



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, APRIL 16, 2019**

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, April 16, 2019 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 Humberto Garza requesting to rezone 413 N. Kansas Ave. also being Lot 14-15, Blk 4, Gonzalez Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district.

- B. To solicit input on behalf of Alejandro Pena requesting to rezone 416 W Austin, also being Lot 2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.
- C. To solicit input on behalf of Avanti at Sienna Palms Legacy, LP. requesting to rezone 3520 N. Milano Rd. Also being a 6.13 acre tract of Farm Tract 125, Lot 1, Blk 1, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.
- D. To solicit input on behalf of Silvia Betancourt requesting a Conditional Use Permit to operate an event center at 108 E. Bus 83, Also being a 0.1632-acre tract of land being the W90' of Lot 1, Blk 17, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas, approximately 115 ft. East of Texas Blvd. on Bus 83.

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 Minutes of the Regular Meeting on April 2, 2019.
(Staffed by City Secretary's Office.) Attachment.
- B. Authorization to apply to the Office of Justice Programs BJA Stop School Violence Program a grant with a 25% **REQUIRED MATCH** and authorize the mayor to execute any related documents. (Staffed by Police Department.)
- C. Authorization to apply to the COPS 2019 Community Policing development Program Grant with **NO REQUIRED MATCH** and authorize the Mayor to execute any related documents. (Staffed by Police) Attachment
- D. Approval on Resolution 2019-45 for uthorization to apply to Criminal Justice Division Project Safe Neighborhoods Program, FY2020 Grant with **NO REQUIRED MATCH** and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment

- E. Approval for the submission of the Notice of Intent (NOI), under DR-4377, to the Texas Department of Emergency Management (TDEM) for the Acquisition of Right-of-Way and Real Property for the construction of Regional Detention Facility's and related infrastructure for Project Identified as Project 3 and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.) Attachment
- F. Approval for the submission of the Notice of Intent (NOI), under DR-4377, to the Texas Department of Emergency Management (TDEM) for the Acquisition of Right-of-Way and Real Property for the construction of Regional Detention Facility's for Projects Identified as and related infrastructure for Project Identified as Project 6 and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.) Attachment
- G. Approval for the submission of the Notice of Intent (NOI), under DR-4377, to the Texas Department of Emergency Management (TDEM) for the Acquisition of Right-of-Way and Real Property for the construction of Regional Detention Facility's and related infrastructure for Project Identified as Project 8 and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.) Attachment

V. APPOINTMENTS

- A. Discussion and consideration on Resolution 2019-08, 2019-09 and 2019-10 appointing members to the Weslaco 2020 Complete Count Census Committee and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on April 2, 2019; Staffed by Planning and Code Enforcement Department.)
Attachment
- B. Discussion and consideration on Resolution 2019-42 and Resolution 2019-43 appointing members to expired terms on the Library Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Library Department.) Attachment
- C. Discussion and consideration on Resolution 2019-44 extending term limit of the Weslaco 100 until final festivity celebrations of the Weslaco's Centennial Celebration and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Manager's Office.)

VI. OLD BUSINESS

- A. Discussion and consideration of request from The Fajita Cook-off, Inc. to use Mayor Pablo Pena Park on October 19, 2019 for a festival with applicant paying for all costs and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on April 2, 2019; staffed by Parks and Recreation Department.)

VII. NEW BUSINESS

- A. Discussion and acceptance on the resignation letter from Gerardo "Jerry" Tafolla, Commissioner District 4 of the City of Weslaco City Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers Office.) Attachment
- B. Discussion and consideration after public hearing on behalf of Humberto Garza to approve Ordinance 2019-13 to rezone 413 N. Kansas Ave. also being Lot 14-15, Blk 4, Gonzalez Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district. First reading of Ordinance 2019-13. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- C. Discussion and consideration after public hearing on behalf of Alejandro Peña to approve Ordinance 2019-14 to rezone 416 W Austin, also being Lot 2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district. First reading of Ordinance 2019-14. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- D. Discussion and consideration after public hearing on behalf of Avanti at Sienna Palms Legacy, LP. to approve Ordinance 2019-15 to rezone 3520 N. Milano Rd. Also being a 6.13 acre tract of Farm Tract 125, Lot 1, Blk 1, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. First reading of Ordinance 2019-15. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- E. Discussion and consideration after public hearing on behalf of Silvia Betancourt to approve a Conditional Use Permit to operate an event center at 108 E. Bus 83, Also being a 0.1632-acre tract of land being the W90' of Lot 1, Blk 17, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas, approximately 115 ft. East of Texas Blvd. on Bus 83s and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

- F. Discussion and consideration to approve the Pleasant View Heights Subdivision—being a 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- G. Discussion and consideration to approve the six month extension for the Final Plat for Saltillo Plaza Subdivision – being a 1.66-acre tract out of the West 10 acres of the South 20 acres of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southeast corner of N. Bridge Avenue and Dolores Huerta. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- H. Discussion and consideration to approve the interlocal agreement with Hidalgo County Health Department and the City of Weslaco regarding septic systems within the City Limits and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment
- I. Discussion and consideration of implementing and/or amending the policy for delinquent water accounts and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment
- J. Discussion and consideration to replace Project No. 17 - Pike Blvd. in the current FY 2017-2018 Street Improvement List with Vo-Tech Dr. (from Sugar Sweet Dr. to Joe Stephens Ave.) in the estimated amount of \$75,933.30. Possible action. (Staffed by Public Works Department) Attachment
- K. Discussion and consideration on acceptance of the Drainage Study performed by Halff and Associates and authorize the Mayor to execute any related item. Possible action. (Drainage Committee Chairman, Randy Hall and Mike R. Perez) Attachment

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.
- B. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.
- C. Legal Consultation - Consultation with City Attorney regarding City of Weslaco v. Briones Consulting and Engineering as authorized by §551.071 of the Texas Government Code.
- D. Pending Litigation - Report by City Attorney regarding all pending litigation as provided to City Auditor as authorized by §551.071 of the Texas Government Code
- E. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 901 N. Airport Drive as authorized by §551.072 of the Texas Local Government Code.
- F. Real Property – Consultation with City Attorney on the purchase of real property located at the corner of Witmer Street and South Bridge Avenue as authorized by §551.072 of the Texas Local Government Code.

- G. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located at the Southeast corner of East Pike Boulevard and Vo-Tech Drive Weslaco, Hidalgo County, Texas as authorized by §551.072 of the Texas Local Government Code

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 12th day of April at 4:00 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/ Myra Ayala, City Secretary

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

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board

Date:

Initials:

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**The pledge was amended by House Bill 1034 during the 80th Legislature with the addition of "one state under God." The revised wording became effective on June 15, 2007.*

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2358	
From: Joe Pedraza			
Subject: To solicit input on behalf of Humberto Garza requesting to rezone 413 N. Kansas Ave. also being Lot 14-15, Blk 4, Gonzalez Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district.			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-1 Neighborhood Business district. Twenty- three (23) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on March 18, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on April 3, 2019.			
Kayla Arevalo Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval based on surrounding property.			
Attachments, if any:			
Responsibilities upon Approval: Staff will notify applicant.			



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2359	
From: Joe Pedraza			
Subject: To solicit input on behalf of Alejandro Pena requesting to rezone 416 W Austin, also being Lot 2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary highway business district. Thirty- two (32) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on March 18, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended denial of the rezone request on February 6, 2019, citing that the only access to the lot was through a residential area.			
Kayla Arevalo		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends denial based on 2040 Land Use Map.			
Attachments, if any:			
Responsibilities upon Approval: Staff will notify applicant.			



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2360
From: Joe Pedraza		
Subject: To solicit input on behalf of Avanti at Sienna Palms Legacy, LP. requesting to rezone 3520 N. Milano Rd. Also being a 6.13 acre tract of Farm Tract 125, Lot 1, Blk 1, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.		
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district. Zero (0) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2019.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on March 18, 2019.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on April 3, 2019.		
Kayla Arevalo Joe Pedraza Mike Perez	Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval: Staff will notify applicant.		



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2361	
From: Joe Pedraza			
Subject: To solicit input on behalf of Silvia Betancourt requesting a Conditional Use Permit to operate an event center at 108 E. Bus 83, Also being a 0.1632-acre tract of land being the W90' of Lot 1, Blk 17, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas, approximately 115 ft. East of Texas Blvd. on Bus 83.			
Background: The applicant is requesting to obtain a Conditional Use Permit to an event center. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the City Commission appeared in The Monitor on March 18, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on April 3, 2019 with the conditional that the applicant comply with all fire requirements and that a security guard be on duty is alcohol is allowed.			
Kayla Arevalo Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Solicit public comments.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			
Responsibilities upon Approval: Staff will notify applicant.			



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2342	
From:			
Subject: Approval of the Minutes of the Regular Meeting on April 2, 2019. (Staffed by City Secretary's Office.) Attachment.			
Background: Record of commission action for regular meeting on April 2, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Aida Vega Mike Perez		Created	
City Manager Comments: Approve.			
Staff Recommendation: Approved.			
Attachments, if any: 190402 minutes			
Responsibilities upon Approval: Retain and execute.			



**MINUTES OF A REGULAR MEETING OF
THE WESLACO CITY COMMISSION
TUESDAY, APRIL 2, 2019**

On Tuesday, April 2, 2019, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

Mayor	David Suarez
Mayor Pro-Tem	Greg Kerr
Commissioner	Letty Lopez
Commissioner	Josh Pedraza
Commissioner	Leo Muñoz
City Manager	Mike R. Perez
City Secretary	Myra L. Ayala Garza
City Attorney	Juan E. Gonzalez

Also present: Aida Vega, Deputy City Secretary; Andrew Munoz, Airport Director/Interim Asst. City Manager, Vidal Roman, Finance Director, Omar Rodriguez, Parks and Recreation Director, Leo Gonzalez, Information Technology Director; Joe Pedraza, Health Official, Ben Worsham, City Engineer/Planning and Code Enforcement Director; Joel Rivera. Police Chief, Antonio Lopez, Fire Chief, Veronica Ramirez, HR Director; Pete Garcia, Public Works Director; Arnold Becho, Library Director; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, March 29, 2019.

B. Invocation.

Father Francisco Solis, St. Joan of Arc Church, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

Mayor Suarez proclaimed April as Celebrate the Arts Day and Month of the Military Child.

E. Roll Call.

Myra L. Ayala Garza, City Secretary, called the roll, noting the absence of Commissioner Tafolla, and Commissioner Rodriguez with a quorum present; arrival of Mayor Pro Tem Kerr at 6:51 pm.

II. PUBLIC COMMENTS

Randy Hall, Chairman for the Weslaco Drainage Committee, stated on April 9th a presentation would be done to the Weslaco Lions Club pertaining to the bond election inviting the commission and public to receive facts and literature; any non-profit or civic organization wanting a presentation to please contact him.

Police Chief Joel Rivera thanked the commission for their confidence in appointing him Chief of Police stating today was his one-year anniversary; went over the sequence of events on an animal cruelty response on March 24, 2019 that led to two arrests and the pet receiving medical attention and being fostered.

Edward Mejia stated his concern of speeding in his neighborhood resulted with speed strips placed and showed speeding in one direction. He hoped when a final report is done corrective measures will be done. He requested favorable consideration for appointment on the census committee.

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 March 19, 2019. (Staffed by City Secretary's Office.) .

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

1) Approval on Ordinance 2019-08 to rezone 609 Hidalgo St., also being Lot 14-15, BLK 7. Weslaco Original Townsite, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. (First reading held March 19, 2019; staffed by Planning and Code Enforcement Department.)

2) Approval of Ordinance 2019-09 to rezone 1321 S. International Blvd. Also being a 1.42 acre tract of Farm Tract 1020 West and Adams Tract Subdivision, proposed Lot 1, BLK 1. Mira Vista, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. (First reading held on March 19, 2019; staffed by Planning and Code Enforcement Department.)

3) Approval of Ordinance 2019-10 to rezone 3602 Camino Real Viejo also being a 5.00 Acre Tract Of Land Out Of Farm Tract 1020 Out Of Lot 12 BLK 113 West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district and authorize the Mayor to execute any related documents. (First reading of Ordinance held March 19, 2019; staffed by Planning and Code Enforcement Department.)

4) Approval of Ordinance 2019-11 to rezone 1704 N. International Blvd. Also being Lot A, Block F. Pecan Grove Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district and authorize the Mayor to execute any related documents. First reading of Ordinance held March 19, 2019; staffed by Planning and Code Enforcement Department.)

5) Approval of Ordinance 2019-12 for the voluntary annexation of the Avanti At Sienna Palms Legacy - being a 7.9 acres out of the Juan Jose Ynojosa De Balli Survey, Abstract No. 54, being a portion of Farm Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the east side of mile 6 ½ west ¼ mile south of mile 10 north and authorize the Mayor to execute any related documents. (First reading of Ordinance held March 19, 2019; staffed by Planning and Code Enforcement Department).

C. Approval on Resolution 2019-38 to submit grant application to Wal-Mart's Community Grant for Police Department and authorize the Mayor to sign and execute any related documents. (Staffed by Police Department.)

D. Ratification of the agreement between Behavioral Health Solution of South Texas (BHSST) and City of Weslaco Police Department for the purpose of establishing the Community Coalition Partnership (CCP) and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

E. Approval of application to the South Texas Literacy Coalition free book distribution program and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

F. Approval to terminate a Mid Valley Airport Ground Lease Agreement with Tenant Clifford Robert Gardner Jr. for Hangar W12 and to approve a Mid Valley Airport Ground Lease Agreement with Tenant Therin Frank Sojak for Hangar W12 and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

G. Approval on renewal of a Professional Services Agreement for City Prosecutor with the Law Office of Justino "J.R." Garza and authorize the Mayor to execute any related documents. (Staffed by the City Manager's Office.)

H. Approval on renewal of a Professional Services Agreement for Municipal Court Judge Samuel V. Sanchez in the amount of \$45,000.00 beginning June 2019 through June 2021 and authorize the Mayor to execute any related documents. (Staffed by the City Manager's Office.)

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

For the record following are the Ordinances and Resolution.

ORDINANCE NO. 2019-08

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 609 HIDALGO ST ALSO LOTS 14-15, BLK 7. WESLACO ORIGINAL TOWNSITE, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT

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

SECTION I: R-1 One-Family Dwelling District to R-2 Duplex and apartment district being 609 Hidalgo St also being lots Lots 14-15, BLK 7. Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of March 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of April 2019.

ORDINANCE NO. 2019-09

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 1321 S. INTERNATIONAL BLVD ALSO BEING A 1.42 ACRE TRACT OF FARM TRACT 1020 WEST AND ADAMS TRACT SUBDIVISION, PROPOSED LOT 1, BLK 1. MIRA VISTA, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT

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

SECTION I: R-1 One-Family Dwelling District to B-2 Secondary highway business district being 1321 S. International Blvd also being a 1.42-acre tract of Farm Tract 1020 West and Adams Tract Subdivision, proposed Lot 1, BLK 1. Mira Vista, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of March 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day

of April 2019.

ORDINANCE NO. 2019-10

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 3602 CAMINO REAL VIEJO ALSO BEING A 5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 1020 OUT OF LOT 12 BLK 113 WEST AND ADAMS TRACT SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT.

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

SECTION I: R-1 One-Family Dwelling District to R-2 Duplex and apartment district being 3602 Camino Real Viejo also being a 5.00 Acre Tract Of Land Out Of Farm Tract 1020 Out Of Lot 12 BLK 113 West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of March 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of April 2019.

ORDINANCE NO. 2019-11

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 1704 N. INTERNATIONAL BLVD ALSO BEING LOT A, BLK F. PECAN GROVE SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT

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

SECTION I: R-1 One-Family Dwelling District to B-2 Secondary highway business district being 1704 N International Blvd also being Lot A, BLK F. Pecan Grove Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of March 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of April 2019.

ORDINANCE NO. 2019-12

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 7.90 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN

IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

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

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

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

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

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

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

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 7.90 acres and are more specifically described as follows, to-wit:

BEING a 7.90 acre tract of land situated in the Juan Jose Ynojosa De Balli Survey, Abstract No. 54, Hidalgo County, Texas, being a portion N Mile 6 1/2 Road (a 40-foot wide right-of-way) and a portion of Farm Tract 214 of the West Tract Subdivision out of Llano Grande Grant, as recorded in Volume 2, Pages 34-37, of the Map Records of Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found (Y = 16,597,828.55', X = 1,143,102.93') marking the intersection of the centerlines of said N Mile 6 1/2 Road and Mile 10 N Road (a 40-foot wide right-of-way);

THENCE North 88°35'17" East, a distance of 20.00 feet to a point on the east line of said N Mile 6 1/2 Road;

THENCE South 01°24'43" East, along said east line, a distance of 1319.39 feet to a point on the common line of Farm Tracts 214 and 215;

THENCE North 88°57'47" East, along said common line, passing a concrete monument set at a distance of 20.00 feet and continuing a total distance of 687.85 feet to a concrete monument set;

THENCE South 01°12'25" East, a distance of 400.00 feet to a concrete monument set;

THENCE South 88°57'47" West, passing a concrete monument set at a distance of 667.85 feet and continuing a total distance of 727.85 feet to a point on the west line of aforesaid N Mile 6 1/2 Road;

THENCE North 01°12'25" West, along said west line, a distance of 400.00 feet;

THENCE North 01°24'43" West, continuing along said west line, a distance of 1319.24 feet;

THENCE North 88°55'11" East, a distance of 20.00 feet to the POINT OF BEGINNING and containing 7.90 acres (343,911 square feet) of land.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of March, 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of April 2019.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Myra L. Ayala Garza, CITY SECRETARY

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

IV. APPOINTMENTS

A. Discussion and consideration on Resolution 2019-39 appointing a member to an expired term on the Ambulance Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Fire Department.)

In response to Mayor Suarez, Fire Chief Lopez stated the member is willing to continue to serve.

Commissioner Lopez seconded by Commissioner Muñoz moved to approve Resolution 2019-39 re-appointing Sandra Esquivel on the Ambulance Advisory Board as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following is the resolution.

RESOLUTION NO. 2019-39

A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE MEMBER TO THE AMBULANCE ADVISORY BOARD.

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT Sandra Esquivel is appointed to serve on the Ambulance Advisory Board and the term will begin on May 7, 2019 and will expire on May 6, 2021.

PASSED AND APPROVED on this 2nd day of April, 2019

B. Discussion and consideration on Resolution 2019-40 amending Resolution 2019-05 Section 1 of the Weslaco 2020 Complete Count Census Committee by appointing the Clean Sweep staff as members comprised from the following departments Police (1), Fire (1), Parks (1), Public Works (1), Human Resources (1), City Secretary (1) and Planning and Code Enforcement (2) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Rebekah de la Fuente, Senior Planner, recommended approval to amend the resolution that will allow the appointment of Clean Sweep staff as committee members. The clean sweep staff members include Eric Hernandez, Richard Stubbs, Omar Rodriguez Olga Garza, Jose Soria, Edna Silva, Daniel Sifuentes and Daniel Saenz.

Commissioner Muñoz, seconded by Commissioner Pedraza moved to approve Resolution 2019-40 amending Resolution 2019-05 Section 1 of the Weslaco 2020 Complete Count Census Committee appointing the Clean Sweep staff as presented. The motion carried unanimously. Mayor Suarez was present and voting.

Following is the resolution.

RESOLUTION 2019-40

RESOLUTION AMENDING RESOLUTION NO. 2019-05 ESTABLISHING A WESLACO 2020 COMPLETE COUNT CENSUS COMMITTEE FOR THE CITY OF WESLACO, TEXAS TO HELP PROMOTE FULL PARTICIPATION IN THE 2020 CENSUS

WHEREAS, the United States Constitution mandates a census every 10 years to determine how many seats each state will have in the United States House of Representatives; and,

WHEREAS, 2020 Census will decision-makers understand which neighborhoods need new schools and which ones need greater services for the elderly; and,

WHEREAS, 2020 Census will be the largest peacetime effort in the history of the United States; and,

WHEREAS, the City Commission recognizes the importance of a complete and accurate census count of residents for future allocation of federal and state funding of local programs; and,

WHEREAS, the City Commission encourages the residents to fully participate in the 2020 Census; and,

WHEREAS, the City Clean Sweep Committee comprised of eight (8) city staff will serve as members of the Weslaco 2020 Complete Count Census Committee.

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

SECTION 1: The City Commission establishes the Weslaco 2020 Complete Count Census Committee which shall be comprised of 14 members to be appointed by the City Commission who shall serve from February 5, 2019 to July 31, 2020.

PASSED AND APPROVED on this 2nd day of April, 2019.

C. Discussion and consideration on Resolution 2019-08, 2019-09 and 2019-10 appointing members to the Weslaco 2020 Complete Count Census Committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Mike Perez, City Manager, recommended to table the item.

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

V. OLD BUSINESS

A. Discussion and consideration after public hearing on behalf of Della Fay Perez, to approve Ordinance 2019-07 to rezone 903 S Border Ave. also being a 0.70 acre tract of land being the north 185.00 feet of the south 360 feet of Lot 4, H.L. Stebbins Subdivision of the NW 10.00 ac of Farm Tract 672, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-07. Possible action. (This item was tabled on March 19, 2019; staffed by Planning and Code Enforcement Department.)

Commissioner Lopez, seconded by Commissioner Pedraza moved to remove the item off the table. The motion carried unanimously; Mayor Suarez was present and voting.

Commissioner Lopez seconded by Commissioner Pedraza moved to discuss.

The City Manager stated an assessment had been done by the Chief of Police of the area and a super majority vote will be required.

Rebekah de la Fuente stated petitions submitted represented majority of surrounding property owners against the request (five property owners); triggering a super majority vote for approval of those commissioner's present (3 of the 5 Commissioners present and voting). Planning and Zoning Commission recommend approval; staff recommended denial since the Future Land Use Plan is residential us.

Police Chief Joel Rivera, conducted a crime prevention analysis report for the address that indicated security concerns of the home; statistics for response calls for this type of use was compared to McAllen for the organization of Mujeres Unidas that had 32 calls for services over a

three (3) year span with a majority for protective orders; some auxiliary requests; zero violent issues.

Mayor Suarez called the question on the original motion. The motion failed unanimously (5 nays-0 ayes); Mayor Suarez was present and voting.

B. Discussion and consideration on Memorandum of Understanding between City of Weslaco Fire Department and Med-Care Ambulance on pilot program for emergency responses and authorize the Mayor to execute any related documents. Possible action. (There was no action on March 19, 2019; staffed by Fire Department)

Juan E. Gonzalez, City Attorney, summarized his legal search on the question if competitive bidding is required for ambulance service, concluded in his opinion, no legal requirement to comply with bidding process, but the commission can request bids if they wanted. The City Manager recommended to approve as a pilot program for six (6) months for evaluation and bid for services if the services were still needed.

In response to Commissioner Muñoz, can be terminated at any time; in response to Mayor Suarez no cost to city; response will be limited only when no ambulance is available, and they are situated in Mercedes, ETJ of Donna, Knapp Medical Center and South Texas Health System Emergency.

Commissioner Muñoz, seconded by Mayor Pro Tem Kerr, moved to approve Memorandum of Understanding between City of Weslaco Fire Department and Med-Care Ambulance on pilot program as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VI. NEW BUSINESS

A. Discussion and consideration on Memorandum of understanding by and between City of Weslaco and Research, Applied Technology, Education, and Service (RATES) for representative appointment to Regional Drainage Task Force (MOU #R-RGV-TF-2019-0007) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering)

Benjamin Worsham, City Engineer, recommended to continue with this partnership that provides the City the ability to actively participate in the Regional Task Force; respond and comply with the Texas Commission on Environmental Quality Phase II Stormwater Rules; the city has been participating in the past; renewed as needed and budgeted.

Mayor Pro Tem Kerr, seconded by Commissioner Muñoz, moved to approve Memorandum of Understanding by and between City of Weslaco and Research, Applied Technology, Education, and Service (RATES) for representative appointment to Regional Drainage Task Force (MOU #R-RGV-TF-2019-0007) as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to assign a district on the voluntary annexation of territory located on Mile 6 1/2 West (Midway Villas development) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Office of the City Secretary.)

Myra L. Ayala Garza, City Secretary, stated Hidalgo County Elections Department advised the recent voluntary annexed territory resulted in an additional precinct to the City (Precinct 21) and needed to be assigned to a voting district; is currently undeveloped territory with no voters. Staff recommended assigning to District 4.

Commissioner Muñoz, seconded by Commissioner Pedraza, moved to approve and assign District 4 on the voluntary annexation of territory located on Mile 6 1/2 West as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration on Election Services Contract with the Hidalgo County Elections Department to conduct the City of Weslaco Special Election of May 4, 2019 pursuant to Texas Election Code Chapter 271 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Office of the City Secretary.)

Myra L. Ayala Garza recommended approval stating this was a standard agreement for election services with Hidalgo County. The agreement is a one-time service and for the Special Bond Election of May 4, 2019 as ordered by previous commission action.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to approve Election Services Contract with the Hidalgo County Elections Department to conduct the City of Weslaco Special Election of May 4, 2019 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration of request from The Fajita Cook-off, Inc. to use Mayor Pablo Pena Park on October 19, 2019 for a festival with applicant paying for all costs and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, requested to table the item. The requestor was finalizing the event and needed more time.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to table the item. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration to approve the final payment to Siemens Industry on the Performance Contracting Agreement in the amount of \$372,343.85 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Benjamin Worsham stated final payment is the 5% retainage and staff recommends approval.

In response to Commissioner Muñoz; warranty is one year after final payment; close-out documents have been received and minor issues being addressed (water meters); water meters will be replaced by staff if necessary, but meter replacement is under warranty. Commissioner Muñoz voiced that during the warranty period all related cost should be under warranty to include installation and equipment.

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

F. Discussion and consideration on adoption of plan to address drainage issues outlined in the Drainage Master Plan as recommended by the drainage ad hoc committee and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Manager's Office.)

Randy Hall presented a proposed drainage project schedule with benchmark dates for consideration in the event the bond election is passed.

In response to Commissioner Muñoz, the City Manager stated commission action formally adopts the projects that will be done if the bond issuance is successful showing the citizens drainage improvements will be done.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez, moved to approve the proposed drainage project schedule as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VII. REPORTS

A. Report by Weslaco Area Chamber of Commerce.

Laura Espinoza, Marketing Director, introduced Barbara Jean Garza as the newly hired President/CEO for the Weslaco Chamber of Commerce. Ms. Garza went over the activity for advertising; visitors for the month totaled 390; and held fourteen (14) events/meetings.

B. Report by Economic Development Corporation of Weslaco.

Marie McDermott, Executive Director, stated participated in ground breaking for two warehouses at the Mid Valley Industrial Park; preparing for the ICSC upcoming conference; partnering with workforce commission to submit grants for job training programs; completed three façade projects in the downtown area and working with 61 summary leads.

C. Report by Planning and Code Enforcement.

Benjamin Worsham, City Engineer, went over the staff for engineering; reported on the drainage, traffic and roadway projects and reviewed activity for geographic information systems.

D. Report by Inframark.

George Quintana, Inframark, stated attended a conference in Florida and showcased at the conference a video of Weslaco operations of the Water/Wastewater/Water Plant thanking the commission for the partnership between them.

E. Report by Public Works.

Pete Garcia, Public Works Director, reported drainage ditch maintenance complete for Pioneer, Armor and John Deer ditches; mowing of ditches ongoing as weather permits; street improvements for Mile 5 ½ West began; working on repairs to water tower at 8th and Bridge Ave; cleaning curb and gutters and pothole patching city -wide.

VIII. EXECUTIVE SESSION

At 7:07 p.m. Commissioner Muñoz, seconded by Mayor Pro Tem Kerr, moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 9:07 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

B. Personnel - Discussion regarding goals, objections and evaluation of the Fire Chief, Antonio Lopez, as authorized by §551.074 of the Texas Government Code.

No action.

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

Mayor Pro Tem Kerr, seconded by Commissioner Muñoz, moved to authorize the City Attorney to proceed as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

D. Legal Consultation - Consultation with City Attorney regarding City of Weslaco v. Briones Consulting and Engineering as authorized by §551.071 of the Texas Government Code.

No action.

E. Legal Consultation - Seek City Attorney opinion relating to breach of contract by Accela and consider authorizing City Attorney to proceed with legal action as authorized by §551.071 of the Texas Government Code.

Mayor Pro Tem Kerr, seconded by Commissioner Muñoz, moved to authorize the City Manager and City Attorney to proceed as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

F. Real Property – Consultation with City Attorney on the purchase, exchange, lease or value of real property located on the Northeast and Southwest corner of Interstate 2 and North Airport Drive intersection as authorized by §551.072 of the Texas Local Government Code.

Commissioner Muñoz seconded by Commissioner Lopez, moved to authorize staff to proceed with the purchase of real property as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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

No action.

H. Real Property – Consultation with City Attorney on the purchase of real property located at the corner of Witmer Street and South Bridge Avenue as authorized by §551.072 of the Texas Local Government Code.

Commissioner Muñoz seconded by Commissioner Pedraza, moved to authorize the City Manager and Interim Assistant City Manager to proceed with negotiations for the purchase of real property as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

X. ADJOURNMENT

Commissioner Muñoz seconded by Commissioner Pedraza, moved to adjourn the meeting at 9:08 p.m. The motion carried unanimously; Mayor Suarez was present and voting.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

Myra L. Ayala Garza, CITY SECRETARY

MAYOR PRO-TEM, Greg Kerr

COMMISSIONER, Leo Muñoz

ABSENT
COMMISSIONER, Jose “J.P.” Rodriguez

ABSENT
COMMISSIONER, Gerardo “Jerry” Tafolla

COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2368	
From: Robert Lopez			
Subject: Authorization to apply to the Office of Justice Programs BJA Stop School Violence Program a grant with a 25% REQUIRED MATCH and authorize the mayor to execute any related documents. (Staffed by Police Department.)			
Background: The STOP Violence Act of 2018 seeks to improve school security by providing students and teachers with the tools they need to recognize, respond quickly to, and prevent acts of violence. The Weslaco Police Department and WISD will partner together to improve school security.			
Funding Source (budget code, if applicable): BJA			
Amount: \$500,000.00		Term of Impact: 24 months	Identified in Current Budget: No
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Robert Lopez		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation: Approval			
Attachments, if any:			
Responsibilities upon Approval: Weslaco Pd will submit progress reports. Finance Department will submit Financial Status Reports. WISD will submit quotes on equipment purchased.			



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2370	
From: Robert Lopez			
Subject: Authorization to apply to the COPS 2019 Community Policing Development Program Grant with NO REQUIRED MATCH and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: Community Policing development funds are used to develop the capacity of law enforcement to implement community policing strategies by providing guidance on promising practices through the development and testing of innovative strategies; building knowledge about effective practices and outcomes; and supporting new, creative approaches to preventing crime and promoting safe communities. The Weslaco Police Department and Weslaco Independent School District through collaborative approach create long term strategies to combat domestic violence and drug abuse within our community and school district.			
Funding Source (budget code, if applicable): US Department of Justice			
Amount: \$0.00	Term of Impact: 24 months	Identified in Current Budget: No	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation: Approval			
Attachments, if any: SF_425_FactSheet			
Responsibilities upon Approval: Police Department will apply for grant. Finance will submit Financial Status Reports and the Weslaco School District will submit project information.			



Fact Sheet

www.cops.usdoj.gov

Online Filing of FFR (SF-425) Quarterly Federal Financial Reports

All COPS Office award recipients are required to submit quarterly Federal Financial Reports (FFR) using a Standard Form 425 (SF-425). COPS Office award recipients are highly encouraged to submit the SF-425 online at www.cops.usdoj.gov.

The use of this online reporting tool enables authorized users to view current and past SF-425s (or, in prior periods, SF-269As) and allows them to file or amend the SF-425 for the current quarter.

Under current regulations, the SF-425s must be submitted **no later than 30 days** after the last day of each reporting quarter as follows:

Reporting Quarter	Date Due
January 1 – March 31	April 30
April 1 – June 30	July 30
July 1 – September 30	October 30
October 1 – December 31	January 30

COPS Office award recipients who do not submit SF-425s by the due date will be unable to draw down funds. The payment systems check for SF-425 delinquency and will reject a drawdown attempt if the SF-425 is not up to date.

Again, recipients are highly encouraged to submit the quarterly SF-425 online. Visit the COPS Office website at www.cops.usdoj.gov and click on the Account Access tab in the upper-right corner to log in to the Agency Portal to complete and submit reports online.

In emergency situations, the recipient can submit a signed copy of the completed SF-425 via fax to 202-616-4428 or by mail to the following address:

US Department of Justice
Office of Community Oriented Policing Services
Federal Financial Reports (SF-425) Records Center 10E.1004
145 N Street NE
Washington, DC 20530

For general information concerning online filing of SF-425s, visit the COPS Office website at www.cops.usdoj.gov/Default.asp?Item=100 or contact the COPS Office Response Center at 800-421-6770 or AskCopsRC@usdoj.gov.



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2371	
From: Robert Lopez			
Subject: Approval on Resolution 2019-45 for uthorization to apply to Criminal Justice Division Project Safe Neighborhoods Program, FY2020 Grant with NO REQUIRED MATCH and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: The purpose of this announcement is to solicit applications for projects that are designed to create and foster safer neighborhoods through a sustained reduction in violent crime, including, but not limited to, addressing criminal gangs and felonious possession and use of firearms.			
Funding Source (budget code, if applicable): Office of the Governor, Criminal Justice Division			
Amount: \$0.00	Term of Impact: 12 months	Identified in Current Budget: No	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Robert Lopez		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation: Approval			
Attachments, if any: PSN_Announe-nc_PY20_rev (2), R2019-45 grant PD 3915901			
Responsibilities upon Approval: Police Department will apply for grant and submit progress reports. Finance Department will be responsible for Financial Status Reports.			



Office of the Governor, Public Safety Office Criminal Justice Division Funding Announcement: ***Project Safe Neighborhoods Program, FY2020***

Purpose

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

Available Funding

Federal funds are authorized under 34 U.S.C. 60702 Project Safe Neighborhoods Block Grant Program (PSN). PSN funds are made available through a Congressional appropriation to the U.S. Department of Justice, Bureau of Justice Assistance. All awards are subject to the availability of appropriated federal funds and any modifications or additional requirements that may be imposed by law.

Eligible Organizations

Applications may be submitted by public and private institutions of higher education, independent school districts, non-profit corporations (including hospitals and faith-based organizations), and units of local government, which are defined as a non-statewide governmental body with the authority to establish a budget and impose taxes.

All applications submitted by local law enforcement agencies/offices must be submitted by a unit of government affiliated with the agency, including an authorizing resolution from that unit of government. For example, police departments must apply under their municipal government, and community supervision and corrections departments, district attorneys, and judicial districts must apply through their affiliated county government (or one of the counties, in the case of agencies that serve more than one county).

Application Process

Applicants must access the PSO's eGrants grant management website at <https://eGrants.gov.texas.gov> to register and apply for funding. For more instructions and information, see *Developing a Good Project Narrative Guide*, available [here](#).

Key Dates

Action	Date
Funding Announcement Release	03/25/2019
Online System Opening Date	03/25/2019
Final Date to Submit and Certify an Application	04/24/2019 at 5:00pm CST

Project Period

Projects may not exceed a 12 month project period.

Funding Levels

Minimum: None

Maximum: None

Match Requirement: None

Standards

Grantees must comply with standards applicable to this fund source cited in the State Uniform Grant Management Standards ([UGMS](#)), [Federal Uniform Grant Guidance](#), and all statutes, requirements, and guidelines applicable to this funding.

Eligible Activities and Costs

Funds may only be used to foster and improve existing partnerships between Federal, State, and local agencies, including the United States Attorney in each Federal judicial district, entities representing members of the community affected by increased violence, victims' advocates, and researchers to create safer neighborhoods through sustained reductions in violent crimes by

1. Developing and executing comprehensive strategic plans to reduce violent crimes, including the enforcement of gun laws, and prioritizing efforts focused on identified subsets of individuals or organizations responsible for increasing violence in a particular geographic area;
2. Developing evidence-based and data-driven intervention and prevention initiatives, including juvenile justice projects and activities which may include street-level outreach, conflict mediation, provision of treatment and social services, and the changing of community norms, in order to reduce violence; and
3. Collecting data on outcomes achieved through the Program, including the effect on the violent crime rate, incarceration rate, and recidivism rate of the jurisdiction.

Eligible Costs:

1. Salary, wage, and fringe benefits of individuals supporting the PSN Project;
2. Overtime compensation of individuals supporting the PSN project;
3. Workshops and events associated with the support of the PSN project (pending approval by Office of Justice Programs, Bureau of Justice Assistance)
4. Travel associated with implementation and evaluation of the PSN project;
5. Equipment purchased to support the execution of the PSN project; and
6. Printing, publication, and duplication of materials that support the PSN project.

Program-Specific Requirements

Local Government Certification of Compliance with 8 U.S.C. 1373. Applicants must upload a [Certification of Compliance with 8 U.S.C. § 1373](#) signed by the Chief Legal Officer. Certification must be uploaded onto the Upload.Files Tab prior to the submission and certification of eGrants application.

Project Safe Neighborhoods applications must address 1 of 3 PSN design features:

Targeted and Prioritized Enforcement. Applicants are required to develop data-driven strategies to target enforcement efforts in locations with significant violent crime problems and against offenders who are driving the violence. Applicants must focus on three areas:

1. Identify locations within their jurisdiction in greatest need of comprehensive violent crime reduction efforts;
2. Identify offenders who are driving the violence in those locations; and
3. Ensure offenders are prosecuted in the jurisdiction that can provide the most certain and appropriate sanction.

Prevention. The main focus of this PSN design feature is local prevention and reentry programs that can help reduce violent crime by keeping at-risk populations from offending in the first place. Applicants are required to take a comprehensive approach that establishes public awareness and support for the local violent crime reduction effort. Specifically, developing effective relationships with both community leaders and residents, understanding the needs and priorities of the community, and effectively communicating how law enforcement efforts are helping to reduce crime and increase public safety.

Accountability. PSN maintains accountability by measuring results based on outcomes and numbers of investigations and prosecutions. Applicants addressing this PSN design feature are required to collect and analyze relevant data that focus on outcomes—i.e. reduced violent crime. Applicants must monitor crime data over time as related to their local PSN Task force’s targeted problems and/or targeted areas.

Eligibility Requirements

1. Entities receiving funds from CJD must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the Texas Code of Criminal Procedure, Chapter 60. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system.
2. Eligible applicants operating a law enforcement agency must be current on reporting Part I violent crime data to the Texas Department of Public Safety (DPS) for inclusion in the annual Uniform Crime Report (UCR). To be considered eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year.

3. The Texas Department of Public Safety (DPS) has established a goal set by the Texas Legislature for all local law enforcement agencies to implement and report crime statistics data by using the requirements of the National Incident-Based Reporting System (NIBRS) no later than September 1, 2019. Additionally, the Federal Bureau of Investigations (FBI) will collect required crime statistics solely through the NIBRS starting January 1, 2021. Due to these upcoming state and federal deadlines, grantees are advised that eligibility for future grant funding may be tied to compliance with NIBRS. Financial grant assistance for transitioning to NIBRS may be available for your jurisdiction from the Criminal Justice Division (CJD).
4. An application requirement pertaining to full compliance with Department of Homeland Security detainer requests applies to all municipal or county governments that operate a subdivision or department that detains individuals after arrest for a criminal violation. Full text of this certification can be found on the Narrative tab of each application or at https://gov.texas.gov/organization/cjd/dhs_detainerrequest. All applicants must select one of four options in their eGrants application to be considered for funding under this announcement.
5. Eligible applicants must have a DUNS (Data Universal Numbering System) number assigned to its agency (to request a DUNS number, go to <https://fedgov.dnb.com/webform>).
6. Eligible applicants must be registered in the federal System for Award Management (SAM) database located at <https://sam.gov/>.

Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds.

Prohibitions

Grant funds may not be used to support the unallowable costs listed in the [Guide to Grants](#) or any of the following unallowable costs:

1. Construction, renovation, or remodeling;
2. Medical services;
3. Law enforcement equipment that is standard department issue; and
4. Any other prohibition imposed by federal, state or local law or regulation.

Selection Process

Application Screening: CJD will screen all applications to ensure that they meet the requirements included in the funding announcement. Applications that meet those requirements will move forward to the merit review phase.

Merit Review: Projects will be reviewed by a panel appointed by the respective regional PSN Taskforce in an effort to prioritize funding. Panelists must not be federal employees or employees of any applicant for a subaward. The merit review panel will assess and score each application on a 100-point scale and then report its findings to the executive director. Scores will be based on standard criteria that include objective eligibility criteria and application requirements.

Final Decisions: The executive director will consider rankings along with other factors and make all final funding decisions. Other factors may include cost effectiveness, overall funds availability, CJD or state government priorities and strategies, legislative directives, need, geographic distribution, balance of focuses and approaches, or other relevant factors.

CJD may not fund all applications or may only award part of the amount requested. In the event that funding requests exceed available funds, CJD may revise projects to address a more limited focus.

Contact Information

For more information, contact the eGrants help desk at eGrants@gov.texas.gov or (512) 463-1919.

RESOLUTION NO. 2019-45

WHEREAS, The City of Weslaco finds it in the best interest of the citizens of Weslaco, Hidalgo County, Texas, that the Weslaco - Project Safe Neighborhoods Program be operated for the fiscal year 2019 to 2020; and

WHEREAS, The City of Weslaco agrees to provide required applicable matching funds for the said project as required by the Office of the Governor Criminal Justice Division Project Safe Neighborhoods Program, FY2020 grant application; and

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

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

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

Grant Number: 3915901

Passed and Approved this 16th day of April 2019.

Signed by:

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Myra Ayala, City Secretary

APPROVED AT TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2379	
From:			
Subject: Approval for the submission of the Notice of Intent (NOI), under DR-4377, to the Texas Department of Emergency Management (TDEM) for the Acquisition of Right-of-Way and Real Property for the construction of Regional Detention Facility's and related infrastructure for Project Identified as Project 3 and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)			
Background: Hazard Mitigation Grant Program (HMGP) Notice of Availability and Application Period DR-4377 Texas Severe Storms & Flooding. TDEM is now accepting applications for the Hazard Mitigation Grant Program (HMGP) designated in the Major Disaster Declaration for DR-4377 Texas Severe Storms and Flooding affecting Cameron, Hidalgo, and Jim Wells Counties. The initial estimate provided by FEMA is for \$4,504,326 available in HMGP funding for this declaration. This figure may change at the one-year mark. Project costs for this project is \$10,430,000.00 as per Halff & Associates Cost Estimates. All HMGP subgrant applications must be received by TDEM no later than May 30, 2019 in order to be considered for funding under this opportunity.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The item has not been taken before the Ad Hoc Drainage Committee.			
Aida Vega Andrew Muñoz Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			

Attachments, if any:

NOI DR4377_Project 3 Los Torritos and North Kansas Ave, HMGP-4377 Notice of Availability_SOC (002)

Responsibilities upon Approval:



Texas Division of Emergency Management Recovery, Mitigation and Standards

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

FEMA Disaster #: DR-4332 / DR-4377 Date: 04/08/2019

Applicant: City of Weslaco

City: Weslaco County: Hidalgo State: TX

NOI Point of Contact (POC)

Name: Andrew Munoz Title: Assistant City Manager

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

Email: amunoz@weslacotx.gov

Mailing Address

Street Address: 255 S. Kansas St.

City: 255 S. Kansas St. State: Texas Zip: 78596

Assessment

Mitigation Action Plan (MAP) approval date: _____

If NOT approved – Date submitted to State: _____

Is this specific project identified in the MAP? Yes

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

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

Is Community in good standing with NFIP? Yes

Project Proposal

Estimated Project Cost: \$ 10,430,000.00

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

Funding Method for 25% Match:

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

Proposed Project Area:

Kansas and Los Torritos to Weslaco City Park encompasses the primary downtown region of Weslaco and serves as a major traffic arterial road, including city hall and Mayor Pablo Pena Park. This area includes several residential and commercial structures between Westgate Drive and Pleasantview Drive north of Business 83.

Damage History Related to Project:

The Rio Grande Valley has experienced several major storms over the last 50 years, with recent flooding in 2015, 2016 and 2018, which all but the 2018 flood resulting in federal disaster declarations. Recently, the City received over 15" of rain causing flood damage to thousands of structures. Throughout the City, roadways were over-topped and structures were inundated for days after the storm, leaving some areas difficult for First Responders to reach. Several facilities belonging to First Responders were also under water for several days.

Number of Residents or Structures at Risk:

The Number of Structures at Risk are 256 for a 10-year Flood and 927 for a 50-year flood. The Project Benefit (Present Value) for a 10-year flood is \$29,312,687 and \$1,142,698 for a 50-year flood. Structures removed from a 10-year flood is 263 and 46 for a 50-year flood. The BCR is estimated at 2.8.

Proposed Mitigation Action:

In order to mitigate this drainage hazard, the City of Weslaco is proposing for the construction of a 30 acre pond at Mayor Pablo Pena Park, replacement of the existing 48-inch and 60-inch storm drain system with 2-8'x6' RCBs along Plaza Street and Agostadero Street, approximately 1,500 LF of channel widening along the length of the pond, and the addition of a new storm drain system consisting of three-8'x6' RCBs along Torritos Street to near Texas Blvd. Estimates show that the installation of the will provide drainage relief. The reduction in water surface elevations also eliminates the flooding of the surrounding roadways, school and neighborhoods.

Background and Discussion:

The City of Weslaco selected Halff Associates to develop a Storm Water Improvement Plan for the City of Weslaco due to recent flooding in 2015, 2016 and 2018. Part of the efforts involved the development of phased Drainage Capital Improvements Program (CIP) to be implemented to help reduce flood risk in the City. The City created a Citizens Drainage Task Force - a volunteer group comprised of Weslaco citizens who had experienced flood damages from recent storms - to assist in the identification and development of the CIP. Halff engineers met with city staff and the task force members bi-weekly to provide updates on progress, to help validate the results of the existing conditions analysis and mapping, and to assist the city with selection and prioritization of proposed drainage improvements.

Halff developed a fully-integrated hydrologic and hydraulic analysis covering the entire City of Weslaco with InfoWorks ICM software. Halff incorporated best available topographic, drainage, infrastructure and physical data. The model covered 30 square miles of watersheds, including areas outside the city limits, and incorporated more than 63 miles of drainage infrastructure (ditches, channels, and storm drains). The analysis resulted in updated discharges and water surface elevations for the 10-, 50-, and 100-year storm events.

Existing roadway crossings and more than 6,500 buildings are at risk of structural damage due to flooding during the 50-year event within the city limits. Analyzing the existing drainage infrastructure relative to the updated hydrology for the 10-year and 50-year events, typical sources of flooding issues downstream culverts being undersized, insufficient storage capacity in existing infrastructure, including storm drain systems and channels, and ponding in naturally low-lying areas. Other factors contributing to flooding sources include outfalls to the IBWC floodway. Elevated floodwaters in the IBWC floodway prevent runoff from the City of Weslaco to outfall into the floodway.

Alternative structural flood reduction alternatives were considered to reduce flood risk. Alternatives considered include construction of regional detention facilities, storm drain conveyance and channel widening. Benefit-cost ratios were determined using standard engineering economics formulas and feasible construction projects were identified and recommended.

List any technical studies in progress or completed?

Storm Water Improvement Plan (April 2019), Fully-integrated hydrologic and hydraulic analysis covering the entire City of Weslaco with InfoWorks ICM software (2018/2019). 1D/2D modeling platform for flood scenarios using InfoWorks Integrated Catchment Modeling software platform for 10-, 50- and 100-year return intervals. Canal and ditch right-of-way reviews and Drainage Master Plan 2015.

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

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

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

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

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

POP (or Phase I POP): 04/01/2020 Phase II POP: _____

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



Texas Division of Emergency Management Recovery, Mitigation and Standards

Hazard Mitigation Grant Program (HMGP) Notice of Availability and Application Period DR-4377 Texas Severe Storms & Flooding

Dear Community Partners:

TDEM is now accepting applications for the Hazard Mitigation Grant Program (HMGP) designated in the Major Disaster Declaration for DR-4377 Texas Severe Storms and Flooding affecting Cameron, Hidalgo, and Jim Wells Counties. The initial estimate provided by FEMA is for \$4,504,326 available in HMGP funding for this declaration. This figure may change at the one-year mark.

Eligible subapplicants include: state agencies, local governments, tribal governments, and certain private nonprofit organizations.

All entities seeking funding under this opportunity must have a FEMA approved Hazard Mitigation Action Plan at the time the project is submitted to FEMA for consideration and at the time an award is made with the exception of projects to develop or update mitigation plans. An exception to this requirement may be requested on a case-by-case basis in accordance with FEMA's 2015 HMA Guidance.

All HMGP subgrant applications must be received by TDEM no later than May 30, 2019 in order to be considered for funding under this opportunity.

Priority for these funds will be given to jurisdictions from the counties designated in this disaster declaration. Jurisdictions from outside the declared area may submit projects for consideration under this opportunity, however TDEM anticipates the limited funds available under this award will be utilized for projects in the declared counties. Applications from jurisdictions outside the declared area will be reviewed and designated as alternate projects for funding until the all requests from impacted jurisdictions have been addressed.

Any jurisdiction seeking funding under this opportunity must submit a Notice of Intent (NOI) form for each project they wish to be considered. This form can be found on the TDEM website <http://www.dps.texas.gov/dem/Mitigation/index.htm> or requested from the TDEM Mitigation Section at TDEM-Mitigation@dps.texas.gov. NOIs will be reviewed as they are received.

TDEM will provide the HMGP application form to jurisdictions after reviewing their submitted NOI for eligibility and funding amount requested. A completed HMGP application form must be received by TDEM no later than May 30, 2019 to be considered for funding. HMGP applications will be reviewed and evaluated as they are received. Note that all applications must be submitted on the new HMGP application form dated February 2018. Applications submitted using older forms will be returned with instructions to resubmit using the proper form.

State priorities for distribution of HMGP funds associated with this disaster are:

1. HMGP eligible jurisdictions within the declared counties for the disaster declaration;
2. Projects that address the principal hazards associated with the disaster declaration;
3. Projects that demonstrate greatest community benefit;
 - a. Highest Benefit Cost Ratio (BCR)
 - b. Verifiable population directly served or benefitting by the project
4. Projects in jurisdictions that received the most damage for the disaster event based on PA & IA award amounts.
5. Eligible jurisdictions outside the counties declared in the disaster declaration.

Important HMGP dates:

- **April 2019:** HMGP Applicant Workshops in designated counties
- **May 30, 2019:** Subapplicant deadline for submitting complete HMGP applications to TDEM for consideration of funding.
- **June 15, 2019:** Complete HMGP application selection and submit applications to FEMA for funding.

Any questions regarding this opportunity should be directed to the TDEM Recovery, Mitigation and Standards Services, Hazard Mitigation Section at TDEM-Mitigation@dps.texas.gov or (512) 377-0023.



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2380	
From:			
Subject: Approval for the submission of the Notice of Intent (NOI), under DR-4377, to the Texas Department of Emergency Management (TDEM) for the Acquisition of Right-of-Way and Real Property for the construction of Regional Detention Facility's for Projects Identified as and related infrastructure for Project Identified as Project 6 and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)			
Background: Hazard Mitigation Grant Program (HMGP) Notice of Availability and Application Period DR-4377 Texas Severe Storms & Flooding. TDEM is now accepting applications for the Hazard Mitigation Grant Program (HMGP) designated in the Major Disaster Declaration for DR-4377 Texas Severe Storms and Flooding affecting Cameron, Hidalgo, and Jim Wells Counties. The initial estimate provided by FEMA is for \$4,504,326 available in HMGP funding for this declaration. This figure may change at the one-year mark. The project cost for this NOI is \$2,197,000 as per Halff & Associates Cost Estimates. All HMGP subgrant applications must be received by TDEM no later than May 30, 2019 in order to be considered for funding under this opportunity.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The item has not been discussed with the Ad Hoc Drainage Committee.			
Aida Vega Andrew Muñoz Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			

NOI DR4377_Project 6 Pleasantview and 11th Street, HMGP-4377 Notice of Availability_SOC (002)

Responsibilities upon Approval:
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Texas Division of Emergency Management Recovery, Mitigation and Standards

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

FEMA Disaster #: DR-4332 / DR-4377 Date: 04/08/2019

Applicant: City of Weslaco

City: Weslaco County: Hidalgo State: TX

NOI Point of Contact (POC)

Name: Andrew Munoz Title: Assistant City Manager

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

Email: amunoz@weslacotx.gov

Mailing Address

Street Address: 255 S. Kansas St.

City: 255 S. Kansas St. State: Texas Zip: 78596

Assessment

Mitigation Action Plan (MAP) approval date: _____

If NOT approved – Date submitted to State: _____

Is this specific project identified in the MAP? Yes

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

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

Is Community in good standing with NFIP? Yes

Project Proposal

Estimated Project Cost: \$ 2,197,000.00

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

Funding Method for 25% Match:

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

Proposed Project Area:

Pleasantview Drive and 11th Street encompasses the area south of Business 83 between Mile 4 West Road and Pleasantview Drive. This includes the Weslaco East High School and neighborhood just south of it. The proposed project calls for the installation of 3,220 LF of new storm drain consisting of two-8'x6' RCBs along Mile 31/2.

Damage History Related to Project:

The Rio Grande Valley has experienced several major storms over the last 50 years, with recent flooding in 2015, 2016 and 2018, which all but the 2018 flood resulting in federal disaster declarations. Recently, the City received over 15" of rain causing flood damage to thousands of structures. Throughout the City, roadways were over-topped and structures were inundated for days after the storm, leaving some areas difficult for First Responders to reach. Several facilities belonging to First Responders were also under water for several days.

Number of Residents or Structures at Risk:

The Number of Structures at Risk are 55 for a 10-year Flood and 106 for a 50-year flood. The Project Benefit (Present Value) for a 10-year flood is \$12,048,011 and \$2,434,443 for a 50-year flood. Structures removed from a 10-year flood is 97 and 98 for a 50-year flood. The BCR is estimated at 5.5.

Proposed Mitigation Action:

In order to mitigate this drainage hazard, the City of Weslaco is proposing for the The proposed project calls for the installation of 3,220 LF of new storm drain consisting of two-8'x6' RCBs along Mile 31/2. Estimates show that the installation of the will provide drainage relief. The reduction in water surface elevations also eliminates the flooding of the surrounding roadways, school and neighborhoods.

Background and Discussion:

The City of Weslaco selected Halff Associates to develop a Storm Water Improvement Plan for the City of Weslaco due to recent flooding in 2015, 2016 and 2018. Part of the efforts involved the development of phased Drainage Capital Improvements Program (CIP) to be implemented to help reduce flood risk in the City. The City created a Citizens Drainage Task Force - a volunteer group comprised of Weslaco citizens who had experienced flood damages from recent storms - to assist in the identification and development of the CIP. Halff engineers met with city staff and the task force members bi-weekly to provide updates on progress, to help validate the results of the existing conditions analysis and mapping, and to assist the city with selection and prioritization of proposed drainage improvements.

Halff developed a fully-integrated hydrologic and hydraulic analysis covering the entire City of Weslaco with InfoWorks ICM software. Halff incorporated best available topographic, drainage, infrastructure and physical data. The model covered 30 square miles of watersheds, including areas outside the city limits, and incorporated more than 63 miles of drainage infrastructure (ditches, channels, and storm drains). The analysis resulted in updated discharges and water surface elevations for the 10-, 50-, and 100-year storm events.

Existing roadway crossings and more than 6,500 buildings are at risk of structural damage due to flooding during the 50-year event within the city limits. Analyzing the existing drainage infrastructure relative to the updated hydrology for the 10-year and 50-year events, typical sources of flooding issues downstream culverts being undersized, insufficient storage capacity in existing infrastructure, including storm drain systems and channels, and ponding in naturally low-lying areas. Other factors contributing to flooding sources include outfalls to the IBWC floodway. Elevated floodwaters in the IBWC floodway prevent runoff from the City of Weslaco to outfall into the floodway.

Alternative structural flood reduction alternatives were considered to reduce flood risk. Alternatives considered include construction of regional detention facilities, storm drain conveyance and channel widening. Benefit-cost ratios were determined using standard engineering economics formulas and feasible construction projects were identified and recommended.

List any technical studies in progress or completed?

Storm Water Improvement Plan (April 2019), Fully-integrated hydrologic and hydraulic analysis covering the entire City of Weslaco with InfoWorks ICM software (2018/2019). 1D/2D modeling platform for flood scenarios using InfoWorks Integrated Catchment Modeling software platform for 10-, 50- and 100-year return intervals. Canal and ditch right-of-way reviews and Drainage Master Plan 2015.

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

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

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

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

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

POP (or Phase I POP): 04/01/2020 Phase II POP: _____

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



Texas Division of Emergency Management Recovery, Mitigation and Standards

Hazard Mitigation Grant Program (HMGP) Notice of Availability and Application Period DR-4377 Texas Severe Storms & Flooding

Dear Community Partners:

TDEM is now accepting applications for the Hazard Mitigation Grant Program (HMGP) designated in the Major Disaster Declaration for DR-4377 Texas Severe Storms and Flooding affecting Cameron, Hidalgo, and Jim Wells Counties. The initial estimate provided by FEMA is for \$4,504,326 available in HMGP funding for this declaration. This figure may change at the one-year mark.

Eligible subapplicants include: state agencies, local governments, tribal governments, and certain private nonprofit organizations.

All entities seeking funding under this opportunity must have a FEMA approved Hazard Mitigation Action Plan at the time the project is submitted to FEMA for consideration and at the time an award is made with the exception of projects to develop or update mitigation plans. An exception to this requirement may be requested on a case-by-case basis in accordance with FEMA's 2015 HMA Guidance.

All HMGP subgrant applications must be received by TDEM no later than May 30, 2019 in order to be considered for funding under this opportunity.

Priority for these funds will be given to jurisdictions from the counties designated in this disaster declaration. Jurisdictions from outside the declared area may submit projects for consideration under this opportunity, however TDEM anticipates the limited funds available under this award will be utilized for projects in the declared counties. Applications from jurisdictions outside the declared area will be reviewed and designated as alternate projects for funding until the all requests from impacted jurisdictions have been addressed.

Any jurisdiction seeking funding under this opportunity must submit a Notice of Intent (NOI) form for each project they wish to be considered. This form can be found on the TDEM website <http://www.dps.texas.gov/dem/Mitigation/index.htm> or requested from the TDEM Mitigation Section at TDEM-Mitigation@dps.texas.gov. NOIs will be reviewed as they are received.

TDEM will provide the HMGP application form to jurisdictions after reviewing their submitted NOI for eligibility and funding amount requested. A completed HMGP application form must be received by TDEM no later than May 30, 2019 to be considered for funding. HMGP applications will be reviewed and evaluated as they are received. Note that all applications must be submitted on the new HMGP application form dated February 2018. Applications submitted using older forms will be returned with instructions to resubmit using the proper form.

State priorities for distribution of HMGP funds associated with this disaster are:

1. HMGP eligible jurisdictions within the declared counties for the disaster declaration;
2. Projects that address the principal hazards associated with the disaster declaration;
3. Projects that demonstrate greatest community benefit;
 - a. Highest Benefit Cost Ratio (BCR)
 - b. Verifiable population directly served or benefitting by the project
4. Projects in jurisdictions that received the most damage for the disaster event based on PA & IA award amounts.
5. Eligible jurisdictions outside the counties declared in the disaster declaration.

Important HMGP dates:

- **April 2019:** HMGP Applicant Workshops in designated counties
- **May 30, 2019:** Subapplicant deadline for submitting complete HMGP applications to TDEM for consideration of funding.
- **June 15, 2019:** Complete HMGP application selection and submit applications to FEMA for funding.

Any questions regarding this opportunity should be directed to the TDEM Recovery, Mitigation and Standards Services, Hazard Mitigation Section at TDEM-Mitigation@dps.texas.gov or (512) 377-0023.



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2383	
From:			
Subject: Approval for the submission of the Notice of Intent (NOI), under DR-4377, to the Texas Department of Emergency Management (TDEM) for the Acquisition of Right-of-Way and Real Property for the construction of Regional Detention Facility's and related infrastructure for Project Identified as Project 8 and authorize the Mayor to execute any related documents. (Staffed by City Manager's Office.)			
Background: Hazard Mitigation Grant Program (HMGP) Notice of Availability and Application Period DR-4377 Texas Severe Storms & Flooding. TDEM is now accepting applications for the Hazard Mitigation Grant Program (HMGP) designated in the Major Disaster Declaration for DR-4377 Texas Severe Storms and Flooding affecting Cameron, Hidalgo, and Jim Wells Counties. The initial estimate provided by FEMA is for \$4,504,326 available in HMGP funding for this declaration. This figure may change at the one-year mark. The NOI for this project is \$1,350,000.00 as per Halff & Associates Cost Estimates. All HMGP subgrant applications must be received by TDEM no later than May 30, 2019 in order to be considered for funding under this opportunity.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The item has not been discussed with the Ad Hoc Drainage Committee.			
Aida Vega Andrew Muñoz Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any:			

NOI DR4377_Project 8 South Texas Boulevard and East 18th Street, HMGP-4377
Notice of Availability_SOC (002)

Responsibilities upon Approval:



Texas Division of Emergency Management Recovery, Mitigation and Standards

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

FEMA Disaster #: DR-4332 / DR-4377 Date: 04/08/2019

Applicant: City of Weslaco

City: Weslaco County: Hidalgo State: TX

NOI Point of Contact (POC)

Name: Andrew Munoz Title: Assistant City Manager

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

Email: amunoz@weslacotx.gov

Mailing Address

Street Address: 255 S. Kansas St.

City: 255 S. Kansas St. State: Texas Zip: 78596

Assessment

Mitigation Action Plan (MAP) approval date: _____

If NOT approved – Date submitted to State: _____

Is this specific project identified in the MAP? Yes

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

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

Is Community in good standing with NFIP? Yes

Project Proposal

Estimated Project Cost: \$ 1,350,000.00

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

Funding Method for 25% Match:

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

Proposed Project Area:

Texas and 18th Street encompasses the neighborhoods along South Texas Boulevard near 18th Street on the south side of the City of Weslaco. This area includes Trails End RV Park. The proposed project calls for the construction of a 5-acre detention pond along Texas Boulevard, with approximately 1,400 LF of channel widening along the back of the neighborhood, the replacement of a 30-inch culvert crossing the irrigation canal with an 8'x4' RCB, and replacement of a 24-inch culvert crossing FM 88 with an 8'x4'RCB.

Damage History Related to Project:

The Rio Grande Valley has experienced several major storms over the last 50 years, with recent flooding in 2015, 2016 and 2018, which all but the 2018 flood resulting in federal disaster declarations. Recently, the City received over 15" of rain causing flood damage to thousands of structures. Throughout the City, roadways were over-topped and structures were inundated for days after the storm, leaving some areas difficult for First Responders to reach. Several facilities belonging to First Responders were also under water for several days.

Number of Residents or Structures at Risk:

The Number of Structures at Risk are 59 for a 10-year Flood and 178 for a 50-year flood. The Project Benefit (Present Value) for a 10-year flood is \$7,328,172 and \$4,434,221 for a 50-year flood. Structures removed from a 10-year flood is 59 and 175 for a 50-year flood. The BCR is estimated at 5.4.

Proposed Mitigation Action:

In order to mitigate this drainage hazard, the City of Weslaco is calling for the construction of a 5-acre detention pond along Texas Boulevard, with approximately 1,400 LF of channel widening along the back of the neighborhood, the replacement of a 30-inch culvert crossing the irrigation canal with an 8'x4' RCB, and replacement of a 24-inch culvert crossing FM 88 with an 8'x4'RCB. Estimates show that the installation of the will provide drainage relief. The reduction in water surface elevations also eliminates the flooding of the surrounding roadways, school and neighborhoods.

Background and Discussion:

The City of Weslaco selected Halff Associates to develop a Storm Water Improvement Plan for the City of Weslaco due to recent flooding in 2015, 2016 and 2018. Part of the efforts involved the development of phased Drainage Capital Improvements Program (CIP) to be implemented to help reduce flood risk in the City. The City created a Citizens Drainage Task Force - a volunteer group comprised of Weslaco citizens who had experienced flood damages from recent storms - to assist in the identification and development of the CIP. Halff engineers met with city staff and the task force members bi-weekly to provide updates on progress, to help validate the results of the existing conditions analysis and mapping, and to assist the city with selection and prioritization of proposed drainage improvements.

Halff developed a fully-integrated hydrologic and hydraulic analysis covering the entire City of Weslaco with InfoWorks ICM software. Halff incorporated best available topographic, drainage, infrastructure and physical data. The model covered 30 square miles of watersheds, including areas outside the city limits, and incorporated more than 63 miles of drainage infrastructure (ditches, channels, and storm drains). The analysis resulted in updated discharges and water surface elevations for the 10-, 50-, and 100-year storm events.

Existing roadway crossings and more than 6,500 buildings are at risk of structural damage due to flooding during the 50-year event within the city limits. Analyzing the existing drainage infrastructure relative to the updated hydrology for the 10-year and 50-year events, typical sources of flooding issues downstream culverts being undersized, insufficient storage capacity in existing infrastructure, including storm drain systems and channels, and ponding in naturally low-lying areas. Other factors contributing to flooding sources include outfalls to the IBWC floodway. Elevated floodwaters in the IBWC floodway prevent runoff from the City of Weslaco to outfall into the floodway.

Alternative structural flood reduction alternatives were considered to reduce flood risk. Alternatives considered include construction of regional detention facilities, storm drain conveyance and channel widening. Benefit-cost ratios were determined using standard engineering economics formulas and feasible construction projects were identified and recommended.

List any technical studies in progress or completed?

Storm Water Improvement Plan (April 2019), Fully-integrated hydrologic and hydraulic analysis covering the entire City of Weslaco with InfoWorks ICM software (2018/2019). 1D/2D modeling platform for flood scenarios using InfoWorks Integrated Catchment Modeling software platform for 10-, 50- and 100-year return intervals. Canal and ditch right-of-way reviews and Drainage Master Plan 2015.

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

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

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

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

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

POP (or Phase I POP): 04/01/2020 Phase II POP: _____

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



Texas Division of Emergency Management Recovery, Mitigation and Standards

Hazard Mitigation Grant Program (HMGP) Notice of Availability and Application Period DR-4377 Texas Severe Storms & Flooding

Dear Community Partners:

TDEM is now accepting applications for the Hazard Mitigation Grant Program (HMGP) designated in the Major Disaster Declaration for DR-4377 Texas Severe Storms and Flooding affecting Cameron, Hidalgo, and Jim Wells Counties. The initial estimate provided by FEMA is for \$4,504,326 available in HMGP funding for this declaration. This figure may change at the one-year mark.

Eligible subapplicants include: state agencies, local governments, tribal governments, and certain private nonprofit organizations.

All entities seeking funding under this opportunity must have a FEMA approved Hazard Mitigation Action Plan at the time the project is submitted to FEMA for consideration and at the time an award is made with the exception of projects to develop or update mitigation plans. An exception to this requirement may be requested on a case-by-case basis in accordance with FEMA's 2015 HMA Guidance.

All HMGP subgrant applications must be received by TDEM no later than May 30, 2019 in order to be considered for funding under this opportunity.

Priority for these funds will be given to jurisdictions from the counties designated in this disaster declaration. Jurisdictions from outside the declared area may submit projects for consideration under this opportunity, however TDEM anticipates the limited funds available under this award will be utilized for projects in the declared counties. Applications from jurisdictions outside the declared area will be reviewed and designated as alternate projects for funding until the all requests from impacted jurisdictions have been addressed.

Any jurisdiction seeking funding under this opportunity must submit a Notice of Intent (NOI) form for each project they wish to be considered. This form can be found on the TDEM website <http://www.dps.texas.gov/dem/Mitigation/index.htm> or requested from the TDEM Mitigation Section at TDEM-Mitigation@dps.texas.gov. NOIs will be reviewed as they are received.

TDEM will provide the HMGP application form to jurisdictions after reviewing their submitted NOI for eligibility and funding amount requested. A completed HMGP application form must be received by TDEM no later than May 30, 2019 to be considered for funding. HMGP applications will be reviewed and evaluated as they are received. Note that all applications must be submitted on the new HMGP application form dated February 2018. Applications submitted using older forms will be returned with instructions to resubmit using the proper form.

State priorities for distribution of HMGP funds associated with this disaster are:

1. HMGP eligible jurisdictions within the declared counties for the disaster declaration;
2. Projects that address the principal hazards associated with the disaster declaration;
3. Projects that demonstrate greatest community benefit;
 - a. Highest Benefit Cost Ratio (BCR)
 - b. Verifiable population directly served or benefitting by the project
4. Projects in jurisdictions that received the most damage for the disaster event based on PA & IA award amounts.
5. Eligible jurisdictions outside the counties declared in the disaster declaration.

Important HMGP dates:

- **April 2019:** HMGP Applicant Workshops in designated counties
- **May 30, 2019:** Subapplicant deadline for submitting complete HMGP applications to TDEM for consideration of funding.
- **June 15, 2019:** Complete HMGP application selection and submit applications to FEMA for funding.

Any questions regarding this opportunity should be directed to the TDEM Recovery, Mitigation and Standards Services, Hazard Mitigation Section at TDEM-Mitigation@dps.texas.gov or (512) 377-0023.



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2275	
From:			
Subject: Discussion and consideration on Resolution 2019-08, 2019-09 and 2019-10 appointing members to the Weslaco 2020 Complete Count Census Committee and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on April 2, 2019; Staffed by Planning and Code Enforcement Department.)			
Background: Commission action on February 5, 2019 approved Resolution 2019-05 creating a 14 member Complete Count Census Committee. Appointments are considered as interest is received.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission: This item was tabled on March 5, 2019.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Rebekah De La Fuente		Approved	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: Memo- 2020 Census, Applicants - Weslaco 2020 Complete Count Census Committee, Weslaco 2020 Complete Count Census Committee, R2019-08 Census Complete Count Committee (1), R2019-09 Census Complete Count Committee (1), R2019-10 Census Complete Count Committee (1)			
Responsibilities upon Approval: Execute and retain.			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO

TO: Myra Ayala, City Secretary/ Aida Vega

FROM: Rebekah de la Fuente, Senior Planner 

DATE: April 9, 2019

SUBJECT: 2020 Complete Count Committee

This memo serves as staff's recommendation for appointment members to the 2020 Complete Count Committee. It is the intent for individuals who serve on this committee to be a representative of a Community Based Organization or Business whose resources can assist staff in community outreach of the 2020 U.S. Census. The following individuals have applied and would be the best fit for this Committee:

- Daniel Montez- South Texas College
- Alex Guerra- Amigos Del Valle
- Lillie Delgado- Weslaco EDC

Should you have any questions, please contact me at your convenience. Thank you.

Applicants – Weslaco 2020 Complete Count Census Committee

First name	Last name	Date Received
Eddie	Picasso	2/13/2019
Daniel	Montez	2/25/2019
Alejandro	Guerra	2/27/2019
Edward	Mejia	4/1/2019
Lillie	Delgado	4/9/2019

as of 4/9/19 by mv

WESLACO 2020 COMPLETE COUNT CENSUS COMMITTEE

Appointed	Name	Term Expires
2/5/2019	Sergio Garcia	July 21, 2020
2/5/2019	Irma Valerio-Salinas	July 21, 2020
	Vacant	
	Vacant	
	Vacant	
3/11/2019	Eric Hernandez - Clean Sweep Staff/Police	July 21, 2020
3/11/2019	Richard Stubbs – Clean Sweep Staff/Fire	July 21, 2020
3/11/2019	Omar Rodriguez - Clean Sweep Staff/Parks	July 21, 2020
3/11/2019	Daniel Saenz - Clean Sweep Staff/PCE	July 21, 2020
3/11/2019	David Sifuentes - Clean Sweep Staff/PCE	July 21, 2020
3/11/2019	Edna Silva - Clean Sweep Staff/CSD	July 21, 2020
3/11/2019	Olga Garza - Clean Sweep Staff/PW	July 21, 2020
3/11/2019	Jose B. Soria - Clean Sweep Staff/HR	July 21, 2020

Please make note: Clean Sweep Staff is now serving as part of the Weslaco 2020 Complete Count Census Committee.

As of 40219 mv

RESOLUTION 2019-08

**A RESOLUTION APPOINTING MEMBERS TO THE WESLACO 2020
COMPLETE COUNT CENSUS COMMITTEE FOR THE CITY OF
WESLACO, TEXAS TO HELP PROMOTE FULL PARTICIPATION
IN THE 2020 CENSUS**

WHEREAS, the United States Constitution mandates a census every 10 years to determine how many seats each state will have in the United States House of Representatives; and

WHEREAS, 2020 Census will help decision-makers understand which neighborhoods need new schools and which ones need greater services for the elderly; and

WHEREAS, 2020 Census will be the largest peacetime effort in the history of the United States; and

WHEREAS, the City Commission recognize the importance of a complete and accurate census count of residents for future allocation of federal and state funding of local programs; and

WHEREAS, the City Commission encourages the residents to fully participate in the 2020 Census.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESLACO, TEXAS THAT: the Weslaco 2020 Complete Count Census Committee be comprised of 14 members to be appointed by the City Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESLACO, TEXAS THAT _____ is appointed to serve on the Committee and the term will begin on _____, 20____, and will expire on _____, 20____.

PASSED AND APPROVED on this 16th day of April, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION 2019-09

**A RESOLUTION APPOINTING MEMBERS TO THE WESLACO 2020
COMPLETE COUNT CENSUS COMMITTEE FOR THE CITY OF
WESLACO, TEXAS TO HELP PROMOTE FULL PARTICIPATION
IN THE 2020 CENSUS**

WHEREAS, the United States Constitution mandates a census every 10 years to determine how many seats each state will have in the United States House of Representatives; and

WHEREAS, 2020 Census will help decision-makers understand which neighborhoods need new schools and which ones need greater services for the elderly; and

WHEREAS, 2020 Census will be the largest peacetime effort in the history of the United States; and

WHEREAS, the City Commission recognize the importance of a complete and accurate census count of residents for future allocation of federal and state funding of local programs; and

WHEREAS, the City Commission encourages the residents to fully participate in the 2020 Census.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESLACO, TEXAS THAT: the Weslaco 2020 Complete Count Census Committee be comprised of 14 members to be appointed by the City Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESLACO, TEXAS THAT _____ is appointed to serve on the Committee and the term will begin on _____, 20____, and will expire on _____, 20____.

PASSED AND APPROVED on this 16th day of April, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION 2019-10

**A RESOLUTION APPOINTING MEMBERS TO THE WESLACO 2020
COMPLETE COUNT CENSUS COMMITTEE FOR THE CITY OF
WESLACO, TEXAS TO HELP PROMOTE FULL PARTICIPATION
IN THE 2020 CENSUS**

WHEREAS, the United States Constitution mandates a census every 10 years to determine how many seats each state will have in the United States House of Representatives; and

WHEREAS, 2020 Census will help decision-makers understand which neighborhoods need new schools and which ones need greater services for the elderly; and

WHEREAS, 2020 Census will be the largest peacetime effort in the history of the United States; and

WHEREAS, the City Commission recognize the importance of a complete and accurate census count of residents for future allocation of federal and state funding of local programs; and

WHEREAS, the City Commission encourages the residents to fully participate in the 2020 Census.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESLACO, TEXAS THAT: the Weslaco 2020 Complete Count Census Committee be comprised of 14 members to be appointed by the City Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WESLACO, TEXAS THAT
_____ is appointed to serve on the Committee and the term will
begin on _____, 20____, and will expire on _____, 20____.

PASSED AND APPROVED on this 16th day of April, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L Ayala Garza, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2355
From:		
Subject: Discussion and consideration on Resolution 2019-42 and Resolution 2019-43 appointing members to expired terms on the Library Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Library Department.)		
Background: Members have expressed interest in continuing to serve.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Arnold Becho Mike Perez		Created/Initiated New
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Library Board as of 20819 mv, Ltr interest Paula Villanueva library, Letter of Interest from Juan Hernandez re Library Board, Applicants - Library Board, R2019-42 Library Board, R2019-43 Library Board		
Responsibilities upon Approval: Notify appointees.		

LIBRARY BOARD

TERM EXPIRES	FIRST NAME	LAST NAME
5/7/2019	Juan	Hernandez
5/7/2019	Paula	Villanueva
3/5/2022	Christine	Warren
3/5/2022	Luciano "Chano"	Garza
3/5/2022	Idolina	Garcia

Revised 20819 mv

PAULA VILLANUEVA
414 W MILE 10 RD N
WESLACO TX 78596

April 4, 2019

Greetings:

City of Weslaco, Mayor David Suarez

Weslaco Public Library Director: Arnoldo Becho

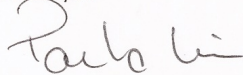
I want to thank-you for the Opportunity and the trust placed in me and allowing me to serve as a Library Board Member for Our Mayor Joe V Sanchez Public Library. It has been a privilege to serve

As a Library Member for the last 4 years; I have learned to appreciate the hard work and dedication Our Public Library staff invests in the future of our Library, our youth and our community. Our Library is an endless source of information and opportunity. The Library is a community hub for so many families. The library is a place where everyone feels welcome and included, Our Community especially Loves the different Summer Reading Activities, Winter activities, Author signing events and so much more.

I am humbled and honored to be part of this Board and work alongside dedicated, educated and selfless members of our community.

My participation as a Board Member has allowed me to contribute to our Community, I have enjoyed being a part of the Library. I have been an avid advocate to our Library and wish to continue to serve. The Library has given me Personal growth and joy. Please allow me to continue to Serve

Thank-you



Paula Villanueva

Mayor Joe V Sanchez Public Library, Board Member

From:

Mr. Juan M. Hernandez,

I would like to be considered for
position on the Library Board committee.

Sincerely




APPLICANTS - LIBRARY BOARD

FIRST NAME	LAST NAME	APPLICATION DATE
Edward	Mejia	3/12/2019

No other applicants as of 31219

RESOLUTION NO. 2019-42

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE
MEMBER TO THE LIBRARY BOARD.**

WHEREAS, the City of Weslaco has established the Library Board pursuant to Section 17-17 of the Weslaco Municipal Code Book; and

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

WHEREAS, the Library Board members shall serve without compensation and unlimited terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to serve a two year term on the Library Board and the term will expire on _____.

PASSED AND APPROVED on this 16th day of April 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

RESOLUTION NO. 2019-43

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE
MEMBER TO THE LIBRARY BOARD.**

WHEREAS, the City of Weslaco has established the Library Board pursuant to Section 17-17 of the Weslaco Municipal Code Book; and

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

WHEREAS, the Library Board members shall serve without compensation and unlimited terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to serve a two year term on the Library Board and the term will expire on _____.

PASSED AND APPROVED on this 16th day of April 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2348	
From:			
Subject: Discussion and consideration on Resolution 2019-44 extending term limit of the Weslaco 100 Committee until final festivity celebrations of the Weslaco's Centennial Celebration and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Manager's Office.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Aida Vega		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Weslaco 100 Committee Members as of 32219 mv, R2019-44 terms Weslaco 100			
Responsibilities upon Approval: Approve.			

WESLACO 100 COMMITTEE

Date Appointed	FIRST NAME	LAST NAME
2/14/2017	Linda	Williams
4/19/2016	Veronica L.	Barrera
6/20/2017	Enrique	Rodriguez
4/04/2017	Debbie	Rektorik
9/06/2017	Robert S.	Donalson
2/14/2017	†Richard	Lehman
9/04/2018	Bobby	McNabney
3/08/2017	Laurie	Cardenas
2/14/2017	Mary	Mattar
2/14/2017	JuneBug	Cummins
4/19/2016	Loretta	Barbee
4/19/2016	Mark	Williams
4/19/2016	Leonor C.	Medina
4/19/2016	Mark	McCaleb
4/19/2016	Marta	Kang, Ph.D.
2/20/2018	Alex	Livas

As of 32219 mv

†Richard Lehman - September 30, 2018

RESOLUTION NO. 2019-44

A RESOLUTION OF THE CITY OF WESLACO EXTENDING TERM LIMIT OF MEMBERS INITIAL TERM DATE ON THE WESLACO 100 COMMITTEE TO PREPARE WESLACO'S CENTENNIAL CELEBRATION AND STRATEGIC PLAN

WHEREAS, Resolution 2013-52 established an ad hoc citizens' committee to solicit suggestions, make recommendations, and encourage participation toward the planning and facilitating of programs, activities; and

WHEREAS, Resolution 2016-10 approved appointment of members to begin the preparations of the Weslaco 100 Centennial Celebrations for 2019; and

WHEREAS, the term for each Committee member was for three (3) years that began April 19, 2016 expiring April 19, 2019 and members are eligible for reappointment;

WHEREAS, the planning and facilitating of programs and activities for said celebration are continuing for festivity on December 19, 2019; and

WHEREAS, The Weslaco 100 Committee members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT appointed members of the Weslaco 100 Committee will serve on the Weslaco 100 Committee until final celebrations have ended and/or not to exceed a four-year term.

PASSED AND APPROVED on this 16, day of April 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Garza Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-14	
From:			
Subject: Discussion and consideration of request from The Fajita Cook-off, Inc. to use Mayor Pablo Pena Park on October 19, 2019 for a festival with applicant paying for all costs and authorize the Mayor to execute any related documents. Possible action. (This item was tabled on April 2, 2019; staffed by Parks and Recreation Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Omar Rodriguez		Created/Initiated	
Omar Rodriguez		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve conditional to any expenses related to the event to be paid by the requester.			
Staff Recommendation: Staff recommends approval and that all fees (permits and park rental) and expenses (personnel to set/strike park, Police, Fire, and EMS) be paid for by requester.			
Attachments, if any:			
Responsibilities upon Approval:			

Gerardo Tafolla
2002 W. Abilene Dr.
Weslaco, TX. 78599

April 11, 2019

City of Weslaco
Attn. Citizens of Weslaco / Weslaco City Officials
255 S. Kansas Ave
Weslaco, Texas 78596

Re: LETTER OF RESIGNATION

Dear Citizens of Weslaco & Weslaco City Officials,

I regret to inform you that I am resigning as District 4 City Commissioner due to personal reasons.

For now, please accept this as a formal notice of my resignation, for my position as District 4 City Commissioner of the city of Weslaco. This resignation will be effective immediately tomorrow making April 12, 2019, my last day as District 4 City Commissioner.

Although, I am not proud of my actions, I am not ashamed of the progress and accomplishments that you (the citizens of Weslaco) and I as your city commissioner have brought to the City of Weslaco in the past nine and a half years. Do not let my actions affect the growth of this great City of Weslaco and keep demanding more from your city commissioners. Do not forget that you are the voice of Weslaco and as such deserve to have a great living in this growing city we all call home.

I want to apologize to all the citizens of Weslaco and thank the voters of District 4 for the opportunity that they gave me to serve as your Commissioner it has been a privilege and a pleasure. If it wasn't for their belief and support, we would have never accomplished the goals that we had set out to do. For that I am forever grateful.

Although, I am saddened to leave the Commission and all of you. I wish the entire citizens of Weslaco and the Commission much success and best of luck in leading this great city of Weslaco into the 21st century. God Bless Weslaco, God Bless Texas, and God bless the USA.

Sincerely and Respectfully yours.

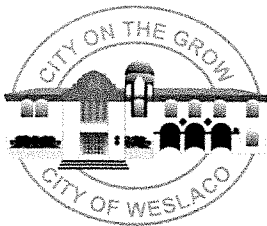
Gerardo "Jerry" Tafolla, WCCD4



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2362	
From: Joe Pedraza			
Subject: Discussion and consideration after public hearing on behalf of Humberto Garza to approve Ordinance 2019-13 to rezone 413 N. Kansas Ave. also being Lot 14-15, Blk 4, Gonzalez Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district. First reading of Ordinance 2019-13. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-1 Neighborhood Business district. Twenty- three (23) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on March 18, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on April 3, 2019.			
Kayla Arevalo Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval based on surrounding property.			
Attachments, if any: 413 N Kansas- Attachments, 413 N Kansas- Aerial, O2019-13 rezone 413 N Kansas			
Responsibilities upon Approval:			

Staff will notify applicant.



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 14 & 15 Block 4

Subdivision Name GONZALEZ ADDITION

Street Address 413 N. KANSAS

Existing Zoning RESIDENTIAL Existing Land Use R1

Proposed Zoning WORKING LOT Proposed Land Use B1

_____ \$300.00 non-refundable filing fee.

_____ Detailed dimensioned site plan/map must be submitted with this request.

_____ Survey and metes and bounds if the legal description is a portion of a lot.

_____ City and school tax receipts attached.

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

APPLICANT

Name HUMBERTO GALZA Phone (956) 782-2557

Address 130 E. PARK Fax: (956) 782-2558

City Pharr State TX Zip Code 78577 E-Mail: hgalza@tgc.net

OWNER

Name VANTAGE BANK Phone (956) 968-1511

Address 501 S. KANSAS Fax: _____

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

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

Signature _____

Date _____

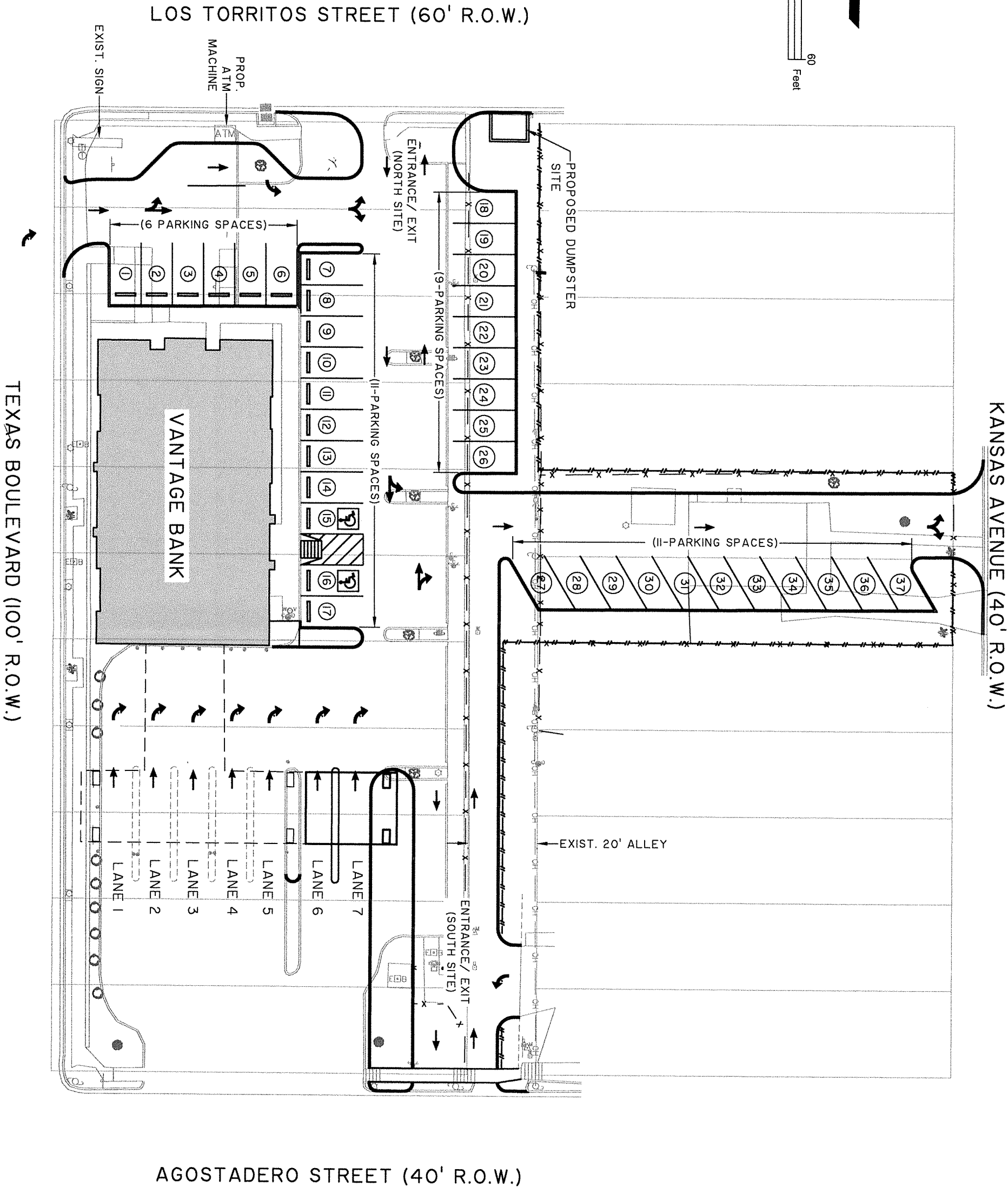
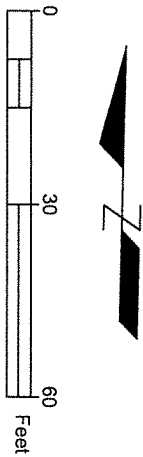
Signature [Signature] Owner

Date 3/15/2019

Signature Rain Applicant

Date 3/18/2019

Authorized Agent



SHEET 1	SCALE: AS SHOWN				
	DATE: MARCH 2019				
	FB. No.:				
	SURVEY BY:				
	DRAWN BY: RG				
	CHECKED BY:				
	REVISION	DATE	BY		

VANTAGE BANK
DRIVETHRU AND RENOVATION

CITY OF WESLACO

PRELIMINARY-FOR REVIEW ONLY

These documents are for Design Review
and not intended for Construction, Bidding
or Permit Purposes. They were prepared
by, or under the supervision of:

RAMIRO GUTIERREZ 65948
Print Name PE# Date



Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 486

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

March 22, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 3, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, April 16, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

REZONE REQUEST:

Humberto Garza is requesting to rezone 413 N. Kansas Ave. also being Lot 14-15, Blk 4, Gonzalez Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district.

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

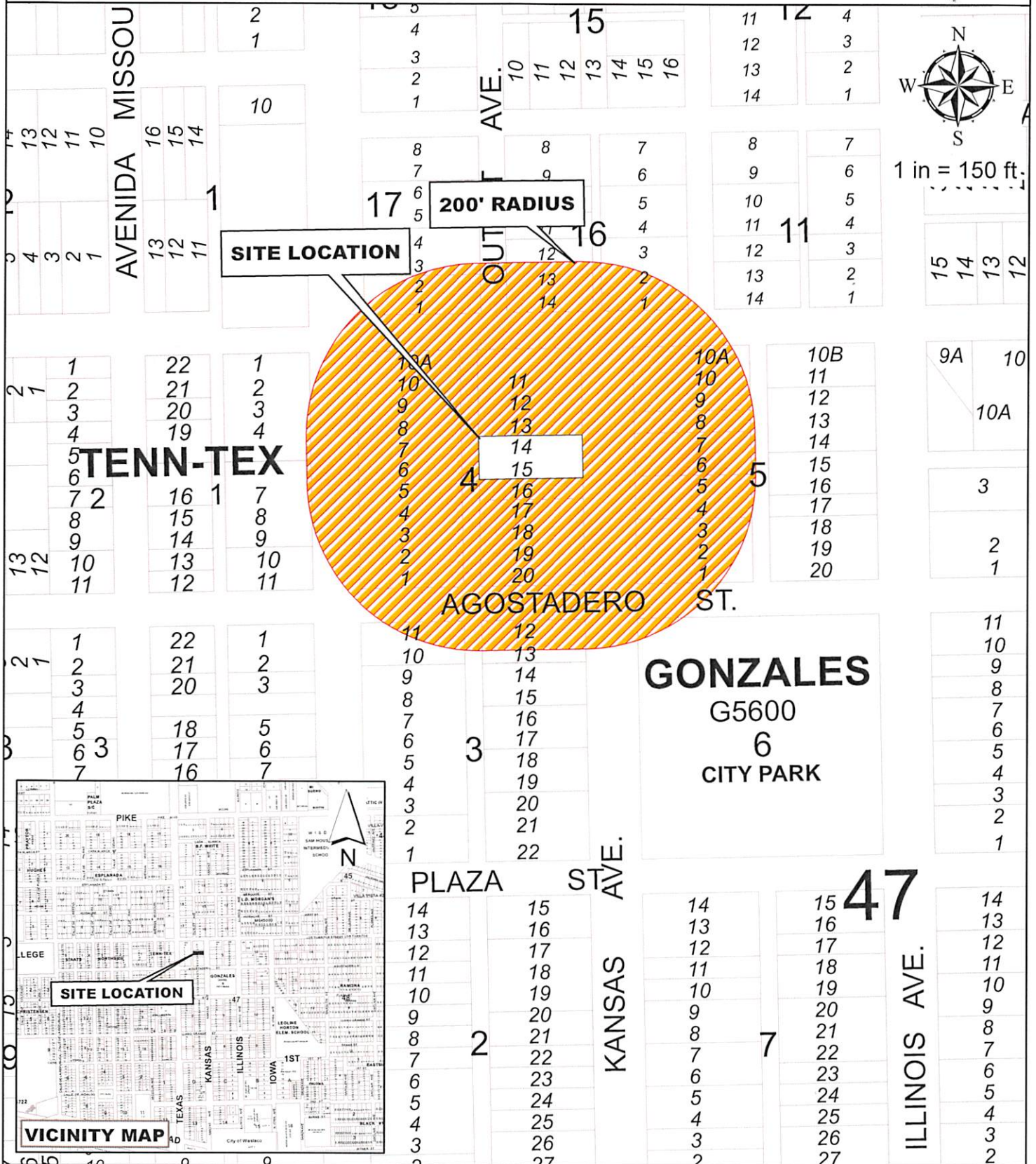
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Senior Planner

CITY OF WESLACO



Humberto Garza
413 N. Kansas

Purpose for the rezone request

Existing zoning: R-1

Existing land use: R-1

Prop zone: B-1



MAR 21, 2019

GARCIA CHARLIE 2025 W MILE 11 N WESLACO TX 78599-1685	G5600-00-003-0010-00 GONZALEZ LTS 10-11 BLK 3 309 N TEXAS BLVD	L: 54900 B: 85433
MOLINA, ESTELA 321 N KANSAS AVE WESLACO TX 78596-5373	G5600-00-003-0012-00 GONZALEZ E80.25' OF LTS 12 & 13 321 N KANSAS AVE	L: 13442 B: 10241
MOLINA, EFRAIN & ESTELA 321 N KANSAS AVE WESLACO TX 78596-5373	G5600-00-003-0012-01 GONZALEZ W39.75' OF LOTS 12 & 13 0 E AGOSTADERO ST	L: 9938 B: 13435
INTER NATIONAL BANK 1801 S 2ND ST SUITE 540 MCALLEN TX 78503-1353	G5600-00-004-0001-00 GONZALEZ LOT 1-10A BLK 4 0	L: 231000 B: 616788
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	G5600-00-004-0003-00 GONZALEZ LOTS 3 THRU 10 & 10A BL K 4 401 N TEXAS BLVD	L: 101250 B: 61657
MORENO RUBEN PO BOX 512 WESLACO TX 78599-0512	G5600-00-004-0011-00 GONZALEZ ALL LOTS 11 THRU 13 & N 11 BLK 4 417 N KANSAS AVE	L: 40200 B: 50655
SANCHEZ, ANA T & NOE 703 S ILLINOIS WESLACO TX 78596-7027	G5600-00-004-0014-00 GONZALEZ LTS 14-15 BLK 4 413 N KANSAS AVE	L: 20100 B: 10944
ALANIS MARIA ELVA 110 E AGOSTADERO ST WESLACO TX 78596-5308	G5600-00-004-0016-00 GONZALEZ LT 16 BLK 4 409 N KANSAS AVE	L: 10050 B: 0
ALANIS, PABLO & MARIA ELVA 110 E AGOSTADERO ST WESLACO TX 78596-5308	G5600-00-004-0017-00 GONZALEZ LOTS 17, 18, 19 & 20 BL 110 E ACOSTADERO ST	L: 60000 B: 198898
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	G5600-00-005-0001-00 GONZALEZ LOTS 1 THRU 3 BLK 5 402 N KANSAS AVE	L: 50625 B: 0
MARTINEZ CARLOS CESAR & PO BOX 624 WESLACO TX 78599-0624	G5600-00-005-0004-00 GONZALEZ LTS 4-5 BLK 5 408 N KANSAS AVE	L: 22613 B: 0
OCANA HIDALIA 403 DELIA AVE ALAMO TX 78516-3204	G5600-00-005-0006-00 GONZALEZ LTS 6-7 BLK 5 410 N KANSAS AVE	L: 22613 B: 90429

MAR 21, 2019

VEGA GLORIA M 221 N ILLINOIS AVE WESLACO TX 78596-5357	G5600-00-005-0008-00 GONZALEZ LT 8 BLK 5 414 N KANSAS AVE	L: 11306 B: 0
CAVAZOS JUAN JR 420 N KANSAS AVE WESLACO TX 78596-5330	G5600-00-005-0009-00 GONZALEZ LTS 9-10-10A BLK 5 420 N KANSAS AVE	L: 33919 B: 44263
RAMIREZ ROMEO & FRANCISCA REVOCABLE LIVING TRUST 508 SANTA ANNA ST WESLACO TX 78596	G5600-00-005-0010-00 GONZALEZ LTS 10 & 11 BLK 5 419 N ILLINOIS AVE	L: 21775 B: 65269
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	G5600-00-006-0001-00 GONZALEZ LOTS 1 THRU 22 & 20'X28 N LOTS 1 THRU 22 BLK 6 310 N KANSAS AVE	L: 392000 B: 6511
BORJAS JUAN G & ELIZABETH 1017 W 3RD ST WESLACO TX 78596-5605	M6450-00-016-0001-00 MORGAN LOTS 1-3 BLK 16 501 N KANSAS AVE	L: 28475 B: 25035
CUELLAR, JOHN F 151 E TORRITOS WESLACO TX 78596	M6450-00-016-0012-00 MORGAN BLK 16 LOTS 12-13-14 151 E LOS TORRITOS ST	L: 42500 B: 40350
GONZALEZ, SERGIO PO BOX 45 MERCEDES TX 78570-0045	M6450-00-017-0001-00 MORGAN LOTS 1 & 2 BLK 17 500 N TEXAS BLVD	L: 42525 B: 15187
GONZALEZ, SERGIO PO BOX 45 MERCEDES TX 78570-0045	M6450-00-017-0003-00 MORGAN LOTS 3-4 BLK 17 500 N TEXAS BLVD	L: 51975 B: 88249
OLIVAREZ FAMILY PARTNERSHI PO BOX 22 WESLACO TX 78599-0022	T1700-00-001-0001-00 TENN-TEX LOTS 1 THRU 5 BLK 1 413 N TEXAS BLVD	L: 74375 B: 155180
OLIVAREZ FAMILY PARTNERSHI PO BOX 22 WESLACO TX 78599-0022	T1700-00-001-0006-00 TENN-TEX BLK 1 LTS 6,7,8 & 9 409 N TEXAS BLVD	L: 70000 B: 280134
OLIVAREZ FMLY PRTNRSHIP LTD PO BOX 22 WESLACO TX 78599-0022	T1700-00-001-0009-00 TENN-TEX BLK 1 LT 9 404 N TEXAS BLVD	L: 25000 B: 0

Rezone Request

413 N. Kansas Ave.

Legend

413 N Kansas Ave

Los Torritos St

N Missouri Ave

Texas Blvd N

N Outlet Ave

E Los Torritos St

413 N Kansas Ave

E Agostadero St

/ Agostadero St

88

N Kansas Ave

Google Earth

2

© 2018 INEGI
© 2018 Google

300 ft



ORDINANCE NO. 2019-13

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 413 N. KANSAS AVE ALSO LOT 14-15, BLK 4, GONZALEZ ADDITION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT

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

SECTION I: R-1 One-Family Dwelling District to B-1 Neighborhood Business district being 413 N. Kansas Ave also being lots Lot 14-15, Blk 4, Gonzalez Addition, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of April, 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2363	
From: Joe Pedraza			
Subject: Discussion and consideration after public hearing on behalf of Alejandro Peña to approve Ordinance 2019-14 to rezone 416 W Austin, also being Lot 2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district. First reading of Ordinance 2019-14. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-2 Secondary highway business district. Thirty- two (32) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on March 18, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended denial of the rezone request on February 6, 2019, citing that the only access to the lot was through a residential area.			
Kayla Arevalo		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends denial based on 2040 Land Use Map			
Attachments, if any: 416 w austin - attachments, 416 W Austin- Aerial, O2019-14 rezone 416 W Austin			

Responsibilities upon Approval:

Staff will notify applicant.



APPLICATION FOR REZONING

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

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

FILE NO. REZ19-00011

RECEIVED

FEB 18 2019

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 2 Block _____

Subdivision Name Apostolic Assembly Church Subdivision

Street Address 416 W Austin

Existing Zoning R-1 one family Existing Land Use Empty

Proposed Zoning Comercial B-2 Proposed Land Use Cabinet Shop

_____ \$300.00 non-refundable filing fee.

_____ Detailed dimensioned site plan/map must be submitted with this request.

_____ Survey and metes and bounds if the legal description is a portion of a lot.

_____ City and school tax receipts attached.

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

APPLICANT

Name FELIPE TORRES ESPINO Phone 956-245-6634

Address 825 W. Mile 10 N Fax: 956 461-3456

City Weslaco State TX Zip Code 78596 E-Mail: Felipe3e.torres@yahoo.com

OWNER

Name FELIPE TORRES ESPINO Phone 245-6634

Address 825 W. Mile 10 N Fax: 461-3456

City Weslaco State TX Zip Code 78596 E-Mail: Felipe3e.torres@yahoo.com

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

Signature _____ Date 02/18/2019
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

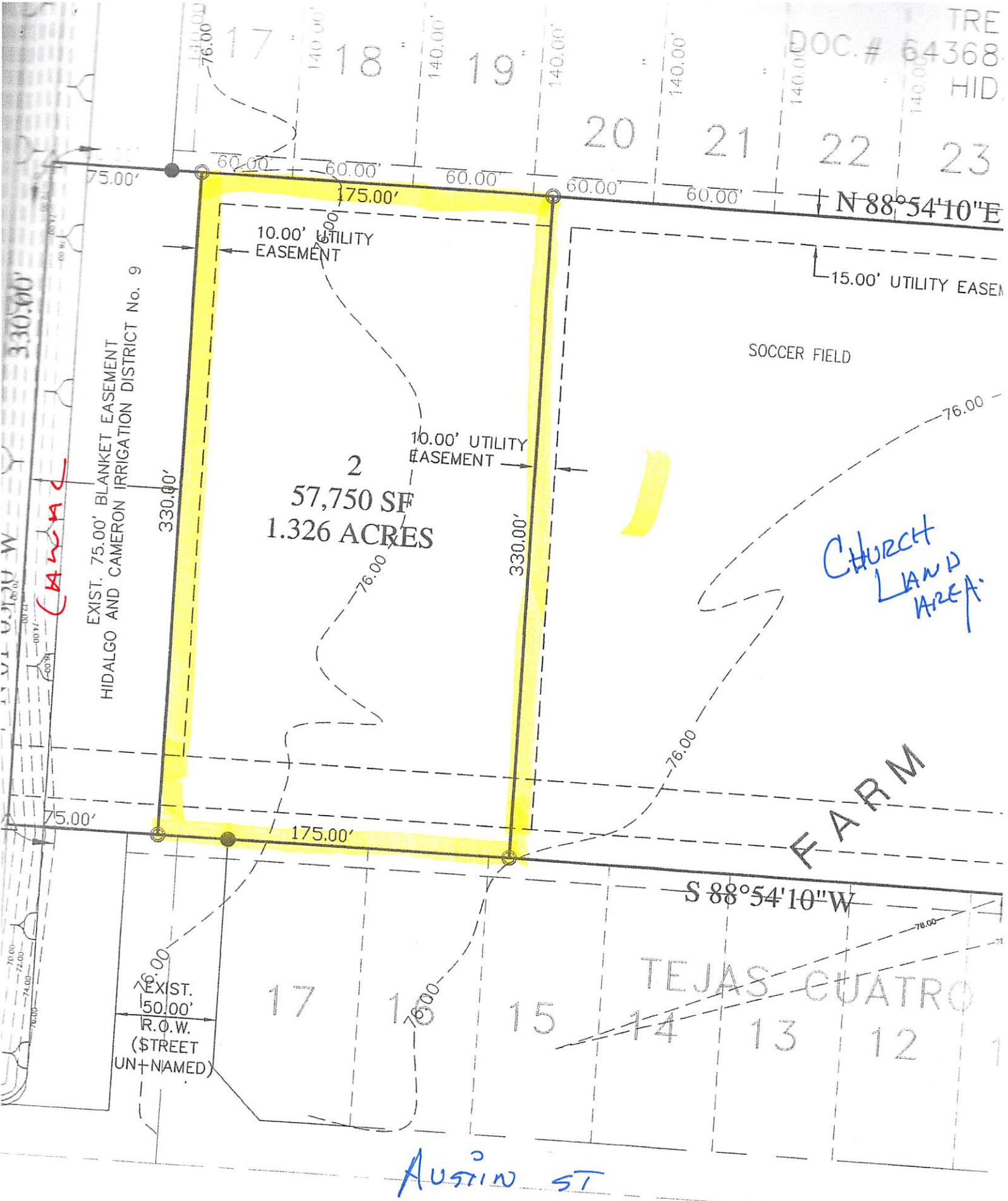
Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____



DATE OF PREPARATION: NOVEMBER, 2012

METERS AND BOUNDS

Downloaded from <http://ajph.org/> on November 10, 2014

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7626
921 S. 10TH AVENUE
EDINBURGH, TEXAS 76539
(TEL) 956-380-5152 (FAX) 956-380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539
(TEL) 956-380-5132 (FAX) 956-380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539
(TEL) 956-380-5132 (FAX) 956-380-5083

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

March 22, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 3, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, April 16, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

REZONE REQUEST:

Alejandro Peña is requesting to rezone 416 W. Austin, also being Lot 2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.

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

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

Sincerely,

Rebekah de la Fuente
Senior Planner

W3800-00-115-0000-08



F.T. 1 in = 200 ft

NORTHCROSS

16 15 14 13 12 11 10 9 8 7 6 5 4

NORTH CROSS AVE

17 18 19 20 21 22 23 24 25 26 27 28 29

200' RADIUS

SITE LOCATION

FT 172

APOSTOLIC ASSEMBLY CHURCH

A5508-00-000-0000-00

ATRO PH.2
CK 2

STREET

6 27 28 29

CROCKETT ST.

BLOCK 3

TRAVIS ST.

BLOCK 4

AUSTIN STREET
BLOCK 1

TEJAS CUARTO

BLK 1

AUSTIN ST.

BLK 2

T125000

19 18 17 16 15 14 13 12 11 10 9 8 7

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

BLOCK 1

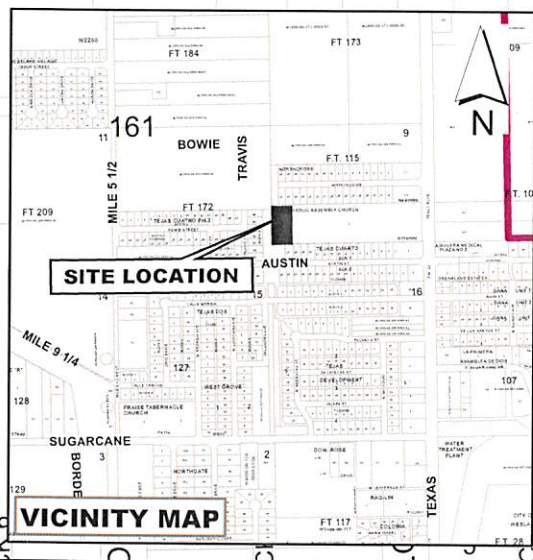
1 2 3 4 5 6 7 8 9 10 11 12

BLOCK 2

7 8 9 10 11 12

8 7 6 5 4 3 2 1

POLAN

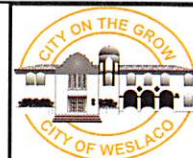


SITE LOCATION

VICINITY MAP

Felipe Torres Espino
416 W Austin
Lot 2

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



MAR 21, 2019

ANDRADE JULIO ALBERTO 318 AUSTIN ST WESLACO TX 78599-9786	T1250-00-001-0013-00 TEJAS CUATRO LOT 13 BLK 1 0	L: 22680 B: 77879
JILPAS ANTONIA & EDUARDO 322 AUSTIN ST WESLACO TX 78599-9786	T1250-00-001-0014-00 TEJAS CUATRO LOT 14 BLK 1 0	L: 22680 B: 61151
MARTINEZ AMERICO & ELIZABETH T 503 W 17TH ST WESLACO TX 78596-7806	T1250-00-001-0015-00 TEJAS CUATRO LOT 15 BLK 1 0	L: 22680 B: 45179
JUAREZ SAMUEL 406 AUSTIN ST WESLACO TX 78599-9787	T1250-00-001-0016-00 TEJAS CUATRO LOT 16 BLK 1 0	L: 22680 B: 82609
HERNANDEZ JOSE L & SANTOS 410 AUSTIN ST WESLACO TX 78599-9787	T1250-00-001-0017-00 TEJAS CUATRO LOT 17 BLK 1 0	L: 25618 B: 66245
SALINAS OZIEL O 2403 DORADO DR MISSION TX 78573-8450	T1250-00-002-0016-00 TEJAS CUATRO LOT 16 BLK 2 0	L: 22680 B: 63820
PEREZ MARICELA & VICTOR 405 AUSTIN ST WESLACO TX 78599-9787	T1250-00-002-0017-00 TEJAS CUATRO LOT 17 BLK 2 0	L: 22680 B: 80062
TORRES SONIA R 409 AUSTIN ST WESLACO TX 78599-9787	T1250-00-002-0018-00 TEJAS CUATRO LOT 18 BLK 2 0	L: 22680 B: 151166
RINCON DOMINGO & MARGARITA 413 AUSTIN ST WESLACO TX 78599-9787	T1250-00-002-0019-00 TEJAS CUATRO LOT 19 BLK 2 413 AUSTIN ST	L: 22680 B: 37541
GOMEZ AARON A & GLORIA B 3004 TRAVIS ST WESLACO TX 78599-3102	T1250-02-004-0049-00 TEJAS CUATRO PH 2 UT A LOT 49 BL 0	L: 20250 B: 89679
REYES MAURICIO & NOEMI 3002 TRAVIS ST WESLACO TX 78599-3102	T1250-02-004-0050-00 TEJAS CUATRO PH 2 UT A LOT 50 BL 0	L: 20250 B: 110595
MARQUEZ ANITA 3000 TRAVIS ST WESLACO TX 78599-3102	T1250-02-004-0051-00 TEJAS CUATRO PH 2 UT A LOT 51 BL 0	L: 20250 B: 85163

MAR 21, 2019

SERNA NORBERTO & JESSICA L 2928 TRAVIS ST WESLACO TX 78599-3100	T1250-02-004-0052-00 TEJAS CUATRO PH 2 UT A LOT 52 BL 0	L: 20250 B: 83507
ZAPATA JOSE R 2926 TRAVIS ST WESLACO TX 78599-3100	T1250-02-004-0053-00 TEJAS CUATRO PH 2 UT A LOT 53 BL 0	L: 20250 B: 67915
CHAVEZ MICHAEL LEE 1606 W SUGAR CANE DR WESLACO TX 78599-3871	T1250-02-004-0054-00 TEJAS CUATRO PH 2 UT A LOT 54 BL 0	L: 20250 B: 59718
ZAMORA RUBEN D & VERONICA C 2922 TRAVIS ST WESLACO TX 78599-3100	T1250-02-004-0055-00 TEJAS CUATRO PH 2 UT A LOT 55 BL 0	L: 23490 B: 97896
TEJAS BUILDING & DEV CO INC 2623 N TEXAS BLVD WESLACO TX 78599-4039	W3800-00-172-0000-00 WEST TRACT N700' FT 172 21.21AC 3200 N MILE 5 1/2 W	L: 144228 B: 0
APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-0001-00 APOSTOLIC ASSEMBLY CHURCH LOT 1 2941 N TEXAS BLVD	L: 165165 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501	N4490-00-000-0012-00 NORTHCROSS LOT 12	L: 22680 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0013-00 NORTHCROSS LOT 13 0	L: 22680 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0014-00 NORTHCROSS LOT 14 0	L: 22680 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0015-00 NORTHCROSS LOT 15 0	L: 22680 B: 0
PEREZ NORMA LINDA & ENRIQUE 410 NORTHCROSS LN WESLACO TX 78599-8738	N4490-00-000-0016-00 NORTHCROSS LOT 16 0	L: 22680 B: 75640
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0017-00 NORTHCROSS LOT 17 0	L: 22680 B: 0

City of Weslaco Code Enforcement Dept.

MAR 21, 2019

AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0018-00 NORTHCROSS LOT 18 0	L: 22680 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0019-00 NORTHCROSS LOT 19 0	L: 22680 B: 0
GARZA THOMAS & LESLIE A RIVAS 405 NORTHCROSS AVE WESLACO TX 78599-8738	N4490-00-000-0020-00 NORTHCROSS LOT 20 0	L: 22680 B: 84976
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0021-00 NORTHCROSS LOT 21 0	L: 22680 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0022-00 NORTHCROSS LOT 22 0	L: 22680 B: 0
HIDALGO COUNTY IRRIGATION DIST PO BOX 237 MERCEDES TX 78570	N4490-00-000-0000-00 NORTHCROSS 60 X 330 D/D LYING W 45AC NET	L: 3499 B: 0
HIDALGO COUNTY IRRIGATION DIST PO BOX 237 MERCEDES TX 78570	A5508-00-000-0000-00 APOSTOLIC ASSEMBLY CHURCH 75' D/ LOT 2 0 AUSTIN ST	L: 2970 B: 0
APOSTOLIC ASSEMBLY OF THE PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-0002-00 APOSTOLIC ASSEMBLY CHURCH LOT 2	L: 69300 B: 0

Rezone Request

416 W. Austin

Legend

NORTHCROSS AVE.

Northcross Ave

TEXAS BLVD.

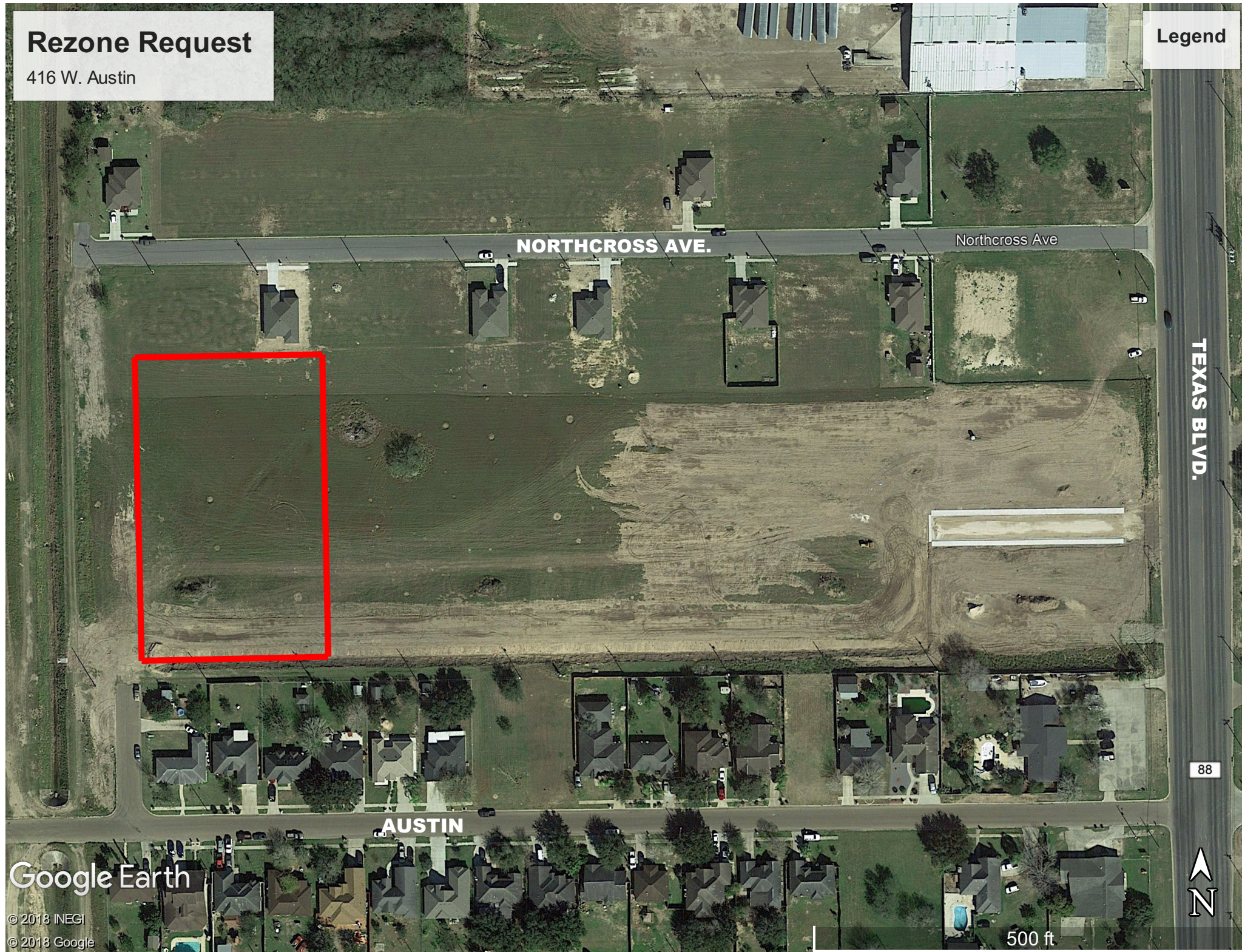
88

AUSTIN

Google Earth

© 2018 INEGI
© 2018 Google

500 ft



ORDINANCE NO. 2019-14

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 416 W AUSTIN AVE ALSO BEING LOT 2, APOSTOLIC ASSEMBLY CHURCH SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY & HIGHWAY BUSINESS DISTRICT

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

SECTION I: R-1 One-Family Dwelling District to B-2 Secondary & Highway Business district being 416 W Austin Ave also being Lot 2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of April, 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2364	
From: Joe Pedraza			
Subject: Discussion and consideration after public hearing on behalf of Avanti at Sienna Palms Legacy, LP. to approve Ordinance 2019-15 to rezone 3520 N. Milano Rd. Also being a 6.13 acre tract of Farm Tract 125, Lot 1, Blk 1, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. First reading of Ordinance 2019-15. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district. Zero (0) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the City Commission appeared in The Monitor on March 18, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on April 3, 2019.			
Kayla Arevalo Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommended approval.			
Attachments, if any: 3520 N Milano- ATTACHMENTS, 3520 N Milanos- Aerial, O2019-15 rezone 3520 N Milano			

Responsibilities upon Approval:

Staff will notify applicant.



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block 1

Subdivision Name Avanti Legacy at Sienna Palms

Street Address 3520 N. Milano Road Weslaco, TX 78599

Existing Zoning Being Annexed - R-1 Existing Land Use Vacant Land

Proposed Zoning R-2 Proposed Land Use Multifamily

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

APPLICANT

Name Avanti at Sienna Palms Legacy, LP Phone 5129140953

Address 8500 Shoal Creek Blvd., Building 4, Suite 208 Fax: 512-900-2860

City Austin State TX Zip Code 78757 E-Mail: hflores@madhousedevelopment.net

OWNER

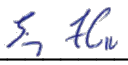
Name Jimmy Closner & Sons Construction Co., Inc. Phone 956-565-2688

Address PO Box 170 Fax: 956-565-0347

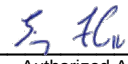
City Mercedes State TX Zip Code 78570 E-Mail: bclosner@jimmyclosner.com

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

Signature _____ Date _____

Signature  Date 3/12/2019
Owner

Signature  Date 3/12/2019
Applicant

Signature  Date 3/12/2019
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

THE INTENT OF ZONING

Zoning is defined as the division of a municipality into districts for the purpose of regulating the use of private land. A city's police powers enable the municipality to regulate various land welfare of the entire public. They have been designed to lessen the congestion in the streets; to secure safety from, fire, panic, or other dangers; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements. Zoning must be done in accordance with a comprehensive master plan. Such a plan will be a pattern for future development and prohibits the arbitrary and capricious control of land.

HOW AM I AFFECTED

A city's unique character, just like Weslaco is preserved through the various arrangements of land uses permitted in an area. If incomplete land uses are placed together then the safety and character of Weslaco will be placed in danger. Zoning is used as a tool to establish and maintain the character of a neighborhood, if improper land uses are permitted; in the future they became non-conforming uses and spoil the character of an area. Zoning intent is to prevent this and cannot deny the continued use of a site if the site is non-conforming to the rest of the area. The intent of zoning is to provide guidelines for creating compatible land uses and provide the character Weslaco wishes to preserve.

A STATEMENT ON WESLACO'S ZONING ORDINANCE

Weslaco's Zoning Ordinance consists of the description of uses permitted in each district. It defines the different types of uses permitted in each zone. The Zoning Ordinance specifies height regulations, accessory building regulations parking and loading regulations and area, and density regulations.

WHAT IF A BUILDING OR SITE DOES NOT COMPLY WITH ITS ZONING

If a building infringes upon the required building setbacks requirements; the Weslaco Board of Adjustments and Appeals of Zoning must consider the granting of an exception and may permit modifications to various building and lot requirements when necessitated. This may be due to the unusual size or shape of a parcel of land. Board of Adjustments and Appeals of Zoning Petition Packages are available at the Planning Department.

REZONING APPLICATIONS INSTRUCTIONS

1. Application form must be completed in full with applicant's signature.
2. Statement must be attached to the application stating why the rezoning is requested and the type of operation to be conducted on the property.
3. A three-hundred dollar (\$300.00) application fee must also be submitted along with the application.
4. Once the application is submitted in completed form, the Planning Department is required by State Law to notify by mail all property owners within the 200 foot radius of the affected proposed zone change and advertise in a newspaper fifteen (15) days prior to the public hearing to be held by both the Planning and Zoning and City Commissions on the zone change request.
5. After the Planning and Zoning Commission meeting, the request will be placed on the next available City Commission agenda for final consideration.
6. Should the Planning and Zoning Commission or the owners of 20% of the property within the 200 foot radius of the proposed zone change request, oppose the request, a $\frac{3}{4}$ th vote will be required by the City Commission to receive approval.
7. Only after the second and final reading by the City Commission of the rezoning ordinance, may the activity proposed on the property begin operation after all appropriate permits have been issued.

Jimmy Closner and Sons Construction Co
PO Box 107
Mercedes, Texas 78570

APPOINTMENT OF AGENT

This letter appoints agents regarding all land development applications for Avanti Legacy at Sienna Palms +/- 6.5 acres near the NEC of Cardinal Dr. & Mile 6 1/2 W intersection - Hidalgo CAD Parcel ID#:324881 (the "Property") and related matters. As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent, and by my signature below I fully authorize my agent to: Be the point of contact between myself and the City of Weslaco, North Alamo Water, Hidalgo County Drainage District #1; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

Name of Agent(s): Enrique Flores - Madhouse Development Service, Inc. Craig Carney - Carney

Engineering, Allen Kerley - Frontier Surveying Company, Donald Smith - Northfield Design Associates

Mailing Address: 8500 Shoal Creek Blvd. Building 4, Suite 208

City: Austin State: Texas Zip: 78757

Home Phone: () Business Phone: (512) 914-0953 Cell: (214) 893-6070

*Signature of Seller: [Signature] Title: Vice-President

Printed/Typed Name of Seller: Robert Closner Date: 10/23/18

THE STATE OF TEXAS

COUNTY OF HIDALGO

§ § §

This instrument was acknowledged before me on OCTOBER 23rd 2018 by ROBERT CLOSNER

(Seal)



[Signature]
Notary Public, State of Texas

My Commission Expires: 10-22-2019

2018 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

JIMMY CLOSNER & SONS CONST CO
PO BOX 170
MERCEDES, TX 78570-0170

Legal Description:

WEST TRACT 53.03AC OF FT 214 52.58AC NET

Account No: W3800-00-214-0000-00

Appr. Dist. No.: 324881

Legal Acres: 52.5800

Parcel Address:

As of Date: 12/03/2018

Print Date: 12/03/2018

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$630,960	\$0	\$630,960	\$630,960	\$0	\$0	\$630,960	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$630,960	OSP	\$608,771.00	\$22,189	0.5800000	\$128.70
DRAINAGE DIST #1		\$630,960	OSP	\$608,771.00	\$22,189	0.0951000	\$21.10
EMS DIST #1		\$630,960	OSP	\$608,771.00	\$22,189	0.0194000	\$4.30
WESLACO ISD		\$630,960	OSP	\$608,771.00	\$22,189	1.1597000	\$257.33
SOUTH TEXAS ISD		\$630,960	OSP	\$608,771.00	\$22,189	0.0492000	\$10.92
SOUTH TEXAS COLLEGE		\$630,960	OSP	\$608,771.00	\$22,189	0.1780000	\$39.50

Total Tax: \$461.85

Total Tax Paid to date: \$0.00

Total Tax Remaining: \$461.85

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

12/31/2018 0%	01/31/2019 0%	02/28/2019 7%	04/01/2019 9%	04/30/2019 11%	05/31/2019 13%
\$461.85	\$461.85	\$494.18	\$503.42	\$512.66	\$521.89
07/01/2019 15%	07/31/2019 18 + up to 15%	09/02/2019 19 + up to 15%	09/30/2019 20 + up to 15%	10/31/2019 21 + up to 15%	12/02/2019 22 + up to 15%
\$531.15	\$626.74	\$632.04	\$637.36	\$642.67	\$647.97

School Information:

WESLACO ISD 2018 M&O 1.1397000 I&S .02000000 Total 1.1597000 2017 M&O 1.1397000 I&S .02000000 Total 1.1597000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68



Print Date: 12/03/2018

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157



W3800-00-214-0000-00

JIMMY CLOSNER & SONS CONST CO
PO BOX 170
MERCEDES, TX 78570-0170

AMOUNT PAID:

\$ _____

00003248810000046185

Taxes Due Detail by Year[Begin a New Search](#) [Go to Your Portfolio](#)[Return to the Previous Page](#) [Taxes Due by Jurisdiction](#)**Taxes Due as of** Mon Dec 03 07:51:14 CST 2018**Account No.:** W380000214000000**Appr. Dist. No.:** 324881**Active Lawsuits** None

* Additional Collection Costs

	by end of December 2018			by end of January 2019		by end of February 2019	
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2018	\$461.85	\$0.00	\$461.85	\$0.00	\$461.85	\$32.33	\$494.18
Total Amount Due:	\$461.85	\$0.00	\$461.85	\$0.00	\$461.85	\$32.33	\$494.18

[Terms of Use](#)

The Tax Office makes no representations as to the accuracy or reliability of any information accessed from its computer data base. The Tax Office, its officers, agents, employees and representatives shall not be liable for the information posted on the Tax Office Website in connection with any actions losses, damages, claims or liability in any way related to use of, distribution of or reliance upon such information.

HIDALGO COUNTY TAX OFFICE
 PO BOX 178
 EDINBURG, TEXAS 78540
 (956) 318-2157
 You may also [e-mail](#) the office.

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Payment Information[Begin a New Search](#) [Go to Your Portfolio](#)[Return to the Previous Page](#)**Account No.:** W380000214000000

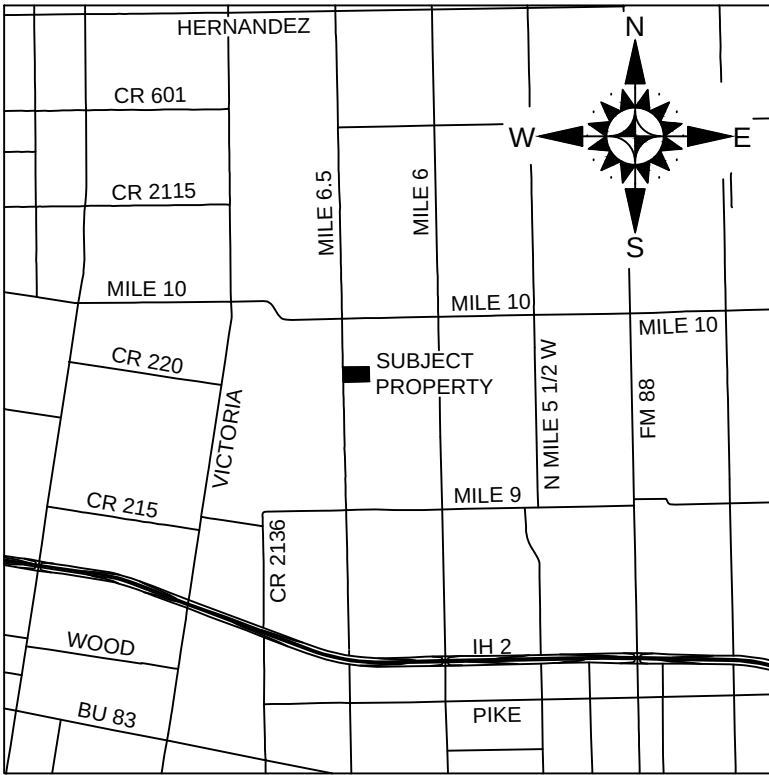
Receipt Date	Amount	Tax Year
2017-12-18	\$463.01	2017
2017-01-05	\$488.62	2016
2016-02-03	\$543.52	2015
2015-01-30	\$487.94	2014
2014-01-31	\$459.09	2013
2013-01-31	\$442.66	2012
2012-03-27	\$463.41	2011
2011-01-28	\$427.93	2010
2009-12-30	\$443.64	2009
2008-12-30	\$443.24	2008
2007-12-17	\$411.57	2007
2007-01-26	\$1,331.34	2006
2005-12-30	\$3,593.79	2005
2004-11-18	\$480.56	2004

Terms of Use

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You may also [e-mail](#) the office.

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- LEGEND**
- SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
 - FOUND 5/8" IRON ROD
 - V—V—V— 8-INCH WATER LINE
 - O—O—O— OVERHEAD ELECTRIC LINE
 - UTILITY POLE
 - T—T—T— GUY WIRE
 - X—X—X— WATER VALVE

METES AND BOUNDS DESCRIPTION

BEING a 6.50 acre tract of land situated in the Juan Jose Ynojosa De Balli Survey, Abstract No. 54, Hidalgo County, Texas, being a portion of Farm Tract 214 of the West Tract Subdivision out of Llano Grande Grant, as recorded in Volume 2, Pages 34-37, of the Map Records of Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the common west corner of said Farm Tract 214 and Farm Tract 215 (Y = 16,596,509.69; X = 1,143,135.43), being in the east line of Farm Tract 216 and being in the centerline of a N Mile 6 1/2 (an apparent 40-foot right-of-way);

THENCE North 88°57'47" East, along the common line of said Farm Tracts 214 and 215, passing a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set at a distance of 20.00 feet and continuing a total distance of 707.85 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set;

THENCE South 01°12'25" East, a distance of 400.00 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set;

THENCE South 88°57'47" West, passing a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set at a distance of 687.85 feet and continuing a total distance of 707.85 feet to a point in the aforesaid centerline of N Mile 6 1/2 and being the west line of said Farm Tract 214;

THENCE North 01°12'25" West, along said centerline and west line, a distance of 400.00 feet to the **POINT OF BEGINNING** and containing 6.50 acres (283,140 square feet) of land.

ENGINEER'S CERTIFICATION

State of Texas
County of _____

I, the undersigned, a registered professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

This the _____ day of _____, 2018.

T. Craig Carney
Registered Professional Engineer No. 55714

State of Texas
County of Nueces

I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief. I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

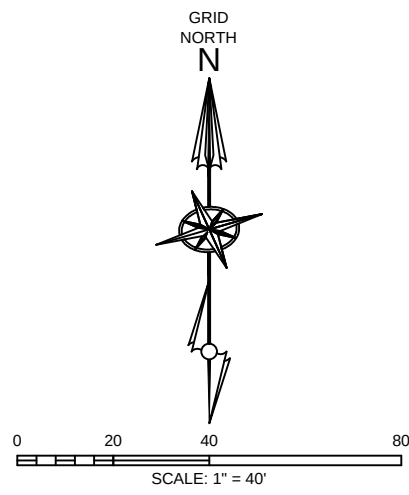
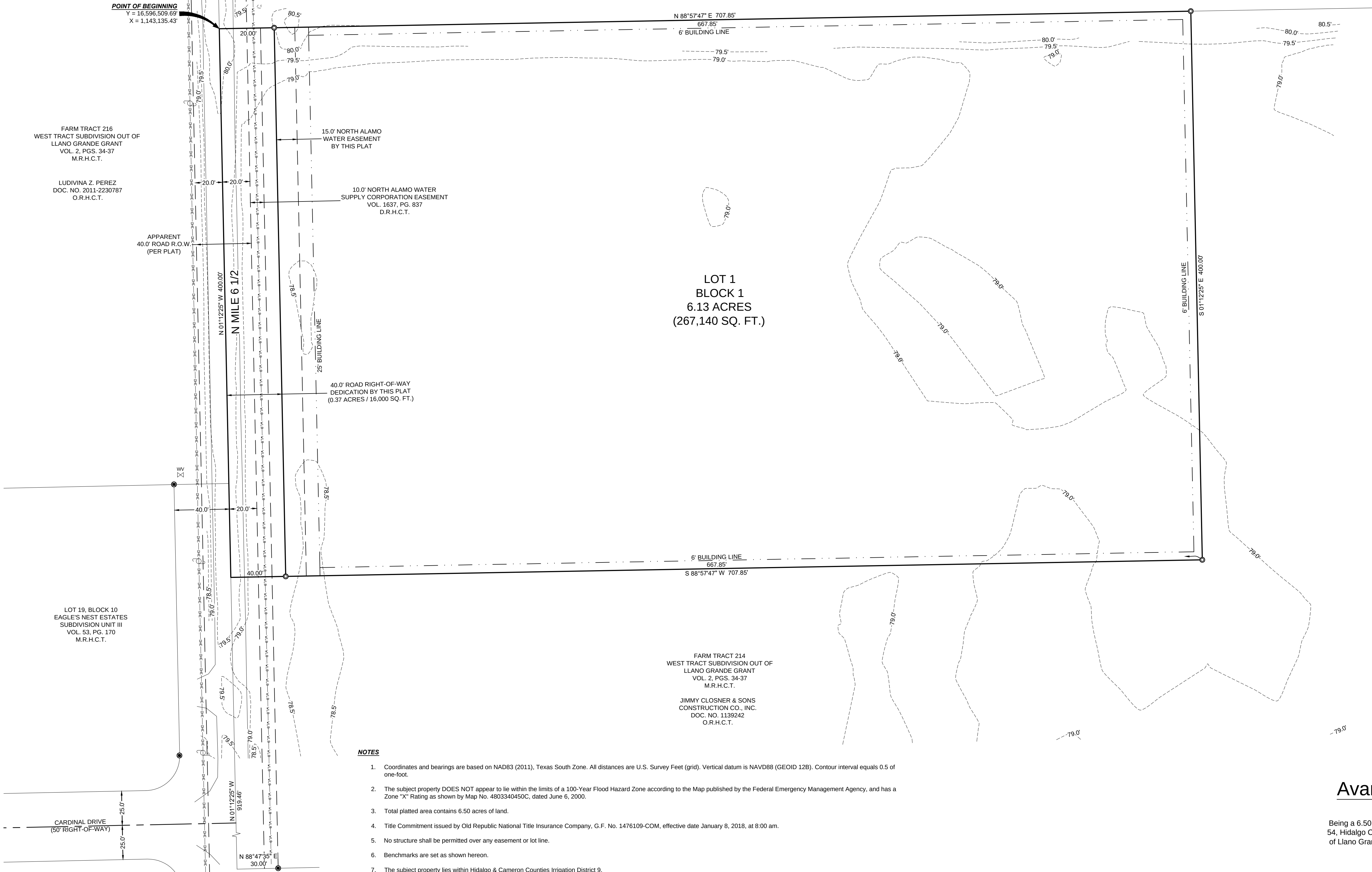
PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

PRINCIPAL CONTACTS

Owner Jimmy Closner & Sons Construction Co., Inc.
Surveyor Allen W. Kerley, Frontier Surveying Company
Engineer T. Craig Carney, Carney Engineering, PLLC

P.O. Box 170, Mercedes, TX 78570
710 Buffalo St, Suite 700, Corpus Christi, TX 78401
5700 Granite Parkway, Suite 200, Plano, TX 75024

PH: (361) 881-8044
PH: (469) 443-0861



OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

State of Texas
County of Hidalgo

Jimmy Closner & Sons Construction Co., Inc., owner of the 6.50 acre tract of land encompassed within the proposed **Avanti at Sienna Palms Legacy**, hereby subdivide the land as depicted in this subdivision plat and dedicated to public use the streets, parks, and easements shown herein.

David R. Closner
President

Date

State of Texas
County of Hidalgo

Before me, the undersigned authority, on this day personally appeared **David R. Closner, as President of Jimmy Closner & Sons Construction Co., Inc.**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public
_____, County, Texas

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESETS, that the undersigned owners of the property shown on this plat, their successors, assigns and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of on dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15-feet in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) are installed, the easement herein granted shall be limited to a strip of land 15-feet in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an addition easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15-feet in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____, 2018.

David R. Closner
President
Jimmy Closner & Sons Construction Co., Inc.

State of Texas
County of Hidalgo

I, _____, Administrator/Director of Planning and Zoning Department of the City of Weslaco, Texas do hereby certify this minor subdivision plat known as **Avanti at Sienna Palms Legacy** conforms to all subdivision requirements of this City wherein my approval is required and has been approved for recording on this the _____ day of _____, 2018 with the County Clerk of Hidalgo County, Texas.

Administrator/Planning and Zoning Department Director

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

State of Texas
County of Hidalgo

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211(C). The District has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the Developer and his Engineer to make these determinations.

Hidalgo County Drainage District No. 1

Raul E. Sesin, P.E., C.F.M.
General Manager

Date

Avanti at Sienna Palms Legacy

Being a 6.50 acre tract of land situated in the Juan Jose Ynojosa De Balli Survey, Abstract No. 54, Hidalgo County, Texas, being a portion of Farm Tract 214 of the West Tract Subdivision out of Llano Grande Grant, as recorded in Volume 2, Pages 34-37, of the Map Records of Hidalgo County, Texas

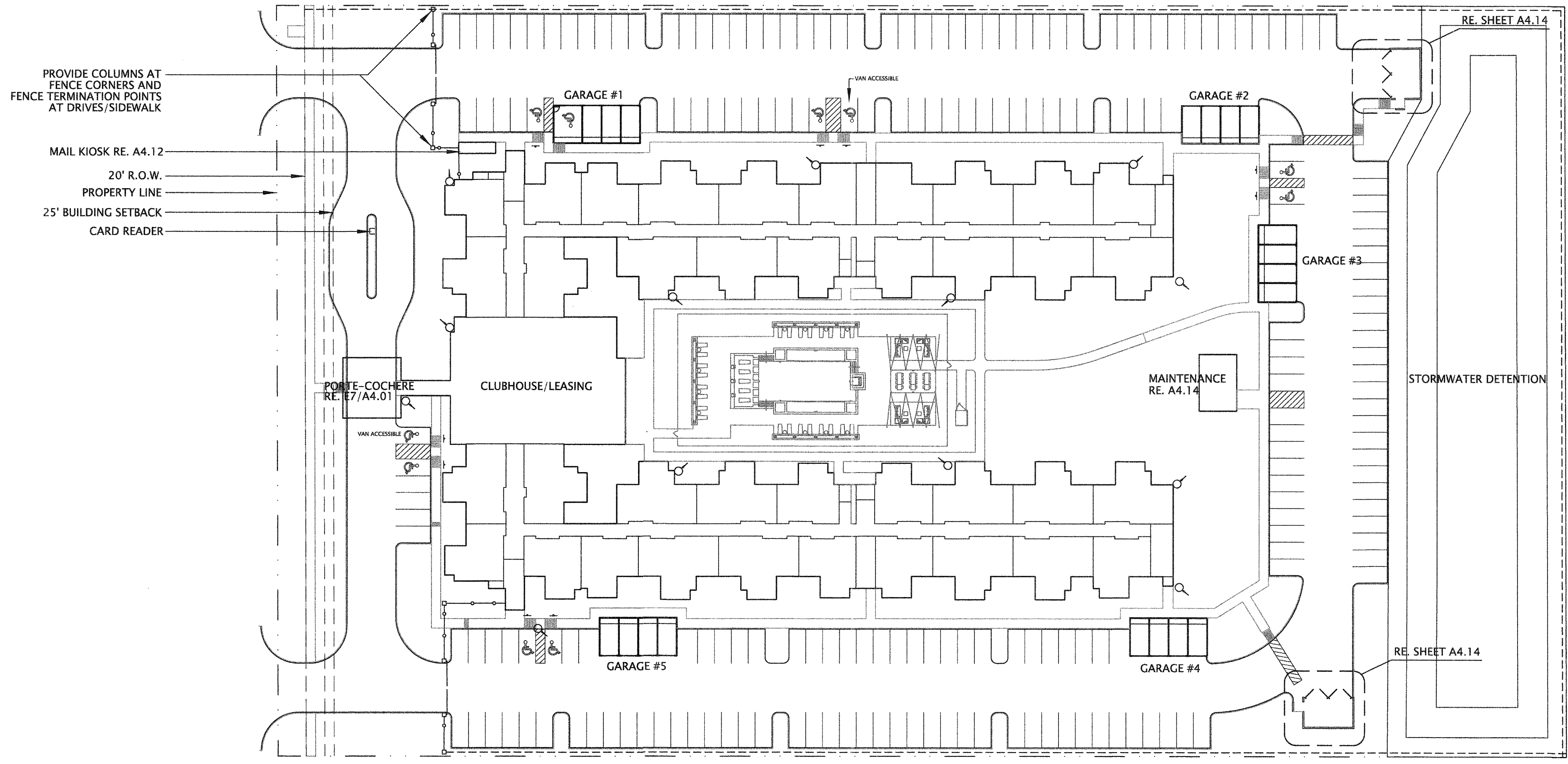
On: _____ At: _____ AM / PM

Instrument Number
of the Map Records of Hidalgo County, Texas

By: _____
Deputy

PLOT DATE: 12/07/2018

G:\Projects\2018\1801009 - Avanti - Avanti at Sienna Palms Legacy - Hidalgo\DWG\1801009 Preliminary Plat.dwg



PROVIDE COLUMNS AT
FENCE CORNERS AND
FENCE TERMINATION POINTS
AT DRIVES/SIDEWALK

MAIL KIOSK RE. A4.12

20' R.O.W.

PROPERTY LINE

25' BUILDING SETBACK

CARD READER

A2 **SITE PLAN**
SCALE: 1" = 25'-0"

LEGEND:

6'-0" TALL METAL FENCE

6'-0" TALL VINYL-COATED CHAIN LINK FENCE

SECURITY CAMERA - MOUNT ON SOFFIT
(ARROW INDICATES DIRECTION FOCUSED)

NOTE: RE. LANDSCAPE DRAWINGS
FOR FENCE AND GATE DESIGN. RE.
STRUCTURAL DRAWINGS FOR FOOTINGS.

PROJECT INFORMATION

BUILDING TYPE	A UNIT	A-HC UNIT	B UNIT	B-HC UNIT	1ST FLOOR	2ND/3RD FLOORS	BUILDING TOTAL	TOTAL NUMBER	TOTAL SQ. FT. FOR
TYPE 1	45	3	62	4	53,689	47,070	147,829	1	147,829
# A/V*	1	-	2	-					
TOTALS	45	3	62	4				114	
OTHER BUILDINGS									
MAINTENANCE BUILDING								1	391
MAIL KIOSK								1	134
TOTAL # OF BUILDINGS / GROSS SQ. FT.								3	148,354

*A/V UNITS INCLUDED IN STANDARD UNIT COUNTS ABOVE.
UNIT NET SQUARE FOOTAGE IS AIR CONDITIONED SPACE MEASURED
ALONG OUTSIDE OF STUD WALLS MINUS MECHANICAL SPACE.

NET RENTABLE AREA CALCULATIONS

UNIT TYPE	#	AREA	TOTAL
A	45	716	32,220
A-HC	3	729	2,187
B	62	997	61,814
B-HC	4	1,002	4,008
TOTAL			100,229

PARKING CALCULATIONS:

48 1/1 UNITS @ 1.5 PER UNIT: 72
66 2/2 UNITS @ 2 PER UNIT: 132

TOTAL REQUIRED: 204

SURFACE PARKING PROVIDED: 217

GARAGE PARKING PROVIDED: 20

TOTAL PARKING PROVIDED: 237

HC PARKING REQUIRED: 10

HC PARKING PROVIDED: 10

VAN ACCESSIBLE SPACES PROVIDED: 2

NOTES:

ALL UNITS NOT DESIGNATED AS ACCESSIBLE UNITS ARE FHA UNITS
AND MUST COMPLY WITH THE REQUIREMENTS OF THE FAIR HOUSING
DESIGN MANUAL.

ALL ACCESSIBLE UNITS MUST COMPLY WITH THE REQUIREMENTS OF
THE 2010 ADA STANDARDS.

CLUBHOUSE MUST COMPLY W/ BOTH THE 2010 ADA STANDARDS AND
TAS 2012.

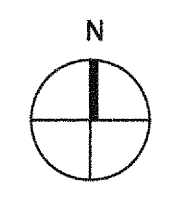
ALL PARKING, BUILDINGS AND AMENITIES TO BE LOCATED ON A
CONTINUOUS ACCESSIBLE ROUTE. RE. SHEET A1.03 FOR ACCESSIBLE
ROUTE DETAILS.

SHOULD CONFLICTS EXIST BETWEEN CIVIL DRAWINGS AND
ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS SHALL GOVERN FOR
PLACEMENT OF BUILDINGS, ROADWAYS, AND PARKING.

RESIDENTIAL BUILDING TO BE SPRINKLERED PER THE REQUIREMENTS
OF NFPA-13R. BALCONIES/PATIOS MUST BE SPRINKLERED PER IBC
2015 903.3.1.2.1.

RE. CIVIL DRAWINGS FOR UTILITY TIE-IN LOCATIONS.

ALL SIDEWALKS AT BACK OF CURB ARE 5'-0" WIDE. ALL OTHER
SIDEWALKS ARE 4'-0" WIDE U.N.C.



northfield design associates, Inc.

1524 S. IH-35, STE. 233 AUSTIN, TX 78704
512/302-1458 v dsmith@nda-austin.com

THESE DRAWINGS AND THEIR CONTENTS REMAIN THE PROPERTY OF NORTHFIELD DESIGN ASSOC.
INC. AND MAY NOT BE USED FOR ANY PURPOSE EXCEPT THE CONSTRUCTION OF THE PROPERTY
DESCRIBED HEREIN WITHOUT WRITTEN CONSENT FROM NORTHFIELD DESIGN ASSOCIATES, INC.
ELECTRONIC COPIES OF DRAWINGS ARE ISSUED TO CONSULTANTS FOR COORDINATION ONLY.
ARCHITECT ASSUMES NO RESPONSIBILITY FOR DRAWINGS WHEN USED OR MODIFIED BY OTHERS.

Issue Date Description
1 11/19/18 ISSUE FOR PERMIT



DATE OF AFFIRMATION: 11/19/18

AVANTI LEGACY AT SIENNA PALMS
WESLACO, TEXAS
AVANTI AT SIENNA PALMS
LEGACY, L.P.

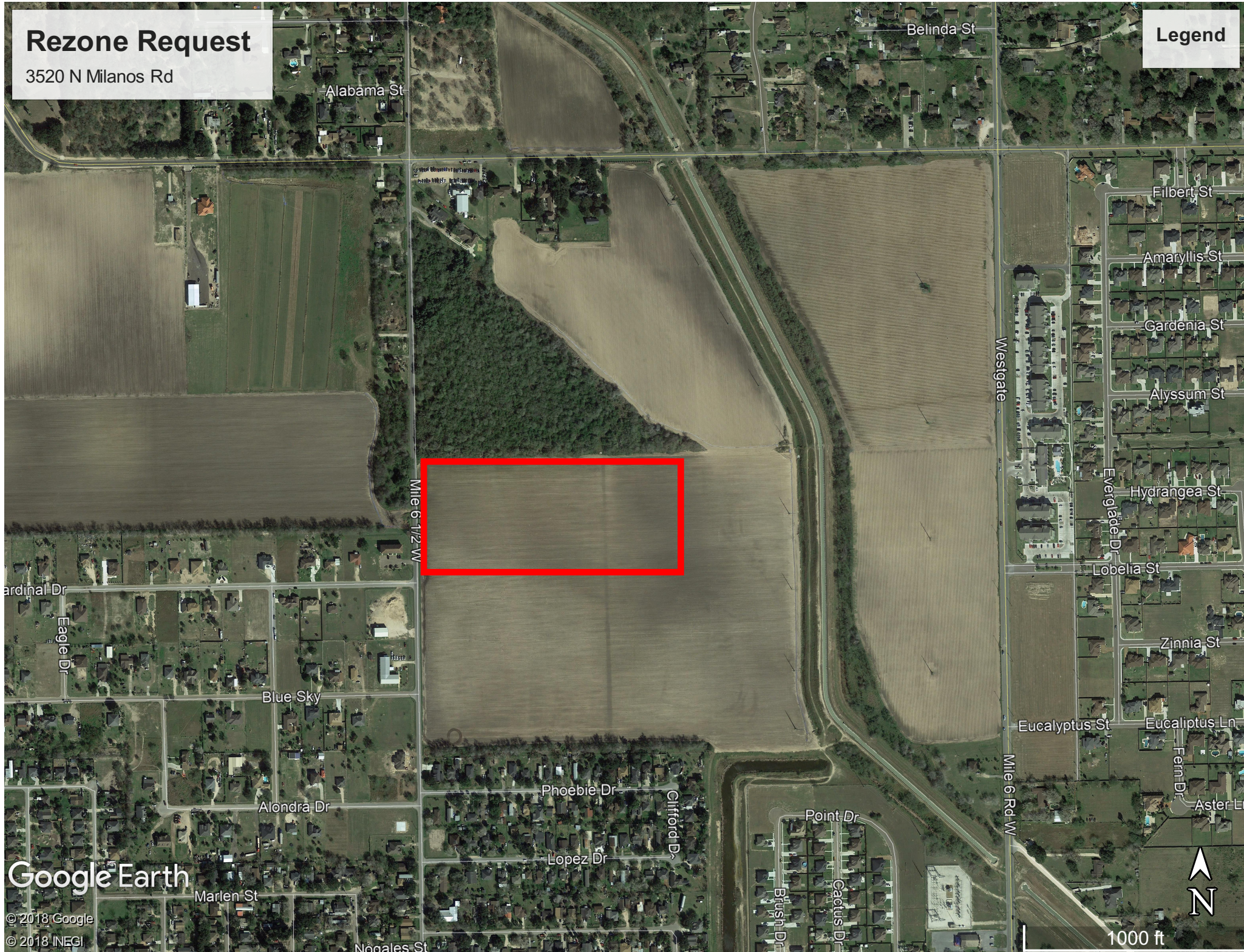
NDA PROJECT # 2018-03

A2.00 ARCHITECTURAL SITE PLAN

Rezone Request

3520 N Milanos Rd

Legend



ORDINANCE NO. 2019-15

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 3520 N. MILANO RD ALSO BEING A 6.13 ACRE TRACT OF FARM TRACT 125, LOT 1, BLK 1, WEST TRACT SUBDIVISION OUT OF LLANO GRANDE GRANT, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: R-1 One-Family Dwelling District to R-2 Duplex and apartment district being 3520 N. Milano Rd also being a 6.13 acre tract of Farm Tract 125, Lot 1, Blk 1, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of April, 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2365	
From: Joe Pedraza			
Subject: Discussion and consideration after public hearing on behalf of Silvia Betancourt to approve a Conditional Use Permit to operate an event center at 108 E. Bus 83, Also being a 0.1632-acre tract of land being the W90' of Lot 1, Blk 17, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas, approximately 115 ft. East of Texas Blvd. on Bus 83s and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to an event center. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2019.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing Ordinance - First Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on March 18, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on April 3, 2019 with the condition that the applicant comply with all fire requirements and that a security guard be on duty is alcohol is allowed.			
Kayla Arevalo Joe Pedraza Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: 108 E Business 83- Aerial, 108 e bus 83- attachments			

Responsibilities upon Approval:

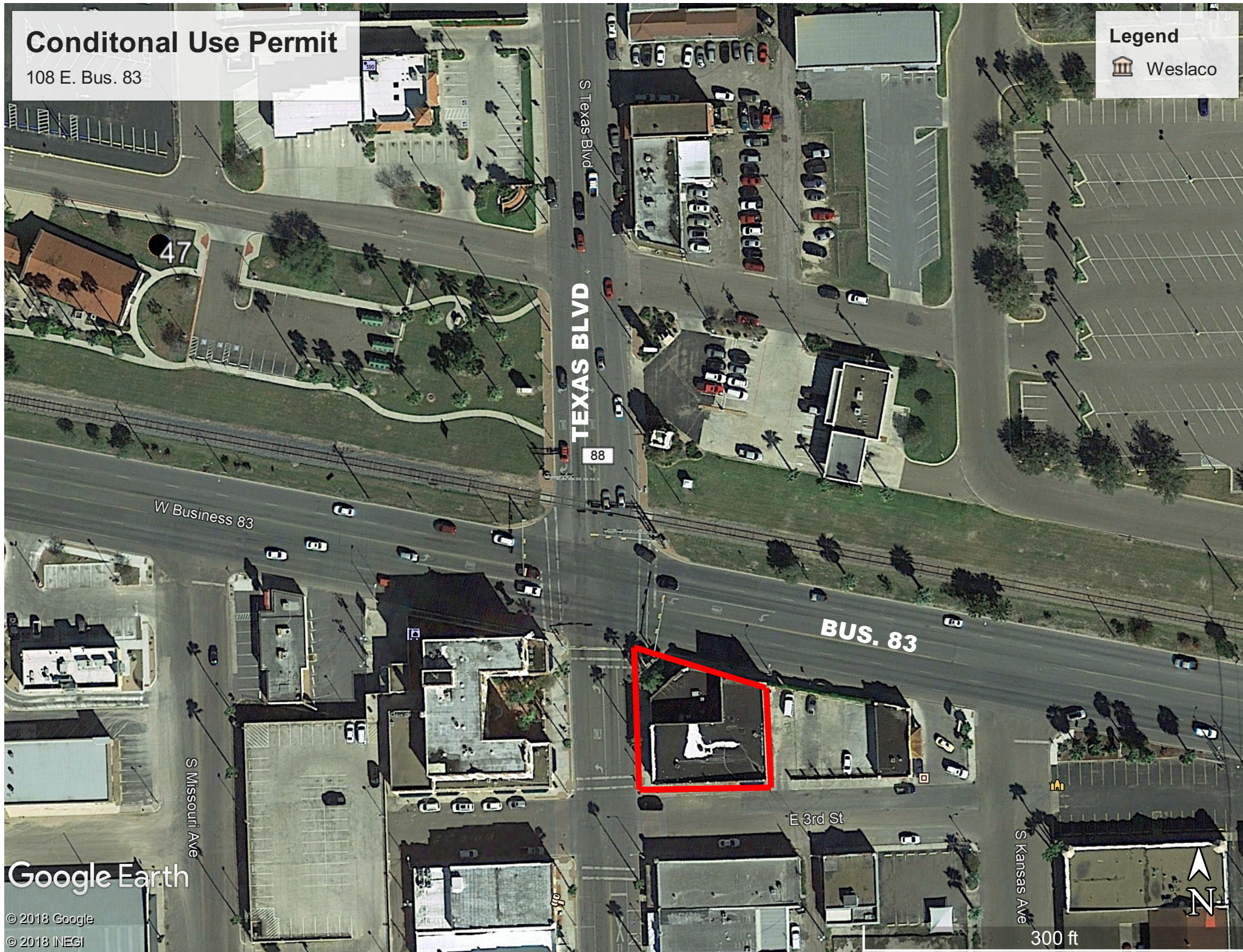
Staff will notify applicant.

Conditonal Use Permit

108 E. Bus. 83

Legend

 Weslaco



Google Earth

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© 2018 INEGI



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. CUP19-00006

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 108 E. US-Business 8.3, Weslaco TX, 78596.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request event center

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 Silvia Betancourt Phone _____

Address 209 N. Reforma LN Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: silviabeta@outlook.com

OWNER

Name Humberto Lopez Garcia Phone 956-684-1803

Address 259 S. Texas Blvd Fax: _____

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

Home: 113 E. Third St Weslaco TX, 78596

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 _____
Owner Date 3/13/19

Signature Silvia Betancourt
Applicant Date 3-13-19

Signature _____
Authorized Agent Date _____

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

TAX RECEIPT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:

LOPEZ HUMBERTO GARCIA
113 E THIRD ST
WESLACO, TX 78596

Legal Description:

WESLACO ORIGINAL TOWNSITE BLK 17 LT
W90' OF

Parcel Address: 108 E 3RD ST

Legal Acres: 0.1632

Deposit No: EL19032104A
Validation No: 900000055005973

Account No: **W2300-00-017-0000-01**
Operator Code: JENNIFER104

Remit Seq No: 40505218
Receipt Date: 02/01/2019
Deposit Date: 02/01/2019
Print Date: 02/01/2019 02:40 PM
Printed By: JENNIFER104
Appr. Dist. No.: 321732

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Hidalgo County	TL	430,210	0.580000	2,495.22	174.67	0.00	2,669.89
2018	Drainage Dist #1	TL	430,210	0.095100	409.13	28.64	0.00	437.77
2018	City Of Weslaco	TL	430,210	0.666700	2,868.21	200.77	0.00	3,068.98
2018	Weslaco Isd	TL	430,210	1.159700	4,989.15	349.24	0.00	5,338.39
2018	South Texas Isd	TL	430,210	0.049200	211.66	14.82	0.00	226.48
2018	South Texas College	TL	430,210	0.178000	765.77	53.60	0.00	819.37
					\$11,739.14	\$821.74	\$0.00	\$12,560.88

> - -

- - <

Check Number(s):
132

PAYMENT TYPE:

Checks: \$12,560.88

Exemptions on this property:

Total Applied: \$12,560.88
Total Tendered: \$12,560.88
(for accounts paid on 02/01/2019)
Change Paid: \$0.00

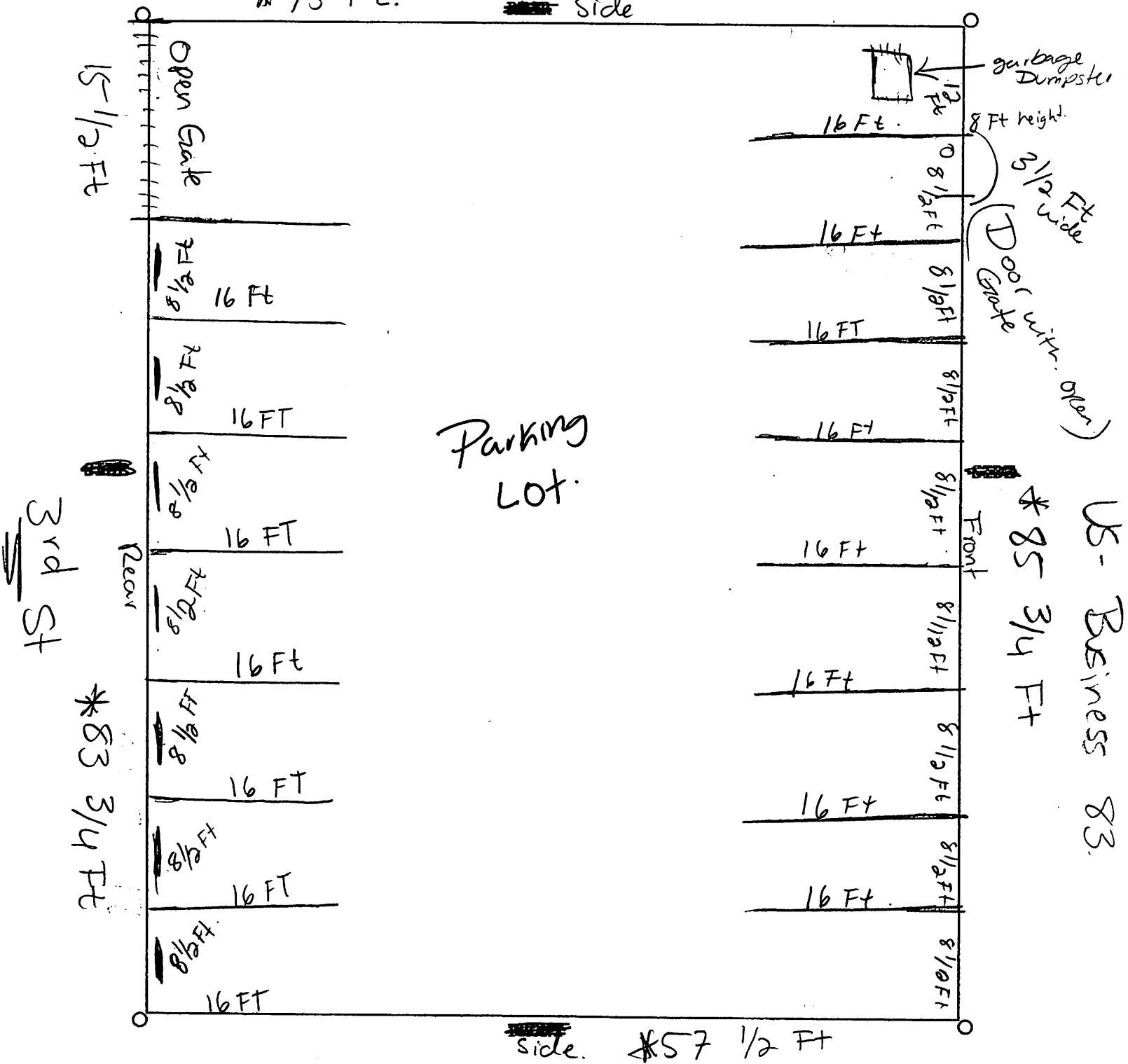
PAYER: 27102431
HUMBERTO LOPEZ GARCIA
AVE NINOS HEROS ESQUINA
CON RAYON 409 FRACC RIO BRAVO
RIO BRAVO, TA 88900

Attach to application S. Texas Blvd

Date: 3/13/19

*75 Ft.

~~side~~ side



Description of improvement: _____

Width of lot: _____

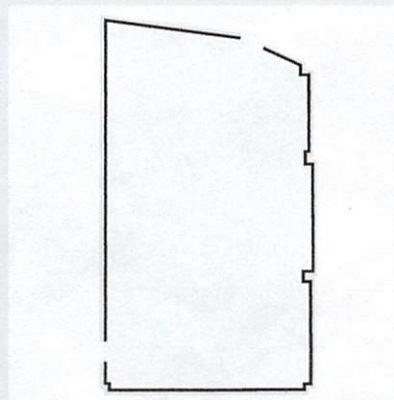
Depth of lot: _____

Also indicate the distance between structures on site plan.

For review you must indicate the front, side, and rear setbacks from property lines.

US Business 83.

Width:	316 1/4"
Length:	566 1/2"
Area	1164.13 sq ft
Perimeter	1738"



S. Texas Blvd.

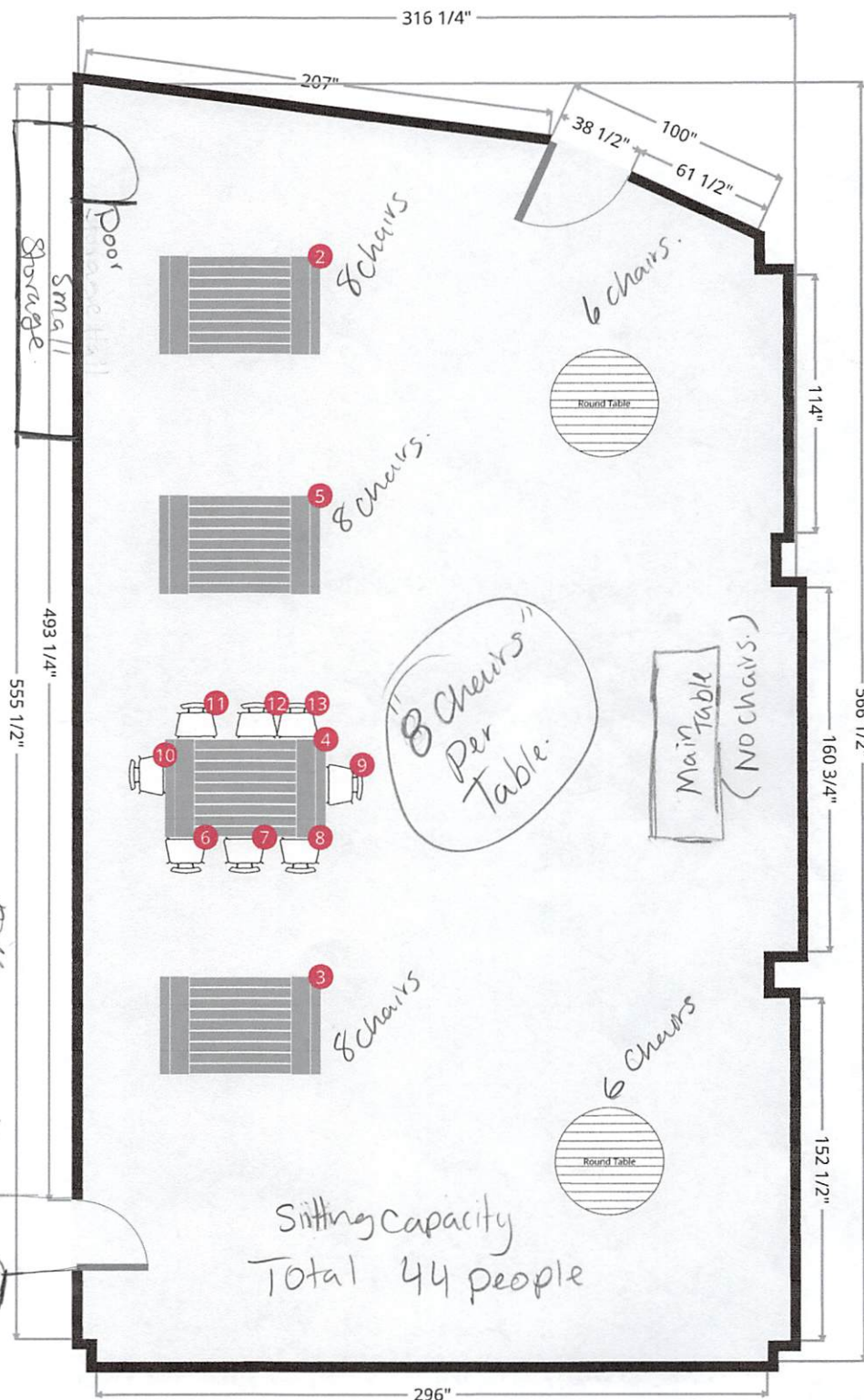
Flower shop.

Gardens

Royal

womens
RR.

Family and RR



Kansas St.

3rd St.

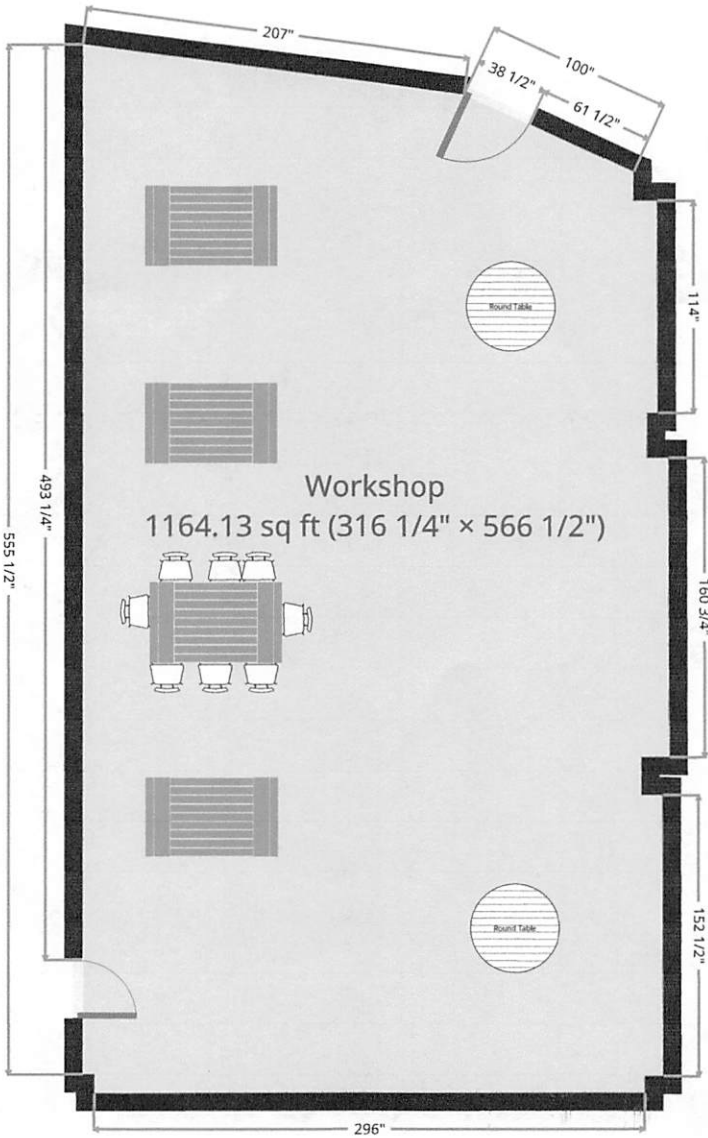
THIS DOCUMENT IS BORROWED FROM THE LIBRARY OF THE U.S. GOVERNMENT PRINTING OFFICE

108 US-Business 83 Weslaco Tx,
78596

Statistics

Area: 1285 sq ft
1 Floor
0 Bedroom
0 Bathroom

Ground Floor



City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

March 22, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 3, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, April 16, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Silvia Betancourt is requesting a Conditional Use Permit to operate an event center at 108 E. Bus 83, Also being a 0.1632-acre tract of land being the W90' of Lot 1, Blk 17, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas, approximately 115 ft. East of Texas Blvd. on Bus 83

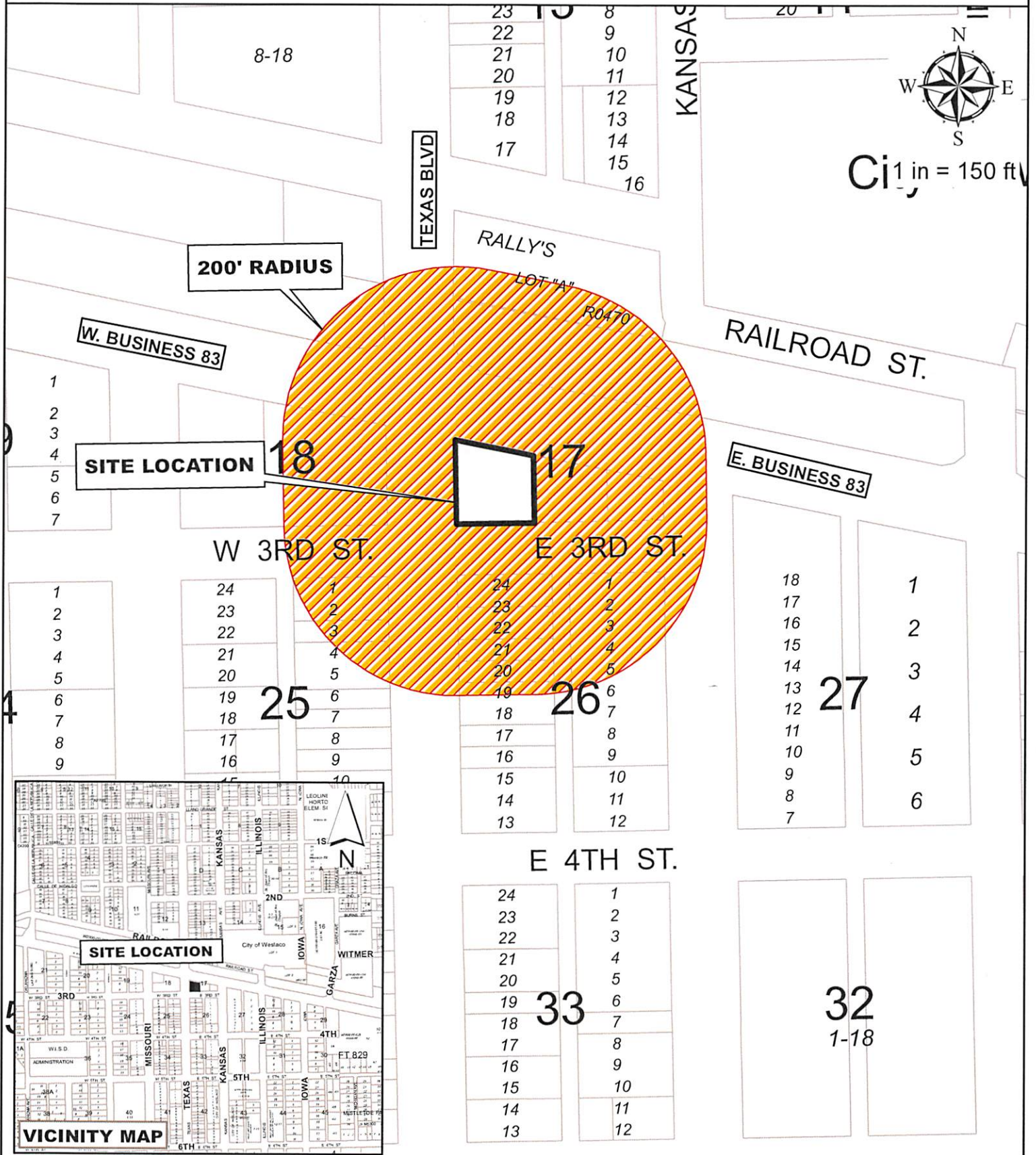
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

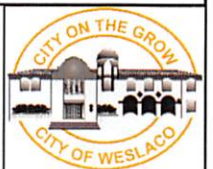
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente", with a long horizontal line extending to the right.

Rebekah de la Fuente
Senior Planner



Humberto Lopez Garcia
108 E. US- Business 83

Purpose for the rezone request
Existing zoning: Central Business District
Existing land use: B-3
CUP request: Event Center



MAR 21, 2019

GREATER SOUTH TEXAS BANK 3300 N 10TH ST MCALLEN TX 78501-1928	R0470-00-000-000A-00 RALLY'S LOT A 255 N TEXAS BLVD	L: 149765 B: 238504
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-01 WESLACO ORIGINAL TOWNSITE BLK 17 108 E 3RD ST	L: 53325 B: 376885
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-02 WESLACO ORIGINAL TOWNSITE BLK 17 104	L: 40716 B: 22232
LOPEZ EDGAR 113 E 3RD ST WESLACO TX 78596-6101	W2300-00-017-0003-00 WESLACO ORIGINAL TOWNSITE BLK 17 113 E 3RD ST	L: 20564 B: 63648
SIESTA VILLAGE INC 2924 S INTERNATIONAL BLVD WESLACO TX 78596-8420	W2300-00-018-0000-00 WESLACO ORIGINAL TOWNSITE BLK 18 260 S TEXAS BLVD	L: 186315 B: 527640
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596-6191	W2300-00-018-0000-01 WESLACO ORIGINAL TOWNSITE BLK 18 TR 211 W BUS HWY 83	L: 42865 B: 43892
GONZALEZ ENRIQUE JR 420 N 11TH DONNA TX 78537-2714	W2300-00-025-0001-00 WESLACO ORIGINAL TOWNSITE BLK 25 300 S TEXAS BLVD	L: 36300 B: 243370
ALONZO ENRIQUE 1200 N 15TH ST MCALLEN TX 78501-4408	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 306 TEXAS	L: 19800 B: 118985
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78596-6108	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 6 308 S TEXAS BLVD	L: 39930 B: 160403
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596-6191	W2300-00-026-0001-10 WESLACO ORIGINAL TOWNSITE LOTS 1 107 E 3RD ST	L: 107663 B: 34577
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 321 S TEXAS BLVD	L: 36300 B: 123700
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0020-00 WESLACO ORIGINAL TOWNSITE BLK 26 0 S TEXAS BLVD	L: 19800 B: 1174

MAR 21, 2019

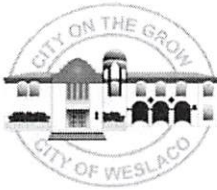
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0021-00 WESLACO ORIGINAL TOWNSITE BLK 26 313 S TEXAS BLVD	L: 19800 B: 1615
LEMARROY LIDIA 309 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-026-0022-00 WESLACO ORIGINAL TOWNSITE BLK 26 309 S TEXAS BLVD	L: 27225 B: 123442
GARCIA JOSE LUIS PO BOX 1709 WESLACO TX 78599-1709	W2300-00-026-0023-00 WESLACO ORIGINAL TOWNSITE N1/2-L K 26 303 S TEXAS BLVD	L: 27225 B: 199673



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2366	
From: Joe Pedraza			
Subject: Discussion and consideration to approve the Pleasant View Heights Subdivision—being a 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed twenty-five (25) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". The developer has requested a variance to dedicate 25' of drainage ditch ROW from the property line rather than the 75' from centerline of the drainage ditch.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning recommended approval for the final plat and the drainage variance on April 3, 2019.			
Kayla Arevalo Joe Pedraza Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval and with compliance of the ordinance on the variance.			
Attachments, if any: PLEASANT VIEW HEIGHTS -ATTACHMENT, Pleasant View Subd Plat (9-11-18), 25' dedication and 75' centerline offset Exhibit			
Responsibilities upon Approval:			

Staff will notify applicant.



SUBDIVISION PLATTING APPLICATION

RECEIVED
FEB 18 2019

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

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

FILE NO. SUB19-00009

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: PLEASANT VIEW HEIGHTS DR. PLEASANTVIEW
Location: BETWEEN EXP. 83 & OLD BUS. HWY 83 EAST SIDE OF
Legal Description: 20.33 AC. O/D LOT 4 AND 3, REV. M. PEREZ
SUBD., WESLACO

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: _____ Gross Acreage: 20.33

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: TAE PLEASANT VIEW HEIGHTS (LUPE GARCIA) Telephone: 789-4955
Address: 1206 LINDBERG Fax: _____
City: PALMHURST State: TX Zip: 78533 E-mail: LAMAR CONSTRUCTION RGV@YAHOO.COM

ENGINEER INFORMATION

Name: ANDR D O. SALINAS Telephone: 682-9081
Address: 2221 DAFFODIL AVE. Fax: 1686-1489
City: MENILLO State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

☐ YES ☐ NO Phone Utility _____

☐ YES ☐ NO Gas Utility _____

☐ YES ☐ NO Cable Utility _____

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District No. 1

☒ YES ☐ NO Irrigation District #9

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES**, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____ **Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____ **\$350.00 Planning Review fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

_____ **Tax Receipt for all taxing entities showing that taxes are paid in full**

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ **Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____ **\$350.00 (one time fee for preliminary and final plat)**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
- _____ Existing & Proposed Utilities
- _____ Proposed Fire Hydrants
- _____ Adjoiners
- _____ Street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

- _____ Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) & PDF copy **with all corrections**
- _____ Plats to be sealed by Professional Engineer
- _____ Approved Drainage Report
- _____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-builds
- _____ Reproducible plat to be recorded with all required signatures
- _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____ 2% inspection fee
- _____ Park Fees
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____ 30 Year Water and 30 Year Sewer Service Agreements
- _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____ Sealed engineering cost estimates
- _____ Letter of Credit/Performance Bond/Escrow

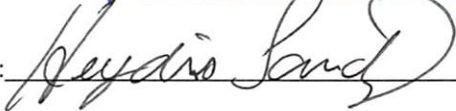
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

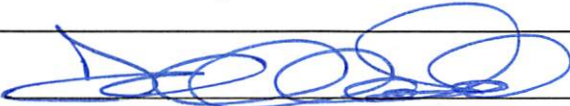
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: HEYDIS SANCHEZ

Owner Signature:  Date: 2/18/19

_____ is the authorized agent

Authorized Agent Signature:  Date: 2/18/19

Authorized Agent Printed Name: DAVID O. SOLARES, Esq.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR19-00016

GENERAL INFORMATION

Name of Subdivision: Pleasant View Heights

Location: BETWEEN OLD HWY 83 & EXP. 83 - EAST SIDE PLEASANT VIEW ROAD

Legal Description: 20.33 AC. o/o LOTS 3 & 4, REV. M.

PARAZ SUBD., WESLACO

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

N/A

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

N/A

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

N/A

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

N/A

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

N/A

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

N/A

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

N/A

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

N/A

☒ Other DITCH ROW ☒ YES ☐ NO

Describe in detail the reason for the variance request:

SEE EXHIBIT "A" ATTACHED

OWNER INFORMATION

Owner's Name: HEYDIS SANCHEZ Telephone: 789-4953

Address: 1611 STONE GATE Fax: _____

City: MISSION State: TX Zip: 78574 E-mail: EXCLUSIVEPNB@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: HEYDIS SANCHEZ

Owner Signature: Heydis Sanchez Date: 2/25/19

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 2/25/19

Authorized Agent Printed Name: DAVID OMER SALINAS

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

#02479207

Memo

To: City of Weslaco, Planning Department (Via Hand Delivery Only 02/25/19)
From: David Omar Salinas, P.E., R.P.L.S.
CC: n:\subdivisionplats\pleasantviewheights\rebecca.memo.003.022519
Date: 2/25/2019
Re: Pleasant View Heights Subd. Variance Ditch ROW

Please find attached our variance request the location of the Ditch ROW. Please find:

1. Variance Application;
2. Variance Application fee (\$ 55.00).

Please let me know if you have any questions. Thank-you.

RECEIVED

FEB 25 2019

Planning &
Code Enforcement Dept.

2221 Daffodil Ave., McAllen, Texas 78501
(956) 682-9081/(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

EXHIBIT A
DRAINAGE DITCH DEDICATION

This subdivision requires a total ditch dedication of 75.0 feet. The existing ditch ROW is 50.0 feet – thus, an additional 25.0 of ditch dedication is required by this plat.

The developer is requesting that the additional 25.0 feet of ditch dedication for a total of 75.0 feet of total ditch ROW dedication be taken beginning from the east property line of this proposed subdivision and going EAST for a distance of 75.0 feet instead of taking the 75.0 feet of dedication from the CENTER OF THE EXISTING. The center of the ditch is not located on the property line (lot line).

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

DATE: 09/17/18 OCCUPANCY CLASS: Subdivision
FACILITY NAME: Pleasant View Heights Subdivision
PHYSICAL & MAILING ADDRESS: Mile 3 ½ West by Mile 7 ½ North
PHONE #: _____ OWNER/MANAGER: _____

PLAN REVIEW – CHECK OFF LIST

X	Approved as submitted	X	with notes									
	A	Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.										
	B	All restrooms shall have emergency lighting with 90-minute battery pack back-up.										
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.										
	D	Shall have fire alarm company submit plans for proposed fire alarm.										
	E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition										
	F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.										
	G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. No ceiling shall be in place until aboveground hydrostatic test has been approved.										
	H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.										
	I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5										
X	J	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. Water line for fire hydrants shall be looped.										
	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5-inch storz with a 30 to 40-degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.										
X	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).										
X	M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)										
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.										
	O	Shall maintain a clear path for means of egress in the following areas:										
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.										
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.										
	R	Shall maintain 44" clearance between aisles.										
X	S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.										
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.										
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com										
	V	Shall have Knox FDC 5-inch Storz Caps in place. www.KnoxBox.com										
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.										
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.										
	Y	Shall submit a complete set of plans for construction to my office for further requirements.										
	Z	Shall pay appropriate fees for the following:	<table border="1"> <tr> <td>Plan review</td> <td>Fire alarm plan review</td> <td>Fire alarm trip test</td> </tr> <tr> <td>Sprinkler system plan review</td> <td>Aboveground hydro test</td> <td>Underground hydro test</td> </tr> <tr> <td></td> <td></td> <td>Suppression system trip test</td> </tr> </table>	Plan review	Fire alarm plan review	Fire alarm trip test	Sprinkler system plan review	Aboveground hydro test	Underground hydro test			Suppression system trip test
Plan review	Fire alarm plan review	Fire alarm trip test										
Sprinkler system plan review	Aboveground hydro test	Underground hydro test										
		Suppression system trip test										

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

DRAINAGE REPORT

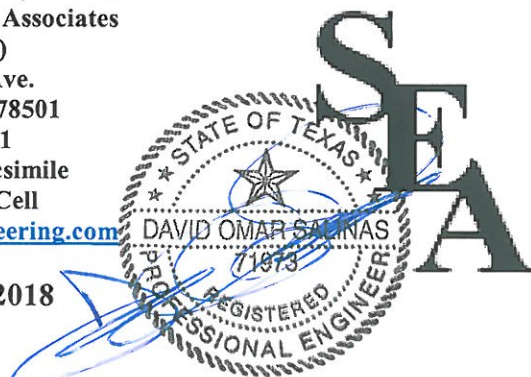
**PLEASANT VIEW HEIGHTS SUBDIVISION
BEING A RE-PLAT OF LOTS 3 AND 4, REV. M.
PEREZ DREAM ACRES SUBDIVISION, WESLACO,
H.C.T.**

**CITY OF WESLACO,
HIDALGO COUNTY, TEXAS**

PREPARED BY:

**David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com**

AUGUST 08, 2018



INDEX

Drainage Report Narrative: Page 2.

- A. Hydrograph: Dated 08/02/18 Attached
- B. Plat reduction of Pleasant View Heights Subdivision, McAllen
- C. Copy of FIRM – CPN 480334 0450 C

DRAINAGE REPORT NARRATIVE

Proposed Pleasant View Heights Subdivision is a 25 Lot re-plat of All of Lot 3 and 4, Rev. M. Perez Dream Acres Subdivision, as per the map or plat thereof recorded in Volume 52, Pages 15, Map records of Hidalgo County, Texas, and, located along the east side of Pleasant View Road between U.S. Expressway 83 and Old Highway 83 in the limits of the City of Weslaco. All of Lot 4 and a part of Lot 3 are being re-platted into 24 residential lots while the balance of Lot 3 (approximately 14.29 Acres) shall remain open, un-developed and developed at a later time by others. The proposed re-plat plat is located in Zone "X" as per the FIRM Community Panel No. 480334 0450 C, dated 05/30/2002. Zone "X" areas are defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood."

Soils of this proposed re-plat consist of a combination of Hidalgo sandy clay loam mix with moderate permeabilities and slow surface runoff. This Hidalgo soil is in capability subclass IIc, non-irrigated and in Class I, irrigated; and, in part consist of a Willacy fine sandy loam soil with slopes between 0 and 1 percent. These soils are characterized as having moderate permeabilities, well drained and medium surface runoff. This Willacy soil in capability subclass IIc, non-irrigated and in class I irrigated all as per Sheets 105 and 112 of the Soil Survey of Hidalgo County, Texas.

Waters within the entire property drain gently easterly north easterly from the west side of Lots 3 and 4 where waters reach a HCDD No. 1 ditch. Drainage is overland from west to east at a slope of 0.28% over an average drainage run of 1,063.0 feet. The calculated pre-development storm water runoff (Cex) for the proposed 24 lot and new roadway improvements over a 10-year storm using the Rational Method is 3.24 CFS while the post-development improvements, assuming 2,500 S.F. of new lot impervious improvements and the newly proposed roadway is 9.32 CFS – an increase of 6.08 CFS (See Attached hydrograph).

In accordance with the drainage policies of the City of Weslaco and the Count of Hidalgo, the subdivider shall be required to provide for a drainage plan that creates detention for the difference between pre- and the post-developed condition, and, an outfall. The proposed residential and new roadway improvements shall create 17,133.52 Cu. Ft. of additional drainage waters. It is proposed that HCDD No. 1 ditch located along the east side of this proposed development shall be widened 5.0 feet along the 325.10 feet of subdivision frontage along the east ditch to create an additional volume of approximately 22,750.0 Cu. Ft. > 17,133.52 Cu. Ft. minimum required. A storm sewer curb inlet shall be located at the east end of the newly proposed street (at cul-de-sac) where drainage waters from the street and lots shall be collected and then via an 18" concrete storm sewer pipe routed into the drainage district. The flow through the newly proposed 18" storm sewer pipe shall not be greater than the existing runoff condition (i.e. flow rate). The finished floor elevation within the residential re-plat portion of this subdivision is determined to be not less than 18 inches above the top of the paved road at the center of this lot, or, 18 inches above natural ground at the center of this lot, whichever is greater.

The drainage improvements to the remainder of proposed Lot 25 (formally Lot 3 of the Rev. M. Perez Dream Acres Subdivision) shall be determined by improvements to those lands at such time that it is developed by another developer. At this time proposed Lot 25 shall remain undeveloped. The developer by increasing the size (and thereby the volume) of the existing ditch and providing for a storm sewer line to route drainage waters from the newly proposed street (Pleasant View Lane) has complied with detention and outfall requirements for the residential portion of this plat.

Date: August 08, 2018

By: David Omar Salinas, P.E.

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\pleasant view.sub\drainagereport.080818



DRAINAGE CALCULATIONS - PLEASANTVIEW HEIGHTS SUBD.**5.35 Acres (or 24 Lots) - Residential Portion Only****General Information:**

Total Drainage Area (acre) = 5.35 Acre
 Existing Runoff Distance = 800 Ft.

For 10 year Storm:

b = 87
 e = 0.778
 d = 9.2

Runoff Coefficients:

Existing, C_{exist} = 0.20
 Future, C_{future} = 0.46 (24 Lots and New Roadway only)

Average Slope = 0.34 %

Existing Condition:

Runoff Distance, ft	Runoff Coefficient	Slope	Time of concentration, T _c , min
800	0.2	0.34	65.63

T _c (existing)	b	e	d	I (exist)
65.63	87	0.778	9.2	3.03

I (exist)	C _{ex}	Area	Q _{ex} , cfs
3.03	0.2	5.35	3.24

Future Condition:

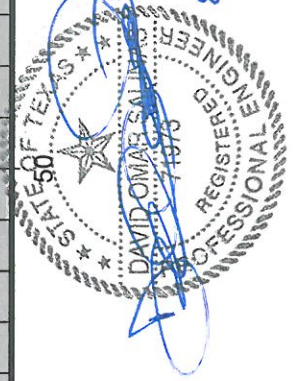
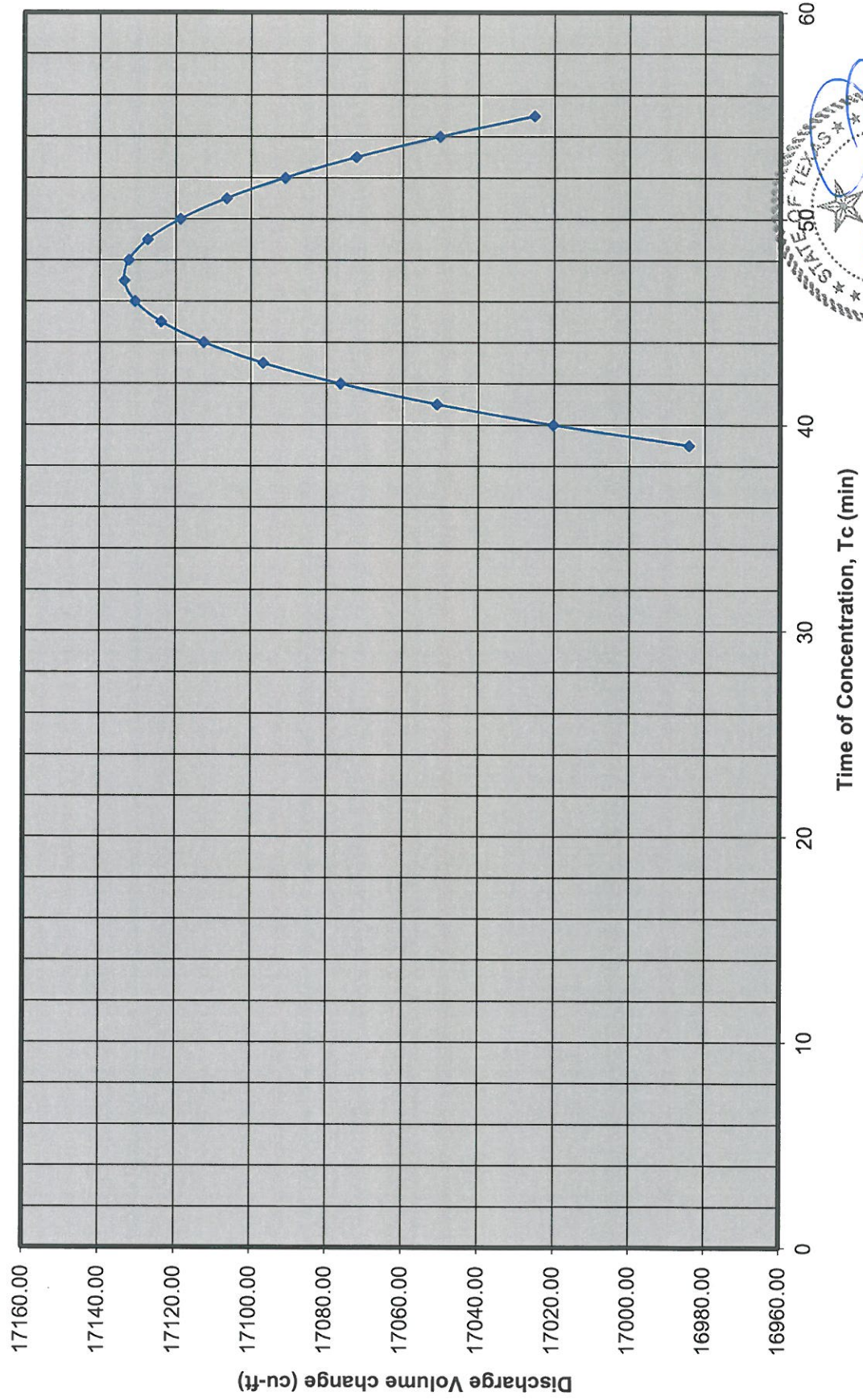
Time of Concentration, T _c (Min)	I (in/hr)	Future Discharge, Q _{fut} (cfs)	Future Volume, V _{fut} (cu-ft)	Existing Discharge, Q _{ex} (cfs)	Existing Volume, V _{ex} (cu-ft)	Change in Volume, V _{chg} (cu-ft)
55	3.41	8.40	27726	3.24	10700	17025.23
54	3.46	8.50	27556	3.24	10506	17050.20
53	3.50	8.61	27384	3.24	10311	17072.14
52	3.54	8.72	27208	3.24	10117	17090.95
51	3.59	8.83	27029	3.24	9922	17106.51
50	3.64	8.95	26846	3.24	9728	17118.68
49	3.68	9.07	26660	3.24	9533	17127.34
48	3.73	9.19	26471	3.24	9339	17132.34
47	3.79	9.32	26278	3.24	9144	17133.52
46	3.84	9.45	26080	3.24	8949	17130.74
45	3.89	9.58	25879	3.24	8755	17123.81
44	3.95	9.72	25673	3.24	8560	17112.56
43	4.01	9.87	25463	3.24	8366	17096.79
42	4.07	10.02	25248	3.24	8171	17076.29
41	4.13	10.17	25028	3.24	7977	17050.84
40	4.20	10.33	24802	3.24	7782	17020.21
39	4.27	10.50	24572	3.24	7588	16984.14

Minimum Required Detention Volume = 17,133.52 Cubic Feet, or, 0.40 Acre-Feet**Existing Condition Discharge = C_{ex} - 3.24 CFS**

n:/subdivisionplats/pleasantview heights.sub/hydrograph.residentiallotonly.090718



Discharge Volume Change VS Time of Concentration



DRAINAGE CALCULATIONS - PLEASANTVIEW HEIGHTS SUBD.

General Information:

Total Drainage Area (acre) = 20.33 Acre
Existing Runoff Distance = 1063 Ft.

For 10 year Storm:

b = 87
e = 0.778
d = 9.2

Runoff Coefficients:

Existing, C_{exist} = 0.20
Future, C_{future} = 0.46 (24 Lots and New Roadway only)

Average Slope = 0.28 %

Existing Condition:

Runoff Distance, ft	Runoff Coefficient	Slope	Time of concentration, T _c , min
1063	0.2	0.28	80.70

T _c (existing)	b	e	d	I (exist)
80.70	87	0.778	9.2	2.63

I (exist)	C _{ex}	Area	Q _{ex} , cfs
2.63	0.2	20.33	10.68

Future Condition:

Time of Concentration, T _c (Min)	I (in/hr)	Future Discharge, Q _{fut} (cfs)	Future Volume, V _{fut} (cu-ft)	Existing Discharge, Q _{ex} (cfs)	Existing Volume, V _{ex} (cu-ft)	Change in Volume, V _{chg} (cu-ft)
65	3.05	28.53	111251	10.68	41660	69590.87
64	3.08	28.83	110702	10.68	41019	69682.72
63	3.12	29.14	110145	10.68	40379	69766.38
62	3.15	29.46	109579	10.68	39738	69841.58
61	3.18	29.78	109005	10.68	39097	69908.06
60	3.22	30.12	108421	10.68	38456	69965.53
59	3.26	30.46	107828	10.68	37815	70013.69
58	3.29	30.81	107226	10.68	37174	70052.21
57	3.33	31.17	106614	10.68	36533	70080.77
56	3.37	31.54	105991	10.68	35892	70099.02
55	3.41	31.93	105358	10.68	35251	70106.59
54	3.46	32.32	104713	10.68	34610	70103.09
53	3.50	32.72	104057	10.68	33969	70088.11
52	3.54	33.14	103390	10.68	33328	70061.21
51	3.59	33.57	102709	10.68	32687	70021.95
50	3.64	34.01	102016	10.68	32046	69969.83
49	3.68	34.46	101310	10.68	31406	69904.35

Minimum Required Detention Volume = 70,106.59 Cubic Feet, or, 1.61 Acre-Feet

Plat Notes Min. Required Detention Volume = 2.23 Acre-Feet for Lots 3 and 4 Combined

(Impervious areas were computed on 6.05 Acres = All of Lot 3 and part of Lot 4)

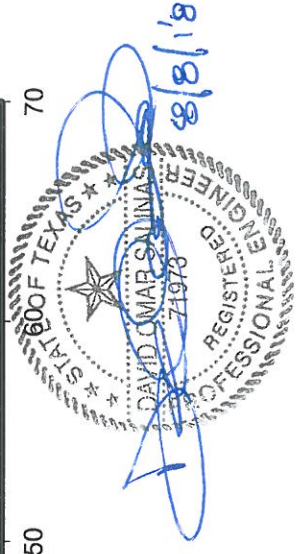
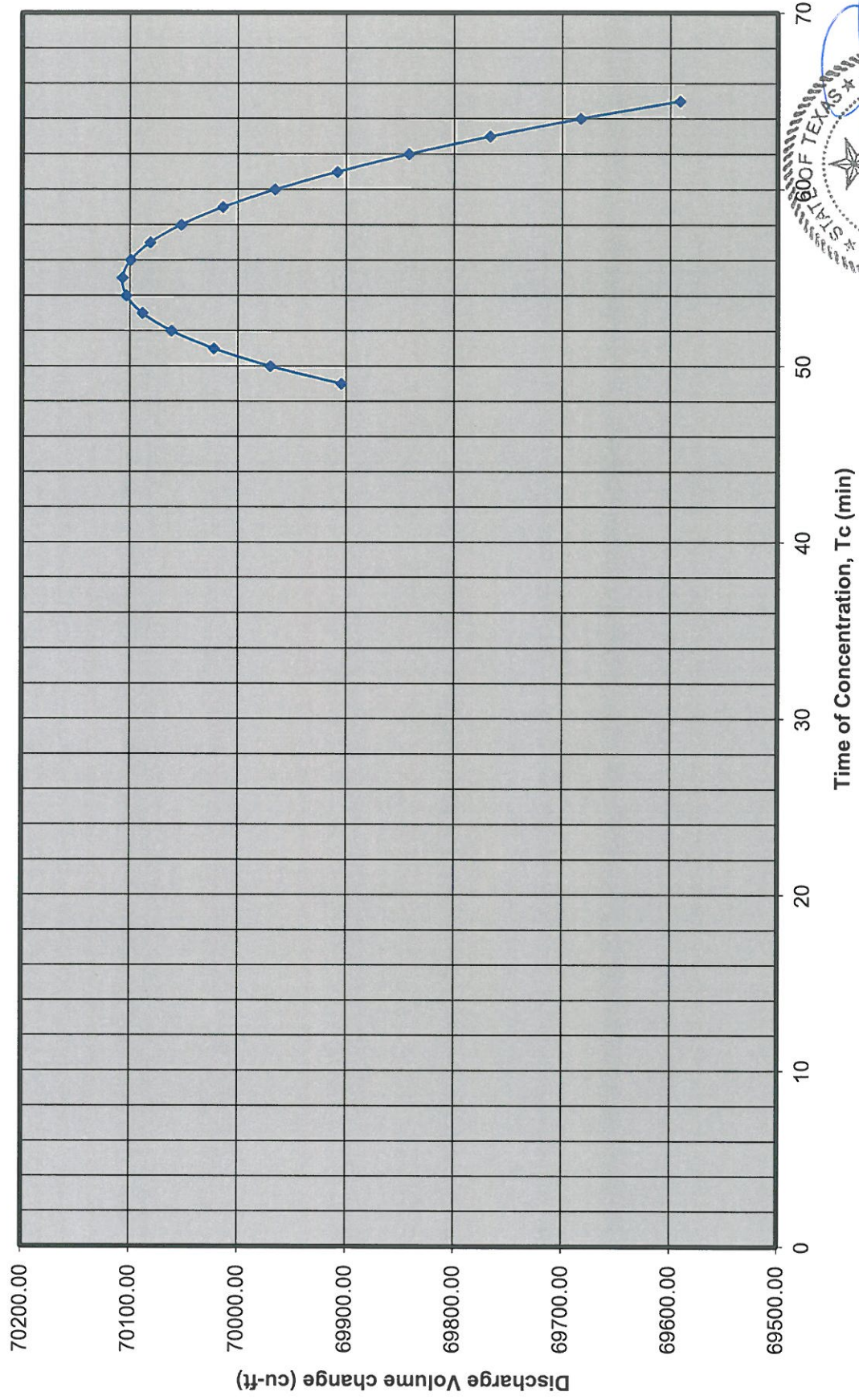
Future Improved Condition Discharge = Q_{fut} = 31.93 CFS

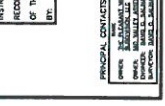
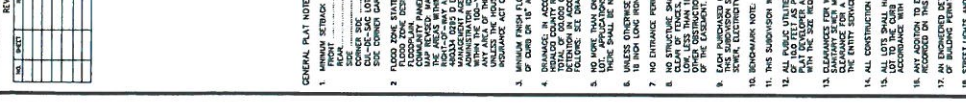
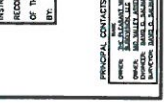
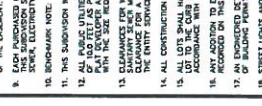
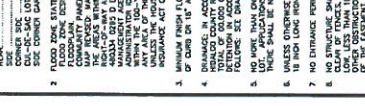
Existing Condition Discharge = C_{ex} - 10.68 CFS

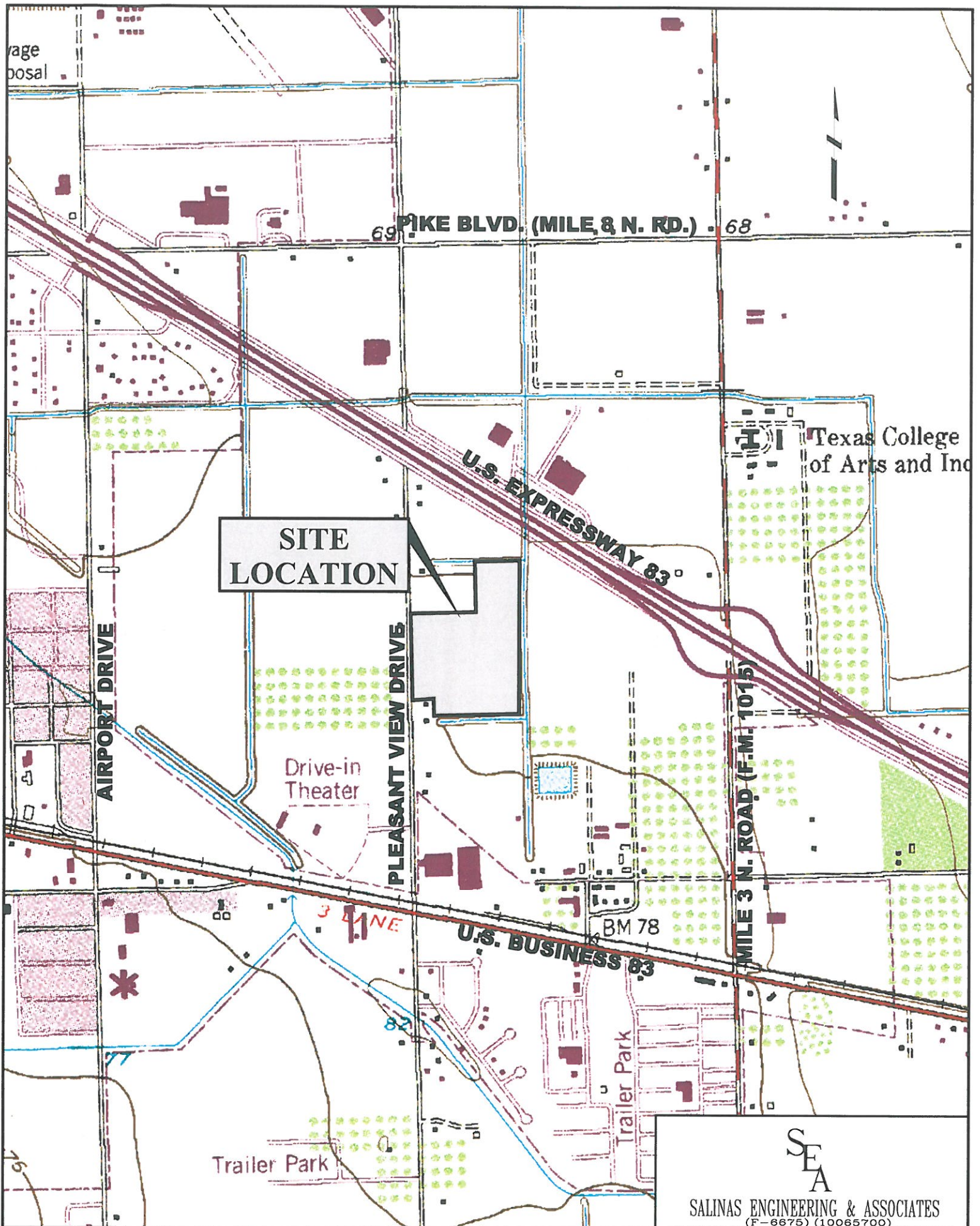
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Discharge Volume Change VS Time of Concentration









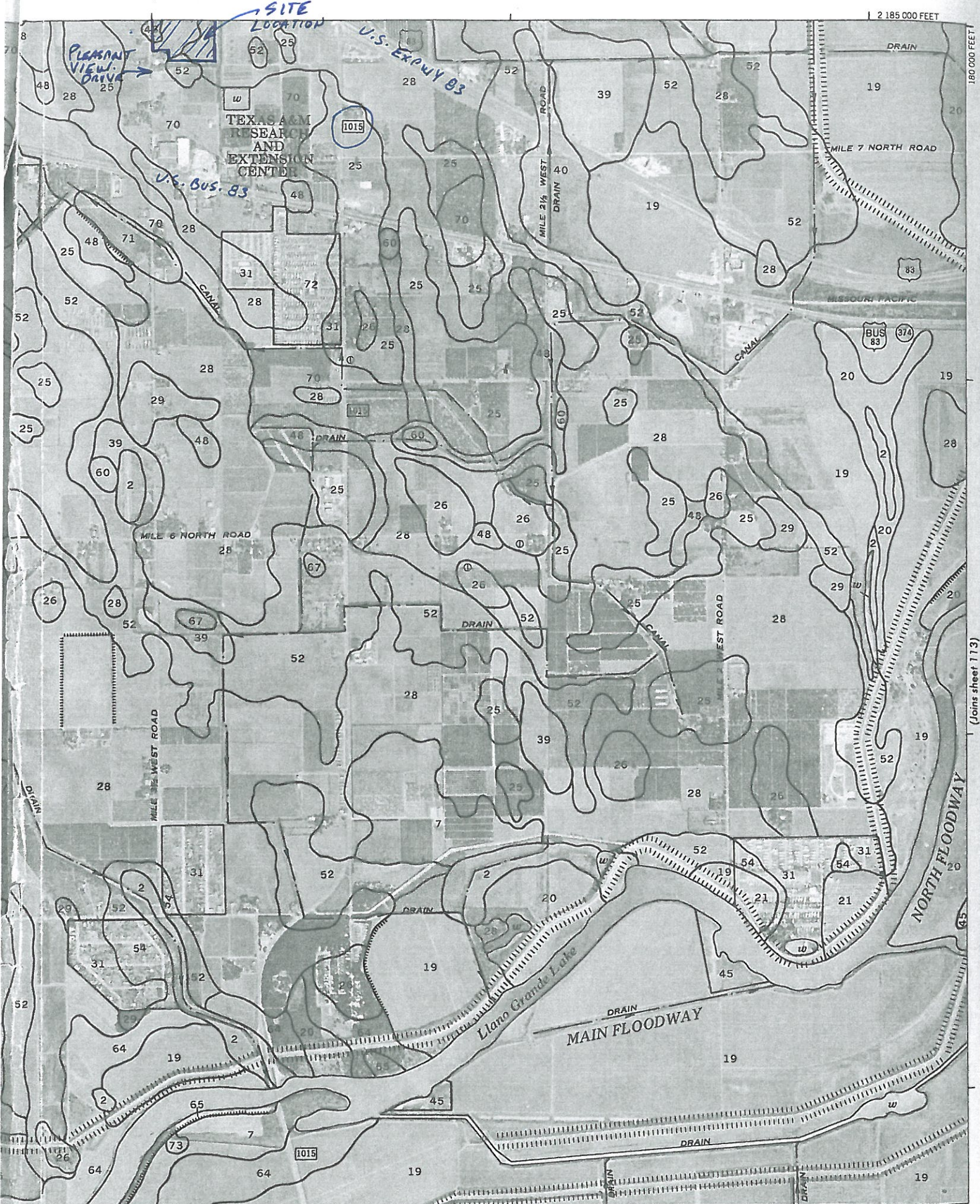


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-3
Hargill	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 10.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50----- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51:* Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
Cuevitas-----	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented-----	---	---	---	---	---	---	---	---
52, 53----- Raymondville	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:* Raymondville----	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56----- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:* Reynosa-----	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59----- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
60, 61----- Rio	0-12	Clay loam-----	CL	A-6, A-7	95-100	95-100	95-100	70-80	35-45	15-22
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27
62----- Rio Grande	0-8	Silt loam-----	CL, CL-ML	A-4, A-6	100	100	95-100	70-95	20-30	4-12
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
63----- Rio Grande	0-8	Silty clay loam	CL	A-6, A-7	100	100	95-100	80-100	30-43	11-18
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
64, 65----- Runn	0-55	Silty clay-----	CH, CL	A-7-6	100	100	95-100	85-98	43-62	21-36
	55-65	Silty clay, silty clay loam, silt loam.	CH, CL, CL-ML	A-6, A-7-6, A-4	100	95-100	90-100	70-98	21-62	4-36
66----- Sarita	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
67----- Tiocono	0-65	Clay-----	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71----- Willacy	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
72:.* Willacy----- Urban land.	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
73----- Zalla	0-9	Loamy fine sand	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
74----- Zalla	0-9	Silt loam-----	CL, CL-ML, ML	A-4, A-6	100	100	90-100	70-80	<30	NP-11
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31.* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32.* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth Ft	Kind	Months	Depth In	Hard-ness	Uncoated steel	Concrete
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombe	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombe	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	D	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

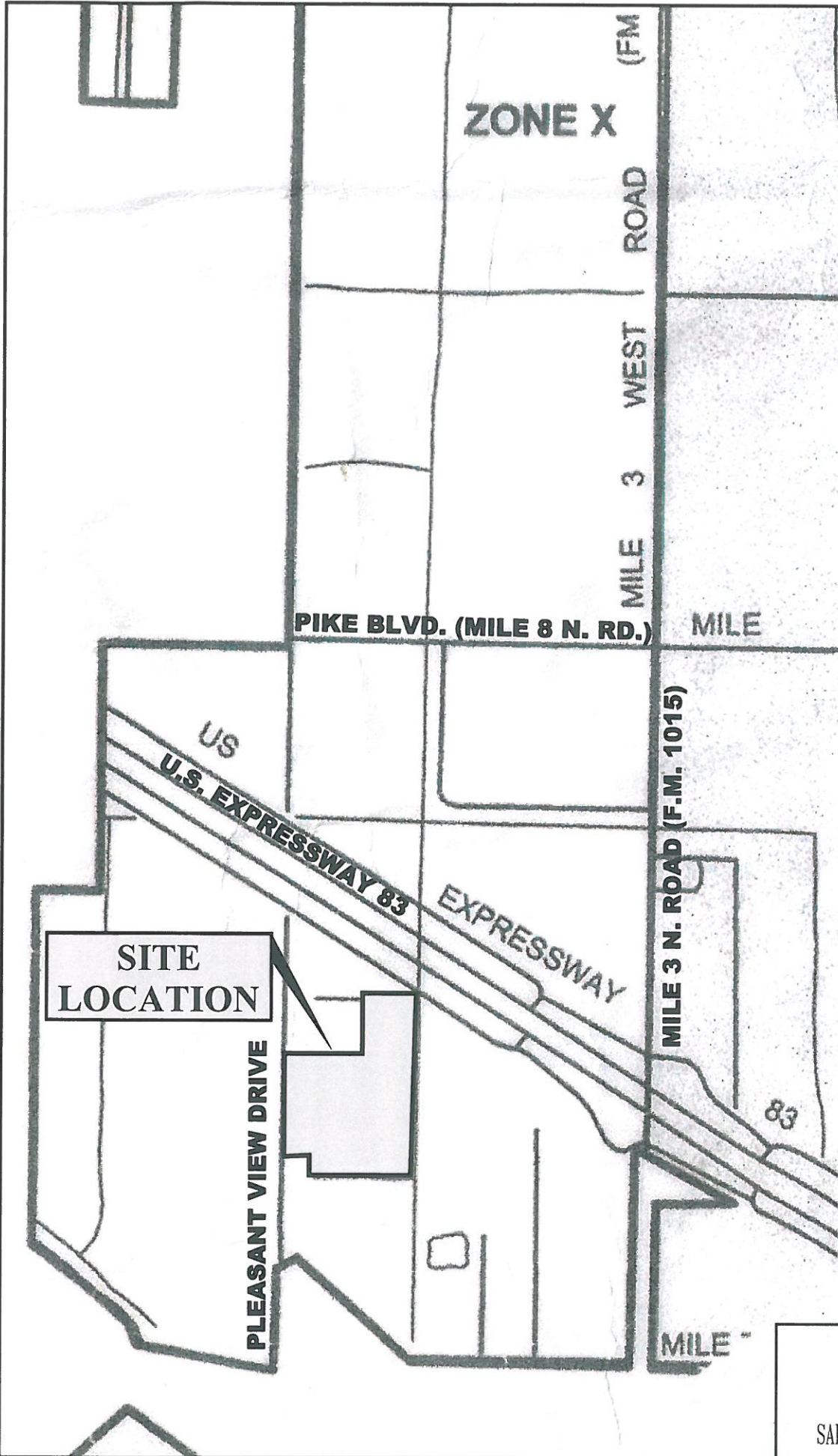
See footnotes at end of table.

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					Ft			In			
60**----- Rio	D	Frequent----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**----- Rio	D	Frequent----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	E	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tiocano	D	Frequent----	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined

ZONE AE Base flood elevations determined

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees

OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain

ZONE D Areas in which flood hazards are undetermined

UNDEVELOPED COASTAL BARRIERS

1985 1990 Protected Areas

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

— Floodplain Boundary

— Floodway Boundary

— Zone D Boundary

— Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones

— Base Flood Elevation Line: Elevation in Feet *

— Cross Section Line

Base Flood Elevation in Feet Where Uniform Within Zone *

— Elevation Bench Mark (See notes below)

* M1.5 River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

REVISED TO REFLECT LOMR DATED MAY 30, 2000

Federal Emergency Management Agency

SEA

SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)

CONSULTING ENGINEERS & SURVEYORS

2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

SCALE: 1"=100'

LEGEND

○	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
S.W.C.	SOUTHWEST CORNER
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS

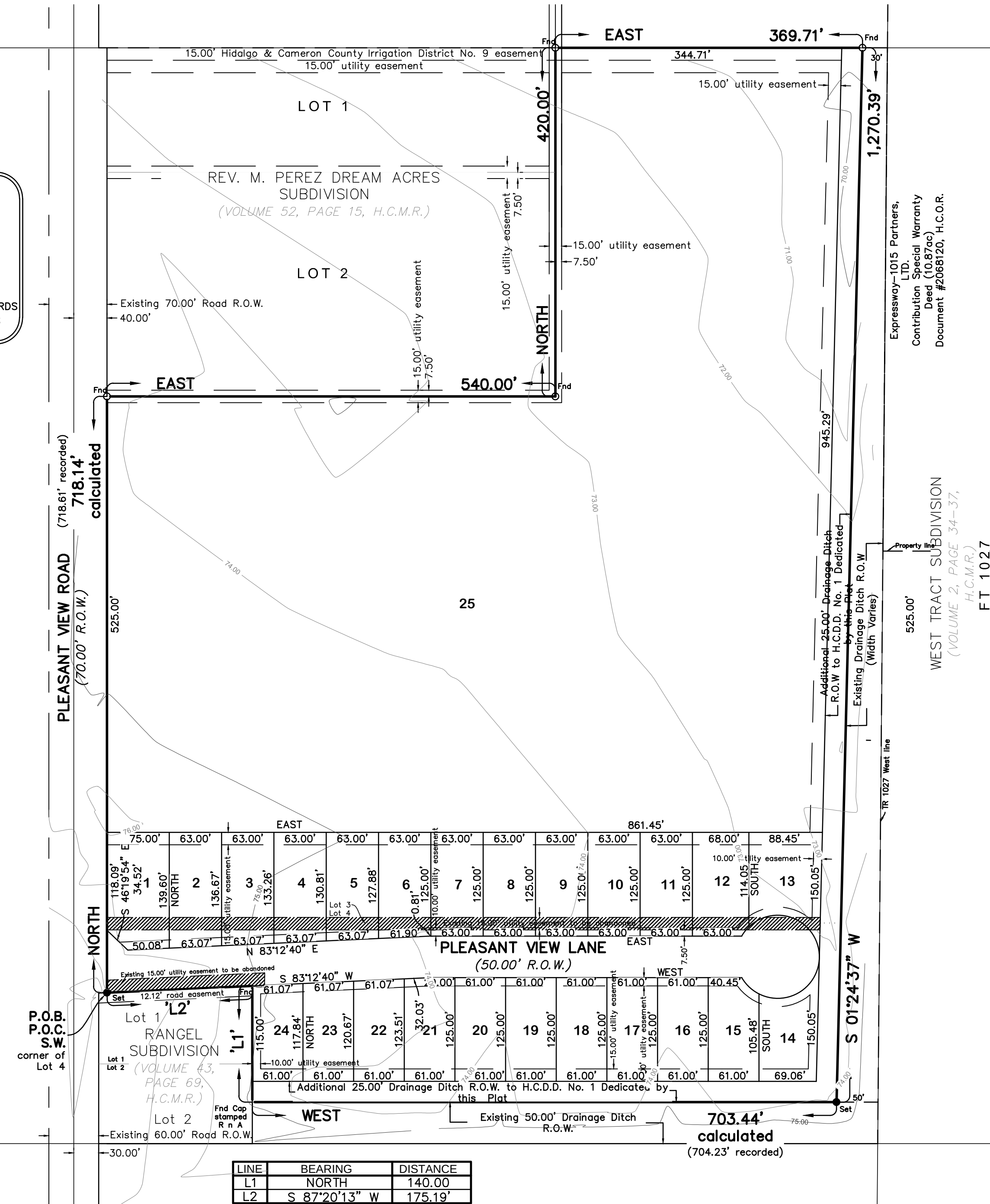
GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES:
FRONT..... 25.00' OR GREATER FOR EASEMENTS.
REAR..... 15.00', OR GREATER FOR EASEMENTS.
SIDE 6.00' OR GREATER FOR EASEMENTS.
CORNER SIDE 10.00' OR GREATER FOR EASEMENTS.
CUL-DE-SAC LOTS: FRONT 25.00' OR GREATER FOR EASEMENTS.
SIDE CORNER GARAGE..... 18.00' OR GREATER FOR EASEMENTS.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500--YEAR FLOODPLAIN.
COMMUNITY PANEL NO. 480334 0450 C
MAP REVISED: MAY 30, 2002.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0295 D EFFECTIVE DATE JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 00.000 CUBIC-FEET OR 2.97 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SECOND SHEET FOR DRAINAGE DETENTION.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO COMMERCIAL USE.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".
- NO ENTRANCE PERMITTED TO LOT 1 FROM PLEASANT VIEW ROAD.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- BENCHMARK NOTE:
- THIS SUBDIVISION WAS DESIGNED FOR 10 YEAR FLOOD W/NO DETENTION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO AS RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ALL CONSTRUCTION TO MEET CITY OF WESLACO REQUIREMENTS AND STANDARDS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
- AN ENGINEERED DETENTION PLAN FOR THE LOT SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ANY PARTICULAR LOTS.
- STREET LIGHTS AND SIGNS ARE TO BE INSTALLED BY DEVELOPER.
- ONLY THE COMMERCIAL DETENTION CAN BE DEFERRED TO THE PERMIT STAGE. THE RESIDENTIAL WILL REQUIRED TO HAVE ITS DETENTION DURING THE PLATTING PROCESS.
- WITH REGARDS TO LOT 25 ONLY: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK	
ON: _____	AT _____ AM/PM
INSTRUMENT NUMBER _____	
RECORDED IN VOLUME _____ PAGE _____	
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS	
BY: _____	DEPUTY

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: THE PLEASANT VIEW HEIGHTS SUBDIVISION, LLC	1206 LINDBERG	PALMHURST, TEXAS 78573	(000) 000-0000	(000) 000-0000
OWNER: MID VALLEY ASSEMBLY OF GOD	720 SOUTH OKLAHOMA	WESLACO, TEXAS 78596	(000) 000-0000	(000) 000-0000
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



PLEASANT VIEW SUBDIVISION

WESLACO, TEXAS

RE-SUBDIVISION OF LOTS 3 & 4, REV. M. PEREZ DREAM ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 15, MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION

DISTRICT NO. 9, DATED THIS ____ DAY OF _____, 20 ____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 11, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE PLEASANT VIEW HEIGHTS SUBDIVISION, LLC AND MID VALLEY ASSEMBLY OF GOD, OWNERS OF THE 33.58 ACRE OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLEASANT VIEW SUBDIVISION, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND THE STATES OF TEXAS THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL. THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES, THE USE OF THE STREETS, AND EASEMENT HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND CORRECT.

THE PLEASANT VIEW HEIGHTS SUBDIVISION, LLC
1206 LINDBERG
PALMHURST, TEXAS 78573

MID VALLEY ASSEMBLY OF GOD
720 SOUTH OKLAHOMA
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PLEASANT VIEW HEIGHTS SUBDIVISION, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MID VALLEY ASSEMBLY OF GOD, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS--CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____

ATTEST: CITY SECRETARY _____

I, THE UNDERSIGNED, CHAIRMAN OF PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY IN CONJUNCTION WITH APPROVALS OF THE VARIANCES GRANTED AND APPROVED BY CITY COMMISSION.

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PLEASANT VIEW SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2018.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____
HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

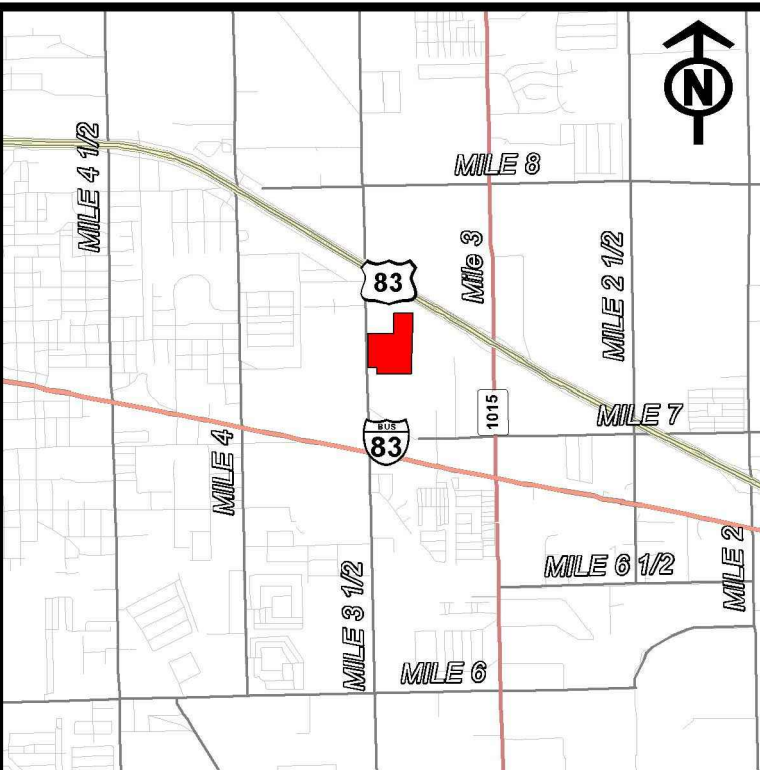
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX: 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS PLEASANT VIEW SUBDIVISION, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID OMAR SALINAS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #5782



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501

JOB NUMBER: SP-18-23888
DATE PREPARED: SEPTEMBER 11, 2018

PLAT SHEET 1 OF 3

METES AND BOUNDS DESCRIPTION

BEING A 20.33 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 3 AND 4, REV. M. PEREZ DREAM ACRES SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 15, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 20.33 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:
COMMENCING AT A ¾ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 4 LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PLEASANT VIEW (AKA MILE 3 1/2 WEST ROAD) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID LOT 4 SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID PLEASANT VIEW, A DISTANCE OF 83.61 FEET PASSING A ¾ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 4 SAME BEING THE SOUTHWEST CORNER OF SAID LOT 3; CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 718.14 FEET (218.61 FEET RECORDED) IN ALL TO A ¾ INCH DIAMETER IRON ROD FOUND ON AN OUTSIDE WESTERN CORNER OF SAID LOT 3 FOR AN OUTSIDE WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, EAST, COINCIDENT WITH THE MOST SOUTHERN NORTH LINE OF SAID LOT 3, A DISTANCE OF 540.0 FEET TO A ¾ INCH DIAMETER IRON ROD FOUND ON AN INSIDE CORNER OF SAID LOT 3 FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, COINCIDENT WITH AN INSIDE WESTERN LINE OF SAID LOT 3, A DISTANCE OF 420.0 FEET TO A ¾ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 3 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 369.71 FEET TO A ¾ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 3 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 01 DEGREES 24 MINUTES 37 SECONDS WEST (SOUTH 10 DEGREES 22 MINUTES 35 SECONDS RECORDED), COINCIDENT WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 1,055.32 FEET PASS A ¾ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 3 SAME BEING THE NORTHEAST CORNER OF SAID LOT 4, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 1,270.39 FEET IN ALL TO A ¾ INCH DIAMETER IRON ROD SET ON THE SOUTHEAST CORNER OF SAID LOT 4 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 703.44 FEET (704.23 RECORDED) TO A ¾ INCH DIAMETER IRON ROD W/YA CAP STAMPED "SEA 5782" FOUND ON AN OUTSIDE SOUTHERN CORNER OF SAID LOT 4 FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, NORTH, COINCIDENT WITH A SOUTHERN WESTERN LINE OF SAID LOT 4, A DISTANCE OF 140.0 FEET TO A ¾ INCH DIAMETER IRON ROD FOUND ON AN INSIDE CORNER OF SAID LOT 4 FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 87 DEGREES 20 MINUTES 13 SECONDS WEST, COINCIDENT WITH THE MOST WESTERN SOUTHERN LINE OF SAID LOT 4, A DISTANCE OF 175.19 FEET TO THE POINT OF BEGINNING, CONTAINING 20.33 ACRES OF LAND, MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 _____ DATE _____

INDEX SHEET OF PLEASANT VIEW SUBDIVISION

SHEET 1

HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DECLARATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT, APPROVAL CERTIFICATE, CERTIFICATION OF SUBDIVISION WITH RESPECT TO THE E.L. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.R. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.

SHEET 2

WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;

SHEET 3

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER
(10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 - (956) 686-1489 (FAX)

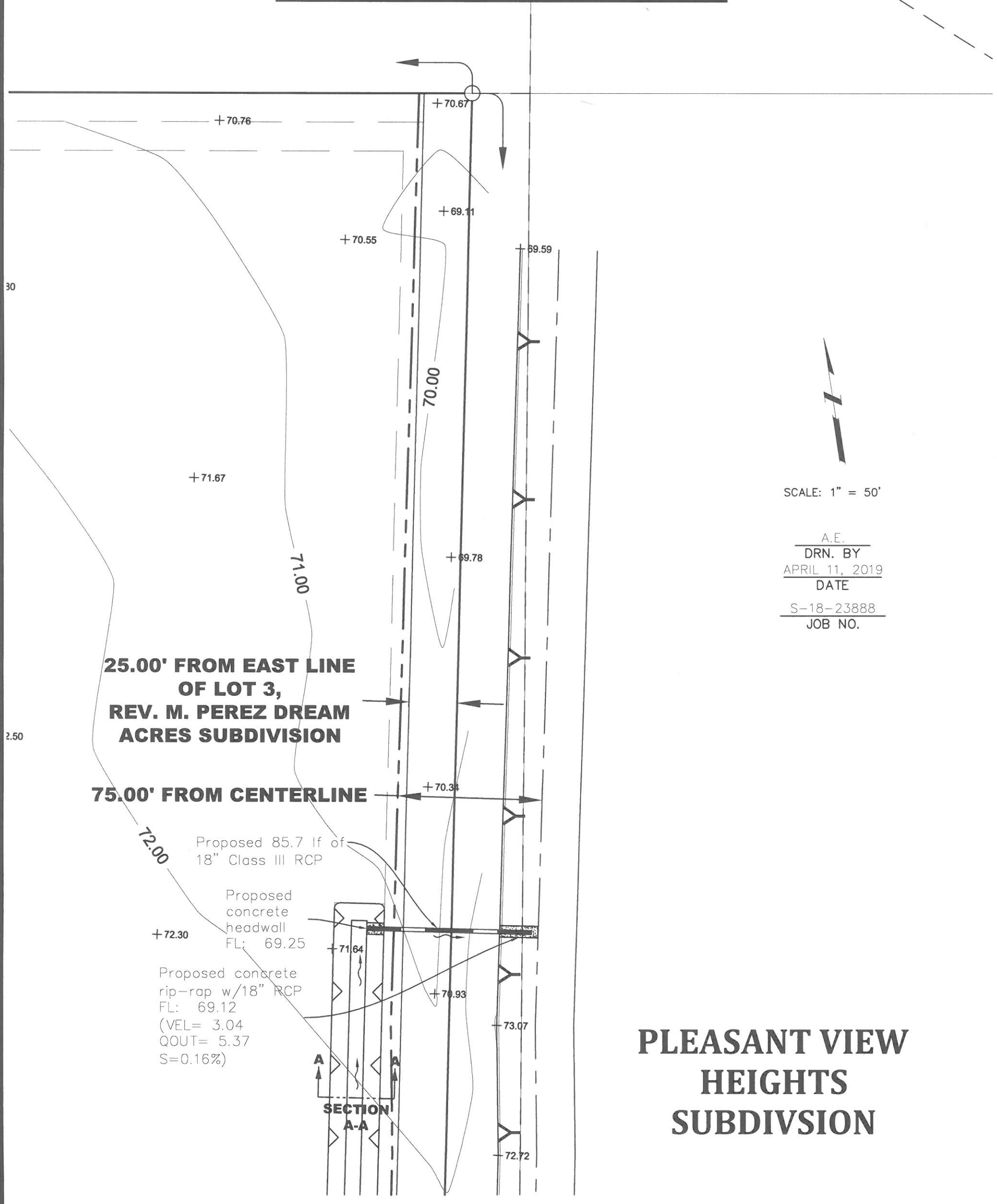


EXHIBIT OF
75.00 FOOT OFFSET FROM THE CENTER LINE
OF THE EXISTING DRAIN DITCH , ALSO,
25.00 FOOT PROPOSED DEDICATION



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2367	
From: Joe Pedraza			
Subject: Discussion and consideration to approve the six month extension for the Final Plat for Saltillo Plaza Subdivision – being a 1.66-acre tract out of the West 10 acres of the South 20 acres of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southeast corner of N. Bridge Avenue and Dolores Huerta. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 18” waterline and sewer services through an 8” sewer line. The property is within a Flood Zone “B”.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission: City Commission approved the final plat on April 3, 2018.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning recommended approval for the final plat on April 3, 2019.			
Kayla Arevalo		Created/Initiated	
Joe Pedraza		Approved	
Mike Perez		New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: Saltillo Plaza - Request for Extension, SALTILLO PLAZA- Plat			
Responsibilities upon Approval: Staff will notify applicant.			



March 8, 2019

City of Weslaco
Planning & Zoning Department
255 South Kansas Avenue
Weslaco, Texas 78596

Attn: Rebekah de la Fuente, CFM, Senior Planner

Re: Request for a six month extension for the Saltillo Plaza Subdivision for plat recordation

Rebekah,

On behalf of my client, I am respectfully requesting that the Planning and Zoning Commission and City Council consider a six month extension of the plat approval for Saltillo Plaza Subdivision. All infrastructure for the subdivision is complete and approved by city staff. We are in the process of getting the final recording documents to your office for plat recordation. Please do not hesitate to contact me should you require additional information or have any questions.

Respectfully,

Rene Barrera, P.E.

XC: client
file



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2369
From: Joe Pedraza		
Subject: Discussion and consideration to approve the interlocal agreement with Hidalgo County Health Department and the City of Weslaco regarding septic systems within the City Limits and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)		
Background: Septic Systems within our City have always been inspected by Hidalgo County Health Department. Due to new law changes the county needs inter-local agreements with all the cities if they are to approve and inspect the systems.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Rebekah De La Fuente	Created/Initiated	
Joe Pedraza	Approved	
Mike Perez	New	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Agreement- OSSF		
Responsibilities upon Approval:		

STATE OF TEXAS
COUNTY OF HIDALGO

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§

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE CITY OF WESLACO AND
COUNTY OF HIDALGO, TEXAS.**

This Agreement is made by and between the **COUNTY OF HIDALGO, TEXAS** hereinafter referred to as "County," and the **CITY OF WESLACO**, hereinafter referred to as "City" pursuant to the provisions of the Texas Interlocal Cooperation Act, the "Act", as follows:

WITNESSETH:

WHEREAS, the City is a Municipality created by the laws of the Texas; and

WHEREAS, the County a local government as defined in Texas Government Code, Section 791.003(4), and county in the State of Texas; and

WHEREAS, the City and County are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas government Code 791.001 et seq., (the "Act") which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act; and

WEHREAS, pursuant to Texas Health & Safety Code Section 121.003 the City and County may cooperate with one another in making necessary improvements and providing services to promote the public health in accordance with Chapter 791 of the Texas Government Code; and

WHEREAS, the County is an OSSF "authorized agent" in accordance with the Texas Health & Safety Code Section 366.031, and may administer on-site sewage facility (OSSF) in compliance with Texas Administrative Code Title 30, Section 285.10; and

WHEREAS, the City is in need of obtaining services for the inspection and permitting OSSF disposal systems within its jurisdiction and desires to obtain such services from County; and

WHEREAS, the County has the expertise and equipment to provide certain permitting and inspection services on behalf of City as further described herein (the "Services")

WHEREAS, the City and County recognize the health, safety, and environmental benefits of regulating, inspecting and permitting OSSF disposal systems and desire to cooperate with each other to meet local and state OSSF requirements;

NOW THEREFORE, the City and County, for and in good valuable consideration of the mutual covenants acknowledged and expressed hereinafter, agree as follows:

1. County shall inspect OSSF systems within the jurisdiction of the City, including but not limited to, performing subsoil texture test and evaluation of OSSF systems.
2. County shall provide all necessary equipment, materials and personnel to conduct inspections and issue permits at its sole cost and expense.
3. County shall comply with all present or future laws pertaining to the inspection and approval of On-Site Sewage Facility systems in Texas and shall enforce all rules and regulations required by the State of Texas or applicable County and local laws.
4. City agrees that the County shall charge and collect the following permit fees, Installation Permit eighty-five dollars zero cents \$85.00 and Final Inspection Permit sixty dollars and zero cents \$60.00. However, if the County conducts an inspection and a permit is not issued for any reason, the County shall be entitled to charge the amount specified from the home owner and may issue citation to the Septic system installer for not obtaining a permit. County may provide prior notice of any change in permit fees in advance and will agree to do so at least ninety (90) days prior to change, or as soon as practicable.
5. County shall not be responsible for the maintenance, upkeep or environmental compliance once an inspection and permit is issued and the County shall not be held liable for same once the Services are completed.
6. A permit applicant shall have one (1) year to construct its septic system from the date an "Authorization to Construct" is issued by the County (see Exhibit "A" attached hereto). Should construction not be completed and a final inspection conducted by County within one (1) year from the date of the "Authorization to Construct" then the County shall require a permit applicant to submit a new application and fee as described herein. Upon a successful inspection, the County shall issue a Notice of Approval to the permit applicant within approximately two (2) working days.
7. In accordance with Texas Health & Safety Code Section 366.003, County shall not be liable for damages resulting from the approval of the installation and operation of a Septic Tank. County shall not be responsible for any damage to personal or real property for any septic systems within City caused by the County's inspection and permitting process described herein.
8. During the term of this Agreement, the County shall have sole exclusive rights to permit and inspect OSSF systems within City except that the Texas Commission of Environmental Quality may override the County's authority at any time.
9. **Term.** The term of this Agreement shall commence on the date of execution of this Agreement and shall continue until the date this Agreement is terminated.
10. **Termination.** Either party may terminate this Agreement upon (30) days written notice to the non-terminating party for any reason or no reason at all.
11. **Conflict with applicable Law.** Nothing in this Agreement shall be construed to require

the commission of any act contrary to law, and whenever there is any conflict between any provision of this agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

12. **No Waiver.** No waiver by any party hereto of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
13. **Entire Agreement.** This Agreement contains the entire contract among the parties hereto, and each party acknowledges that no other party has made (either directly or through any agent or representative) any representation or agreements in connection this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City and County and not otherwise.
14. **Texas Law to Apply.** This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligation of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
15. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests, or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to Hidalgo County:	Hidalgo County Health & Human Services Attn: Eduardo Olivarez, Chief Administrative Officer 1304 South 25 th Avenue Edinburg, Texas 78542
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If to City:	City of Weslaco 255 S Kansas Avenue Weslaco, Texas 78596
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Any other demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

16. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

17. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
18. **Assignment.** This Agreement shall not be assignable.
19. **Headings.** The headings and captions contained in this Agreement are solely for convenient reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
20. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
21. **Non-Discrimination.** The Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or County and City policy, including without limitation, race, color, national origin, religion, sex, age, veteran status, or disability.
22. **Authority to Execute.** The performance of this Agreement by each of the parties have been duly authorized by all necessary laws, resolutions, ordinances or government body action, and this Agreement constitutes the valid and enforceable obligations of the parties hereto in accordance with its terms.
23. **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
24. **Appendix II to CFR 200-Contract Provisions.** Pursuant to 2 CFR 200.236, a non-Federal entity's contracts must contain the applicable provisions described in Appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Therefore, if applicable, the provisions of Appendix II to 2 CFR 200 are attached and incorporated by reference into this County contract should it be subject to Federal award.
25. **Indemnification.** City shall indemnify and hold harmless from any and all claims, actions, liability, and expenses (including costs of judgments, settlements, court costs, and attorneys' fees, regardless of the outcome of such claim or action) caused by, resulting from, or alleging negligent or intentional acts or omissions or any failure to perform any obligation undertaken or any covenant in this Agreement. Upon written notice from the County, the City will resist and defend at its own expense, and by counsel reasonably satisfactory to County, any such claim or action.
26. **Commitment of Current Revenues Only.** In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of the Agreement. The parties intend this provision to be

continuing right to terminate this Agreement at the expiration each budget period of each party hereto.

27. **Serverability.** Should any phrase, clause, sentence, or section of this Agreement be judicially declared to be invalid, unenforceable, or void, such decision will not have the effect of invalidating or voiding the remainder of this Agreement, and such part of the Agreement will be deemed to have been stricken herefrom, and the remainder of this Agreement will have the same force and effect if such part or parts had never been included herein.

WITNESS THE HANDS OF THE PARTIES effective as of the ____ day of _____,
2019.

CITY OF WESLACO

David Suarez, Mayor

ATTEST:

Myra Ayala, City Secretary

HIDALGO COUNTY, TEXAS

, Hidalgo County Judge

ATTEST:

Arturo Guajardo, Jr. Hidalgo County Clerk

APPROVED AS TO FORM:

Hidalgo County Criminal District Attorney's Office
Ricardo Rodriguez, Jr.

By: _____
Victor M. Garza, Assistant District Attorney



Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2336	
From:			
Subject: Discussion and consideration of implementing and/or amending the policy for delinquent water accounts and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		New	
City Manager Comments: Discuss and receive direction to take action at the next regular commission meeting.			
Staff Recommendation:			
Attachments, if any: April 12, Memo - Agenda, Terms of Water acct, CC AGING FILE 04.08.19 - Agenda			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

April 12, 2019

To: Mr. Mike R. Perez, City Manager

From: Vidal Roman, Finance Director

Re: Water Billing Delinquent Accounts

Customers have been asking to see policy when making payments especially when we are requesting at least half of the arrears be paid. Now is the time to amend the Municipal Code Book Section 138 and add a section that pertains to Payments (Proposed - Section 138.64.1).

The section will have the following language or something to that affect:

- Customers must pay the balance in full or half of the outstanding balance,
- Customers not being able to pay the balance with be set up in a payment plan,
- Should service be disconnected, their account will be finalized and the deposit will be applied to the outstanding balance,
- A reconnect fee of \$15 will be collected prior to services being reinstated and balance be paid in full,
- A deposit of two (2) time their average will be required,
- Persons paying with a check and it is returned to the city because of nonsufficient funds, there will be a added charge of \$35 and payment will be received only in a form of cash, money order or credit.

A copy of the proposed agreement is included.



"The City on the Grow"

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

Date: _____

Subject: Water Account

Address: _____

Account: _____

Terms: I agree to pay at least half of the outstanding balance _____ towards the account listed above and furthermore agree to pay the balance in _____ equal installments of \$_____ plus the current monthly balance as listed on the schedule below until payment has been made in full.

Terms	<u>\$ Amount</u>	<u>Months</u>
	<\$300	3 months
	\$301-700	6 months
	'> \$701-1,000	12 months

Failure to comply with the agreed terms will be subjected to services being disconnected and any reconnection for services will be done once the account has been paid in full.

I have been notified that if I failed to the agreed terms and services are finalized, a deposit of two (2) times the average bill will be required plus the reconnection fee of \$15.

Agreed to by Customer : _____

City Authorized Agent: -----

City of Weslaco
Water Aging Report
As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
02-0131-15	1	96.82	77.14	-	-	-	173.96
02-0250-04	1	79.99	75.56	-	-	-	155.55
02-0482-01	1	24.06	16.44	17.62	14.06	314.89	387.07
19-0221-70	1	107.09	99.70	-	-	-	206.79
19-0465-12	1	82.04	80.52	-	-	-	162.56
19-0585-05	1	87.63	97.74	100.28	-	-	285.65
19-0604-01	1	25.76	26.06	40.94	-	-	92.76
19-0662-54	1	88.80	41.74	-	-	-	130.54
19-0682-51	1	77.98	72.59	62.59	31.10	-	244.26
19-0705-09	1	96.79	149.47	87.86	-	-	334.12
19-0722-02	1	78.08	59.48	80.54	-	-	218.10
19-1702-53	1	93.29	92.31	3.58	-	-	189.18
19-2382-10	1	76.75	65.75	65.75	54.75	523.30	786.30
19-2385-20	1	102.72	100.24	31.28	-	-	234.24
19-2391-15	1	117.98	99.09	112.57	-	-	329.64
19-2506-15	1	62.56	77.57	88.91	103.43	141.93	474.40
19-2510-08	1	65.75	65.75	80.86	80.86	-	293.22
19-2512-02	1	67.71	67.71	76.09	66.57	62.63	340.71
32-0125-03	1	135.55	119.13	149.36	-	-	404.04
32-0150-01	1	64.13	64.13	64.13	54.31	374.44	621.14
32-0257-01	1	66.79	66.79	66.79	56.79	190.55	447.71
32-0390-04	1	75.14	36.92	-	-	-	112.06
40-0006-01	1	29.54	9.54	120.35	51.00	108.57	319.00
40-0109-51	1	181.91	56.69	-	-	-	238.60
40-0114-01	1	139.88	148.38	178.00	230.67	463.95	1,160.88
40-0155-01	1	115.18	116.65	111.48	82.69	-	426.00
40-0227-62	1	77.70	56.70	67.70	63.36	107.49	372.95
40-0229-51	1	82.46	2.11	-	-	-	84.57
40-0252-93	1	80.01	81.87	68.15	-	-	230.03
40-0303-65	1	146.89	108.90	70.28	-	-	326.07
42-4996-00	1	67.18	23.68	36.17	23.08	115.79	265.90
42-6498-00	1	63.76	43.27	43.76	32.76	277.74	461.29
42-6733-01	1	93.78	105.14	-	-	-	198.92
		2,851.70	2,404.76	1,825.04	945.43	2,681.28	10,708.21
							2,851.70
							\$ 7,856.51

City of Weslaco
Water Aging Report

As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-0160-02	2	72.51	82.13	79.67	76.81	-	311.12
01-0285-18	2	71.25	78.18	82.61	111.03	251.25	594.32
01-0560-19	2	97.43	17.64	-	-	-	115.07
01-0575-02	2	57.93	47.15	-	-	-	105.08
01-0795-03	2	70.57	71.02	-	-	-	141.59
03-0105-01	2	113.27	28.57	-	-	-	141.84
03-0305-12	2	107.78	32.15	-	-	-	139.93
03-0450-01	2	50.90	50.90	50.90	-	-	152.70
03-4765-18	2	34.03	47.95	47.95	36.95	393.94	560.82
03-4780-18	2	49.27	52.70	81.18	0.89	-	184.04
03-4790-17	2	78.15	88.19	72.09	104.85	34.19	377.47
04-0240-08	2	108.46	100.02	94.52	47.17	-	350.17
05-0125-02	2	83.96	73.96	73.96	62.96	459.48	754.32
05-0380-02	2		101.65	-	-	-	101.65
05-0440-01	2	83.36	51.68	-	-	-	135.04
07-0105-02	2	77.38	66.12	31.52	-	-	175.02
07-0125-07	2	88.78	85.98	83.45	25.27	-	283.48
07-0202-16	2	59.52	38.52	49.52	38.52	120.68	306.76
07-0208-04	2	131.60	122.49	132.23	-	-	386.32
07-0265-09	2	114.00	179.53	43.08	-	-	336.61
07-0521-06	2	78.05	79.03	-	-	-	157.08
07-0534-12	2	72.59	82.12	78.67	72.59	149.43	455.40
07-0544-03	2	132.10	133.84	122.10	295.48	2,184.96	2,868.48
07-0552-00	2	35.14	16.09	29.70	187.18	10.47	278.58
07-0554-13	2	161.30	476.02	96.91	79.50	79.00	892.73
07-0574-08	2	61.25	67.18	78.18	67.18	199.91	473.70
07-0588-00	2	31.89	24.28	22.19	19.21	60.49	158.06
10-0035-05	2	89.59	75.14	137.39	128.37	-	430.49
10-0085-01	2	90.38	79.85	81.62	76.10	248.17	576.12
10-0180-01	2	77.18	75.56	87.88	-	-	240.62
10-0235-02	2	54.26	58.47	53.91	23.87	-	190.51
10-0290-17	2	88.18	67.18	67.18	68.08	-	290.62
10-0425-34	2	94.08	77.03	82.12	85.91	77.03	416.17
10-0493-10	2	84.43	85.91	-	-	-	170.34
10-0505-05	2	88.18	68.15	67.18	70.62	-	294.13
11-0080-02	2	90.82	13.48	-	-	-	104.30
11-0175-05	2	87.38	61.69	-	-	-	149.07
14-0040-04	2	101.34	99.54	103.58	92.24	94.02	490.72

As of 04/08/2019

As of 04/08/2019

+3 MONTH

\$ 11,576.87

City of Weslaco
Water Aging Report

As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
06-0085-04	3	64.86	33.64	-	-	-	98.50
06-0305-03	3	188.14	109.67	116.88	-	-	414.69
12-0010-05	3	238.12	262.63	-	-	-	500.75
12-0025-14	3	118.24	109.21	113.17	99.22	602.44	1,042.28
12-0080-04	3	99.39	25.53	-	-	-	124.92
12-0145-09	3	68.65	70.63	-	-	-	139.28
12-0165-08	3	76.53	89.51	-	-	-	166.04
12-0410-06	3	251.70	23.89	-	-	-	275.59
12-0455-04	3	78.05	77.07	-	-	-	155.12
13-0160-16	3	149.11	157.62	-	-	-	306.73
13-0195-03	3	103.79	31.02	-	-	-	134.81
13-0210-02	3	108.02	8.36	-	-	-	116.38
13-0242-52	3	89.78	87.36	-	-	-	177.14
13-0450-07	3	65.65	80.43	27.77	-	-	173.85
13-0765-01	3	1,011.04	651.54	-	-	-	1,662.58
14-0115-02	3	93.57	35.93	-	-	-	129.50
14-0170-12	3	79.15	80.14	80.65	67.67	119.84	427.45
14-0215-10	3	67.34	65.49	64.48	-	-	197.31
14-0225-01	3	71.61	69.81	-	-	-	141.42
15-0030-01	3	64.74	62.51	66.99	28.64	-	222.88
15-0236-41	3	59.87	72.49	95.39	95.15	119.46	442.36
15-0290-07	3	103.44	63.13	-	-	-	166.57
15-0315-04	3	131.43	130.80	128.90	111.74	104.41	607.28
15-0336-01	3	51.86	48.92	24.05	-	-	124.83
15-0635-06	3	85.07	84.58	76.05	73.58	-	319.28
15-0680-33	3	113.65	87.01	-	-	-	200.66
15-0720-10	3	89.18	78.18	78.18	67.18	534.42	847.14
15-0765-10	3	77.03	73.58	20.34	-	-	170.95
16-0035-02	3	103.39	101.25	53.30	-	-	257.94
16-0045-02	3	78.51	85.91	-	-	-	164.42
16-0065-04	3	61.61	52.19	-	-	-	113.80
16-0192-53	3	93.78	44.76	-	-	-	138.54
16-0205-07	3	93.93	81.96	8.86	-	-	184.75
16-0295-01	3	152.70	194.31	-	-	-	347.01
16-0300-12	3	83.28	66.78	66.78	26.22	-	243.06
16-0330-07	3	83.35	25.62	-	-	-	108.97
16-0355-19	3	112.72	102.71	-	-	-	215.43
16-0515-22	3	78.18	78.18	83.43	91.32	-	331.11

City of Weslaco
Water Aging Report

As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
16-0640-07	3	89.18	78.18	79.65	67.67	389.23	703.91
16-0645-02	3	78.18	78.63	85.07	72.11	121.08	435.07
17-0195-04	3	92.31	20.22	-	-	-	112.53
17-0241-22	3	75.06	80.49	5.44	-	-	160.99
17-0715-07	3	90.99	83.93	36.26	-	-	211.18
18-0265-20	3	111.52	110.05	70.08	-	-	291.65
19-0208-00	3	11.52	11.52	11.85	10.47	10.47	55.83
19-0209-00	3	27.82	21.59	16.23	16.23	14.75	96.62
19-0212-00	3	27.52	18.02	16.23	16.23	11.50	89.50
19-0213-00	3	27.82	16.82	16.23	16.23	11.50	88.60
19-0214-00	3	27.82	16.23	16.52	16.82	12.04	89.43
19-0230-00	3	27.52	16.52	16.23	16.23	13.40	89.90
19-0231-00	3	27.52	16.52	16.52	16.82	12.04	89.42
19-0232-00	3	27.52	16.23	16.52	16.23	12.04	88.54
19-0233-00	3	27.52	17.12	17.41	16.23	12.04	90.32
19-1435-02	3	11.52	11.52	11.52	10.47	10.47	55.50
19-1920-08	3	76.75	65.75	65.75	55.24	244.81	508.30
19-3407-08	3	82.16	80.53	85.95	74.95	303.51	627.10
19-3417-07	3	81.54	88.10	97.46	36.49	-	303.59
19-3422-05	3	76.75	65.75	65.75	54.75	385.26	648.26
21-0002-02	3	72.59	3.19	-	-	-	75.78
21-0005-00	3	27.23	24.75	27.23	16.23	96.19	191.63
24-0410-03	3	214.10	212.37	216.97	216.40	26.06	885.90
27-0335-08	3	71.25	71.25	67.18	61.70	517.68	789.06
27-0410-02	3	71.50		-	-	343.46	414.96
27-0570-06	3	71.25	71.25	67.18	62.59	-	272.27
27-0595-19	3	74.07	71.55	79.00	32.69	-	257.31
27-0640-02	3	73.04	74.39	91.81	97.00	167.38	503.62
27-0650-12	3	64.29	76.84	62.06	87.24	13.03	303.46
27-0652-07	3	102.24	104.80	2.05	-	-	209.09
28-0015-02	3	104.15	116.80	-	-	-	220.95
28-0065-06	3	167.28	153.75	126.80	22.63	-	470.46
28-0105-17	3	90.51	151.00	119.91	152.52	-	513.94
28-0235-03	3	77.95	95.42	147.45	96.17	616.85	1,033.84
31-0025-09	3	70.57	80.67	95.24	12.16	-	258.64
31-0040-02	3	81.25	78.18	78.18	69.65	510.29	817.55
31-0130-04	3	542.54	576.55	1,281.31	819.83	1,303.18	4,523.41
31-0400-10	3	74.24	33.71	-	-	-	107.95
31-0830-05	3	116.01	123.93	50.28	-	-	290.22

City of Weslaco
Water Aging Report

As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
31-0930-01	3	171.92	54.13	51.48	-	-	277.53
31-0939-51	3	700.96	689.67	102.38	-	-	1,493.01
31-0990-05	3	80.22	90.47	82.60	82.93	112.85	449.07
38-0140-06	3	111.87	130.41	-	-	-	242.28
38-0225-01	3	88.65	85.51	92.24	84.62	81.48	432.50
39-8990-01	3	89.30	71.32	-	-	-	160.62
39-8998-01	3	66.00	69.03	55.88	-	-	190.91
39-9001-01	3	66.45	48.23	-	-	-	114.68
39-9003-01	3	112.29	97.86	-	-	-	210.15
40-0110-04	3	43.30	51.70	49.96	11.52	113.12	269.60
42-0008-53	3	73.62	74.11	-	-	-	147.73
42-0042-01	3	99.84	96.74	90.84	107.09	230.90	625.41
42-2603-00	3	77.14	84.62	84.62	85.44	197.73	529.55
42-5831-02	3	141.89	74.96	-	-	-	216.85
42-5931-07	3	89.65	69.14	80.14	69.65	135.91	444.49
42-5940-01	3	89.84	93.29	-	-	-	183.13
42-6086-06	3	72.81	78.18	73.25	106.41	269.50	600.15
42-6108-00	3	41.82	-	-	-	-	41.82
42-6109-00	3	26.23	16.52	16.23	16.23	84.09	159.30
42-6218-02	3	88.39	103.78	100.32	-	-	292.49
42-6267-05	3	206.38	7.50	-	-	-	213.88
42-6283-05	3	77.52	80.97	-	-	-	158.49
42-6318-00	3	93.82	98.25	0.07	-	-	192.14
42-6596-02	3	89.65	74.57	92.31	103.64	-	360.17
42-6624-02	3	78.18	21.82	-	-	-	100.00
42-6650-05	3	64.93	82.04	98.80	-	-	245.77
42-6799-00	3	61.25	118.15	-	-	-	179.40
42-6822-02	3	64.84	77.03	-	-	-	141.87
42-6925-01	3	118.79	121.24	-	-	-	240.03
42-6926-01	3	91.89	91.15	-	-	-	183.04
42-7098-00	3	67.18	87.86	-	-	-	155.04
42-7104-01	3	-	175.65	-	-	-	175.65
		11,351.68	9,754.37	5,435.66	3,588.23	7,864.41	37,994.35
							11,351.68
							\$ 26,642.67

City of Weslaco
Water Aging Report

As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
19-0191-43	4	95.1	91.6				186.7
21-0287-06	4	85.41	97.09	107.24	0.03		289.77
21-0312-54	4	28.07	28.07	30.88	19.88	1,199.20	1,306.10
21-0373-76	4	74.48	74.48	81.71	70.71	493.37	794.75
21-0402-61	4	54.31	54.13	64.31			172.75
21-0442-02	4	43.59	28.03	27.56	20.39	74.78	194.35
21-0493-70	4	88.05	128.5	156.43			372.98
21-0700-03	4	81.37	105.28	28.87			215.52
21-0887-67	4	74.48	64.48	64.48	64.48	502.85	770.77
21-1310-06	4	86.14	71.26	76.14	62.46	235.08	531.08
21-1625-07	4	74.48	74.48	81.71	70.71	307.38	608.76
21-2160-03	4	76.05	74.69	8.27			159.01
21-2930-06	4	92.05	85.23	94.52	54.05		325.85
21-3030-13	4	59.87	59.87	66.24	61.15	181.62	428.75
21-3035-11	4	149.36	114.38	83.34			347.08
21-4466-09	4	80.56	81.51	89.44			251.51
21-4474-00	4	94.77	107.54	22.77			225.08
21-4977-04	4	86.39	78.28	7.39			172.06
36-0165-02	4	68.65	65.2	68.07	66.93	261.96	530.81
36-0170-01	4	60.71	58.92	65.78			185.41
36-0255-19	4	71.55	69.56				141.11
36-0370-06	4	88.13	84.92				173.05
36-0510-24	4	85.14	79.99	84.43	72.82		322.38
36-0550-16	4	85.52	90.79				176.31
36-0756-00	4	75.58	79.14				154.72
38-0555-00	4	121.29	113.75	113.24	91.39	568.37	1,008.04
38-0565-01	4	77.83	79.5	60.79			218.12
38-0590-00	4	135.87					135.87
38-0600-00	4	97	30.21				127.21
38-0636-05	4	103.46	106.67	9.88			220.01
38-0638-01	4	87.77	40				127.77
38-0643-00	4	121.38	121.95	158.43	220.51	41.31	663.58
38-0646-03	4	77.47					77.47
38-0750-01	4		401.23	11		21.69	433.92
38-0890-05	4	78.81	86.44	85.81	87.7	240.93	579.69
42-6870-00	4	612.43	132.2				744.63
42-6998-00	4	1,328.60	281.64				1,610.24
42-6999-00	4	14.06	14.06	205.06	362.72		595.9
43-8932-01	4	76.05					76.05

City of Weslaco
Water Aging Report

As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
43-9003-00	4	194.38	110.07				304.45
43-9025-01	4	194.38	183.38	183.38	183.38	534.63	1,279.15
43-9036-00	4	124.37	113.37	113.37	113.37	661.62	1,126.10
44-0001-01	4	67.18	57.56				124.74
44-0099-03	4	63.4	60.26	72.39			196.05
44-0120-05	4	77.18	68.15	10.63			155.96
44-0203-02	4	624.88	1,057.59				1,682.47
44-0204-02	4	184.45	196.22	11.82			392.49
44-2044-03	4	74.57	53.55				128.12
44-2068-02	4	65.78	55.78	55.78	55.78	420.06	653.18
44-2087-04	4	88.18	78.18	78.18	67.18	338.93	650.65
44-2145-01	4	77.92	10.53				88.45
44-9200-00	4	121.01	100.01	73.39			294.41
44-9304-01	4	88.18	82.93	93.93	84.92	73.97	423.93
		4,155.81	2,741.92	983.74	955.05	2,270.14	11,106.66
						current month	4,155.81
							\$ 6,950.85
15-0312-53	5	76.28	6.03				82.31
15-0520-01	5	53.56	54.89	45.89			154.34
15-0595-05	5	64.48	103.23	132.05	132.54	391.18	823.48
16-0460-15	5	89.18	78.18	78.18	67.18	377.05	689.77
16-0560-01	5	77.92	74.96	29.95			182.83
17-0140-10	5	135.34	127.95	107.21			370.5
17-0190-13	5	93.61	83.59	86.06	70.13	277.39	610.78
17-0360-21	5	94.29	50.42				144.71
17-0505-04	5	94.59	90	90.5	81.46	425.33	781.88
20-0080-01	5	64.74	84.46	19.94			169.14
20-0085-09	5	86.06	87.53	90	74.06		337.65
20-0110-05	5		546.51				546.51
20-0132-64	5	96.1	95.46	102.42	26.69		320.67
21-0224-05	5	75.14	64.93	86.96			227.03
21-0225-11	5	98.25					98.25
21-0229-14	5	71.25	71.25	73.58	80.97		297.05
21-0243-06	5	95.77	164.44	110.56			370.77
21-1046-51	5	55.78	63.85	80.87	104.61	19.65	324.76
21-3102-03	5	117.32	99.94	115.03	95.91	11.87	440.07

City of Weslaco
Water Aging Report

As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
21-4314-01	5	96.41	100.38	103.64	84.99	134.62	520.04
21-4341-00	5	76.05	74.69	52.58			203.32
21-4547-00	5	74.48	74.48	72.67	69.41	171.39	462.43
21-4931-81	5	75.06	73.35	22.51			170.92
21-5052-01	5	701.27	693.52				1,394.79
22-0005-01	5	207.94	121.31				329.25
22-0060-04	5	215.33	206.84				422.17
22-0075-05	5	111.76	165.94				277.7
23-0208-12	5	72.14	80.21	71.61	115.46	188.69	528.11
23-0315-09	5	78.63	103.42	18.09			200.14
23-0465-01	5	63.85	74.61	63.85			202.31
23-0480-02	5	60.18	60.71	60.66	39.08		220.63
23-0495-01	5	58.47	73.4	36.04			167.91
23-0500-04	5	69.83	83.03	10			162.86
23-0705-02	5	69.65	66.18	31.46			167.29
23-0707-12	5	89.37	87				176.37
23-0745-05	5	88.28	99.02	86.39	80.96	97.77	452.42
24-0115-01	5	86.69	84.15	83.57	76.39		330.8
24-0190-03	5	132.5	127.27				259.77
24-0245-01	5	64.29	44.75				109.04
24-0260-11	5	88.86	80.51	8.4			177.77
24-0645-01	5	73.08	78.87	89.84	5.16		246.95
24-0660-02	5	60.9	50.9	47.66			159.46
24-0690-13	5	67.18	61.25	67.18	25.3		220.91
24-0695-06	5	51.96	51.43	51.79	51.43		206.61
24-0800-01	5	50.9	61.08	56.69	83.11	100.56	352.34
26-0285-06	5	74.61	81.77	62.95			219.33
26-0400-06	5	102.17	100.68	0.51			203.36
26-0415-01	5	50.9	51.43	56.69	60.71		219.73
26-0460-02	5	81.25	71.25	67.18	61.25	628.72	909.65
26-0555-02	5	80.97	80.62				161.59
26-0636-01	5	83.18	94.12				177.3
26-0655-07	5	101.67	86.34				188.01
26-0690-02	5	64.13	64.13	59.31	54.13	54.55	296.25
26-0745-10	5	94.1	111.57	106.11	102.02	202.19	615.99
26-0795-02	5	64.74	74.61	70.57	6.43		216.35
28-0165-01	5	94.54	105.75	134.72	171.46	567.22	1,073.69
28-0644-02	5	106.11	112.35	98.67	98.9	827.61	1,243.64
33-0115-13	5	91.62	86.69	46.26			224.57

City of Weslaco
Water Aging Report
As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
33-0210-04	5	83.65	90.34	96.24	4.5		274.73
33-0225-05	5	60.9	60.9	60.9	51.08	221.4	455.18
33-0255-01	5	54.26	53.56	54.09	52.85		214.76
33-0260-03	5	82.31	6.27				88.58
33-0430-03	5	77.38	101.84	117.11	101.67	175.39	573.39
34-0049-03	5	170.67	95.86				266.53
34-0120-11	5	71.25	78.67	82.12	72.59	203.21	507.84
34-0312-59	5	76.48	77.52	93.93			247.93
34-0350-28	5	100.68	91.2				191.88
35-0045-09	5	87.54	95.97	95.97	84.97	756.25	1,120.70
35-0047-51	5	154.52	146.07				300.59
38-0013-07	5	63.04	78.18	44.3			185.52
38-0019-13	5	57.58	54.89	27.11			139.58
38-0040-09	5	76.03	84.43	88.36			248.82
38-0506-02	5	101.57	108.07	119.41	122.36	69.94	521.35
39-0012-53	5	169.62	192.62	147.77	144.56		654.57
39-0025-12	5	85.9	83.93				169.83
39-0075-04	5	138.83	138.38	149.57	28.99		455.77
39-0130-02	5	179.41	167.41	176.53	237.23	398.67	1,159.25
39-0152-53	5	107.09	105.29	99.86	86.39	47.32	445.95
39-0332-68	5	81.42	57.03				138.45
39-0347-52	5	62.14	67.67	78.04			207.85
39-0365-02	5	75.95	78.41				154.36
39-0405-07	5	148.7	75.44				224.14
39-1315-03	5	180.59	192.56	16.96			390.11
43-8928-02	5	106.7	106.7				213.4
43-9046-00	5	86.54	86.54	71.7			244.78
		7,325.41	7,135.23	3,926.99	2,481.56	4,877.02	25,746.21
							7,325.41
							\$ 18,420.80
22-0236-58	6	62.51	71.47	62.95			196.93
22-0240-01	6	83.17	109.66	95.99	6		294.82
22-0245-01	6	50.4	68.61	0.21			119.22
22-0246-51	6	66.79	66.79	56.79	56.79	295.62	542.78
22-0291-01	6	95.77	102.46				198.23
22-0305-22	6	80.21	80.96	79.99	89.47	366.89	697.52
22-0371-62	6	83.43	102.16	79.3			264.89

City of Weslaco
Water Aging Report

As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
22-0397-68	6	97.39	78.59	23.13			199.11
22-0425-07	6	114.8	139.97	101.74	125.14		481.65
22-0486-01	6	84.92	84.1				169.02
22-0517-51	6	1,505.67	1,612.41	1,666.97			4,785.05
22-0545-01	6	1,207.71	2,155.58	1,841.79	4,439.76	1,056.13	10,700.97
22-0550-02	6	65.14	59.22	91.07	9.39		224.82
22-0730-02	6	513.25	419.97	461.97	471.72	124.94	1,991.85
22-0830-06	6	72.11	77.52	40.01			189.64
22-0847-02	6	72.11	67.98				140.09
22-0860-03	6	84.92	97.68	46.71			229.31
22-0875-05	6	128.19	108.19				236.38
22-0881-02	6	77.5	67.06	61.67	69.74	234.42	510.39
22-0900-01	6	91.81	99.78				191.59
22-0920-04	6	98.21	75.58				173.79
22-2962-03	6	111.11	116.01				227.12
22-2970-02	6	75.64	70.3				145.94
22-2976-00	6	99.7	78.02				177.72
22-4904-02	6	98.3	96.73				195.03
22-4920-01	6	229.14	249.26	260.84	261.62	706.28	1,707.14
22-4955-00	6	69.65	90.82				160.47
22-4956-03	6	97.24	99.48				196.72
22-4958-01	6	94.77	92.31				187.08
22-5114-01	6	96.74	76.03				172.77
22-5118-00	6	82.93	88.13				171.06
26-0535-02	6	50.9	60.9	50.9	41.8		204.5
39-0582-01	6	1,796.87	1,266.75				3,063.62
39-1304-05	6	79.17	100.69				179.86
39-1336-01	6	117.7	115.46	119.04	73.15		425.35
39-1529-01	6	97.68	98.86	102.32	93.74		392.6
39-1622-01	6	135.07	113.27	30.43			278.77
39-1624-01	6	2,729.21	1,002.19				3,731.40
39-1628-02	6	262.9	421.21	492.93	131		1,308.04
39-1642-00	6	41.05	45.16	45.16	45.79	294.61	471.77
39-1651-00	6	387.35	1,000.33				1,387.68
39-1999-01	6	124.12	132.44				256.56
39-2011-00	6	49.11	39.45	40.65	32.63	383.23	545.07
42-1106-05	6	106.41	105.62	104.15			316.18
42-1156-13	6	120.43	68.35				188.78

City of Weslaco
Water Aging Report
As of 04/08/2019

ACCOUNT NO.	District	CURRENT MO.	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
42-1160-06	6	82.93	87.38				170.31
42-1309-02	6	83.93	91.32				175.25
42-6106-00	6	26.23	16.23	16.23	16.23	80	154.92
42-6661-04	6	83.93	92.79				176.72
42-6665-03	6	99.7	3.5				103.2
42-6667-04	6	85.09	81.64	1.29			168.02
42-6676-03	6	88.86	93.78	1.31			183.95
42-6904-00	6	78.01	90.47				168.48
44-0008-03	6	93.78	90.53				184.31
44-0035-06	6	92.79	100.69				193.48
44-8945-01	6	94.29	26.05				120.34
44-8964-03	6	71.12	66.78				137.9
44-9033-01	6	110.93	24.85				135.78
		\$ 12,980.79	\$ 12,239.52	\$ 5,975.54	\$ 5,963.97	\$ 3,542.12	\$ 40,701.94
						Current month	12,980.79
							<u>\$ 27,721.15</u>

TOTALS THIS WEEK	\$ 99,168.85
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Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2356	
From:			
Subject: Discussion and consideration to replace Project No. 17 - Pike Blvd. in the current FY 2017-2018 Street Improvement List with Vo-Tech Dr. (from Sugar Sweet Dr. to Joe Stephens Ave.) in the estimated amount of \$75,933.30. Possible action. (Staffed by Public Works Department)			
Background: Staff recommends to replace Pike Blvd. with Vo-Tech Dr. due to pending waterline replacements.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Pete Garcia Vidal Roman Mike Perez		Created/Initiated Approved New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: SIP Estimate- VoTech (002), VO-TECH PICTURES, FY 17-18 STREET IMPROV. PROPOSED PROJECTS Rev 4.8.19			
Responsibilities upon Approval:			

Estimated Re-Construction Overlay Cost
VO-TECH: SUGAR SWEET - JOE STEPHENS AVE.

	Quantity	Unit	Unit Cost	Cost
INHOUSE (COST) STREET IMPROVEMENTS				
1	HOT MIX	1,372	TN \$ 51.40	\$ 70,520.80
2	CALICHE	250	TN \$ 12.20	\$ 3,050.00
3	OIL	450	GL \$ 5.25	\$ 2,362.50
Sub-Total =				\$ 75,933.30
TOTAL				\$ 75,933.30

RECONSTRUCTION

SECTION A:	98800
Length	2600
Width	38
Miles:	0.49

GRAND TOTAL \$ 75,933.30

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.), irrigation, hardscape or escalation of unit prices.

Prepared by:



Date:

3/25/19

VO-TECH DR. GOING NORTH



VO-TECH DR. GOING NORTH



VO-TECH DR. GOING SOUTH



VO-TECH DR. GOING SOUTH



CITY OF WESLACO
PUBLIC WORKS DEPARTMENT
STREET IMPROVEMENT PROJECTS LISTING

Estimated Re-Construction/Overlay Cost

	Street	From	To	Type of Repair	Miles	Sq. Ft.	Hot Mix (Tons)	Cost \$51.40	Caliche (Tons)	Cost \$12.20	MC30 Oil (Gal)	Cost \$5.25	Total Cost	Date of Completion	Actual Cost
1	Adams St. (Sugarcane Apartments)	Bridge Ave.	Eisenhower	Reconstruction	0.19	18,000	375	\$ 24,112.50	337	\$ 3,875.50	700	\$ 4,200.00	\$ 32,188.00	6/13/2018	\$ 23,608.01
2	Sugarcane Dr. (Section A)	Vo-Tech	West side of IDEA School	Reconstruction	0.19	38,000	528	\$ 27,139.20	533	\$ 6,502.60	700	\$ 3,675.00	\$ 37,316.80		
3	Sugarcane Dr. (Section B)	IDEA School	FM 1015	Reconstruction	0.31	62,700	871	\$ 44,769.40	880	\$ 10,736.00	1155	\$ 6,063.75	\$ 61,569.15		
4	Agostadero St.	Kansas Ave.	Illinois Ave.	Reconstruction	0.05	8,540	119	\$ 6,116.60	240	\$ 2,928.00	214	\$ 1,123.50	\$ 10,168.10	4/12/2018	\$ 9,742.73
5	8th St.	East of Airport	to East High School	Reconstruction	0.06	12,160	253	\$ 13,004.20	341	\$ 4,160.20	300	\$ 1,575.00	\$ 18,739.40	3/31/2018	\$ 13,682.07
6	2nd St.	Bridge Ave.	Dolores Huerta	Reconstruction	0.13	17,955	249	\$ 12,798.60	504	\$ 6,148.80	466	\$ 2,446.50	\$ 21,393.90	1/24/2019	\$ 12,486.94
7	Iowa Ave.	7th St.	8th St.	Reconstruction	0.12	17,136	238	\$ 12,233.20	481	\$ 5,865.20	428	\$ 2,247.00	\$ 20,348.40	1/17/2019	\$ 12,837.08
8	Thicket	Cactus Dr.	Dead End	Reconstruction	0.22	32,060	445	\$ 22,873.00	900	\$ 10,980.00	802	\$ 4,210.50	\$ 38,063.50	***	
9	Pike Blvd. (Phase I)	Section behind Movies 10		Reconstruction	0.09	22,500	313	\$ 16,088.20	631	\$ 7,698.20	315	\$ 1,653.75	\$ 25,440.15	2/22/2019	\$ 31,982.59
10	Pike Blvd. (Phase II)	Westgate Dr.	Milanos St.	Overlay	0.40	88,620	930	\$ 47,802.00	0	\$ -	886	\$ 4,651.50	\$ 52,453.50	2/22/2019	\$ 40,364.04
11	Westgate Dr.	Frontage Rd.	Traffic Light @ Blue Wave	Overlay	0.07	31,816	442	\$ 22,718.80	0	\$ -	272	\$ 1,428.00	\$ 24,146.80		
12	Spicewood Dr.	Woodland Dr.	Tanglewood	Overlay	0.10	20,900	290	\$ 14,906.00	0	\$ -	385	\$ 2,021.25	\$ 16,927.25	2/6/2019	\$ 11,874.01
13	Woodland Dr.	Tanglewood	Spicewood Dr.	Overlay	0.18	36,100	501	\$ 25,751.40	0	\$ -	665	\$ 3,491.25	\$ 29,242.65	2/7/2019	\$ 25,005.83
14	Border Ave.	Frontage Rd.	Delma St.	Overlay	0.38	76,000	1056	\$ 54,278.40	0	\$ -	1400	\$ 7,350.00	\$ 61,628.40		
15	18th St.	Westgate Dr.	Border Ave.	Overlay	0.48	97,128	1349	\$ 69,338.60	0	\$ -	1789	\$ 9,392.25	\$ 78,730.85		
16	Mile 5 1/2 W. (Phase I)	Mile 10 Rd.	700 ft South of Tahoe St.	Reconstruction	0.53	83,880	1165	\$ 59,881.00	2353	\$ 28,706.60	1957	\$ 10,274.25	\$ 98,861.85	3/15/2019	\$ 98,861.85
	Mile 5 1/2 W. (Phase II)	South of Tahoe St.	Sugarcane Rd.	Overlay	0.40	42,000	650	\$ 33,410.00	0	\$ -	500	\$ 2,625.00	\$ 36,035.00	3/27/2019	\$ 36,035.00
17	Pike Blvd.	Texas Blvd.	Dolores Huerta	Reconstruction	0.61	121,027	1681	\$ 86,403.40	3395	\$ 41,419.00	1100	\$ 5,775.00	\$ 133,597.40		
TOTALS:					4.51	826,522	11,455	\$ 593,624.50	10,595	\$ 129,020.10	14,034	\$ 74,203.50	\$ 796,851.10		

*Schedule is subject to change and weather permitting

***Currently working on project

GRAND TOTAL: \$ 796,851.10

Completed FY 2017 / 2018

Need Striping upon completion (#)

AMENDED BUDGET \$ 250,000.00

YTD Expenses \$ 86,979.77

Current Budget \$ 163,020.23

Projects recently completed \$ 207,243.48

Remaining Funds \$ (44,223.25)

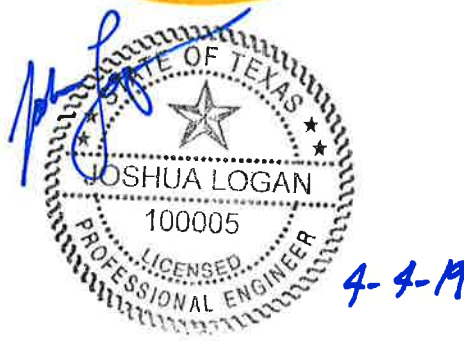


Standardized Agenda Request Form

Date of Meeting: April 16, 2019		Agenda Item No. (to be assigned by CSO): 2019-2394
From:		
Subject: Discussion and consideration on acceptance of the Drainage Study performed by Halff and Associates and authorize the Mayor to execute any related item. Possible action. (Drainage Committee Chairman, Randy Hall and City Manager's Office.)		
Background: The City of Weslaco selected Halff Associates, Inc. (Halff) to develop a Storm Water Improvement Plan for the City on October 23, 2018. A Citizens Drainage Task Force – a volunteer group comprised of Weslaco citizens who had experienced flood damages from recent storms – assisted in the identification and development of the Study. Halff engineers met with City Staff and the task force members bi-weekly to provide updates on progress, to help validate the results of the existing conditions analysis and mapping, and to assist the City with selection and prioritization of proposed drainage improvements Final report was sealed and submitted April 2019.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Benjamin Worsham Mike Perez		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends acceptance of drainage study.		
Attachments, if any: Storm Water Improvement Plan		
Responsibilities upon Approval:		

City of Weslaco, Texas

Storm Water Improvement Plan



Prepared for:
The City of Weslaco, Texas
Prepared by:



Halff Associates, Inc.

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TBPE Firm No. F-312

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April 2019

Acknowledgements

Halff Associates, Inc. gratefully acknowledges the key contributions and support provided for the City of Weslaco Storm Water Improvement Plan by the individuals listed below.

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Zenaida Guerrero – Engineer I

Efrain Tafolla – CAD/Construction Inspector Supervisor

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1. Executive Summary

The City of Weslaco selected Halff Associates, Inc. (Halff) to develop a Storm Water Improvement Plan for the City on October 23, 2018. Part of this effort involved development of phased Drainage Capital Improvements Program (CIP) to be implemented to help reduce flood risk in the City. Weslaco City Manager Mike Perez created the Citizens Drainage Task Force – a volunteer group comprised of Weslaco citizens who had experienced flood damages from recent storms – to assist in the identification and development of the CIP. Halff engineers met with City Staff and the task force members bi-weekly to provide updates on progress, to help validate the results of the existing conditions analysis and mapping, and to assist the City with selection and prioritization of proposed drainage improvements.

Halff developed a fully-integrated hydrologic and hydraulic analysis covering the entire City of Weslaco with InfoWorks ICM software. Halff incorporated best available topographic, drainage infrastructure, and physical data. The model covered 30 square miles of watersheds, including areas outside the city limits, and incorporated more than 63 miles of drainage infrastructure (ditches, channels, and storm drains). The analysis resulted in updated discharges and water surface elevations for the 10-, 50-, and 100-year storm events.

Existing roadway crossings and more than 6,500 buildings are at risk of structural damage due to flooding during the 50-year event within the city limits. Analyzing the existing drainage infrastructure relative to the updated hydrology for the 10-year and 50-year events, typical sources of flooding issues include downstream culverts being undersized, insufficient storage capacity in existing infrastructure, including storm drain systems and channels, and ponding in naturally low-lying areas. Other factors contributing to flooding sources include system outfalls to the International Boundary and Water Commission (IBWC) floodway. Elevated floodwaters in the IBWC floodway prevent runoff from the City of Weslaco to outfall into the floodway. The Hidalgo County Precinct 1 2018 Bond

Program is designed to address flooding issues at the outfall locations as well as three other project locations within the City of Weslaco contributing drainage area. These areas include Mile 11 North & FM 1015, Mid Valley Airport, Mile 9 North & FM 1015, and Southwest Weslaco. Risk area “hotspots” within the Weslaco city limits were identified excluding the Hidalgo County Precinct 1 2018 Bond Program project areas, and carried forward for detailed investigation.

This report addresses the structural flood reduction alternatives considered to help reduce flood risk in the identified areas. Alternatives considered include the construction of regional detention pond facilities, storm drain conveyance, and channel widening. Benefit-cost ratios were determined using standard engineering economics formulas and feasible construction projects were identified and recommended. Based on the alternative analyses, timelines for project implementation, potential funding mechanisms and an action plan were established as a city-wide improvement plan.

Recommended projects are outlined in **Exhibit 1** and include:

Project 1: Mile 10 N and Mile 5 ½ W, Construction of an 8 acre detention pond, with approximately 4,000 LF of channel widening along the back of the neighborhoods and between the Justice Raul A. Gonzalez Elementary School and Joe Calvillo Jr Career & Technology Education Complex; replacement of existing undersized channel culvert with two – 8’ x 5’ reinforced concrete boxes (RCBs), and adding two – 8’ x 5’ RCBs to connect the existing drainage ditches to the drain channel system on the east.

Project 2: Westgate Drive and Sugar Cane Drive, Construction of two detention ponds, 11 acres near Clecker-Heald Elementary School and 8 acres behind the commercial properties north of Interstate 2, approximately 4,500 LF of channel widening connecting the two ponds, addition of a new 42-inch reinforced concrete pipe (RCP) culvert east of Border Avenue, and installation of

approximately 5,600 LF of an 8' x 4' RCB storm drain system along West Paisano Lane and East Ballard Street.

Project 3: Los Torritos Street and North Kansas Avenue, Construction of a 30 acre pond at Mayor Pablo Peña Park, replacement of the existing 48-inch and 60-inch storm drain system with 2 – 8' x 6' RCBs along Plaza Street and Agostadero Street, approximately 1,500 LF of channel widening along the length of the pond, and the addition of a new storm drain system consisting of three – 8' x 6' RCBs along Los Torritos Street to near Texas Boulevard.

Project 4: West Weslaco, The project is located just west of Border Avenue, between US 83 and Zelma Street. Construction of three detention ponds, 18 acres east of Vaughn Road and Midway Road, 26 acres near West 6th Street and Milano Road and 60 acres at Harlon Block Sports Complex, approximately 17,000 LF of channel widening connecting the ponds, and installation of approximately 4500 LF of large (8' x 4', 8' x 5', 8' x 6') RCB storm drain system to improve conveyance along the channels to the ponds.

Project 5: Texas Boulevard to Airport Drive, South of Business 83, Construction of two detention ponds, 10 acres near Texas Boulevard and 18th Street and 3 acres south of Dawson Street, a berm, approximately 5,400 LF of channel widening and extension, and installation of an 8' x 4' RCB storm drain system near Border Ave. to Bridge Ave.

Project 6: Pleasantview Drive and 11th Street, Installation of 3,220 LF of new storm drain system consisting of two – 8' x 4' RCBs along Mile 3 ½.

Project 7: South International Boulevard and Business 83, Replacement of 48 – inch culverts at two roadway crossings with 6' x 4' RCBs.

Project 8: South Texas Boulevard and East 18th Street, Construction of a 5 acre detention pond along Texas Boulevard, with approximately 1,400 LF of channel widening along the back of the neighborhood, the replacement of a 30 – inch culvert crossing the irrigation canal with an 8' x 4' RCB, and replacement of a 24 – inch culvert crossing FM 88 with an 8' x 4' RCB.

Project numbers are for identification purposes only and are not indicative of a priority ranking.

2. Introduction and Background

2.1 Project Objectives

The purpose of the City of Weslaco Storm Water Improvement Plan is to identify structural solutions to flooding issues for use by local officials in their planning efforts to mitigate flood risk. The following items are addressed in this report:

- 1. Hydrologic and Hydraulic Models-** A new hydrologic and hydraulic model was developed for the existing conditions of the City of Weslaco using best available physical data. The input data, methodology, assumptions and model results are included with this report.
- 2. Floodplain Mapping-** The 10-, 50-, and 100-year floodplains for the entire City of Weslaco have been generated from the new existing conditions model and overall post-projects model, included with this report.
- 3. Mitigation Solution Development-** Flood mitigation solutions are proposed for several risk areas identified by the hydrologic and hydraulic model and were vetted through bi-weekly coordination meetings with City Officials and the Weslaco Citizens Drainage Task Force.

2.2 Community and Watershed Description

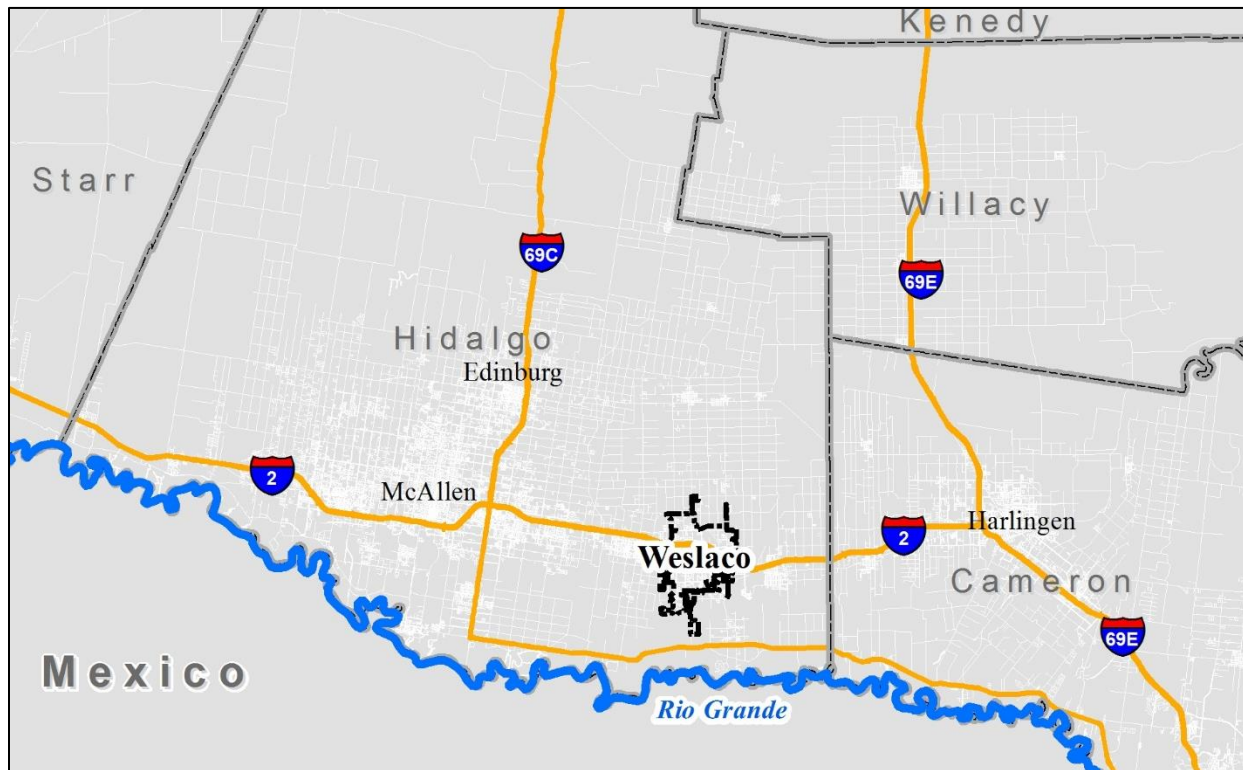
The City of Weslaco is located within Precinct 1 of Hidalgo County, Texas in the Rio Grande Valley (“Valley”). **Figure 1** provides a location map of the City of Weslaco relative to other cities and geographic features in the area. The natural geography of these areas is characterized by extremely flat terrain and localized depressions that are influenced by historical flooding from the Rio-Grande River delta. Natural drainage patterns and drainage boundaries are difficult to identify, posing an unknown risk for several communities within the Valley. Additionally, constructed conveyance networks (i.e. storm drains, channels, irrigation networks) change the natural flow patterns of the area and make it more difficult to identify and mitigate the flood risk.

The receiving waters for all constructed drainage systems are typically the Rio Grande River and the relief floodway channels maintained by the International Boundary and Water Commission (IBWC) which ultimately discharges into the Laguna Madre. The City of Weslaco drains directly to the floodway. The current, effective Flood Insurance Study (FIS) for the City of Weslaco was published on March 4, 1980, with subsequent areas outside the city limits studied in 1981 and 2000. The studies have yielded Flood Insurance Rate Map (FIRM) panels 4803490005B (dated 3/4/1980), 4803340525B (dated 1/2/1981), and 4803340450C (dated 6/6/2000) shown in **Exhibit 2A, 2B, and 2C** respectively. The project areas of influence, based on drainage areas, have been included on the FIRMs for reference. The FIS reports relating to FIRM panel 4803490005B (**Appendix B1.3**), which contains the majority of the City of Weslaco, explains that the major source of flooding for the city was due to the slow rate at which water can leave through the storm drain system due to the flat terrain. This results in ponding in the natural depressions around the city. To map the ponding effects, mapping was generated based on a stage (elevation) and storage (volume) method. A volume for the 100-year storm event was estimated using the SCS method. The volume was then applied to a topographic map of one-foot contours. At each stage, a volume was estimated to be captured within that contour elevation. The current mapping is a result of

the full 100-year flow being contained within a given elevation for each primary ponding area.

A Master Drainage Plan was previously developed for the City of Weslaco in 2015, which identified 10 projects totaling over \$300 million to mitigate for the 10-year storm primarily. HEC-HMS and HEC-RAS steady state modeling was used for the 2015 study, along with the United States Geological Survey Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas (SIR 2004-5041, Asquith) rainfall data. One of the recommendations of the 2015 study was to verify the findings of the study with 2-dimensional (2D) analysis software to better account for storage within the drainage system and overland flow patterns. Halff reviewed the 2015 Master Drainage Plan to better understand how the City's drainage system was laid out and to incorporate the inventory of existing structures. Eight channels that were studied in The 2015 Master Drainage Plan have been identified as contributing to this report's identified risk areas, restudied, and optimized based on the integrated hydrologic and 2D hydraulic modeling methods for this Storm Water Improvement Plan.

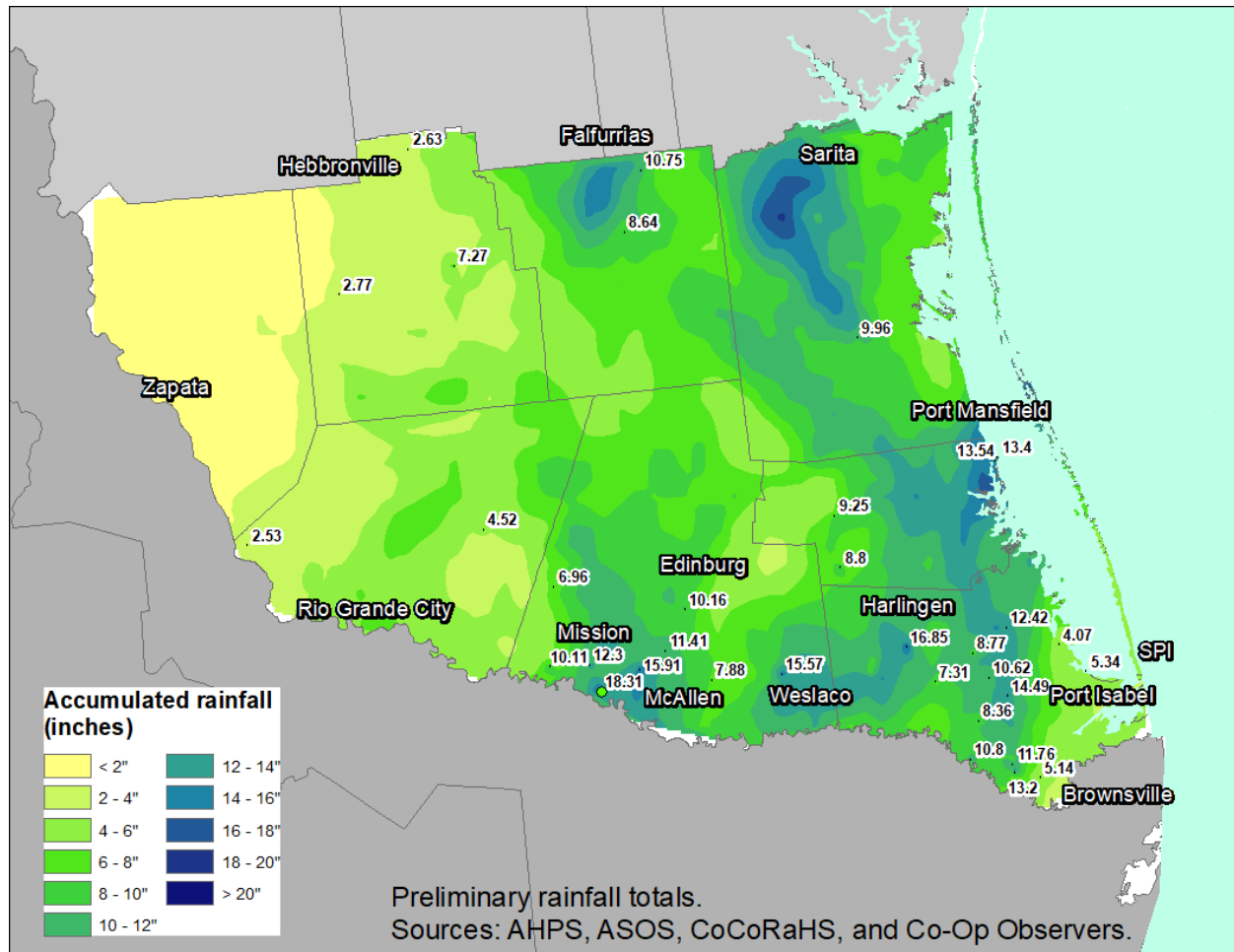
Figure 1. City of Weslaco Location Map



2.3 Historical Flooding

The Rio Grande Valley has experienced several major storms over the last 50 years that have been well documented, including Hurricane Beulah (1968), Hurricane Alex (2010), and May 2016 flooding that resulted in a Federal Disaster Declaration. Recently on June 18 – 22, 2018, torrential rainfall causing widespread flooding occurred across the Valley. Many areas received more than 10-inches of rainfall with isolated areas in Weslaco experiencing greater than 15-inches. This rain event caused flood damage to thousands of structures across the Valley and in Weslaco. **Figure 2** shows the accumulated rainfall resulting from the June 18 – 22, 2018 rain event according to Advanced Hydrologic Prediction Service (AHPS), Automated Surface Observing System (ASOS), Community Collaborative Rain, Hail, and Snow Network (CoCoRaHS), and Cooperative Observer Network (Co-OP).

Figure 2. June 18-22, 2018 Rainfall map



Throughout the City of Weslaco, several roadways overtopped, and structures were inundated for days after the storm. **Figures 3 and 4** are images taken in the City of Weslaco on June 25, 2018, which was at least three days after the rainfall ceased.

Figure 3. Flood Photo 6/25/2018 at Aggassi Drive and Moraco Drive.



Figure 4. Flood Photo 6/25/2018 at Las Brisas Drive and Mile 9 N



3. Study Procedure

3.1 Data Collection

To assess the current flood risk for the City of Weslaco, existing hydrologic and hydraulic information was gathered from several sources including: the City of Weslaco, Hidalgo County, Hidalgo County Drainage District No.1, Texas National Resource Information System (TNRIS), the United States Geological Survey (USGS) and the Federal Emergency Management Association (FEMA).

Field reconnaissance was performed on November 26, 2018 with City staff to identify areas of concern. All elevations were based on 2011 TNRIS LiDAR. 2014 USGS LiDAR data was made available, but when compared to the 2011 TNRIS LiDAR it had a much larger cell size. The 2011 TNRIS cell size is approximately 5ft while the 2014 USGS LiDAR cell size is approximately 11ft. Increasing the cell size would lose significant detail in hydrologic and hydraulic modeling. The following items were collected to aid in this analysis:

- Field verified culvert sizes within key hotspot areas previously defined.
- City of Weslaco provided storm drain network layout in GIS.
- City of Weslaco provided existing and future (2040) Land Use coverages.
- Hidalgo County Drainage District No.1 provided drainage areas, channels, and culverts in GIS and maps.
- Hidalgo County Precinct 1 proposed 2018 Bond Projects.
- 2015 City of Weslaco Master Drainage Plan (primarily used for culvert sizes).
- Drainage Task Force collaboration on risk area identification.

3.2 Modeling Platform

A combination One-Dimensional and Two-dimensional (1D/2D) model was built to simulate flood scenarios using the InfoWorks Integrated Catchment Modelling (ICM) software platform, a comprehensive hydrodynamic model that performs both hydrologic

and hydraulic computations. These 1D/2D models model the interaction between underground storm drain networks, open channels and shallow overland flooding across a detailed terrain. The major benefit of using these 1D/2D models is their ability to account for storage of storm water as they enter and leave the 1D systems onto areas of overland flow. The completed drainage model of the watershed was used to simulate the behavior of the existing drainage system for the, 24-hr design storms for the 10-, 50-, and 100-year return intervals.

3.3 Hydrologic Analysis

A hydrologic analysis was performed for all areas located within the City of Weslaco and those areas outside the city limits that were draining into the City. Because existing conditions hydrologic data is sparse within the City of Weslaco, and there are no known hydrologic models, and flood risk documentation is older and sparse, the following sections outline Halff's assumptions and methodology for the study.

3.3.1 Drainage Areas

Drainage areas were characterized for all major and minor drainage networks across the City. Drainage basins were delineated using HEC-GeoHMS software and 2011 TNRS LiDAR terrain elevations, and range in size from a minimum of 5 Acres to a maximum of 800 Acres. Smaller drainage areas were divided out in areas where the Drainage Task Force identified that more detail was needed compared to previous iterations of modeling and mapping. **Exhibit 3** contains the existing Drainage Area Map.

3.3.2 Precipitation

Storm frequency data was obtained from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 11 Precipitation for 24-hour storm durations and applied to a Soil Conservation Service (SCS) Type II rainfall distribution. Atlas 14 was published on September 27, 2018 and is a reassessment of historical rainfall data, adding 20 years of data to the 1998 USGS Depth-Duration Frequency of Precipitation for Texas

report, currently used by most communities including the City of Weslaco. On average in Hidalgo County, Atlas 14 indicates that the 100-year event is closer to the rainfall previously considered the 250-year event, averaging 11 inches of rainfall in a 24-hour storm. **Figure 5** contains the rainfall depth-duration-frequency data used in this study, in inches.

Figure 5. Rainfall Depth-Duration-Frequency (inches)
Provided by NOAA (Atlas 14).

Return Period	Percent Annual Chance	1hr	2hr	3hr	6hr	12hr	1dy	2dy	3dy	4dy	7dy
2-Year	50%	1.98	2.36	2.57	2.94	3.35	3.79	4.28	4.62	4.90	5.53
5-Year	20%	2.51	3.04	3.33	3.87	4.44	5.05	5.71	6.16	6.51	7.29
10-Year	10%	2.95	3.62	4.02	4.71	5.45	6.22	7.04	7.57	7.97	8.84
25-Year	4%	3.56	4.46	5.01	5.97	6.96	7.97	9.01	9.66	10.1	11.1
50-Year	2%	4.02	5.13	5.83	7.03	8.23	9.45	10.7	11.4	11.9	12.9
100-Year	1%	4.50	5.85	6.72	8.21	9.66	11.1	12.6	13.4	13.9	14.8
500-Year	0.2%	5.76	7.77	9.14	11.5	13.7	15.9	17.8	18.8	19.4	20.3

3.3.3 Rainfall-Runoff Losses

All rainfall-runoff was computed using the SCS Curve Number method, developed by the Natural Resources Conservation Service (NRCS). This method is used to predict the direct runoff and infiltration of an area based on the area's land use, hydrologic soil group and hydrologic condition.

Landuse estimates were obtained from the City's 2015 and 2040 Future Landuse Maps. Landuse data provides an estimate of runoff potential: the more impervious an area is, the greater the runoff potential for that area. The dominant landuse type for the drainage areas contributing to the City of Weslaco is agricultural land with low-density development, which includes One Family Dwelling District (R-1). R-1 designation includes single-family dwellings, schools, public parks, farms, and churches. **Appendix B4.2** contains the Existing and Future Landuse Maps provided by the City.

Soils data was acquired from the web soil survey provided by the NRCS Soil Survey Geographic Database (SSURGO). Soil properties influence the relationship between rainfall and runoff dependent on their physical characteristics. Soils are generally grouped into four hydrologic soil groups (A, B, C and D) each having increasing runoff potential. As shown in **Exhibit 4**, the predominant soil group for the drainage areas contributing to the City of Weslaco is Hydrologic Soil Group B. These soils are generally classified as fine sandy loams.

Data from the City land use maps and SSURGO were classified into curve number data according to the runoff curve numbers Tables 2.2 A, 2.2 B, and 2.2C from the 1986 NRCS Urban Hydrology for Small Watersheds TR-55 document. The higher the curve number, the greater the runoff potential. Curve Numbers were computed based on a composite percentage of soil type and landuse within each sub-basin. **Figure 6** contains a simplified Curve Number Classification Table used in this analysis. **Table 1**, provides the results of the weighted curve number calculations.

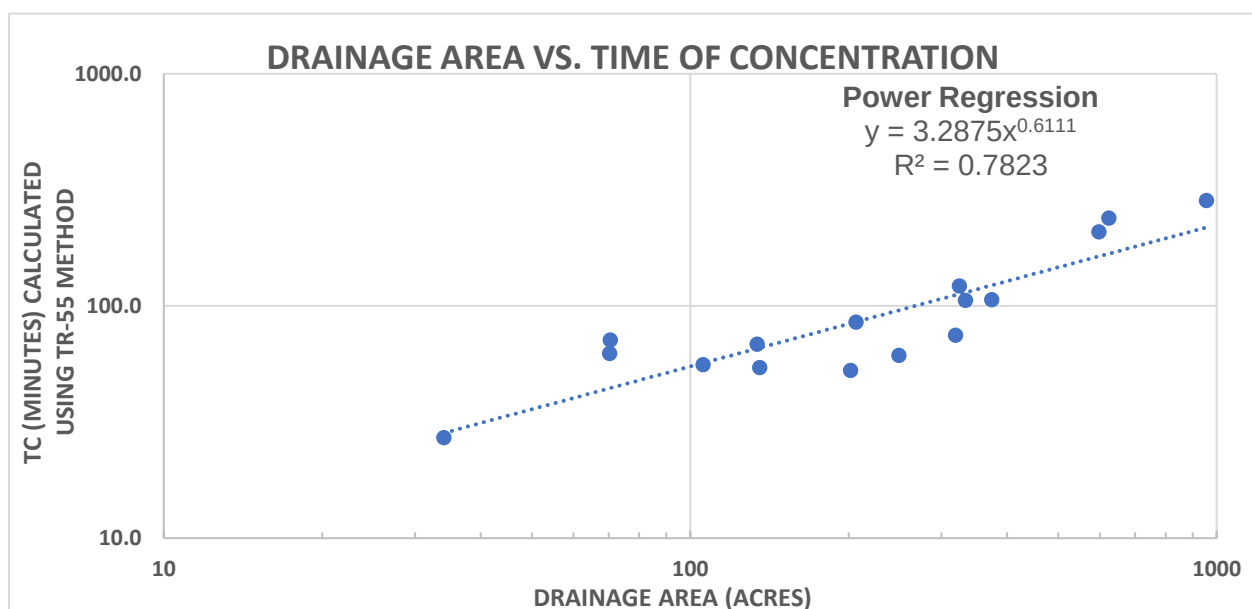
Figure 6. Curve Number Classification Table

Land Use Type		Hydrologic Soil Group				Impervious percent
Land Use #	City Land Use	A	B	C	D	
11	Water	100	100	100	100	3%
21	Developed Open Space	57	72	81	86	30%
22	Developed Low Intensity	61	75	83	87	40%
23	Developed, Medium Intensity	77	85	90	92	60%
24	Developed, High Intensity	89	92	94	95	75%
31	Barren Land	38	58	72	79	10%
41	Deciduous Forest	30	55	70	77	0%
42	Evergreen Forest	30	55	70	77	0%
52	Shrub	35	56	70	77	10%
71	Grassland/Herbaceous	30	58	71	78	5%
81	Pasture/Hay	39	61	74	80	3%
82	Cultivated Crops	67	78	85	89	3%

3.3.4 Unit Hydrograph Method

The SCS Dimensionless Unit Hydrograph method was used to generate runoff hydrographs. Time of concentrations for a sample set of 17 drainage basins were computed based on the 2016 Texas Department of Transportation (TxDOT) Hydraulic Design Manual using the Natural Resources Conservation Service (NRCS) TR-55 methodology for overland sheet flow (*Equation 4-17*), shallow concentrated flow (*Equation 4-18*), and channel flow (*Equation 4-19*), which is based on a derivation of the Manning's equation. A standard minimum time of concentration of 10 minutes was used for overland sheet flow. The sample set of drainage areas were chosen based on basin characteristics that were similar throughout the watershed, including drainage area size and approximate longest flow path distances. For the rest of the drainage areas that were represented by the sample set, time of concentration values were calculated using a power regression equation based on the relationship established from the sample set. **(Figure 7).** **Table 2** contains a summary of the derived time of concentration calculations for the primary drainage areas.

Figure 7. Time of Concentration (Tc) Derivation



3.4 Hydraulic Analysis

3.4.1 Hydraulics Platform

Infoworks ICM software allows for complex 1D/2D flow interactions appropriate for the study area. The 1D network uses links to model conveyance networks (underground storm drains, open channels, culverts) and nodes (junction boxes, inlets, manholes) to connect these links. Links are separated to account for any significant hydraulic changes associated with the conveyance system geometry (i.e. manning's roughness values, junction loss coefficients, friction slope).

Flow exchange between the 1D and 2D aspects of the model is primarily performed via the connection between nodes and the 2D model mesh (**Figure 8**). The 2D mesh was created as a triangulated irregular network (TIN) using existing gridded 2011 USGS LiDAR terrain (5-foot x 5-foot spatial resolution) data, provided by TNRIS. The 2011 USGS LiDAR terrain was provided to the City and is included in **Appendix B3**. **Figure 9** is of the same area shown in Figure 8 and shows the results of the 2D flow onto the surface mesh.

Figure 8. 1D/2D Model Snapshot

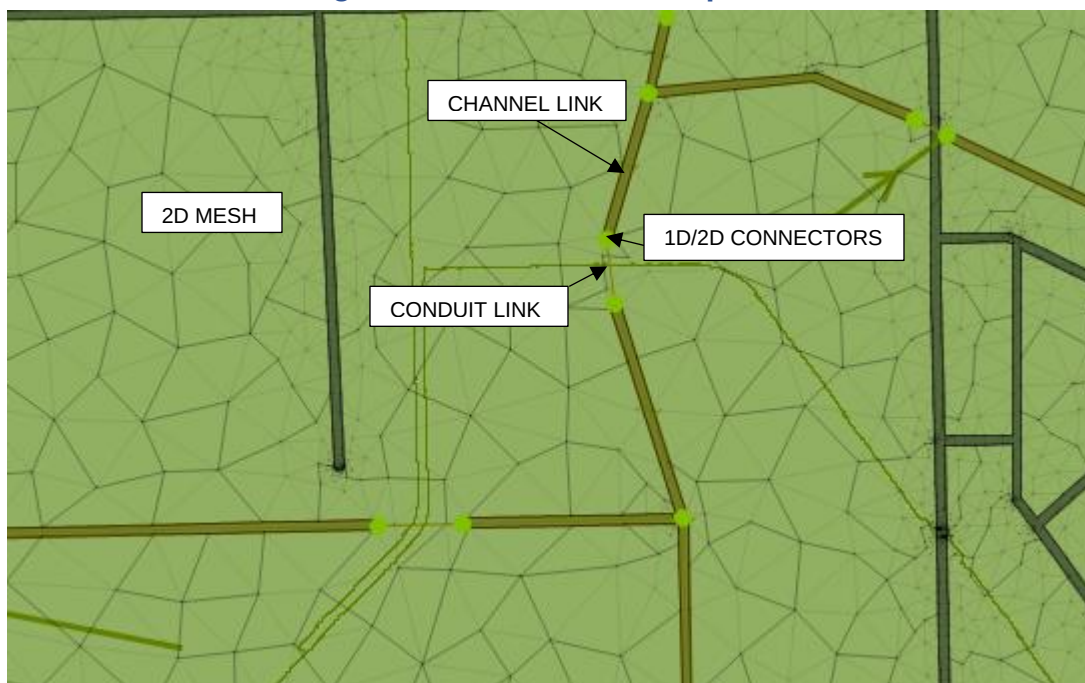
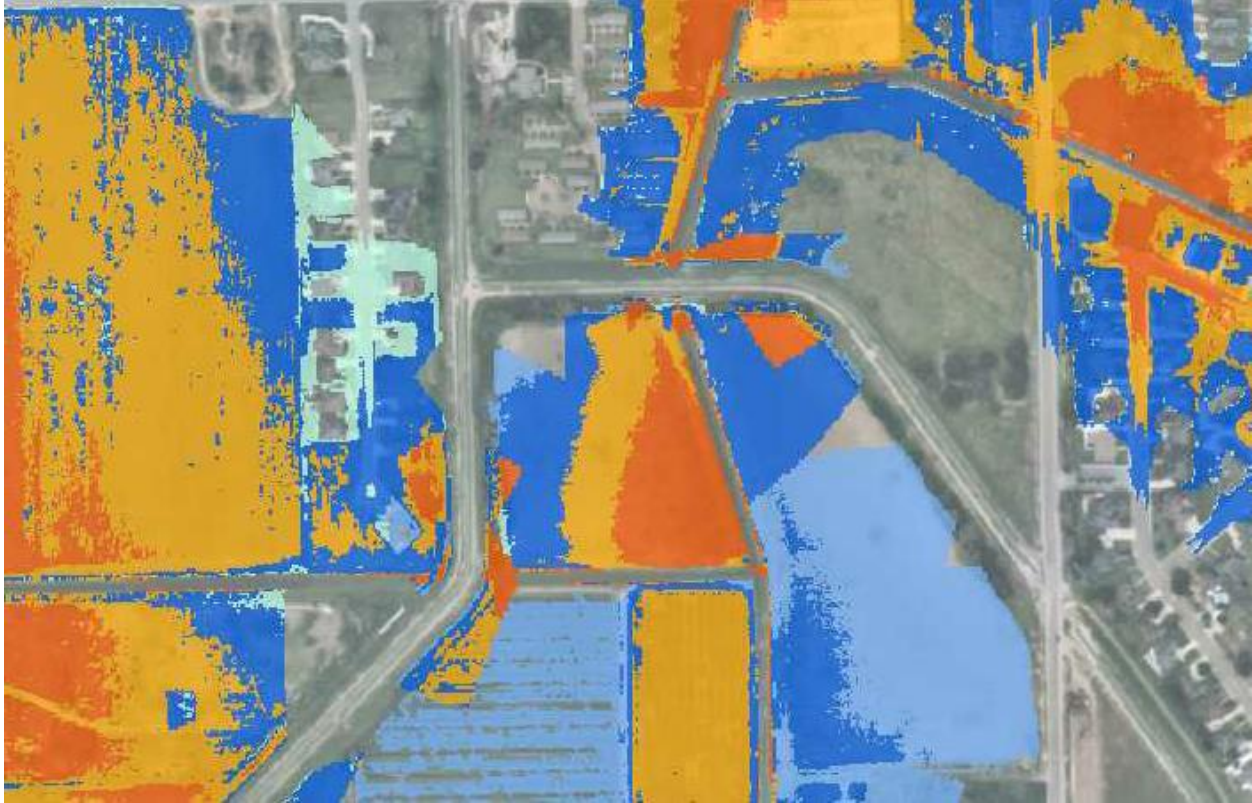


Figure 9. 1D/2D Model Results Snapshot



3.4.2 Hydraulics Parameters

All known and significant storm drain pipes were provided by the City in a comprehensive ArcGIS shapefile. The file included the storm drain system of pipes ranging in size from 6 inches to 72 inches. Storm drain systems with sizes less than 36-inches were omitted from modeling as these smaller pipes provide negligible effects when modeling the 10-year, 50-year, and 100-year events. Storm drain systems equal to and greater than 36-inches, and open channel information were applied to the model as 1D link features. All 1D features were connected to the 2D surface where water had the potential to leave the system. When channel banks or storm drains could no longer contain the stormwater flow, the excess volume was allowed to discharge and flood the 2D surface through manholes, inlets and channel banks. Flow from the 2D mesh was set to enter the 1D network via manhole nodes using standard weir equations.

The following hydraulic assumptions were made following field reconnaissance using standard engineering principals:

- Manning's roughness coefficients for the existing storm drain networks were conservatively assumed to be 0.015 (concrete pipe in fair to poor condition).
- Upstream and downstream loss coefficients were assumed to be 1.25 and 0.5 respectively.
- Open channel geometry was derived using 2011 TNRIS LiDAR and site inspections, then simplified using standard 4 to 8 point cross sections.
- The terrain mesh triangular area are sized at appropriately 21,780 square feet.
- A Manning's roughness coefficient of 0.04 was set for most of the terrain mesh with a coefficient of 0.02 representing the streets.
- Downstream boundary conditions were set to levels based on outlet structures along the floodway flowing full and represent the estimated top of pipe elevation.

Table 3 contains the typical channel cross sections used in the existing conditions model.

3.5 Existing Conditions Model Results

The Infoworks 1D/2D model revealed areas of high probable flood risk across the City. **Exhibit 5** shows the Infoworks 1D/2D model network with the 50-year flood risk shown. The model results shown were imported into GIS software to develop preliminary floodplain maps for City and Drainage Task Force review. **Exhibits 6, 7 and 8** contain the existing conditions floodplain maps for the 10-year, 50-year, and 100-year events respectively. **Tables 4, 5 and 6** contain the Summary of Discharges for Subbasins, Nodes and Conduits/Open Channels (Links). **Table 7** contains the Hydraulic Summary Information of the Water Surface Elevations at the nodes for the 10-year, 50-year, and 100-year events.

Analysis of the the model shows that the primary sources of flooding during the 50-year

storm are due to existing undersized culverts causing water to back into channels with inadequate storage capacity.

In addition to maximum flood depth, the existing conditions model contains a time series of flow, depth, and direction across the entire city limits, to better understand the timing and duration of flooding. Overall, the existing conditions model revealed approximately 6,583 structures near or within the 50-year floodplain relative to the finished floor elevations of the structures, assumed to be 6-inches above the lowest adjacent grade.

Figure 10 presents a breakdown of the structure flood inundation for the 10- and 50-year design flood.

Figure 10. Existing Number of Structures at Risk.

	10-year storm event	50-year storm event
Structures	4,039	6,583

Several “hot-spot” areas were identified for a higher risk of flooding and presented to the City and Citizen Drainage Task Force for review (**Appendix B4.1**). The Drainage Task Force made recommendations for further study based on known instances of flooding and the number of structures potentially affected. These recommendations resulted in the identification of eight project areas that were studied in greater detail to determine mitigation solutions for flooding. These project areas, in addition to the Hidalgo County Precinct 1 2018 Bond Projects, encompassed all hot-spot areas that had been identified during the Public Hearings.

The Primary Risk Areas identified for the identification of mitigation solutions are summarized as follows:

1. **Risk Area 1: Mile 10 N and Mile 5 ½ N:** Encompasses the Cotton Estates Central neighborhood, the neighborhood off of Tahoe Street, and several schools, between Mile 10 North Road and West Sugarcane Drive west of Mile 5½ North Road.

2. **Risk Area 2: Westgate to Texas Blvd, North of I-2:** Encompasses the neighborhoods along Westgate Drive between West Sugarcane Drive and Business 83. This area also includes the commercial properties along Interstate 2 and the neighborhoods directly north of those properties between Westgate Drive and Dolores Huerta.
3. **Risk Area 3: Kansas & Los Torritos to Weslaco City Park:** Encompasses the primary downtown region of Weslaco, including City Hall and the Mayor Pablo Peña Park. This area includes several residential structures between Westgate Drive and Pleasantview Drive north of Business 83.
4. **Risk Area 4: West Weslaco:** Encompasses several neighborhoods and the Harlon Block Sports Complex south of Business 83 between South Midway Road and South Border Avenue. This includes the Mid Point Estates neighborhood, Cornerstone Meadow Estates, and the John Know Village.
5. **Risk Area 5: Texas Blvd to Airport Dr., South of BUS 83:** Encompasses the residential neighborhoods south of Business 83 between South Border Avenue and South Bridge Avenue. This area includes the Central Middle School and Leisure World RV Resort.
6. **Risk Area 6: Pleasantview and 11th Street:** Encompasses the area south of Business 83 between Mile 4 West Road and Pleasantview Drive. This includes the Weslaco East High School and the neighborhood just south of it.
7. **Risk Area 7: Magic Valley RV Park:** Encompasses the area southeast of the intersection of Business 83 and South International Boulevard.
8. **Risk Area 8: Texas and 18th Street:** Encompasses the neighborhoods along South Texas Boulevard near West 18th Street. This area includes the Trails End RV Park.

Each of the risk areas identified above experienced flooding during the June 2018 event. These areas are outlined in **Exhibit 1**. It is probable that local rainfall was close to a 500-

year storm event. Project feasibility was considered in determining the design storm events for mitigation solutions based on a combination of probable costs and limiting factors, such as land acquisition and existing right-of-way. Mitigation solutions for the 100- and 500-year flood events were determined to be not feasible by the City and the Citizen Drainage Task Force. Proposed solutions are analyzed for the 10- and 50-year design storm.

4. Alternative Analysis

Proposed project areas were selected by input from the City of Weslaco and the Citizen Drainage Task Force after their review of the existing conditions mapping. The Citizen Drainage Task Force decided that an alternative analysis should be developed for each of the eight risk areas previously identified.

Alternative solutions proposed to mitigate the flooding risks were also modeled within InfoWorks ICM, using the existing conditions model as a base (**Exhibit 9**). Future conditions landuse were not incorporated as the effects of the future landuse values within the project areas were negligible. The primary benefit of using the ICM 1D/2D modeling software is that the existing conditions model can be reviewed in relation to time. The result of the model is an animated depiction of how water is flowing, making it easier to determine what was the main factor that was causing the flooding in each project area. Having this insight is instrumental in determining the appropriate mitigation solution such as channel widening or improvements, culvert replacements or additions, and the addition of detention.

Proposed channel widening was primarily limited to existing right-of-way limits as provided by the Hidalgo County parcel data. In areas where new channels were proposed, or channel widening could be expanded into neighboring open lots, a property acquisition cost (based on Hidalgo County Appraisal District values) was

included in the project cost estimate based on a necessary ingress/egress access width.

New proposed detention facilities were first considered in areas currently owned by the City of Weslaco and included city parks and open space in school yards. Additional open area properties were considered next and also included a property acquisition cost as part of their cost estimates. No acquisitions were considered feasible if they included the cost of structures, which was considered to avoid relocations.

Alternative solutions were optimized to the limits of available land acquisition and right-of-way and modeled for the 10-year, 50-year, and 100-year events. Each modeled storm event was presented to the Drainage Task Force for all alternative solutions. Full mitigation became feasible for 10-year storm events in most areas and 50-year storm events in some areas. Mitigation opportunities for 100-year and 500-year events were not considered feasible with proposed project limitations. Potential mitigation for the 100-year or 500-year events could include property buy-outs to increase available land for larger storm drain systems and detention ponds to carry and store the increase of runoff flows.

Quantities and costs were determined using unit prices from resources such as Hidalgo County Appraisal District, Texas Department of Transportation and recent bid tabulations of previous Halff projects within South Texas. Project areas were broken into smaller, phased projects to make the scope and costs associated with individual projects more manageable for a community with limited funds. It also allows the City to seek multiple funding assistance opportunities over several years to take on. To break out the overall projects into a smaller projects, the Citizen Drainage Task Force requested that the risk areas be separated into phased projects and include a benefit to cost (B/C) analysis to identify the most feasible solutions based on a typical capital improvement project that would fall within the City's budget.

A B/C analysis was completed for each project phase for the 10-year and 50-year events using engineering economics as described in Water Resources Engineering¹. Consecutive project phases are intended to be constructed following completion of the prior phase, therefore overall project costs and benefits include previously developed phases. The cost of each of the projects and phases remained constant when compared between the 10-year and 50-year storm events. The benefits for each event were based on the number of structures removed from the project area and change for the 10-year and 50-year events.

Project areas were broken into the following phases:

- Project 1
- Project 2 – Phase 1A, Phase 1B, Phase 2, Phase 3
- Project 3 – Phase 1, Phase 2
- Project 4 – Phase 1, Phase 2, Phase 3, Phase 4
- Project 5 – Phase 1, Phase 2, Phase 3
- Project 6
- Project 7
- Project 8

Project 2 has the option of beginning with either Phase 1A or Phase 1B. Project and Phase breakdown is shown in **Appendix A1**, Opinion of Probably Project Costs, and **Appendix A2**, Probable Benefit to Cost Analysis.

The final proposed phases were a result of the continuous communication between the City of Weslaco, the Citizen Drainage Task Force, and Halff Associates to maximize current and future funding sources to benefit as much of the City of Weslaco as possible.

1. Ralph A. Wurbs and Wesley P. James, *Water Resource Engineering* (Pearson, 2002), 712-720

Project summary sheets are provided as **Appendix B4.8**. Comparative project mapping of the existing and proposed 10-year events are provided as **Appendix B4.6**.

Comparative project mapping of the existing and proposed 50-year events are provided as **Appendix B4.7**.

Exhibits 10, 11 and 12 contain the overall proposed conditions floodplain maps.

Tables 8, 9 and 10 contain the Summary of Discharges for Subbasins, Nodes and Conduits/Open Channels. **Table 12** contains the Hydraulic Summary Information of the Water Surface Elevations at the nodes for the 10-year, 50-year, and 100-year events.

5. Solution Schedule

The final B/C analysis considered each phase separately and the added benefit consecutive phases have on the overall project areas. Structure counts were performed based on a city provided file as well as the addition of new development seen in NearMAP imagery. Each project area exhibit shows the phased cost estimate, overall project cost estimate, and number of homes removed. A structure value was assumed dependent on primary type of structure in the project area. A value of \$90,000 was assigned to typical houses, and a value of \$50,000 was assigned to RVs. The Citizen Drainage Task Force utilized the provided information and came up with a schedule of projects to be completed in short-term, intermediate term, and long-term ranges.

Exhibit 13 shows the finalized schedule of projects.