoundation.org)**

To preregister, or for inquiries, contact:

Deputy Executive Director, Kassandra T Valadez

956-351-5653

[k.valadez@nuevaluzfoundation.org](mailto:k.valadez@nuevaluzfoundation.org)

902 S Airport Drive Suite 7

Weslaco, TX 78596





902 S Airport Dr. Suite 7 ° Weslaco, TX 78596  
www.nuevaluzfoundation.org

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### General Release, Waiver of Liability and Hold Harmless Agreement

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I, \_\_\_\_\_, am the parent or legal guardian of  
\_\_\_\_\_, (the "minor"), who desires to participate in the services  
provided by the Nueva Luz Foundation (hereinafter collectively referred to as "NLF"). These services are  
being provided to the community with the use of City of Weslaco facilities.

I understand and acknowledge that NLF will not allow the minor to participate in the services without me  
releasing and holding NLF, and the City of Weslaco, harmless from any liability arising out of participation in  
the NLF's programs. I fully understand that I will assume all risks on my child's behalf.

I request that NLF allow the minor to participate in the services provided, and in consideration thereof agree  
hereby to release and forever discharge NLF, its directors, officers, and the City of Weslaco and any other  
parties volunteering on behalf of NLF from all actions, causes of action, injuries, claims, damages, costs or  
expenses of any kind growing out of, or related to the services provided in which the minor participates. I  
understand that this is full and complete release of all injuries and damages which I or the minor may sustain  
as a result of his or her participation in NLF's program, regardless of the specific cause thereof.

I give permission for my child, the minor, to participate in Nueva Luz Foundation's TIFT program.

If I am unable pick up my child, my child has permission to leave the facility with (state ID will be requested at  
time of pickup):

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

If I am unable to pick up my child, my child DOES NOT have permission to leave the facility with:

\_\_\_\_\_

I hereby GRANT / DO NOT GRANT (circle one) permission for the use of pictures of my child on NLF's website  
for informational and promotional purposes.

Signed by Parent / Legal Guardian:

\_\_\_\_\_ Date: \_\_\_\_\_

Relationship to the minor, if other than parent or legal guardian: \_\_\_\_\_



## **MEMORANDUM OF UNDERSTANDING**

This Memorandum Of Understanding (MOU) is entered into by and between the **City of Weslaco** and the **Nueva Luz Foundation-TIFT Program (NLF-TIFT)**

**WHEREAS**, the purpose of this MOU is to establish a mutually cooperative and beneficial relationship between parties named above and to set forth the relative responsibilities insofar as they relate to the children's (communities) needs as identified by the City of Weslaco and Nueva Luz Foundation.

**WHEREAS**, both parties seek to provide services to children and families that facilitate and enhance the learning capabilities of the children; and to support the City of Weslaco community with professional development needs, informational needs, and human factors affecting effectiveness in the community.

**NOW THEREFORE**, in consideration of the mutual aims and desire of the parties to this MOU and in consideration of the public benefit to be derived from these services, the parties agree to the following:

### **I. TERM**

This agreement shall end on August 31, 2016 unless extended by mutual agreement and/or funds availability.

### **II. City of Weslaco**

City of Weslaco will:

- 1) Provide facility and utilities for Nueva Luz to conduct community based services.
- 2) Consult on a regular basis with appropriate parties involved in the implementation of this project's services
- 3) Advise NLF-TIFT of the community's (City of Weslaco) needs and partner with in planning and coordinating services.

### **III. NLF-TIFT**

NLF-TIFT will:

- 1) Complete Trauma Informed Focused Therapy (TIFT) groups on all youth referred.
- 2) Offer pre and post measures on TIFT's leadership and empowerment program.
- 3) Consult on a regular basis with City of Weslaco staff to ensure continuity quality services are being delivered to program participants.

### **IV. JOINT EFFORTS**

Both Parties will:

- 1) Ensure communication, cooperation, coordination and information sharing
- 2) Ensure that effective working relationships are maintained.

## **V. SUSTAINABILITY**

NLF-TIFT agrees that no child or their family will be charged for any services. NLF-TIFT acknowledges that reimbursement for the TIFT program will be through a grant from the Office of the Governor. NLF-TIFT also commits to collaborate with City of Weslaco to fund any additional programs.

## **VI. TERMINATION**

Either party may serve written notice of termination within thirty (30) calendar days from date of service of notice and the other party will have thirty (30) days to complete any business. Notices will be served in accordance with Section VII.

It is expressly agreed that all obligations of the parties involved are subject to the appropriation of sufficient funds by their respective funding sources. Failure by either party to appropriate funds sufficient for continued performance under this MOU is grounds for termination of this MOU.

## **VII. NOTICES**

Any notices, approval, consent or communication by one party to another must be in writing and may be by personal delivery or by registered or certified United States mail, properly addressed to the following parties:

City of Weslaco  
David Suarez, Mayor  
255 S Kansas Avenue  
Weslaco, TX 78596  
(956) 968-3181 Tel

Nueva Luz Foundation-TIFT Program  
Gilbert B Lopez, Executive Director  
902 S. Airport Drive #7  
Weslaco, Texas 78596  
(956) 351-5653 Tel  
(956) 351-5697 Fax

## **RELATIONSHIP OF PARTIES**

Nothing in this MOU will be deemed, construed or implied by any party, or by any third party, as creating the relationship of principal or agent, partners, or joint ventures between the parties.

It is further agreed that no provision of this MOU or any acts of the parties creates a contractual relationship for any third party beneficiaries.

No employee of any party to this MOU shall become an employee of any of the other parties by virtue of this MOU.

### VIII. GENERAL PROVISIONS

- 1) Both parties agree that their employees will comply with all state and Federal laws regarding confidentiality of youth records and identifying information.
- 2) No waiver by either party of any default of the other under this MOU shall operate as a waiver of any future or other default, whether of a like of different character or nature.
- 3) If any part of this MOU is contrary to any Federal, state or local law, it is not applicable and such invalidity shall not affect the other provisions or applications of this MOU which can be given effect without the invalid provision or application and to that end the provisions of this MOU are declared severable.
- 4) This MOU can be amended only by written request and signed by all parties.

Executed this \_\_\_\_ day of \_\_\_\_\_

Approved As to Content  
**City of Weslaco**

\_\_\_\_\_  
David Suarez  
Mayor

\_\_\_\_\_  
Date

Approved as to Content  
**Nueva Luz Foundation-TIFT Program**

\_\_\_\_\_  
Gilbert B. Lopez  
Executive Director

\_\_\_\_\_  
Date