



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, MAY 7, 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, May 7, 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 Amrita Trejo requesting to rezone 723 N. Padre Ave. Also being Lot 1 & 2, Blk 4, El Texano Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district.
- E. 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.
- F. To solicit public input on Ordinance regarding the City's Participation in the Texas Enterprise Zone Program and nominating Kapal Cabinet House, LLC as an Enterprise Project. Attachment

IV. CONSENT AGENDA

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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

- A. Approval of the Minutes of the Special Meeting on April 23, 2019. (Staffed by City Secretary's Office.) Attachment.
- B. Approval of Mid Valley Airport Ground Lease Agreement with Ray Walker, Hangar W-11, and authorize the Mayor to execute any related documents. (Staffed by Airport.) Attachment
- C. Approval of surplus inventory provided by various departments detailing miscellaneous items and vehicles to be sold through live auction on June 1, 2019 at Public Works Building and authorize the Mayor to execute any related documents. (Staffed by Finance Department) Attachment

- D. Approval of Resolution 2019-46 to amend Resolution 2018-74 and update authorized designated individuals as signatories on certain legal financial documents with BBVA Compass Bank for the Marion Booth Endowment Certificate of Deposit, and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment
- E. Approval of Resolution 2019-47 amending Resolution 2018-73, authorizing the Mayor and City Commission, identifying Vidal Roman, Finance Director and Myra Ayala, City Secretary to exercise certain powers identified with BBVA Compass Bank, including opening of accounts, certificates of deposit, transferring funds, securing safe deposit boxes, and making inquiries pertaining to accounts and authorize the Mayor and Commission to execute any related documents. (Staffed by Finance Department.) Attachment
- F. Approval of Resolution 2019-48 appointing Vidal Roman, Finance Director, as an Authorized Representative to conduct business with TexPool Participant Services, and authorize the Mayor to execute any related documents. (Staffed by Finance Department). Attachment
- G. Authorization to accept a monetary donation of \$8,777.04 from the Weslaco Friends of the Library and authorize the Mayor to execute any related documents. (Staffed by Library Department). Attachment
- H. Authorization to hold the July 4th celebration with Weslaco Economic Development Corporation on Thursday, July 4, 2019 at the Mayor Pablo G. Peña City Park at 300 N. Airport Drive, to sell beer during the event from 12 noon to 10 p.m., to waive appropriate ordinances associated with the event, and to place a banner promoting it at the intersection of Texas and Pike Boulevards and/or Westgate Drive and Frontage and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation. (Staffed by Parks and Recreation Department.) Attachment
- I. Approval of the License Agreement with the Weslaco Youth Football League to host a Summer Youth Flag Football Season at Harlon Block Sports Complex open area, for a term of one month June 1, 2019 - June 30, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks Department.) Attachment
- J. Authorization to solicit sealed bids for Street Paving Materials and authorize the Mayor to execute any related documents. (Staffed by Public Works)
- K. Authorization to solicit sealed bids for Street Striping Projects and authorize the Mayor to execute any related documents.(Staffed by Public Works Department)

- L. Authorization to solicit sealed bids for Unleaded/Diesel Fuel and authorize the Mayor to execute any related documents. (Staffed by Public Works)

V. APPOINTMENTS

- A. Discussion and consideration on Resolution 2019-49 appointing a member to the Civil Service Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment

VI. OLD BUSINESS

- A. 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. (This item was tabled on April 2, 2019; staffed by Finance Department.)

VII. NEW BUSINESS

- A. 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 and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-13. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- B. 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 and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-14. The rezone request requires three-fourth vote. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- C. 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, 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 2019-15. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

- D. Discussion and consideration after public hearing on behalf of Amrita Trejo to approve Ordinance 2019-16 to rezone 723 N Padre, also being Lot 1 & 2, Blk 4, El Texano Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-16. 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, Texas, approximately 115 ft. East of Texas Blvd. on Bus 83 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 Mira Vista Subdivision– being a 19.85 acres out of Farm Tract 102 and 9.72 acres out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd 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 Citrus 674 Subdivision– being a 8.46 acre tract being a portion of Farm Tract 674, Blk 164, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast Corner of Border Ave and 18th St. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- H. Discussion and consideration to approve the six month extension for the Final Plat for Maria Bonita Townhouse Subdivision – being a 2.081 acres land out of Lots 9 - 12, Bonita Homes Subdivision, Weslaco, Hidalgo County, Texas located south of 20th Street, approximately 910 feet east of Mile 4 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- I. Discussion and consideration to approve the six month extension for the Final Plat for Bocanegra Solis Subdivision – being a 5.00 acre tract of land being the west 5.00 acres of the east 12.00 acres of the south 33.75 acres of Farm Tract 625, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the north side of Mile 7 North Road, 699.78 feet east of Midway Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment

- J. Discussion and consideration to approve Resolution 2019-50 the submission and participation of a Texas Department of Transportation General Aviation Grant for Design, Engineering and Construction of Partial Medium Intensity Runway Lighting (MIRL) replacement (5,000 feet) on Runway 14/32 and Replace Runway 32 PAPI Lighting and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.) Attachment
- K. Discussion and consideration on Resolution 2019-51 expressing support of South Texas Collaborative for Housing Development (Primrose Village Development) and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.) Attachment
- L. Discussion and consideration on request from the Boys & Girls Club of Weslaco, Inc. to use Mayor Pablo Pena Park Baseball/Softball Complex for programs beginning June through November 2019 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation) Attachment
- M. Discussion and consideration after public hearing on Ordinance 2019-17 regarding the City's Participation in the Texas Enterprise Zone Program and nominating Kapal Cabinet House, LLC as an Enterprise Project and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-17. Possible action. (Staffed by Weslaco Economic Development Corporation.) Attachment
- N. Discussion and consideration to accept, open, award or reject the bid(s) received for Construction Materials for Drainage Project - Austin & Merida RFB No.: 2018-19-13 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)
- O. Discussion and consideration on Amendment No. 2 in the amount of \$27,000 to Halff Associates Civil Engineering Services for Storm Water Improvement Plan Contract for DR-4377 Hazard Mitigation Grant Application Assistance and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department). Attachment
- P. Discussion and consideration on approval of an Ordinance canvassing election returns and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary's Department.)
- Q. Discussion and consideration to approve an Order of Special Election and Notice of Special Election to fill a vacancy for Commissioner District 4 to be held on July 16, 2019 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Secretary's Department.) Attachment

- R. Discussion and consideration to reschedule or cancel the May 21, 2019 regular meeting. Possible action. (Staffed by City Manager's Office.)

VIII. REPORTS

- A. Report by Weslaco Area Chamber of Commerce.
- B. Report by Economic Development Corporation of Weslaco.
- C. Report by Planning and Code Enforcement.
- D. Report by Inframark.
- E. Report by Public Works.
- F. Report on Capital Improvement Plan Projects.

IX. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

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

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

XI. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 3rd day of May 2019 at 3:30 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ 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
, 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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2358
From: Benjamin Worsham		
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 April 26, 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 April 15, 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.		
Aida Vega Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved New
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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2359	
From: Benjamin Worsham			
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 April 26, 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 April 15, 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.			
Aida Vega		Created/Initiated	
Rebekah De La Fuente		Approved	
Benjamin Worsham		Approved	
Mike Perez		New	
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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2360
From: Benjamin Worsham		
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 April 15, 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 April 26, 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.		
Aida Vega Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved New
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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2419	
From: Benjamin Worsham			
Subject: To solicit input on behalf of Amrita Trejo requesting to rezone 723 N. Padre Ave. Also being Lot 1 & 2, Blk 4, El Texano Subdivision, 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. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on April 18, 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 Planning and Zoning Commission appeared in The Monitor on April 15, 2019.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on May 1, 2019.			
Kayla Arevalo		Created/Initiated	
Rebekah De La Fuente		Approved	
Benjamin Worsham		Approved	
Mike Perez		New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval based on 2040 Land Use Map.			
Attachments, if any:			
Responsibilities upon Approval: Staff will notify applicant.			



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2361	
From: Benjamin Worsham			
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 April 15, 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 April 26, 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.			
Aida Vega 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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2433	
From:			
Subject: To solicit public input on Ordinance regarding the City's Participation in the Texas Enterprise Zone Program and nominating Kapal Cabinet House, LLC as an Enterprise Project.			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mike Perez		Created/Initiated New	
City Manager Comments: Solicit public comments.			
Staff Recommendation:			
Attachments, if any: Newspaper Public Notice, Letter from KAPAL re Enterprise Project, O2019-17 Enterprise Zone and Kapal Cabinet			
Responsibilities upon Approval:			

Public Notice Notice of Public Hearing

Notice is hereby given in compliance with the City Charter of the City of Weslaco that the Weslaco City Commission will hold a Public Hearing on Tuesday, May 7, 2019 at 6:00 p.m. at the Weslaco City Hall, located at 255 S. Kansas Ave., Weslaco, Texas 78596.

The purpose of the Public Hearing will be to discuss the local incentives to be offered in the Weslaco Enterprise Zone and to nominate Kapal Cabinet House, LLC located at 508 S. Nevada Ave. in Weslaco, Texas 78596 as an Enterprise project.

All persons interested in the public hearing are encouraged to attend to express their views. Further information may be obtained by contacting the Economic Development Corporation of Weslaco at (956) 969-0838. Written comments may be submitted to Economic Development Corporation of Weslaco at 275 S. Kansas Ave., Suite A, Weslaco, Texas 78596.



April 25, 2019

Office of the Governor
Economic Development and Tourism
Texas Economic Development Bank
Texas Enterprise Zone Program
PO Box 12428
Austin, Texas 78711



Mr. Mike Perez
City Manager
City of Weslaco
255 South Kansas Avenue
Weslaco, Texas 78596

Dear Mr. Perez,

Please accept this letter as a written request for the City of Weslaco to nominate Kapal Cabinet House, LLC and Kapal Companies as an Enterprise Project.

As you know, we recently decided to expand and move to Weslaco at 508 South Nevada Avenue that will serve as our international headquarters. Our facility will include a warehouse component along with a factory and showroom.

Our move to Weslaco facility will allow for us to build on our success of providing high volume, high quality, turn-key cabinets and countertops. We will house in-stock inventory of cabinets in one part of the facility, while manufacturing cabinets in another part of the building. Our customer base includes some of the fastest

growing hotel chains, as well as commercial, multi-family and residential cabinetry with integrated stone counter tops and shipping products all across North America.

The total capital investment we are making in Weslaco is over \$3 million that includes the acquisition and renovation of 80,000 square foot building and improvements to a hangar facility at the Weslaco Airport. There are approximately 30 employees working and we are expecting to grow to 60 employees within the next 3-5 years, totaling would be 100 employees from all Kapal Companies combined.

Kapal Cabinet House, LLC hereby certifies that the facility is located entirely at the qualified business site which is located in an enterprise zone in the City of Weslaco. Kapal Cabinet House, LLC also certifies that it will maintain separate books and records of the business activity conducted at the qualified business site or other information as required by the state and local government.

Kapal Cabinet House, LLC appreciates all the support received by the Weslaco community and are grateful for the consideration of nomination as an enterprise project. We look forward to working with the Weslaco community and the State of Texas in furthering the purposes of the Texas Enterprise Zone program and in strengthening our community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Irineo Capetillo', written over a horizontal line.

Irineo Capetillo
President

ORDINANCE 2019-17

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (ACT), PROVIDING TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING KAPAL CABINET HOUSE, LLC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM (EDT) THROUGH THE ECONOMIC DEVELOPMENT BANK (BANK) AS AN ENTERPRISE PROJECT (PROJECT).

WHEREAS, the City Commission of the City of **Weslaco**, Texas desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the city and to provide employment to residents of such area; and

WHEREAS, the project or activity is located in an area designated as an enterprise zone; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Act, **KAPAL Cabinet House, LLC** has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that **KAPAL Cabinet House, LLC** meets the criteria for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, a public hearing to consider this ordinance was held by the City Commission on May 7, 2019;

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

- Section 1: **AUTHORITY OF LAW.** All requirements of law have been met in the passing of this Ordinance.
- Section 2: The City nominates **KAPAL Cabinet House, LLC** for enterprise project status.
- Section 3: The following local incentives, at the election of the governing body, are or will be made available to the nominated project:
- a) The City may amend the zoning ordinance of the municipality, as appropriate, to promote economic development.

- b) The City may fund infrastructure improvements to promote economic development.
- c) The City may make capital improvements in water and sewer facilities to promote economic development.
- d) The City may provide business and industrial development services to promote economic development.
- e) The City may provide promotion and marketing services to promote economic development.
- f) The City may provide job training and employment services to promote economic development.
- g) The City may provide foreign-trade zone services to promote economic development.
- h) The City may provide Freeport, and the Weslaco Independent School District, exemption to promote economic development.
- i) The City may provide economic development sales tax (4a) funds for economic development.
- j) The City and the EDC of Weslaco work diligently in recruiting business and industry, promoting our assistance in helping businesses navigate quickly through its permitting processes, as one of our valued incentive to prospective companies.
- k) The City is able to offer a Tax Abatement, Chapter 380, for businesses that are bringing high value development into the City.
- l) The EDC of Weslaco, working with South Texas College Mid Valley Campus, to design manufacturing and other relevant workforce training programs to provide manufacturing and technological skills to employees of firms doing business, or seeking to do business, in the City of Weslaco.
- m) The Capital Improvements Program of the City of Weslaco resurfaced and paved Utah Drive for traffic.
- n) The opening of the University of Texas Rio Grande Valley Commercialization and Innovation Center (UTRGV CIC) in August 2018 offers entrepreneurs a place to learn in the RGV and it is home to the Ph.D. Business program for the university. The UTRGV buses

serve this institution connecting to Edinburg and Harlingen's UTRGV.

The following local incentives, at the election of the governing body, are or will be made available in the enterprise zone, which are not applicable throughout the City.

- a) The City may establish simplified, accelerated or special permit procedures for enterprise projects.
- b) The City may give priority consideration to enterprise projects for use of ½ cent sales tax for economic development through the Economic Development Corporation of Weslaco.
- c) The City may give priority consideration to enterprise projects for infrastructure improvements.
- d) The EDC of Weslaco has targeted areas of the city for Weslaco 100 to maintain a viable and attractive Central Business for retail, commercial, office and loft apartments by focusing resources on a block- by-block strategy.
- e) The EDC of Weslaco Façade Renovations and Improvements policy is to maintain our corridors and the Central Business District attractive to retail, office and commercial operations by encouraging restoration and improvement of commercial property through financial incentives.

Section 4: The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 5: The City of Weslaco City Commission directs and designates its Executive Director of the Economic Development Corporation of Weslaco, Marie McDermott, as the City's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

Section 6: The City finds that **KAPAL Cabinet House, LLC** meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- (a.) **KAPAL Cabinet House, LLC** is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site located in an enterprise zone in the governing body's jurisdiction and at least

twenty-five percent (25%) of the business' new employees will be residents of an Enterprise Zone or economically disadvantaged individuals; and

- (b.) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- (c.) The designation of **KAPAL Cabinet House, LLC** as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 7: The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate on May 2024.

Section 8: This ordinance shall take effect from and after its passage as the law and charter in such case provides.

PASSED AND APPROVED this 7th day of May 2019.

PASSED AND ADOPTED this the ____ day of _____, 20____.

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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2408	
From:			
Subject: Approval of the Minutes of the Special Meeting on April 23, 2019. (Staffed by City Secretary's Office.) Attachment.			
Background: Record of commission action on April 23, 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: Approved.			
Staff Recommendation: Approve.			
Attachments, if any: 190423 minutes			
Responsibilities upon Approval:			



**MINUTES OF A SPECIAL
MEETING OF THE WESLACO CITY
COMMISSION TUESDAY, APRIL 23, 2019**

On Tuesday, April 23, 2019, at 5:33 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following 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; Robert Lopez, Asst. Police Chief, Antonio Lopez, Fire Chief, Veronica Ramirez, HR Director; Pete Garcia, Public Works Director; Martin 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, April 18, 2019.

B. Invocation.

Pastor Robin Wiley, First Baptist Church, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral Recognition.

None.

E. Roll Call.

Myra L. Ayala Garza, City Secretary, called roll and noted at the time of roll call the absence of Commissioner Tafolla, and Mayor Pro Tem Kerr and a quorum present.

Mayor Pro Tem Kerr, for the record, arrived at 5:40 p.m.

II. PUBLIC COMMENTS

Rachel Martinez, from Donna, voiced concerns on the incident of a pet (Shih Tzu) that was picked up and the owner having difficulty in having the pet returned; was advised the pet had been sent to Cameron County; owner ready to pay fees. She requested the City find the pet and give the owner closure on this incident and the volunteer looked at on procedures at the animal shelter.

Julie Anne Valdez, 1103 Stone Street, commented she has experienced questionable practices and procedures from city hall personnel and management in providing service and asked the commission look into this.

Randy Hall, Chairperson Drainage Task Force Committee, invited the public and commission to an open forum on Thursday, April 26 at 6pm scheduled at Knapp Medical Center Conference to provide information on the upcoming Bond Election, early voting has begun and election day was May 4, 2019.

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 April 2, 2019. (Staffed by City Secretary's Office.)

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 Department.)

D. Approval on Resolution 2019-45 for authorization 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.)

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.)

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.)

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.)

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

For the record, following is the resolution.

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 23rd day of April 2019.

IV. 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.)

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

Joe Pedraza, Health Official, recommended the appointment of Daniel Montez, Alex Guerra and Lillie Delgado, stating the individuals represent community-based organizations or a business.

Mayor Pro Tem Kerr, seconded by Commissioner Lopez moved to approve Resolution 2019-08, 2019-09 and 2019-10 appointing Daniel Montez, Alejandro Guerra and Lillie Delgado as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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 Daniel Montez is appointed to serve on the Committee and the term will begin on April 24, 2019 and will expire on July 31, 2020.

PASSED AND APPROVED on this 23rd day of April, 2019.

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 Alejandro Guerra is appointed to serve on the Committee and the term will begin on April 24, 2019 and will expire on July 31, 2020.

PASSED AND APPROVED on this 23rd day of April 2019.

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 Lillie Delgado is appointed to serve on the Committee and the term will begin on April 24, 2019 and will expire on July 31, 2020.

PASSED AND APPROVED on this 23rd 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

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.)

Martin Mata, Assistant Library Director, stated the current members are present and have expressed their wish to be considered for reappointment. Staff recommends re-appointment of Juan Hernandez and Paula Villanueva.

Mayor Pro Tem Kerr, seconded by Commissioner Rodriguez moved to approve Resolution 2019-42 and Resolution 2019-43 re-appointing Juan Hernandez and Paula Villanueva as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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 Juan Hernandez is appointed to serve a two-year term on the Library Board and the term will expire on May 7, 2021.

PASSED AND APPROVED on this 23rd day of April, 2019.

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 Paula Villanueva is appointed to serve a two-year term on the Library Board and the term will expire on May 7, 2021.

PASSED AND APPROVED on this 23rd 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

C. 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.)

Mike Perez, City Manager, recommended approval to extend the term limit of the committee until the centennial event has ended.

Commissioner Pedraza, seconded by Commissioner Lopez moved to approve Resolution 2019-44 extending term limit of the Weslaco 100 Committee until final festivity celebrations of the Weslaco's Centennial Celebration as presented. The motion carried unanimously; Mayor Suarez was present and voting.

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 23rd 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

V. 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.)

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

Omar Rodriguez, Parks and Recreation Director, stated the promoter of the event withdrew the request and no action needed.

Mayor Pro Tem withdrew his motion.

There was no action on this item.

VI. 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 Manager's Office.)

Commissioner Pedraza, seconded by Commissioner Lopez moved to accept the resignation letter from Gerardo "Jerry" Tafolla, Commissioner District 4 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on date to conduct a special election to fill a vacancy for the remainder of the unexpired term for the City of Weslaco Commissioner Single Member District 4 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary Department.)

Juan E. Gonzalez, City Attorney stated the Charter and the Texas Constitution were reviewed for procedural process and the requirement to fill a vacancy for an unexpired term is a special election by the qualified voters and cannot be by appointment. He stated the Texas Constitution prevails over the City Charter nonetheless in this instance the requirements in both specified a special election must be held.

In response to Mayor Pro Tem Kerr, Myra L. Ayala Garza, City Secretary, stated election is held within 120 days from the date of the vacancy; went over possible dates to conduct the special election either July 9, 2019 or July 16, 2019. Staff recommendation would be consideration of July 16, 2019.

In response to Commissioner Muñoz, staff stated the filling of an unexpired term is by the voters when the vacancy occurs; could not be delayed until the general election of November as the Charter, Texas Election Code and Texas Constitution are very specific for this process.

Commissioner Muñoz, seconded by Commissioner Lopez moved to conduct a special election to fill a vacancy for the remainder of the unexpired term for the City of Weslaco Commissioner Single Member District 4 on July 16, 2019 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Discussion and consideration to approve the Pleasant View Heights Subdivision—being 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.)

Zenaida Guerrero, EIT, stated this was a proposed twenty-five lot subdivision inside city limits; serviced with water and sewer through an 8" lines; developer requested a variance to dedicate 25' of drainage ditch right-of-way from the property line rather than the 75' from centerline of the drainage ditch. The Planning and Zoning Commission recommend approval with variance; staff recommended approval with compliance of the ordinance.

Mayor Pro Tem Kerr, seconded by Commissioner Pedraza moved to approve Pleasant View Heights Subdivision with variance as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. 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.)

Zenaida Guerrero, stated the developer needs more time finalizing necessary documents to record the subdivision. Final plat approval was on April 3, 2018 by commission action. Staff recommends approval of the six-month extension.

In response to Commissioner Muñoz, staffed indicated infrastructure complete with the exception of the street lights.

Mayor Pro Tem Kerr seconded by Commissioner Lopez moved to approve the six-month extension for the Final Plat for Saltillo Plaza Subdivision as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. 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.)

Joe Pedraza, Health Official, stated Hidalgo County Health Department has done on-site sewage facility inspections for the city, new regulations require entities obtaining these services for inspection and permitting from the County enter into an interlocal agreement. Staff recommends approval stating the County has certified staff, equipment, and materials to conduct the inspections.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Interlocal Agreement with Hidalgo County Health Department and the City of Weslaco regarding septic systems within the City Limits as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. 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.)

Commissioner Pedraza, seconded by Commissioner Lopez, moved to discuss.

Vidal Roman, Finance Director, stated staff has been aggressively addressing delinquent water accounts and account holders have been paying past due arrears and/or making payment arrangements. Staff requested no action and allow additional period to evaluate the need to pursue further.

There was no action.

G. 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.)

Pete Garcia, Public Works Director, stated staff recommended approval to replace Pike Blvd paving improvements with Vo-Tech Drive from Sugar Sweet Dr. to Joe Stephens Avenue.

In response to Mayor Pro Tem Kerr; Commissioner Muñoz stated the recent flood caused the asphalt to raise significantly; staff stated numerous complaints from residents and businesses. The City Manager stated Pike Blvd has waterlines that need to be replaced and best to wait in paving improvements for Pike Blvd.

Commissioner Muñoz seconded by Commissioner Lopez moved to approve and 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.) as presented. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discuss to accept and file 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.)

The City Manager stated Randy Hall, Chairman Drainage Task Force Committee requested to accept and file the Drainage Study performed by Halff and Associates.

Randy Hall stated the Weslaco Drainage Citizens Task Force reviewed the final report and recommended minor changes to the City Engineering Department. The committee recommended the commission accept the Drainage Study performed by Halff and Associates that could be used to assist in mitigating flooding in a 10-50-year event.

In response to Mayor Pro Tem Kerr, by accepting and filing staff will adhere to the plan for said drainage improvements any deviation from the accepted plan would need commission action.

Commissioner Muñoz seconded by Commissioner Lopez moved to accept and file the Drainage Study performed by Halff and Associates as presented. The motion carried unanimously; Mayor Suarez was present and voting.

I. Ratification of Purchase Order No. 19-02745 to Sal Construction as the lowest quote for the emergency repairs for a collapsed manhole located at South Border Ave and authorize the Mayor to execute any related documents. Possible action (Staffed by Public Works.)

Pete Garcia, Public Works Director, stated a collapsed manhole located on South Border Ave created an emergency repair. Staff solicited three quotes with Sal Construction as the lowest respondent in the amount of \$117,000 and available to begin. Staff recommends approval

Commissioner Lopez, seconded by Muñoz, moved to approve ratification of Purchase Order No. 19-02745 to Sal Construction as the lowest quote for the emergency repairs for a collapsed manhole located at South Border Avenue as presented. The motion carried unanimously; Mayor Suarez was present and voting.

VII. EXECUTIVE SESSION

At 6:18 p.m. Commissioner Muñoz, seconded by Mayor Pro Tem Kerr, moved to convene the special meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:59 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the special meeting as open to the public.

VIII. 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. Legal Consultation - Seek City Attorney opinion relating to the lawsuit 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 Manager and City Attorney to proceed with decision making authority as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

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.

No action

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

No action

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.

No action

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.

No action

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

Commissioner Rodriguez, seconded by Commissioner Lopez moved to negotiate terms as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

IX. ADJOURNMENT

Mayor Pro Tem Kerr, seconded by Commissioner Rodriguez moved to adjourn the special meeting at 7:59 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

COMMISSIONER, Jose “J.P.” Rodriguez

ABSENT

COMMISSIONER, Gerardo “Jerry” Tafolla

COMMISSIONER, Letty Lopez

COMMISSIONER, Josh Pedraza



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2017-1333	
From:			
Subject: Approval of Mid Valley Airport Ground Lease Agreement with Ray Walker, Hangar W-11, and authorize the Mayor to execute any related documents. (Staffed by Airport.)			
Background: The ground lease agreements being presented is for Hangar W-11, located on the west side of the airport. The proposed hangar lease agreement is for a base one (1) year, with a four (4) one-year renewal options. There is a 3% review and cap every three (3) years.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Airport Advisory Board does not approve revenue agreement but did approve the ground lease agreement template.			
Andrew Muñoz		Created/Initiated	
Andrew Muñoz		Approved	
Mike Perez		New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: W-11 Walker, Ray			
Responsibilities upon Approval:			

Lease Agreement

STATE OF TEXAS)
CITY OF WESLACO) **KNOW ALL PERSONS BY THESE PRESENTS:**
HIDALGO COUNTY)

This lease is entered into this _____ day of _____, 2019, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and Ray Walker, hereinafter referred to as "Lessee" who covenant and agree as follows:

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

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

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

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

Section I. Lease Premises

- A) Lessor does hereby lease to Lessee approximately 1,302 **sq. ft.** (W11) of land more particularly described as set forth in Exhibit "A" which is attached and incorporated by reference, hereinafter referred to as the lease premises.
- B) Premises shall be designated as W11, measuring 31 feet x 42 feet as described in Exhibit A.

Section II. Term

- A) This lease shall be for the term of **1 year**. Thereafter, this lease may be renewed for a subsequent **4 one-year** extensions upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as provided for in this lease. Lessee, upon giving written notice to Lessor, may request additional renewal options prior to the expiration of this lease.

Ray Walker
Lessee Initials

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

Section III. Consideration

A) In consideration for the lease of the Land/Hangar/Building/Office referenced herein Lessee hereby agrees to pay yearly the sum of \$ 364.56. The first year's payment is to be made on the 1st day of May. Thereafter, all future payments shall be made on or before the first working day of the year due for the term of this contract plus any extensions thereto.

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

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

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

D) Lessee shall be liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee. Lessor shall provide insurance for all Lessor owned real property located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Lessee should provide his own insurance coverage

for any personal property located in or on the Land/Hangar/Building/Office and is required herein to provide business liability insurance in an amount of \$1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.

- E) Any sum that Lessee is obligated to pay to Lessor arising from or relating to this agreement or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.
- F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

Section 4. Use of Lease Premises

- A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.
- B) Lessee agrees that the leased Land/Hangar/Building/Office may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.
- C) Lessee may park his and/or his passenger's privately owned automobile(s) inside the Hangar, but only while on a flight which originated at the Airport.
- D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of

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and with written approval from the local fire marshal if such storage is allowed under local fire codes.

- E) Lessee agrees that he will at all times keep the premises of the Land/Hangar/Building/Office, including the inside and the outside of the Hangar/Building/Office, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regards to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the airport. Should Lessee fail to keep the leased Land/Hangar/Building/Office clean and free of hazards, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this lease agreement are grounds for Lessor to terminate this lease.
- F) Lessee agrees that the usage of the Land/Hangar plus any associated apron shall be limited to the parking/hangaring of his personal/company owned aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on/in the Land/Hangar except in approved automobile parking areas and as agreed upon by Lessor.
- G) Lessee agrees that he will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sight-seeing, aerial photography, aircraft engine or airframe repair, avionics repair, or any other at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate contract agreement with Lessor.
- H) Lessee agrees that he will not store or permit the storage of any fuel or hazardous, volatile, and/or dangerous chemicals on/inside the Land/Hangar/Building/Office except as authorized in this agreement without the written consent of Lessor.
- I) Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.
- J) Lessee agrees to have a sufficient number of fire extinguishers of acceptable size as determined by the local fire marshal inside the Hangar/Building/Office. Such fire extinguisher(s) shall be readily accessible in the event of a fire.
- K) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Land/Hangar/Building/Office without the expressed written consent of Lessor. Any such non-aviation related business or activity must be so established by a separate contract.

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

Section 5. Sublease, Assignment, or Sale

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

Section 6. Termination

- A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate. In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.
- B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this lease agreement, in such instance that the continued leasing of the Land/Hangar/Building/Office would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.
- C) This contract may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this contract.
- D) At the termination of this contract agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the

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

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

Section 7. Hold Harmless

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

Section 8. Maintenance of Landing Area

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

Section 9. Non-Discrimination


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

Section 10. Exclusions

- A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).
- B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.
- C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of Lessor entering any agreement or participating in any program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's Associates has

caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to Lessor, Lessor shall have the right to terminate this Agreement and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

Section 11. Force Majeure

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

Section 12. Rights and Remedies

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

Section 13. Notice Requirements

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

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

B) Notice to Lessor is to be sent to:

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

with a required, simultaneous copy to:

City Attorney
255 South Kansas Street
Weslaco, TX 78596



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C) Notice to Lessee to be sent to:

Lessee Name: Ray Walker
Address: 11510 Eagle View Drive
Sanger, TX 76266



Lessee Initials

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

Section 14. Miscellaneous

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



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

- B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.
- C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.
- D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering into this Agreement, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Agreement.
- E) Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense except to the extent required by the Texas Public Information Act.
- F) This Agreement does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Agreement shall confer upon any other person or entity any right, benefit, or remedy of any nature.
- G) Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Agreement.


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- H) The headings in this Agreement are provided for convenience only and do not affect this Agreement's construction or interpretation. All references to Sections are to Sections in this Agreement. Each provision to be performed by Lessee shall be construed as both a covenant and a condition. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Agreement to any period of days shall mean calendar days unless specifically stated otherwise.
- I) Lessee is not authorized to install or operate any signage outside of enclosed structures on the lease premises or at the Airport, except with the prior written approval of Lessor, which may be given or withheld in Lessor's sole discretion. Any approved signage shall be at Lessee's expense and shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.
- J) Lessor and its associates, agents or employees reserve the right to enter the lease premises at any time and the same does not constitute a trespass on the lease premises or a violation of any of Lessee's rights.
- K) Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this agreement as a legal, valid, and binding obligation of Lessee.
- L) Time is of the essence of this Agreement.



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EXECUTED this _____ day of _____, 2019.

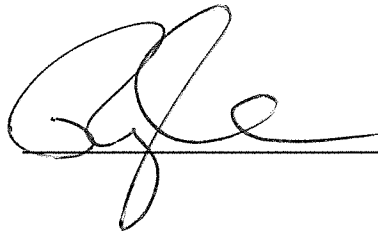
City of Weslaco, Hidalgo County, Texas

Mayor

Approved as to Form:

City Attorney

Attest: _____
City Secretary

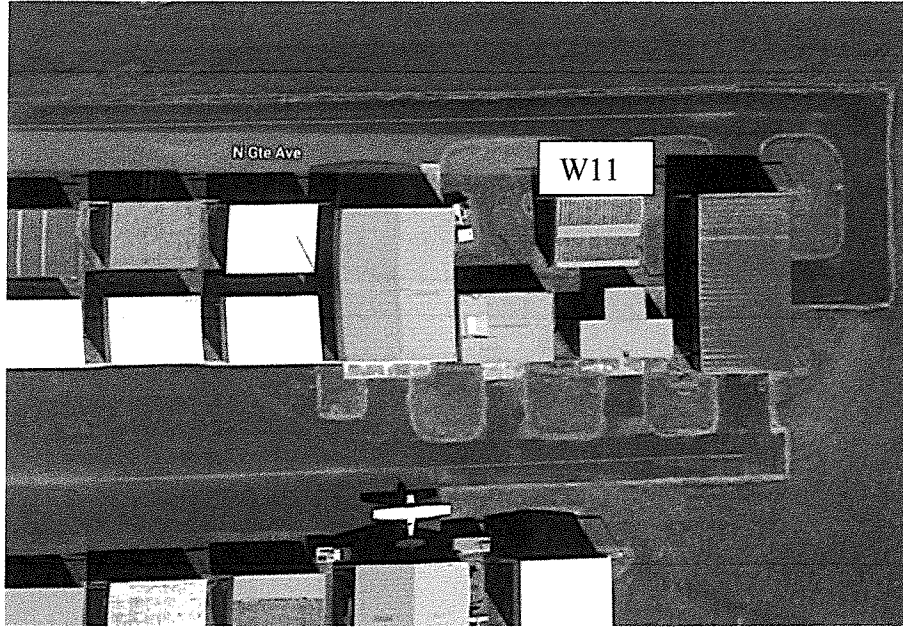


Lessee


Lessee Initials

“EXHIBIT A”

HANGAR W11
31' x 42'



pm
Lessee Initials



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2414	
From:			
Subject: Approval of surplus inventory provided by various departments detailing miscellaneous items and vehicles to be sold through live auction on June 1, 2019 at Public Works Building and authorize the Mayor to execute any related documents. (Staffed by Finance Department)			
Background: The city annually or semi-annually holds a live auction to purge any obsolete items and vehicles as authorized on Ordinance 86-8. The last city auction was held on May 6, 2017.			
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: On July 17, 2018, the City Commission awarded a one year auction contract with Valley Wide Auction Services.			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of auction will be posted on the city website and advertised in the Mid Valley Town Crier.			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Homer Rhodes Vidal Roman Mike Perez		Created/Initiated New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval on June 1, 2019 auction date.			
Attachments, if any: Ordinance 86-8, 2019 SURPLUS VEHICLES & ITEMS, VALLEY WIDE AUCTION SERVICES 2018 CONTRACT			
Responsibilities upon Approval: Staff will coordinate with various departments on certain responsibilities to prepare for live auction.			

ORDINANCE NO. 86-8

AN ORDINANCE CREATING AN ARTICLE III UNDER THE CITY OF WESLACO'S MISCELLANEOUS OFFENSES AND PROVISIONS TO BE TITLED DISPOSITION OF UNCLAIMED AND SURPLUS PROPERTY; PROVIDING FOR THE DISPOSITION AND SALE OF UNCLAIMED PROPERTY SEIZED BY THE WESALCO POLICE DEPARTMENT; PROVIDING FOR THE DISPOSITION OF ALL ABANDONED PROPERTY; PROVIDING FOR THE DISPOSITION OF ALL PROPERTY NOT HELD AS EVIDENCE; PROVIDING FOR THE PROCEDURE OF DELIVERING PROPERTY TO THE CITY PURCHASING AGENT; PROVIDING FOR THE DESIGNATION OF SURPLUS CITY OF WESLACO PERSONAL PROPERTY; PROVIDING FOR THE DISPOSITION OF SURPLUS CITY OF WESLACO PROPERTY AND OTHER PROPERTY DELIVERED TO THE PURCHASING AGENT OF THE CITY OF WESLACO; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION 1: An Ordinance creating a new Article III, previously reserved, in the City of Weslaco Code of Ordinances under Chapter 18 entitled Miscellaneous Offenses and Provisions, after passage of this ordinance will hereafter read as follows, to-wit:

ARTICLE III
Disposition of Unclaimed and Surplus Property

SECTION 18-44: Disposition and Sale of Unclaimed Property:

A. Responsibility for possession and processing of confiscated property

1. All property seized by the Weslaco Police Department or otherwise acquired by the police department as a result of police department operations and otherwise owned by third parties shall be, after initial processing in accordance with the Code of Criminal Procedures of the State of Texas by the responsible officer, turned over to the services bureau for safekeeping and disposition according to the terms of this Article or as otherwise specified by the Code of Criminal Procedures of the State of Texas.
2. "Unclaimed Property" as used in this Article shall mean any such property turned over to the services bureau which has not been restored to its owner under the provisions of Chapter 47 of the Code of Criminal procedures of the State of Texas, as such chapter presently exists or as such may hereafter be amended and shall have remained unclaimed by its rightful owner for a period of thirty (30) days from the date of acquisition by the Weslaco Police Department or from the date that the property is no longer required to be held by the department for evidentiary purposes or as otherwise required under the Code of Criminal Procedures of the State of Texas.

B. Processing Owners' Claim for Property.

All persons claiming ownership and desiring the return of property acquired by the police department shall file an application form, which shall be promulgated by the services bureau of the police department, and present proof of purchase ownership papers with serial number of other sufficient evidence relating to ownership of the claimed property. The services bureau shall, after making record thereof, turn over any such claimed property upon the presentation of satisfactory evidence of ownership to the person making such claim. Where any such claim is based upon a general description of the property without other evidence of ownership, the special services division shall record such claim and hold such property for a period of six (6) months, and if no other person shall make a claim for the property, the property will then be released to the original claimant after said six (6) months period. Should any other

party make a claim for property being held during said six (6) months period, the matter will be referred to the municipal court of the city for an evidentiary hearing after which the municipal court judge shall make a ruling for the disposition of the property based on such hearing. If any claimant disagrees with the decision of the services bureau to hold such property for said six (6) months period, such claimant shall within five (5) days of the decision of the services bureau file a written appeal with the chief of police, who shall hold a hearing relating to such appeal and shall have the authority to release such property or affirm the decision of the special services division.

C. Procedures for Selling Unclaimed Property.

1. The services Bureau shall be responsible for mailing a notice to the last known address of the owner(s), if known, of any unclaimed property by certified mail. Such notice shall describe the property, shall give the name and address of the officer holding such property, and shall state that if the owner(s) does not claim such property within six (6) months from the date of notice, such property shall be sold and the proceeds of such sale after deducting the reasonable expense of keeping such property and the costs of the sale shall be placed in the city general fund.
2. If the owner(s) of such property is unknown or if the address of the owner(s) is unknown, then the service bureau shall cause to be published once in a newspaper of general circulation in the city a notice containing the description of the property held; the name(s) of the owner(s), if known; the name and address of the officer holding such property; and a statement that if the owner(s) does not claim such property within six (6) months from the date of the publication, such property will thereafter be sold, and the proceeds of such sale, after deducting the reasonable expense of keeping such property and cost of the sale will be placed in the city general fund.
3. Any person making a claim for property after notice is provided for above, shall follow the same procedures as provided for in Subsection 18-44 (b). Provided, however, that for property being claimed by general description for which a city six (6) months holding period has been established, the time period for claims made as a result of this action shall be the lesser of six (6) months for the period between filing the claim and the date of sale as provided for herein.
4. The sale of any property hereunder shall be preceded by notice published once at least three (3) weeks prior to the date of such sale in a newspaper of general circulation in the city, stating the description of the property, the name(s) of the owner(s) if known, and the date and place that such sale will occur. If a representative of the purchasing agent shall consider any bid as insufficient, he need not sell such property, but may decline such bid and re-offer such property for sale or otherwise put such property to use or dispose of such property upon written order of the chief of police.
5. The real owner(s) of any property sold shall have the right to file a claim to the proceeds of such sale with the City Manager of the City of Weslaco. If a claim is allowed by the City Manager, the director of finance shall pay the owner(s) such funds as were paid into the general fund of the City as proceeds of the sale less costs of holding of the sale and storage. If the claim is denied by the City Manager, or if the City Manager fails to act upon any such claim within ninety (90) days from the date of claim, the claimant may sue the City of Weslaco in a court of competent jurisdiction in Hidalgo County, and upon sufficient proof of ownership, cover judgment against the City to recover the proceeds of the sale as provided for above. Failure to initiate such suit within six (6) months from the

date authorized for the filing of such claim shall be deemed a waiver of any right to cover the proceeds of such sale.

D. Items exempted from this Ordinance.

The disposition of gambling paraphernalia, prohibited weapons, criminal instruments, explosive weapons, chemical dispensing devices, and other contraband as defined in Chapter 18 of the Code of Criminal Procedures of the State of Texas shall be processed, returned or destroyed according to the applicable provisions of Chapter 18 of the Code of Criminal Procedures of the State of Texas as such provisions presently exist or may hereinafter be amended, and shall not be subject to the procedures for processing required for unclaimed property as provided for in this Article.

E. All other Unclaimed, Abandoned or personal property.

All unclaimed or abandoned property or personal property of every kind, except whiskey, wine and beer, held by the Police Department, once having complied with this ordinance, shall be inventoried and unless ordered destroyed or returned to the owner shall be delivered for sale to the City's purchasing agent, who shall hold a sale or auction and after deducting the reasonable expenses of keeping such property and costs of the sale, the proceeds shall then be placed in the City's General Fund.

SECTION 18-45: Sale of Surplus Items Belonging to the City of Weslaco.

A. Designation of Surplus Items.

The purchasing agent of the City of Weslaco, shall from time to time designate all personal property belonging to the City that is not functioning, obsolete, broken, irreparable or no longer being used by the City of Weslaco as Surplus items.

All surplus items shall be indexed according to serial number and general description.

B. Notice of Auction.

The purchasing agent shall cause a list of these items to be published in a newspaper of general circulation with the notice of the City of Weslaco to hold an auction of these surplus items at a time and place to be designated by the City of Weslaco. The auction shall be held only after the notice of the auction has been printed twice. The auction shall be held no later than 10 days after the second published notice of the auction.

C. Auctions all surplus items will be sold to the highest bidder paying cash on the day of the auction.

All surplus items not sold at the auction shall be auctioned at a later time or disposed of by the purchasing agent at his discretion.

D. Proceeds.

All proceeds from said auction shall be delivered by the purchasing agent to the Director of Finance for the City of Weslaco no later than 5 days after the date of the auction. All auction proceeds will be deposited into the general fund for the City of Weslaco.

PASSED AND APPROVED on first reading this 18th day of March, 1986.

PASSED AND APPROVED on second and final reading this 1st day of April, 1986.

CITY OF WESLACO

ATTEST:

/s/ Hector Farias, Mayor

/s/ Amanda C. Elizondo, City Secretary

CITY OF WESLACO - SURPLUS FY 2018-19	
CITY VEHICLES - MACHINERY & EQUIPMENT	

DEPT: FIRE

FIRE

[illegible]

CITY OF WESLACO - SURPLUS FY 2018-19	
CITY VEHICLES - MACHINERY & EQUIPMENT	

DEPT: POLICE

[illegible]

CITY OF WESLACO - SURPLUS FY 2018-19
CITY VEHICLES - MACHINERY & EQUIPMENT

DEPT: Public Works

[illegible]

[illegible]

AIRPORT

FAMP #

1FAFP33P01W130025

[illegible]

CITY OF WESLACO - SURPLUS FY 2018-19	
CITY VEHICLES - MACHINERY & EQUIPMENT	

DEPT:	Building Maintenance
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[illegible]

















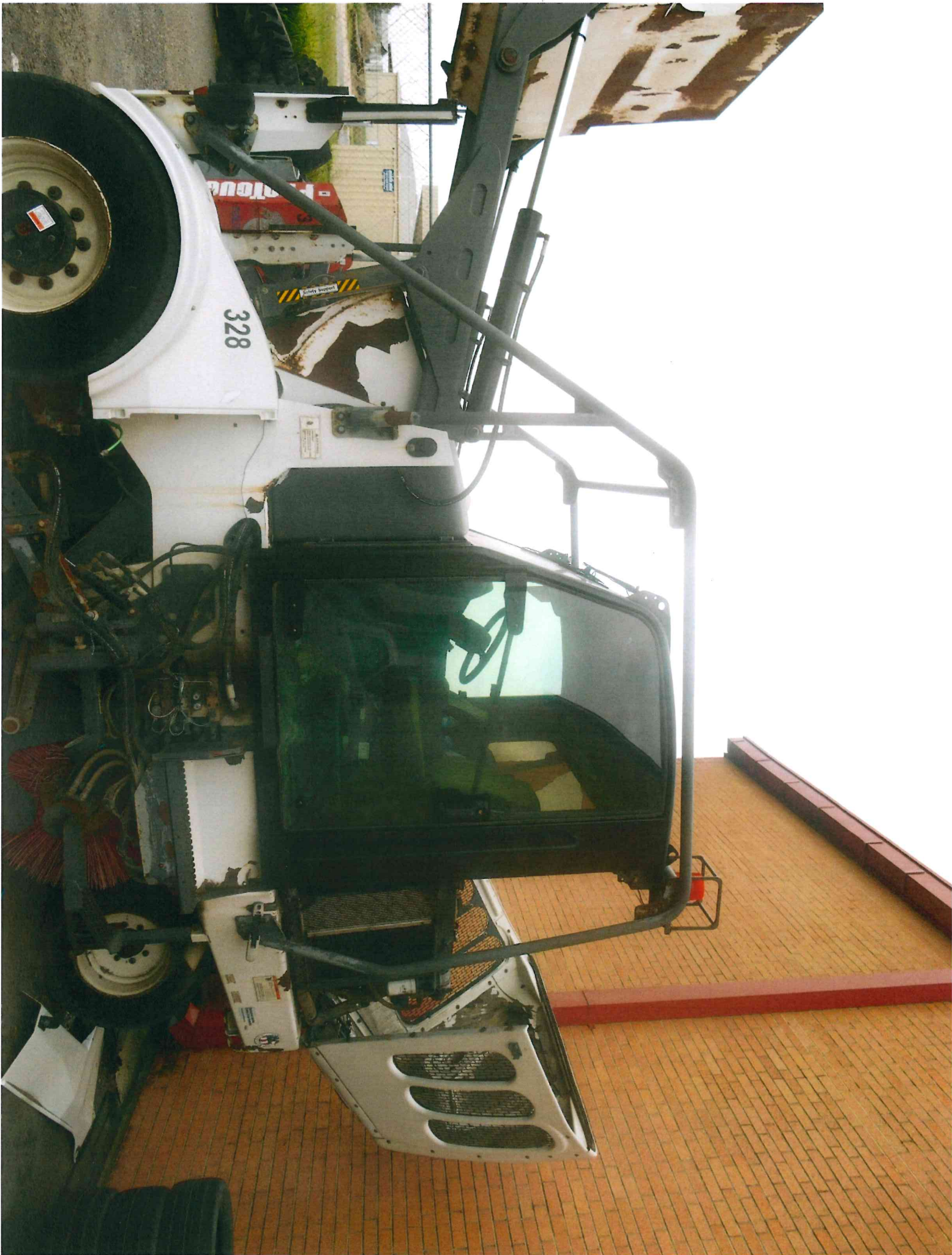
































CITY OF WESLACO - SURPLUS FY 2018-19 MISCELLANEOUS ITEMS

[illegible]

**CITY OF WESLACO - SURPLUS FY 2018-19
MISCELLANEOUS ITEMS**

DEPT:		POLICE		
DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY - FAMP #
Craftsman Pressure Washer	1	SB10P155	580.754	
Feather Lite Weedeater	1	11046N300968-1	FX26SCE	
Bolens Weedeater	1	1B230D16368	BL110	
Green AC Motor Air Compressor	1	B10P155	AC74	
Orange Air Compressor	1	None	None	
Black 2 HP Air Compressor with Hose	1	None	None	
20 Ga 5 HP Campbell Air Compressor	1	L8797-20661	WL610001AJ	
Red Husky Pressure Washer	1	703101078	1800 S	
Geneac Generator 1400 Watts	1	6284090C	58420	
Red Craftsman Weedeater	1	None	None	
Craftsman Lawn Mower	1	1D095KF2735	247.37034.1	
Bolens Weedeater	1	1K092DG1853	BL110	
Craftsman Lawn Mower	1	010801M007574	917.38861	
MTD Yard Machine Lawn Mower	1	1H030K21386	11A084E029	
MTD Yard Machine Lawn Mower	1	1A094KB0102	11A02B1706	
Craftsman Chainsaw	1	99076D201270	358350080	
Murray Lawn Mower	1	072015M148620	M22450	
MTD Yard Machine Lawn Mower	1	1G293K10770	11AA56R729	
Bolens Lawn Mower	1	1K054K92892	11AB0BL765	
Toro Lawn Mower	1	126T020299B1	None	
Kicker Speaker Box with 2 Speakers	1	None	None	
Box of Dewalt Angle Grinder Blades	1	77128816	None	
Stinger Outdoor Insect Killer	3	4257830015	None	
Pair of Shoes for Crews Work Boots	1	88599050393	8 1/2 Size	
Milwaukee Drill with Battery	1	F24DD1627	1/2" Drill	
Pairs of Water Service Boots	5	None	Assorted Sizes	
DeWalt 20 Vault Charger with 2 Batteries	1	None	DCB115	
Green Roadmaster Mountain Bicycle	1	None	None	
Blue Next Mountain Bicycle	1	None	None	
Gold Boy's Bicycle	1	36772287	None	
Huffy Pink Girl's Bicycle	1	None	None	
White Girl's Bicycle	1	None	None	
Blue Magna Mountain Bicycle	1	None	None	
Red and Blue Mountain Bicycle	1	None	None	
Pink Huffy Adult Female Bicycle	1	None	None	
1 Ozone Kent Blue and White Boy's Bicycle	1	None	None	
White Hello Kitty Girl's Bicycle	1	None	None	
Black Next Mountain Bicycle	1	None	None	

Police

Blue Roadmaster Bicycle	1	None	None	
Black and Blue Mongoose Mountain Bicycle	1	None	None	
Silver Pacific 2 Seater Bicycle	1	MIN0515AE	264140AE	
3M OVERHEAD PROJECTOR	1			8602
EZ UP CANOPY	1			
DUAL NOTCH FILTER	1	47906	DB41402C	
WEIGHT SCALE 100LB	1	65404	10100	
POWER STRIP	1		9T079	
FLASHLIGHT CONES	5			
CAMERA CANNON	1	9491956		
WHITEBOARDS	2			
GREEN XMAS TREE HOLDER	1		2594701016	
INSALTION	2		B1284	
DISPATCH COMBO SINK GREEN	1			
WATERCOOLER	1	10501409	WE50	3111
AM FM STEREO	1		F8UF-19B131-AE	
MSC ITEMS BOX	1			
STANTRON CABINETS (5)	1			1383
BLACK ROLLING CHAIR	1			8296
STANDING FAN	1			
5 SHELF BOOK SHELF	1			3130
PRO GUARD PRISONER SEATS	4			
JUMPER CABLES BLACK	1			
12 VOLT BATTERY CHARGER	1			
MILITARY GATE WAY CHARGER	1	2338		
RED 1TON JACK	1			
TRAFFIC STAND VICE	1			
LIGHT BAR JETSTREAM				
FEDERAL SIGNAL	1			
PLASTIC SHEETING BLACK	2		131094116	
WEEDPROOF SHEETS	3			
BIG CONFERENCE TABLE	1			8133
BROWN BOOKSHELF	1			8135
2 TIER BOOK SHELF	1			4423
3 TIER ROLLING CABINET	1			6071
PLASTIC SHEETING WHITE ROLL	1			
PRISONER PROGUARD PARTITION CROWN VIC	9			
CENTER CONSOLES W/CONTROLLER	17			
TOUCHMASTER SIREN CONTROLLERS	12			
PROGUARD WINDOW GUARD CROWN VIC	8			
MUFFLER EXHAUST SYSTEM	1			
DOOR PANELS PRO GUARD	8			
COMPUTER STAND MDT	2			

Police

REPEATER FAN	1		MTR2000 PA CAL	
BLUE PARTITION 2PC	1			
5PC PARTITION W/ COUNTER TOP	1			
ROLLING CHAIR	2			
MAROON DESK	1			
BROWN DESK	1			
TOWING HOOKS	4			
MAROON 2 PC DESK	1			3190
GRY METAL DESK	1			3375
BROWN 2 PC DESK	1			3242
WOODEN TABLE	1			
BROWN TABLE	1			3467
GREY FILING CABINETS	1			
GREY FILING CABINETS	1			8350
GREY FILING CABINETS	1			8321
GREY ROLLING CABINET	1			3523
BLK CABINETS	2			
BLUE ROLLING CHAIR	1			
WOODEN BOOK SHELF	1			996
GREEN METAL CHAIR	1			
ROLLING LED CHAIR	1			8314
BLUE ROLLING CHAIR	1			7967
BLUE ROLLING CHAIR	1			7969
BLACK ROLLING CHAIR	1			8315
GREY CLOTH CHAIR	1			
BAR STOOLS	2			
RED CLOTH CHAIR	1			8312
FINGERPRINT STAND	1			6821
BLACK ROLLING CHAIR	1			8336
GREY ROLLING CHAIR	1			
TREADMILL	1		CP44	
PUSHBARS	7			
BLACK TABLE	1			3207
CIRCULAR TABLE	1	2034071113		
MAROON ROLLING CHAIR	1			3123
BLACK 4 DOOR FILING CABINET	1			3262
BLACK 4 DOOR FILING CABINET	1			3142
BLACK 4 DOOR FILING CABINET	1			3342
BLACK 4 DOOR FILING CABINET	1			3431
BLACK 4 DOOR FILING CABINET	1			3502
2 DOOR SWING OUT CABINET	1			3164
BLACK 4 DOOR CABINET	1			3516
RED CLOTH CHAIR	1			1615
BLACK CLOTH ROLLING CHAIR	1			
DOUBLE OPEN DOOR 2 TIER SHELF	2			

Police

WHITE MICROWAVE	1			
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**CITY OF WESLACO - SURPLUS FY 2018-19
MISCELLANEOUS ITEMS**

DEPT:		LIBRARY		
DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY - FAMP #
TV	1	1030	Sony	
Carpet sweeper	3		Bisell	
Dry Earse Chalk Board	1			
Metal Theater Light fixtures	6			
Metal Dolly for chairs	1			
Dyson Vacuume cleaner	1		Dyson	
wooden shelf 4 section	1	6772		
wooden podium	1	2709		
side desk draws	1			
Typewriter	1	2612	Brother Em530	
Typewriter (Donation)	1			
IBM Typewriter	1	2199	IBM	
Sharp Cash Registor	1	8950	Sharp	
wooden shelf	1	5603		
woodern shelf	1			
12 counter top Tables	12			
Blue and Black plastic chairs	1	8966		
Blue and Black plastic chairs	1	9044		
Blue and Black plastic chairs	1	9049		
Blue and Black plastic chairs	1	8499		
Blue and Black plastic chairs	1	8964		
Blue and Black plastic chairs	1	8498		
Blue and Black plastic chairs	1	9041		
Blue and Black plastic chairs	1	9097		
Blue and Black plastic chairs	1	8698		
Blue and Black plastic chairs	1			
wooden shelf	1	2258		
water cooler GE	2			
2 Metal Bicycles Rack Yellow	2			
3 Metal step stool	3			
4 Draw Wooden Cabinet	1	2739		
Black office charis	1			
Black office charis	1			
Black office charis	1			
Black office charis	1			
Wooden Book Shelf	1	08996 / 02257		
Black Book Cart	1			
Filing Cabinet	1	2668		
Blue wooden chairs	4			

Library

[illegible]

**CITY OF WESLACO - SURPLUS FY 2017-18 Library Dept IT related
MISCELLANEOUS ITEMS**

DEPT: LIBRARY library					
DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY TAG	CITY-FAMP#
Dell Optiplex 745 (SFF)	1	4JVF9C1	Dell Optiplex 745 (SFF)	5632	1511
Dell Keyboard L100	1	CN0RH659735716AE07U0	Dell Keyboard L100	5634	n/a
Dell LCD 15" Monitor	1	CN0WH317728726912L1T	Dell LCD 15" Monitor	5635	n/a
Dell Optiplex 745 (SFF)	1	JHVF9C1	Dell Optiplex 745 (SFF)	5636	1508
Dell LCD 15" Monitor	1	CN0WH317728726912LMT	Dell LCD 15" Monitor	5639	n/a
Dell Optiplex 745 (SFF)	1	2JVF9C1	Dell Optiplex 745 (SFF)	5640	1509
Dell Keyboard L100	1	CN0RH6597357716AB0BZZ	Dell Keyboard L100	5642	n/a
Dell LCD 15" Monitor	1	CN0WH317728726912LHT	Dell LCD 15" Monitor	5643	n/a
Dell Optiplex 745 (SFF)	1	GHVF9C1	Dell Optiplex 745 (SFF)	5644	1507
Dell Keyboard L100	1	CN0RH659735716AF066IH	Dell Keyboard L100	5646	n/a
Dell LCD 15" Monitor	1	CN0WH317726912LKT	Dell LCD 15" Monitor	5647	n/a
Dell Optiplex 745 (SFF)	1	1JVF9C1	Dell Optiplex 745 (SFF)	5648	1510
Dell Keyboard L100	1	CN0RH659735716AF06FB	Dell Keyboard L100	5650	n/a
Dell LCD 15" Monitor	1	CN0WH317728726612DPT	Dell LCD 15" Monitor	5651	n/a
Dell Optiplex 745 (SFF)	1	DHVF9C1	Dell Optiplex 745 (SFF)	5652	1505
Dell Keyboard L100	1	CN0RH659735716AF06BL	Dell Keyboard L100	5654	n/a
Dell LCD 15" Monitor	1	CN0WH317728726912L8T	Dell LCD 15" Monitor	5655	n/a
Dell Keyboard L100	1	CN0RH659735716AF03CP	Dell Keyboard L100	5658	n/a
Dell Optiplex 745 (SFF)	1	DHVF9C1	Dell Optiplex 745 (SFF)	5657	1506
DYMO LABEL	1	17501102015101	label writer 450	7771	n/a
dymo label	1	90884	label writer 330	4860	n/a
startech network switch	2	n/a	ds51072	n/a	n/a
apc ups battery	1	4B1204P61993	be350g	6230	n/a
apc ups battery	1	4b1042p17493	be350g	7884	n/a
apc ups battery	1	4B1204P61973	be350g	6225	n/a
lg monitor	1	706KGDYX0U426	LG Monitor L206WTQS	6090	n/a
lg monitor	1	706KGBL0U413	LG Monitor L206WTQS	6089	n/a
dell laptop	1	db9c1b1	inspiron 6400	5599	n/a
wood cart	1	n/a	n/a	2138*544	n/a

Library

dell monitor 23 inch	1	cn-0gfkx4-74445-31t-aqgl	p2312ht	8744	n/a
apc ups battery	1	4b0942p47537	bff450g	7875	n/a
apc battery modules	3	n/a	pbc43	n/a	n/a
microsoft keyboard	1	n/a	n/a	n/a	n/a
microsoft wireless keyboard	1	n/a	n/a	n/a	n/a
Dell Keyboard	1	n/a	n/a	n/a	n/a
barcode scanner	1	GJ1302089	POSX SCANNER	9267	n/a
barcode scanner	1	GJ1302090	POSX SCANNER	9265	n/a
barcode scanner	1	GJ1302091	POSX SCANNER	n/a	n/a
barcode scanner	1	GJ1302097	POSX SCANNER	9266	n/a
box misc cables & mice	1	n/a	n/a	n/a	n/a
vga cables misc	1	n/a	n/a	n/a	n/a
APC ups unit	1	4B0942P47433	APC ES-450	7883	n/a
android tablet	1	xd0100018d40130705	nabixd-nv10a	9481	1181
android tablet	1	xd010001a290130705	nabixd-nv10a	9479	1179
android tablet	1	xd010001d820130705	nabixd-nv10a	9480	1180
kindle fire tablet	1	DO1EOAO1527017F	fire	8671	n/a
kindle fire tablet	1	DO1ECOAO15220D6J	fire	8672	n/a
kindle fire tablet	1	DO1ECOAO15220D6H	fire	8673	n/a
dell monitor 19inch	1	cn-0h31dt-74261-247-1ykm	p1911b	8658	n/a
dell monitor 19inch	1	cn-0h31dt-74261-239-0hcl	p1911b	8662	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-231M	p1911b	8183	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-220M	p1911b	8185	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-224M	p1911b	8191	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-238M	p1911b	8175	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-227M	p1911b	8181	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-234M	p1911b	8189	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-223M	p1911b	8177	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-225M	p1911b	8193	n/a
dell monitor 19inch	1	CN-08JCGH-74445-12B-205M	p1911b	8187	n/a
dell pc stands	26	N/A	ARA10	n/a	n/a
APC SPARE BATTERIES	4	N/A	SYBUTU1-PLP	N/A	N/A
APC UNIT	1	4B0942P47386	BE450G	7872	N/A
APC UNIT	1	4B0942P47386	BE450G	7874	N/A

Library

APC UNIT	1	NB9946323221	BF280	5950	N/A
APC Unit	1	4b1043p14263	be350g	7886	n/a
power edge server old	1	bqdd0741	power edge 6650	4842	n/a
power edge server old	1	9qdd0741	power edge 6650	4843	1200

URBAN COUNTY SURPLUS

HP LE1711 MONITOR	1	3CQ0131Z29	le1711	7791	N/A
HP T5740 PC	1	CNVA130BZS	t5740	7792	1344
HP LE1711 MONITOR	1	3CQ0131Z9G	le1711	7793	N/A
HP T5740 PC	1	CNVA130C91	t5740	7794	2802
HP LE1711 MONITOR	1	3CQ0131Z1Y	le1711	7795	N/A
HP T5740 PC	1	CNVA130C04	t5740	7796	1341
HP LE1711 MONITOR	1	3CQ0113Z23	le1711	7797	N/A
HP T5740 PC	1	CNVA130C05	t5740	7798	1339
HP LE1711 MONITOR	1	3CQ0131Z9R	le1711	7799	N/A
HP T5740 PC	1	CNVA130BZ4	t5740	7800	1342
HP LE1711 MONITOR	1	3CQ0131Z26	le1711	7801	N/A
HP T5740 PC	1	CNVA130BW9	t5740	7802	1335
HP LE1711 MONITOR	1	3CQ0131Z1X	le1711	7803	N/A
HP T5740 PC	1	CNVA130BTV	t5740	7804	1332
HP LE1711 MONITOR	1	3CQ0131Z9F	le1711	7805	N/A
HP T5740 PC	1	CNVA130BNG	t5740	7806	1343
HP LE1711 MONITOR	1	3CQ0131Z9M	le1711	7807	N/A
HP T5740 PC	1	CNVA130C84	t5740	7808	1424
HP LE1711 MONITOR	1	3CQ0131ZBR	le1711	7809	N/A
HP T5740 PC	1	CNVA130BWX	t5740	7810	1503
HP LE1711 MONITOR	1	3CQ0131Z1Z	le1711	7811	N/A
HP T5740 PC	1	CNVA130BWX	t5740	7812	1333
HP LE1711 MONITOR	1	3CQ0131ZGQ	le1711	7813	N/A
HP T5740 PC	1	CNVA130BW0	t5740	7814	NO TAG
HP LE1711 MONITOR	1	3CQ0131Z9L	le1711	7815	N/A

Library

HPT5740 PC	1	CNVA130C06	t5740	7816	1334
HP LE1711 MONITOR	1	3CQ0131Z9D	le1711	7817	N/A
HPT5740 PC	1	CNVA130C9D	t5740	7818	1501
HP LE1711 MONITOR	1	3CQ0131ZBB	le1711	7819	N/A
HPT5740 PC	1	CNVA130BW8	t5740	7820	1500
HP LE1711 MONITOR	1	3CQ0131Z27	le1711	7821	N/A
HPT5740 PC	1	CNVA130BX9	t5740	7822	1502
HP LE1711 MONITOR	1	3CQ0131Z9C	le1711	7823	N/A
HPT5740 PC	1	CNVA130BWT	t5740	7824	1340
HP LE1711 MONITOR	1	3CQ0131Z9K	le1711	7825	N/A
HPT5740 PC	1	CNVA130BVB	t5740	7826	1338
HP LE1711 MONITOR	1	3CQ0131Z6H	le1711	7827	N/A
HPT5740 PC	1	CNVA130C0N	t5740	7828	1337
HP LE1711 MONITOR	1	3CQ0131Z9P	le1711	7829	N/A
HPT5740 PC	1	CNVA130BYy	t5740	7830	1336
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-01B6	rt7d50	5287	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BC-0517	rt7d50	5290	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BB-061Z	rt7d50	5293	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-019N	rt7d50	5296	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-02A3	rt7d50	5299	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-019N	rt7d50	5302	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BB-064G	rt7d50	5305	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BC-01AL	rt7d50	5308	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BC-06T2	rt7d50	5311	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BC-0572	rt7d50	5314	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BA-06JV	rt7d50	5317	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BB-064I	rt7d50	5320	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-01B4	rt7d50	5323	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-01B3	rt7d50	5326	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4BC-051A	rt7d50	5329	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-019M	rt7d50	5332	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-019K	rt7d50	5335	n/a
Dell Keyboard -RT7D50	1	CN-OJ462437172-4B8-02PJ	rt7d50	5338	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-40DU	E153FPb	5285	n/a

Library

Dell Monitor - E153FPb	1	OD5421-46633-489-40CU	E153FPb	5291	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-5411U	E153FPb	5294	n/a
Dell Monitor - E153FPb	1	cd-od5421-46633-489-4070	E153FPb	5297	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-40RU	E153FPb	5300	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-5418U	E153FPb	5303	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-541MU	E153FPb	5306	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-40KU	E153FPb	5312	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-3Y7U	E153FPb	5318	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-3YMU	E153FPb	5330	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-40JU	E153FPb	5333	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-3YTU	E153FPb	5336	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-402U	E153FPb	5309	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-541LU	E153FPb	5315	n/a
Dell Monitor - E153FPb	1	OD5421-46633-489-409U	E153FPb	5327	n/a
Dell Monitor - E157FFC	1	CNOFJ06664180-788-1B9S	E153FPb	5321	n/a
Dell Monitor - E157FFC	1	CN-OFJ06664180-833-0XAU	E153FPb	5324	n/a
Dell Monitor - E157FFC	1	CN-OFJ06664180-7AF-4F2L	E153FPb	5288	n/a
Dell Optiplex GX280 PC	1	D89Z661	GX280	5286	1346
Dell Optiplex GX280 PC	1	5B9Z661	GX280	5289	1396
Dell Optiplex GX280 PC	1	2B9Z661	GX280	5295	1402
Dell Optiplex GX280 PC	1	C99Z661	GX280	5298	1405
Dell Optiplex GX280 PC	1	689Z661	GX280	5301	1399
Dell Optiplex GX280 PC	1	7B9Z661	GX280	5304	1400
Dell Optiplex GX280 PC	1	H99Z661	GX280	5307	1398
Dell Optiplex GX280 PC	1	CB9Z661	GX280	5310	1410
Dell Optiplex GX280 PC	1	G89Z661	GX280	5313	1407
Dell Optiplex GX280 PC	1	BB9Z661	GX280	5316	1397
Dell Optiplex GX280 PC	1	299Z661	GX280	5319	1401
Dell Optiplex GX280 PC	1	B89Z661	GX280	5322	1345
Dell Optiplex GX280 PC	1	F99Z661	GX280	5325	1406
Dell Optiplex GX280 PC	1	3B9Z661	GX280	5328	1408
Dell Optiplex GX280 PC	1	699Z661	GX280	5331	1395
Dell Optiplex GX280 PC	1	599Z661	GX280	5334	1404
Dell Optiplex GX280 PC	1	J89Z661	GX280	5337	1409

Dell Optiplex GX280 PC	1		999Z661		GX280	5292	1403
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Library

CITY OF WESLACO - SURPLUS FY 2018-19
MISCELLANEOUS ITEMS

[illegible]

CITY OF WESLACO - SURPLUS FY 2018-19
MISCELLANEOUS ITEMS

[illegible]

CITY OF WESLACO - SURPLUS FY 2018-19 MISCELLANEOUS ITEMS

[illegible]

CITY OF WESLACO - SURPLUS FY 2018-19 MISCELLANEOUS ITEMS

[illegible]



VALLEY WIDE AUCTION SERVICES

Auctioneer: Jesse Ramirez, Lic: # 12569

956-778-7525

Licensed & Bonded

E-Mail: valleywideauctionservices@gmail.com

Website: www.valleywideauctionservices.com

Scan with
Smartphone
to visit our
Website



PERSONAL PROPERTY AUCTION CONTRACT

Agreement for sale of Personal and Chattel Property by Auction

Agreement made this JULY day of 17, 2018 between
Finance Department - City

of Weslaco, Texas, hereafter called Seller,
and Valley Wide Auction Services, hereafter called Auctioneers.

The seller hereby agrees to use his professional skill, knowledge, and experience to the best advantage of both parties in preparing for and conducting the sale.

The seller hereby agrees to turn over and deliver to the auctioneers, to be sold at public auction the item listed below and on the reverse side and attached sheets. No item shall be sold or withdrawn from the sale prior to the auction except by mutual agreement between seller and auctioneer. If item is sold or withdrawn auctioneer shall receive full commission on the item. See attachment on other page.

AUCTION SERVICES OPEN FOR A PERIOD OF ONE YEAR / ONSITE OR AUCTIONEERS PLACE OF BUSINESS

The auction is to be held at the Weslaco Public Works Bldg. 1912 Joe Stephens Ave.
on the OPEN PERIOD OF ONE YEAR day of 20. And in case of postponement because of inclement weather, said auction will take place on later date agreed to by both parties.

It is mutually agreed that all said good be sold to the highest bidder, with the exception of items specified by the seller in writing to be protected. ~~XXXXXX~~ The auctioneer agrees to turn net proceeds from sale over to seller along with sale records and receipts. ~~XXXXXX~~

The seller covenants and agrees that he has good title and the right to sell, and said good are free from all encumbrances except as follows: (if none WRITE NONE) None

Item	Mortgage or Lien Holder	Address	Approximate Unpaid Balance

Seller agrees to provide merchantable title to all items sold and deliver title to purchasers. Seller agrees to hold harmless, the auctioneers against any claims of the nature referred to in this contract.

Seller agrees to pay sale expenses including:

Auctioneer's Fee .07% Overall Sales / .09% Buyers Fee

Clerk's Fee 0

Cashier's Fee 0

Other Personnel 0

Advertising 0

Other 0

x) [Signature]
(Auctioneer's Signature)

9169 W BUS 83 HARLINGEN TX 78552
(Address)

(956) 778-7525
(Telephone)

07-17-18

(x) _____
(Seller's Signature)

(x) _____
(Seller's Signature) (Telephone)

(Seller's Address)

(Seller's Social Security No. or FED ID No.)



VALLEY WIDE AUCTION SERVICES

OFF: 956-778-7525

E-Mail: valleywideauctionservices@hotmail.com

Auctioneer Lic. #12569 15 Yrs Exp.

Licensed & Bonded By the State of Texas

Website: www.valleywideauctionservices.net



Jesse Ramirez
Fax: (956) 550-0385

Quote For:

City of Weslaco, TX (Auction Service Department)

From: Valley Wide Auction Service

Upon the agreement of our client, Valley Wide Auction Service will provide the labor and resources to arrange, set-up, clean, tag and prepare all assets for sale at the public auction. Staff is also provided to enter the required information into our auction data base.

A fully knowledgeable staff is provided for the day of the sale to ensure proper registration, collection of deposits, auction flow, and check-out and removal supervision.

Check-Out & Removal Personnel: Valley Wide Auction Service will provide a reputable staff to collect the auction proceeds at the conclusion of the sale and personnel to supervise the removal process.

Bookkeeping: A bookkeeper will be provided to ensure proper data entry and cataloging, during the course of the sale.

Post Auction Reports: All invoices of expenses for the public auction sale as well as auction statements, summaries, and buyer reports will be provided with the payment of auction proceeds.

Valley Wide Auction Service, will be advertising in all major valley wide newspaper, website pictures, 2500 flyers to be circulated to all valley flea markets, and we also contact via mail out all our regular customers. We also provide door prizes that are given at the end of each auction.

Sincerely,

Jesse Ramirez



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2416	
From:			
Subject: Approval of Resolution 2019-46 to amend Resolution 2018-74 and update authorized designated individuals as signatories on certain legal financial documents with BBVA Compass Bank for the Marion Booth Endowment Certificate of Deposit, and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)			
Background: This will update the necessary changes to the authorized signers on the certificate of deposit account with BBVA Compass removing Yvette Mendoza and adding Vidal Roman, Finance Director.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: 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):			
Sonia Flores		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: R2019-46 BBVA			
Responsibilities upon Approval:			

RESOLUTION NO. 2019-46

STATE OF TEXAS	§	RESOLUTION AUTHORIZING MEMBERS OF STAFF
COUNTY OF HIDALGO	§	AS SIGNATORIES ON CERTAIN LEGAL FINANCIAL
CITY OF WESLACO	§	DOCUMENTS FOR THE CITY OF WESLACO

1. I, **Myra Ayala**, certify that I am the **City Secretary** of The City of Weslaco, organized under the laws of **Texas**, Federal Employer ID Number **74-6002544**, engaged in Municipal business under the name of the **City of Weslaco**, and that the following is a correct copy of the resolution adopted at a meeting of the City Commission duly and properly called and held on **May 7, 2019**. This resolution appears in the minutes of this meeting and has not been rescinded or modified.
2. Be it Resolved that,
 - (a) BBVA Compass Bank is designated as a depository for the funds of the City of Weslaco.
 - (b) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by this Financial Institution.
 - (c) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the City of Weslaco with this financial institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
 - (d) Any of the persons named below, so long as they act in a representative capacity as agents of the City of Weslaco, are authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated below, from time to time with this financial institution, concerning funds deposited in this financial institution, moneys borrowed from this financial institution or any other business transacted by and between the City of Weslaco and this financial institution subject to any restrictions stated below.
 - (e) Any and all prior resolutions adopted by the City Commission of the City of Weslaco and certified to this Financial Institution as governing the operations of the City of Weslaco's account(s), are in full force and effect, unless supplemented or modified by this authorization.
 - (f) The City of Weslaco agrees to the terms and conditions of any account agreement, properly opened by any authorized representative(s) of the City of Weslaco, and authorizes the financial institution named above, at anytime, to charge the City of Weslaco for all checks, drafts, or other orders, for the payment of money, that are properly drawn on this financial institution, and contain the required number of signatures for this purpose.

3. The officials designated below are authorized to conduct business as indicated:

	Name and Title	Signature
(A)	Mike R. Perez, City Manager	_____
(B)	Vidal Roman, Finance Director	_____
(C)	Sonia Flores, Assistant Finance Director	_____

Indicate A, B, and C

<u>A – C</u>	(1)	Exercise all of the powers listed (2) through (9)
<u>A – C</u>	(2)	Open any deposit or checking account(s) in the name of the City of Weslaco
<u>A – C</u>	(3)	Endorse checks and orders for the payment of money and withdraw funds on deposit with this financial institution. Number of authorized signatures required for this purpose <u>2</u> . Number of authorized signatures required for payroll purpose <u>1</u> .
<u>A – C</u>	(4)	Open any certificate of deposit account and withdraw or transfer funds from the certificate of deposit on deposit with this financial institution. Number of authorized signatures required for this purpose <u>2</u> .
<u>A – C</u>	(5)	Transfer funds from operations account to the payroll account, investment account or paying agent approved by City Commission by telefax or other electronic means. Number of authorized signatures required for this purpose <u>1</u> .
<u>A – C</u>	(6)	Borrow money on behalf and in the name of the City of Weslaco executes and delivers promissory notes or other evidences of indebtedness. Number of authorized signatures required for this purpose <u>2</u> .
<u>A – C</u>	(7)	Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the City of Weslaco as security for sums borrowed and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment. Number of authorized signatures required for this purpose <u>1</u> .
<u>A – C</u>	(8)	Enter into written lease for the purpose of renting and maintaining a Safe Deposit Box in this financial institution. Number of authorized signatures required to gain access and to terminate the lease <u>1</u> .

A – C. (9) Authorized to make inquiries as to status, account balance pertaining to the City of Weslaco.

4. I further certify that the City Commission of the City of Weslaco has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the foregoing resolutions and to confer the power granted to the persons named who have full power and lawful authority to exercise the same.

In Witness Whereof, I have hereunto subscribed my name and affixed the seal of this Corporation on May 7, 2019.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Myra Ayala, CITY SECRETARY

APPROVED AS TO FORM:

Juan J. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2417	
From:			
Subject: Approval of Resolution 2019-47 amending Resolution 2018-73, authorizing the Mayor and City Commission, identifying Vidal Roman, Finance Director and Myra Ayala, City Secretary to exercise certain powers identified with BBVA Compass Bank, including opening of accounts, certificates of deposit, transferring funds, securing safe deposit boxes, and making inquiries pertaining to accounts and authorize the Mayor and Commission to execute any related documents. (Staffed by Finance Department.)			
Background: This will update the necessary changes to the authorized signers on our bank accounts with BBVA Compass to add the new Finance Director, Vidal Roman and new City Secretary, Myra Ayala.			
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):			
Sonia Flores		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		New	
City Manager Comments: Approved.			
Staff Recommendation:			
Attachments, if any: R2019-47 update all accounts BBVA signatories			
Responsibilities upon Approval:			

RESOLUTION NO. 2019-47

STATE OF TEXAS	§	RESOLUTION AUTHORIZING MAYOR DAVID
COUNTY OF HIDALGO	§	SUAREZ, MEMBERS OF THE CITY COMMISSION,
CITY OF WESLACO	§	AND APPROPRIATE STAFF AS SIGNATORIES ON
		CERTAIN LEGAL FINANCIAL DOCUMENTS FOR
		THE CITY OF WESLACO

1. I, Myra Ayala, certify that I am the **City Secretary** of The City of Weslaco, organized under the laws of Texas, Federal Employer ID Number 74-6002544, engaged in Municipal business under the name of the City of Weslaco, and that the following is a correct copy of the resolution adopted at a meeting of the City Commission duly and properly called and held on **May 7, 2019**. This resolution appears in the minutes of this meeting and has not been rescinded or modified.
2. Be it Resolved that,
 - (a) BBVA Compass Bank is designated as a depository for the funds of the City of Weslaco.
 - (b) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by this Financial Institution.
 - (c) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the City of Weslaco with this financial institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
 - (d) Any of the persons named below, so long as they act in a representative capacity as agents of the City of Weslaco, are authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated below, from time to time with this financial institution, concerning funds deposited in this financial institution, moneys borrowed from this financial institution or any other business transacted by and between the City of Weslaco and this financial institution subject to any restrictions stated below.
 - (e) Any and all prior resolutions adopted by the City Commission of the City of Weslaco and certified to this Financial Institution as governing the operations of the City of Weslaco's account(s), are in full force and effect, unless supplemented or modified by this authorization.
 - (f) The City of Weslaco agrees to the terms and conditions of any account agreement, properly opened by any authorized representative(s) of the City of Weslaco, and authorizes the financial institution named above, at anytime, to charge the City of Weslaco for all checks, drafts, or other orders, for the payment of money, that are properly drawn on this financial institution, and contain the required number of

signatures for this purpose.

3. The officials designated below are authorized to conduct business as indicated:

	Name and Title	Signature
(A)	David Suarez, Mayor	_____
(B)	Greg Kerr, Mayor Pro-Tem	_____
(C)	Leonardo Munoz Jr., Commissioner	_____
(D)	Jose J.P. Rodriguez, Commissioner	_____
(E)	Leticia Lopez, Commissioner	_____
(F)	Joshua S.M. Pedraza, Commissioner	_____
(G)	Mike R. Perez, City Manager	_____
(H)	Myra Ayala, City Secretary	_____
(I)	Vidal Roman, Finance Director	_____
(J)	Sonia Flores, Assistant Finance Director	_____

Indicate A, B, C, D and/or E

- | | | |
|--------------------|-----|--|
| <u>A – G</u> | (1) | Exercise all of the powers listed (2) through (9) |
| <u>A – G, I, J</u> | (2) | Open any deposit or checking account(s) in the name of the City of Weslaco |
| <u>A – G</u> | (3) | Endorse checks and orders for the payment of money and withdraw funds on deposit with this financial institution.
Number of authorized signatures required for this purpose <u>2</u> .
Number of authorized signatures required for payroll purpose <u>1</u> . |
| <u>A – G, I, J</u> | (4) | Open any certificate of deposit account and withdraw or transfer funds from the certificate of deposit on deposit with this financial institution.
Number of authorized signatures required for this purpose <u>2</u> . |
| <u>A – G, I, J</u> | (5) | Transfer funds from operations account to the payroll account, investment account or paying agent approved by City Commission by telefax or other electronic means.
Number of authorized signatures required for this purpose <u>1</u> . |
| <u>A – G</u> | (6) | Borrow money on behalf and in the name of the City of Weslaco executes and delivers promissory notes or other evidences of indebtedness.
Number of authorized signatures required for this purpose <u>2</u> . |

- A – G (7) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the City of Weslaco as security for sums borrowed and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment. Number of authorized signatures required for this purpose 1.
- A – G, I (8) Enter into written lease for the purpose of renting and maintaining a Safe Deposit Box in this financial institution. Number of authorized signatures required to gain access and to terminate the lease 1.
- A – J, (9) Authorized to make inquiries as to status, account balance pertaining to the City of Weslaco.

4. I further certify that the City Commission of the City of Weslaco has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the foregoing resolutions and to confer the power granted to the persons named who have full power and lawful authority to exercise the same.

In Witness Whereof, I have hereunto subscribed my name and affixed the seal of this Corporation on May 7, 2019.

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Myra Ayala, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2418	
From:			
Subject: Approval of Resolution 2019-48 appointing Vidal Roman, Finance Director, as an Authorized Representative to conduct business with TexPool Participant Services, and authorize the Mayor to execute any related documents. (Staffed by Finance Department).			
Background: Update authorized representatives listed for TexPool, removing Yvette Mendoza, and adding Vidal Roman, as Finance Director.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: 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):			
Sonia Flores		Created/Initiated	
Vidal Roman		Approved	
Mike Perez		New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends approval			
Attachments, if any: R2019-48 update TEXPOOL add Vidal			
Responsibilities upon Approval: Original resolution will be mailed out to TexPool.			



Resolution Amending Authorized Representatives

RESOLUTION 2019-48

Please use this form to amend or designate Authorized Representatives.

This document supersedes all prior Authorized Representative forms.

* Required Fields

1. Resolution

WHEREAS,

City of Weslaco

77734

Participant Name*

Location Number*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Vidal Roman Finance Director

Name Title

9569683181 9569686717 vroman@weslacotx.gov

Phone Fax Email

Signature
2. Sonia Flores Assistant Finance Director

Name Title

9569683181 9569686717 sflores@weslacotx.gov

Phone Fax Email

Signature
3. Rosalinda Cavazos Accountant II

Name Title

9569683181 9569686717 rcavazos@weslacotx.gov

Phone Fax Email

Signature

1. Resolution (continued)

4. Federico Reyes Accountant II
Name Title
9 5 6 9 6 8 3 1 8 1 9 5 6 9 6 8 6 7 1 7 freyes@weslacotx.gov
Phone Fax Email

Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Vidal Roman
Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name Title

Phone Fax Email

- D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 0 7 day of May, 2 0 1 9.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

Name of Participant*

SIGNED

Signature*

Printed Name*

Title*

ATTEST

Signature*

Printed Name*

Title*

2. Mailing Instructions

The completed Resolution Amending Authorized Representatives can be faxed to TexPool Participant Services at 1-866-839-3291, and mailed to:
TexPool Participant Services
1001 Texas Avenue, Suite 1400
Houston, TX 77002



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2426
From: Martin Mata		
Subject: Authorization to accept a monetary donation of \$8,777.04 from the Weslaco Friends of the Library and authorize the Mayor to execute any related documents. (Staffed by Library Department).		
Background: The Friends of the Weslaco Public Library were a non-profit organization bringing together people who care about libraries and who believe in what libraries represent. After more than 30 years the Weslaco Public Library Friends of the Library will be retiring their organization and would like to donate the remainder of the funds available to the Mayor Joe V. Sanchez Public Library. The Friends of the Library has requested the funds be used for audio and video equipment for the Library Theater.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission: NA		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: NA		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Weslaco Public Library Board unanimously approved the donation from the Friends.		
Martin Mata Arnold Becho Leo Gonzales Vidal Roman Mike Perez	Created/Initiated Approved Approved New	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: memo - Accept donation from Friends of the Library 2019		

Responsibilities upon Approval:

Upon approval Library and IT will use the funds to upgrade the theater's audio and visual systems.

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
, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

April 10, 2019

To: Mike Perez, City Manager; David Suarez, Mayor; Gregory Kerr, Mayor Pro-Tem; Leo Muñoz, Commissioner; Jose "P" Rodriguez, Commissioner; Letty Lopez, Commissioner; Josh Pedraza, Commissioner

CC: Martin J. Mata, Vidal Roman, Leo Gonzales

Fr: Arnoldo Becho, Library Director

Re: Authorization to accept the monetary donation form the Weslaco Friends of the Library.

The Friends of the Weslaco Public Library were a non-profit organization bringing together people who care about libraries and who believe in what libraries represent. The Friends of the Library were volunteers who were interested in promoting the library by helping to improve its services, resources, and its role in the Weslaco community.

After more than 30 years the Weslaco Public Library Friends of the Library will be retiring their organization and would like to donate the remainder of the funds available to them to the Mayor Joe V. Sanchez Public Library. We were deeply saddened to see them go but also very appreciative of their service.

On Tuesday, April 9, 2019, the Weslaco Public Library Board unanimously accepted the donation from the Friends. The Friends of the Library and Library Board recommended the Library use these funds to upgrade the theater's audio and visual systems.

Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

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



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2018-1648
From:		
Subject: Authorization to hold the July 4th celebration with Weslaco Economic Development Corporation on Thursday, July 4, 2019 at the Mayor Pablo G. Peña City Park at 300 N. Airport Drive, to sell beer during the event from 12 noon to 10 p.m., to waive appropriate ordinances associated with the event, and to place a banner promoting it at the intersection of Texas and Pike Boulevards and/or Westgate Drive and Frontage and authorize the Mayor to execute any related documents as may be required by the Texas Department of Transportation. (Staffed by Parks and Recreation Department.)		
Background: This event is part of the Weslaco Economic Development Corporation Quality of Life event and helps promote tourism and economic development in the City of Weslaco. This is the 5th Annual celebration to be at Mayor Pablo Pena Park. Assistance from the City's Parks & Recreation, Public Works, Police, and Fire Departments have provided necessary support for set-up, traffic control and safety at the event.		
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):		
Omar Rodriguez Mike Perez		Created/Initiated Final Approval
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Weslaco EDC 4th of July		
Responsibilities upon Approval:		



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

April 29, 2019

Omar Rodriguez
Parks and Recreation Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

RE: Request for 4th of July Festival Event.

Good Morning Mr. Rodriguez,

I am writing to request assistance, from The City of Weslaco, in hosting the City of Weslaco 5th Annual 4th of July Fireworks Festival. This event is part of the Weslaco Economic Development Corporation Quality of Life events and helps promote tourism and economic development in the City of Weslaco.

This is the EDC-Weslaco 5th year hosting this event and we are privileged to continue this event. Over the past five years, the City of Weslaco has had thousands of people travel from all over the Rio Grande Valley to the great City of Weslaco to attend this particular event. It is an evening full of live music, rides, and family entertainment.

EDC-Weslaco would like to ask for assistance from the City of Weslaco, Parks and Recreation Department and Public Utility Departments to assist and allow the usage of Mayor Pablo Pena Park, closure of streets, hang (2) 4th of July banners one on Texas and Pike and another on Westgate Drive and allow the sale of alcohol on July 4, 2019 between the hours of 4:00 p.m. and 10:00 p.m. and any other needs required for this event. The 4th of July Festival will begin at 4:00 p.m. and end at 10:00 p.m. Mayor Pablo Pena Park would require to be closed starting July 3rd, 2019, to help assist with event set ups, but would reopen on Friday, July 5th, 2019.

Over the past 4 years, the City of Weslaco has been able to assist with the request and we hope you will continue to work in partnership during 2019 event. Not only does this promote economic growth in the City of Weslaco, but also, together we will be able to promote and bring future tourism to Weslaco, TX.

I look forward to working together this coming 4th of July.

A handwritten signature in black ink that reads 'Marie'.

Marie McDermott
Executive Director, EDC-Weslaco
956-969-0838/ mmcdermott@weslacoedc.com

275 S. Kansas, Suite #A • Weslaco, Texas • 78596
(956) 969-0838 • (956) 969-8611 Fax
www.weslacoedc.com



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2018-1677	
From:			
Subject: Approval of the License Agreement with the Weslaco Youth Football League to host a Summer Youth Flag Football Season at Harlon Block Sports Complex open area, for a term of one month June 1, 2019 - June 30, 2019 and authorize the Mayor to execute any related documents. (Staffed by Parks 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 Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: WYFL Request Use of Park Letter 2019, Email Response to financials request April 30 2019, WYFL Sports Fields License Agreement 2019, EXHIBIT A -Harlon Block Sports Complex, City of Weslaco Insurance Certificate 08.2018, WESLACO FOOTBALL FINANCIALS			
Responsibilities upon Approval:			

WESLACO YOUTH FOOTBALL LEAGUE

P.O. Box 1261; Weslaco, Texas 78599; Phone (956) 246-9927
TAX ID # 32002732454

April 30, 2019

City of Weslaco Parks and Recreation Dept.
Attn: Mr. Omar Rodriguez, Director
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Summer Flag Football- Request for Use of Harlon Block Park

City of Weslaco Parks and Recreation:

The Weslaco Youth Football League board and community would like to thank our City of Weslaco Commissioners, City Manager and Parks & Rec staff for their continued support of our youth football program. Your generosity and consideration have allowed us to grow from 100+ registered youth in our first flag season over 4 years ago, to over 450 registered youth this past fall. It is once again time for our annual Summer Flag Football program and we are respectfully requesting the use of the open center area at Harlon Block Park for the month of June 2019 (June 1st- June 30th), Monday-Saturday for our Weslaco Youth Football teams practices and games. If you have any additional questions please do not hesitate to reach out to one of our executive board members. I have included our contact information below for your records.

Thank you for your support!!

Respectfully yours,

Albert Ortiz, President (956)246-9927
Al Ibarra, Vice President (956)200-3972
Belinda Ibarra, Secretary/Treasurer (956)463-3127
Roman Gutierrez, Board Member

Omar Rodriguez

From: Weslaco Youth Football <wyflweslacoyouthfootballleague@gmail.com>
Sent: Tuesday, April 30, 2019 10:39 AM
To: Omar Rodriguez
Subject: Re: WYFL Summer Flag Program
Attachments: Request Use of Park Letter 2019.doc

Good morning Omar,

I apologize for the delay, my Monday was extremely hectic. I am attaching the letter with requested dates. My CPA is backed up on our books but she is working on it, so I'm hoping to have that for you before next week's meeting. As for the non-profit letter, WYFL has never had a non-profit letter. We have already started the process of registering with the state as a 501(c)3 non-profit organization, but that has not been completed at this time. We do operate, and have always operated as a non-profit entity, however previous boards before us have never attempted or completed the registration process. I will submit that letter as soon as I receive it once the registration process is complete. Please let me know if you have any other questions or need any additional information.

Respectfully,

*Belinda Ibarra, Secretary/Treasurer
Weslaco Youth Football League
P.O. Box 1261
Weslaco, TX 78599
Cell: (956)463-3127*

On Fri, Apr 26, 2019 at 3:41 PM Omar Rodriguez <orodriguez@weslacotx.gov> wrote:

Please letter with dates/time that you wish to have program. Also, need insurance, financials, and Non-profit letter. Thanks.

From: Omar Rodriguez
Sent: Monday, April 22, 2019 9:45 AM
To: Weslaco Youth Football <wyflweslacoyouthfootballleague@gmail.com>
Subject: RE: WYFL Summer Flag Program

Ok.

From: Weslaco Youth Football <wyflweslacoyouthfootballleague@gmail.com>
Sent: Monday, April 22, 2019 9:43 AM
To: Omar Rodriguez <orodriguez@weslacotx.gov>; Parks and Recreation <parks@weslacotx.gov>
Subject: WYFL Summer Flag Program

Good morning Omar,

I need to speak with you about getting on the commissioners meeting agenda for the upcoming meeting in May so that we can request use of Harlon Block park for our summer flag program in June. Please give me a call at your earliest convenience.

Sincerely,

Belinda Ibarra, Secretary/Treasurer

Weslaco Youth Football League

P.O. Box 1261

Weslaco, TX 78599

Cell: (956)463-3127

FACILITY LICENSE AGREEMENT

THIS LICENSE AGREEMENT made and entered into this ____ day of _____ 2019, by and between the City of Weslaco, a home-ruled municipal corporation; 255 S. Kansas Ave. Weslaco, Texas 78596, Licensors, (hereinafter referred to as "CITY"), and Weslaco Youth Football League, P.O. Box 1261 Weslaco Texas 78599 hereinafter referred to as "LICENSEE".

WITNESSTH

- A. CITY owns all rights, title and interest in Harlon Block Sports Complex and has the authority to grant this License; and
- B. LICENSEE desires to use the described facility for the purpose described herein; and
- C. CITY is willing to permit LICENSEE to use said facility in such a manner as described herein.

1. GRANT OF LICENSE

- 1.1. The CITY grants a license to the LICENSEE to non-exclusive use and the LICENSEE licenses from the CITY the portions of the Harlon Block Sports Complex West Field and East Field located at 1020 West 18th Street, Weslaco Texas 78596 as indicated in Exhibit "A" hereinafter referred to as the FACILITY.
- 1.2. The term of this license is for the period of June 1, 2019 through June 30, 2019. Specific times and days of use to be mutually agreed upon with the "CITY's" Director of Parks & Recreation.
- 1.3. The "LICENSEE" will provide a schedule of "LICENSEE's" activities to "CITY" at least two (2) weeks prior to start of such activities.
- 1.4. The LICENSEE shall have the right to occupy and use the Facility for the purposes of presenting a Youth Flag Football League hereinafter referred to as "LEAGUE". The right to occupy and use the FACILITY by LICENSEE shall not be construed as an endorsement by the CITY of the LEAGUE or purposes thereto.
- 1.5. This Agreement is non-transferrable and the LICENSSEE shall not assign this Agreement nor sublet FACILITY without the prior written consent of the CITY.

1. LICENSING FEE

- 2.1 The CITY will not charge LICENSEE any rent for the use of leased premises.

3. INDEMNIFICATION AND HOLD HARMLESS

- 3.1 LICENSEE agrees to indemnify the City of Weslaco, from all claims, suits, damages, costs, losses and expenses in any manner arising out of connected to the viewing of the movie or the sale of any concession items.
- 3.2 The "LICENSEE" will carry liability insurance in an amount sufficient to protect the "CITY's" interest in the lease premises and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.

4. MISCELLANEOUS

- 4.1 "LICENSEE" will be responsible for all the equipment needed to present the LEAGUE. This equipment may be set up only on the day(s) of the LEAGUE and must be removed immediately after the event.
- 4.2 The "LICENSEE" shall endeavor to assist the "CITY" in providing a safe and clean complex for participants, spectators and visitors.
- 4.3 The "LICENSEE" will be allowed to park one (1) vehicle next to the concession stand for the sole purpose of providing equipment & supplies for "LICENSEE's" activities. All other automobiles and vehicles will park in areas designated for such purpose by "CITY".
- 4.4 The "LICENSEE" is responsible for scheduling games and providing adult supervision at all "LICENSEE's" activities.
- 4.5 The "CITY" shall the right to decide when the field is unplayable due to current or anticipated weather conditions.
- 4.6 The "LICENSEE" will provide the "CITY" Parks and Recreation Department appropriate contact phone numbers for the purpose of directing public inquiries to the proper authorities regarding this LEAGUE.
- 4.7 The "LICENSEE" shall report any repairs or potential hazards to the "CITY's" Parks and Recreation Department. However, the reporting of these hazards does not in any way, shape or form make the "CITY" responsible for any injuries or damages resulting from said hazards.
- 4.8 The "CITY" will maintain the leased premises including mowing and marking painted field lines. Maintenance scheduling will be determined by "CITY" upon advanced receipt of a schedule of "LICENSEE's" activities.
- 4.9 The "CITY" undertakes no responsibility and is under no obligation to obtain sponsors for "LICENSEE's" activities.
- 4.10 The "LICENSEE" will provide the "CITY" an accounting of all monies collected in registration fees, concession stand revenues and expenses incurred upon demand in a form and

manner acceptable to "CITY". The "CITY" may at any time demand such accounting and failure to do so will result in an automatic termination of this agreement.

- 4.11 The "LICENSEE" affirms that the person signing on behalf of the "LICENSEE" is authorized to execute this lease agreement with the "CITY".
- 4.12 "CITY" has the right to cancel this lease agreement without cause by providing thirty (30) days' written notice of said termination.
- 4.13 If any material, composition or name to be used or performed under this AGREEMENT is copyrighted, the LICENSEE shall be responsible for securing, before using or employing such material, composition or name, the assent in writing, of the owner or licensee of such copyright. The LICENSEE shall indemnify and save the CITY harmless from any and all claims, expenses or suits for copyright infringements which may arise from the performance of this Agreement.
- 4.14 LICENSEE shall be responsible for all associated licensing fees, permits, costs, and taxes.
- 4.15 GOVERNING LAW: This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any law suit arising from or incident to this Agreement. Venue shall be the state and federal courts located in Hidalgo County, Texas.

IN WITNESS WHEREOF, the undersigned hereby execute this license agreement as of the day and year first above written

CITY OF WESLACO

David Suarez, MAYOR

ATTEST:

Mayra Ayala, CITY SECRETARY

APPROVED AS TO FORM:

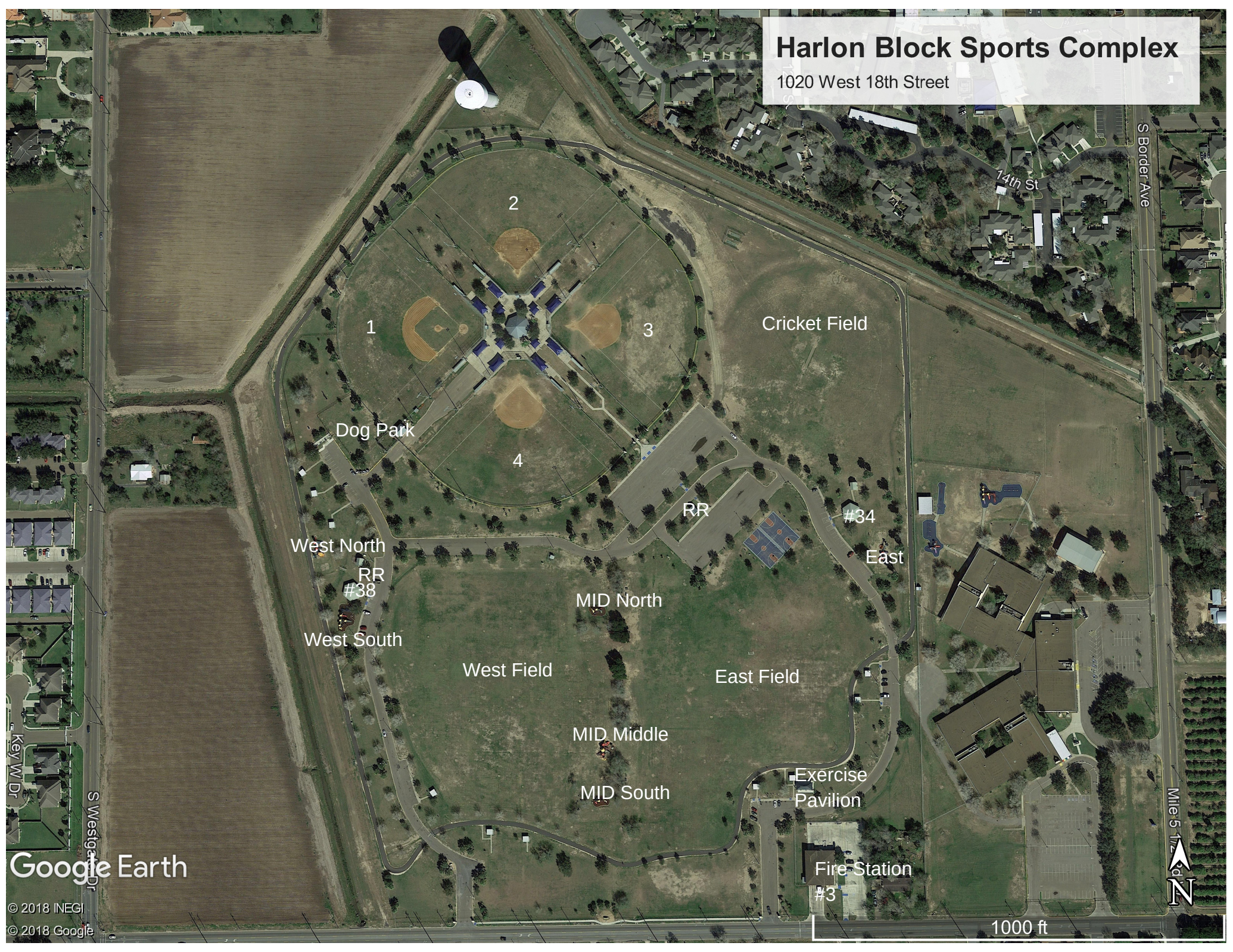
JUAN E. GONZALEZ, CITY ATTORNEY

WESLACO YOUTH FOOTBALL LEAGUE

CHAIRMAN

Harlon Block Sports Complex

1020 West 18th Street



Google Earth

© 2018 INEGI
© 2018 Google



1000 ft



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/26/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Terry L. Green & Associates 3100 Five Forks Trickum Rd Suite 101 Lilburn, GA 30047	CONTACT NAME: PHONE (A/C, No, Ext): 1-800-550-5029 E-MAIL ADDRESS: info@esportsinsurance.com		FAX (A/C, No): 770-978-2780
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Weslaco Youth Football League P.O. Box 1261 Weslaco, Texas 78599	INSURER A: Houston Casualty Company		# 42374
	INSURER B: Berkley Life & Health Ins Co		# 64890
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Participant ☒ Sexual Abuse GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y		18/7007391-Y20258	8/1/2018 12:01 AM	8/1/2019 12:01 AM	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 PARTICIPANTS \$ 1,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			18/7007391-Y20258	8/1/2018 12:01 AM	8/1/2019 12:01 AM	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED ☐ RETENTION \$ ☐						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐ N / A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Participant Accident Coverage Excess Coverage			PAI L014011115301	8/1/2018 12:01 AM	8/1/2019 12:01 AM	Accident Medical Expense Benefit \$100,000 Accident Medical Expense Deductible \$250

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage is provided under this policy for sponsored and supervised activities of the named insured for which a premium has been paid.

Activities Covered: Youth Football (Tackle) & Cheerleading & Cheer

Certificate Holder Named as Additional Insured

CERTIFICATE HOLDER

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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WESLACO YOUTH FOOTBALL LEAGUE
STATEMENT OF FINANCIAL POSITION
December 31, 2017

ASSETS

Current Assets

CASH - INTERNATIONAL BANK	\$	3,566.75
MONEY BOX		<u>180.00</u>

Total Current Assets	\$	3,746.75
-----------------------------	----	----------

Fixed Assets

Total Assets	\$	<u><u>3,746.75</u></u>
---------------------	----	------------------------

See Accountant's Compilation Report

WESLACO YOUTH FOOTBALL LEAGUE
STATEMENT OF FINANCIAL POSITION
December 31, 2017

LIABILITIES AND EQUITY

Current Liabilities
Long Term Liabilities
Net Assets

UNRESTRICTED	2,561.69
Current Income (Loss)	<u>1,185.06</u>

Total Net Assets	<u>3,746.75</u>
-------------------------	-----------------

Total Liabilities & Net Assets	\$ <u><u>3,746.75</u></u>
---	----------------------------------

WESLACO YOUTH FOOTBALL LEAGUE
STATEMENT OF ACTIVITIES & CHANGES IN NET ASSETS
For the Period Ended December 31, 2017

	12 Months Ended Dec. 31, 2017	Pct
Revenue		
SUMMER FLAG FOOTBALL	\$ 14,420.00	22.95
CONCESSION INCOME	15,983.51	25.43
FALL FOOTBALL	20,285.00	32.28
UNIFORMS	3,524.00	5.61
FUNDRAISER	4,793.95	7.63
OTHER	7,110.15	11.31
HARDSHIP	<u>(3,275.00)</u>	<u>(5.21)</u>
Total Revenue	62,841.61	100.00
Operating Expenses		
ADVERTISING	1,990.50	3.17
BANK CHARGES	10.91	0.02
BOARD MEETINGS	298.22	0.47
CHEER EXPENSE	3,402.35	5.41
CONCESSION STAND	7,372.21	11.73
COST OF FUNDRAISERS	3,600.00	5.73
COST OF OPERATIONS	3,469.02	5.52
DRAFT MEETINGS	136.77	0.22
FLAGS	790.76	1.26
FOOTBALL EXPENSE	11,146.41	17.74
INSURANCE	2,475.00	3.94
REFEREES/CHAIN CREW	14,535.00	23.13
REGISTRATION LOCATIONS	47.71	0.08
SUPPLIES	61.09	0.10
TAXES AND LICENSES	150.00	0.24
TROPHIES AND MEDALS	3,642.60	5.80
UNIFORMS	<u>8,528.00</u>	<u>13.57</u>
Total Expenses	<u>61,656.55</u>	<u>98.11</u>
Changes in Net Assets from Operations	<u>1,185.06</u>	<u>1.89</u>
Net Assets at end of period	\$ <u><u>1,185.06</u></u>	<u><u>1.89</u></u>



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2413	
From:			
Subject: Discussion and consideration on Resolution 2019-49 appointing a member to the Civil Service Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)			
Background: Griselda Martinez term expires June 20, 2019; she desires to continue to serve. To date there has been no new interest.			
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 Veronica Ramirez Mike Perez		Created	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: Civil Service Commission members, Letter from Ms. Grizelda Martinez re continued interest to serve on the Civil Service Commission, R2019-49 Civil Service Commission - expired term			
Responsibilities upon Approval: Execute and notify appointee.			

CIVIL SERVICE COMMISSION

TERM	NAME	APPOINTED	EXPIRE
3	Blanca Munoz	10/20/2010	10/20/2021
0	Griselda Martinez	6/20/2016	6/20/2019
2	Kevin Bloomquist	2/17/2009	2/17/2021

As of 90518 by mv

Adelaida Vega

From: CHRIS MARTINEZ <chris_z_martinez@yahoo.com>
Sent: Thursday, April 25, 2019 6:01 PM
To: Adelaida Vega
Cc: Veronica S. Ramirez
Subject: Civil Service Commission

Dear Ms. Vega:

I hope this correspondence finds you and your family doing well!

My term on the Civil Service Commission expires on June 20, 2019. I am writing to inform you that I wish to continue serving on the Civil Service Commission, if approved by the City Manager and confirmed by the City Commission.

Thank you.

Sincerely,
Griselda Martinez

"...but with God all things are possible." -Matthew 19:26

RESOLUTION NO. 2019-49

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING ONE
MEMBER TO THE WESLACO CIVIL SERVICE COMMISSION.**

WHEREAS, the City of Weslaco has established the Weslaco Civil Service Commission pursuant to Chapter 143 of The Texas Local Government Code; and

WHEREAS, the terms of the members of this board are for 3 years; and

WHEREAS, the Civil Service Board members shall serve without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT it consents to the appointment of _____ on the Civil Service Board and the term will begin on _____, 2019 and expires on _____, 20__.

PASSED AND APPROVED on this 7th day of May 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra L. Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

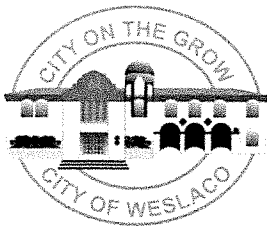


Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2362
From: Benjamin Worsham		
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 and authorize the Mayor to execute any related documents. 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 April 15, 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 April 26, 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.		
Aida Vega Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved New
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 _____

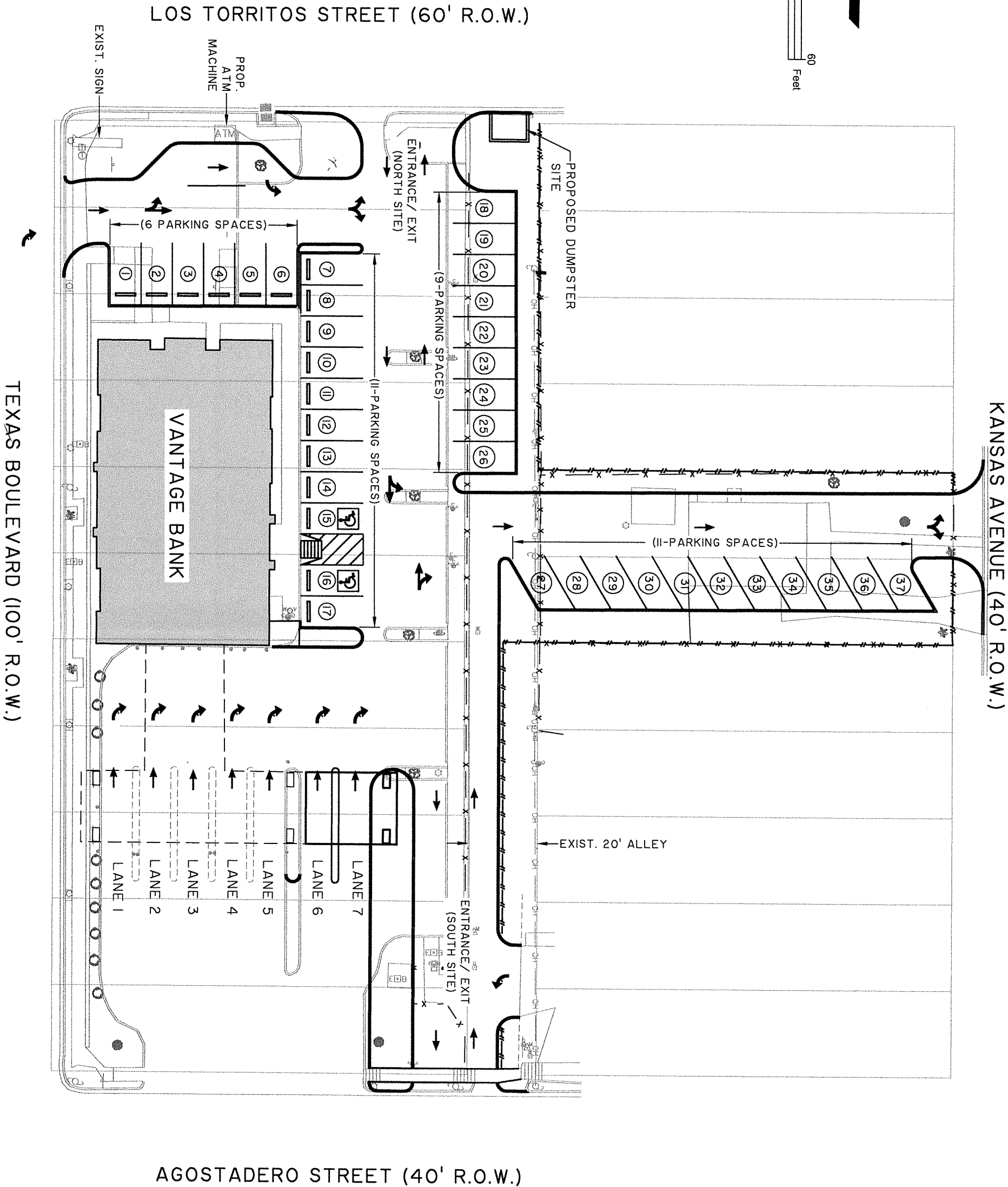
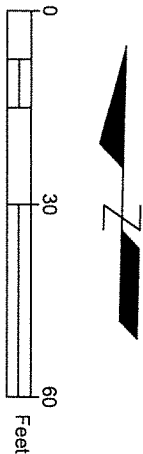
Signature [Signature] Owner

Date 3/15/2019

Signature [Signature] Applicant

Date 3/18/2019

Signature [Signature] Authorized Agent



**VANTAGE BANK
DRIVETHRU AND RENOVATION**

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

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

CITY OF WESLACO

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.

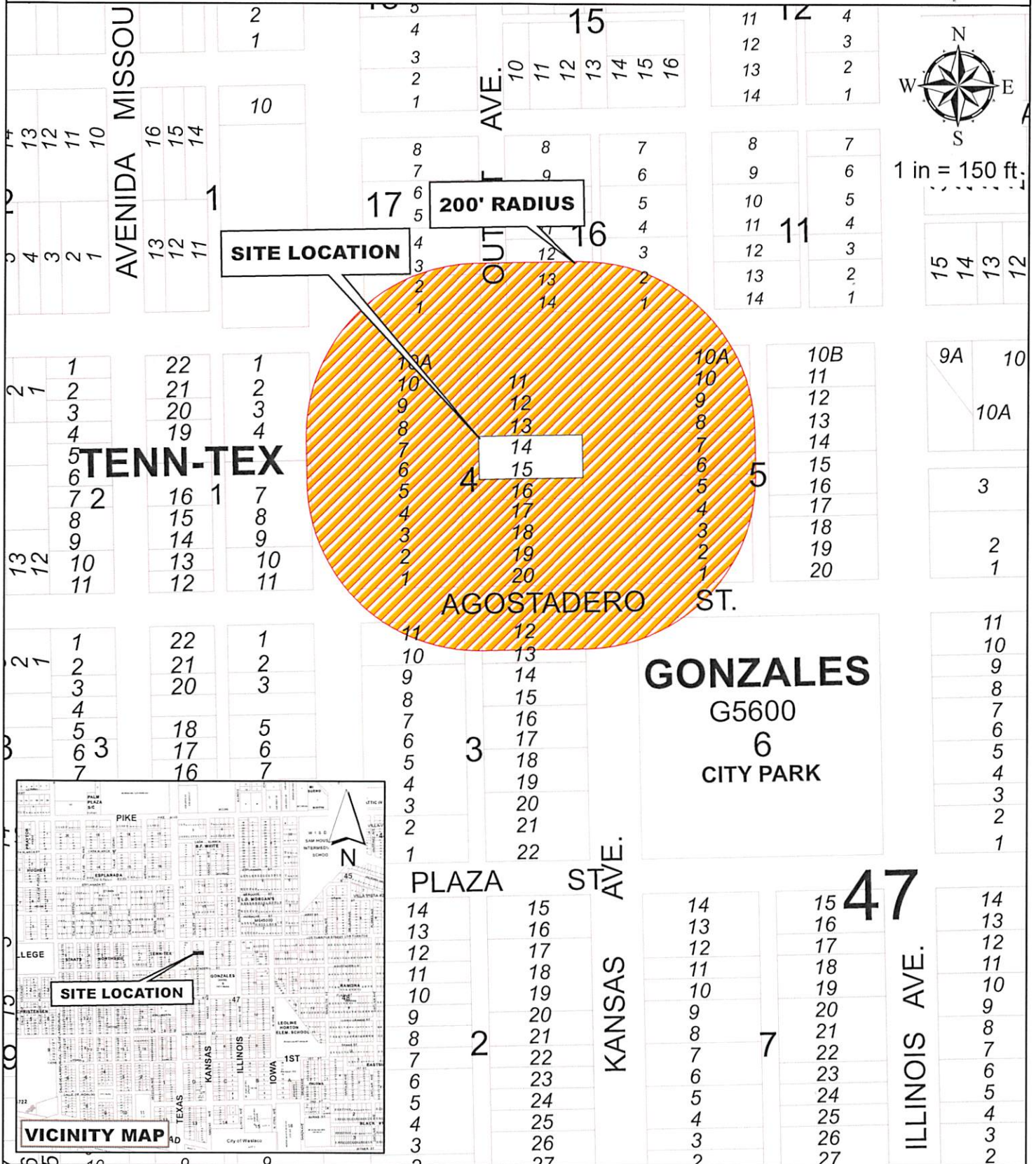
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

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 special meeting of the City Commission this 7th day of May, 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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2363	
From: Benjamin Worsham			
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 and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-14. The rezone request requires three-fourth vote. 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 April 15, 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 April 26, 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.			
Aida Vega		Created/Initiated	
Rebekah De La Fuente		Approved	
Benjamin Worsham		Approved	
Mike Perez		New	
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

MILES AND BOUNDS

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:06 11 November 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,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente", with a stylized flourish at the end.

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

45 46 47 48

TRAVIS ST.

BLOCK 4

AUSTIN STREET

BLOCK 1

17 16 15 14

TEJAS CUARTO

13 12 11 10 9 8 7 6

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

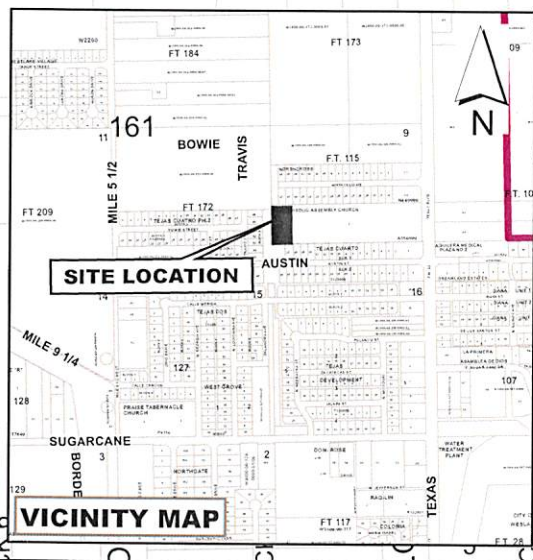
BLOCK 2

7 8 9 10

8 7 6 5 4 3 2

1

POLAN

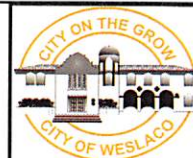


SITE LOCATION

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.

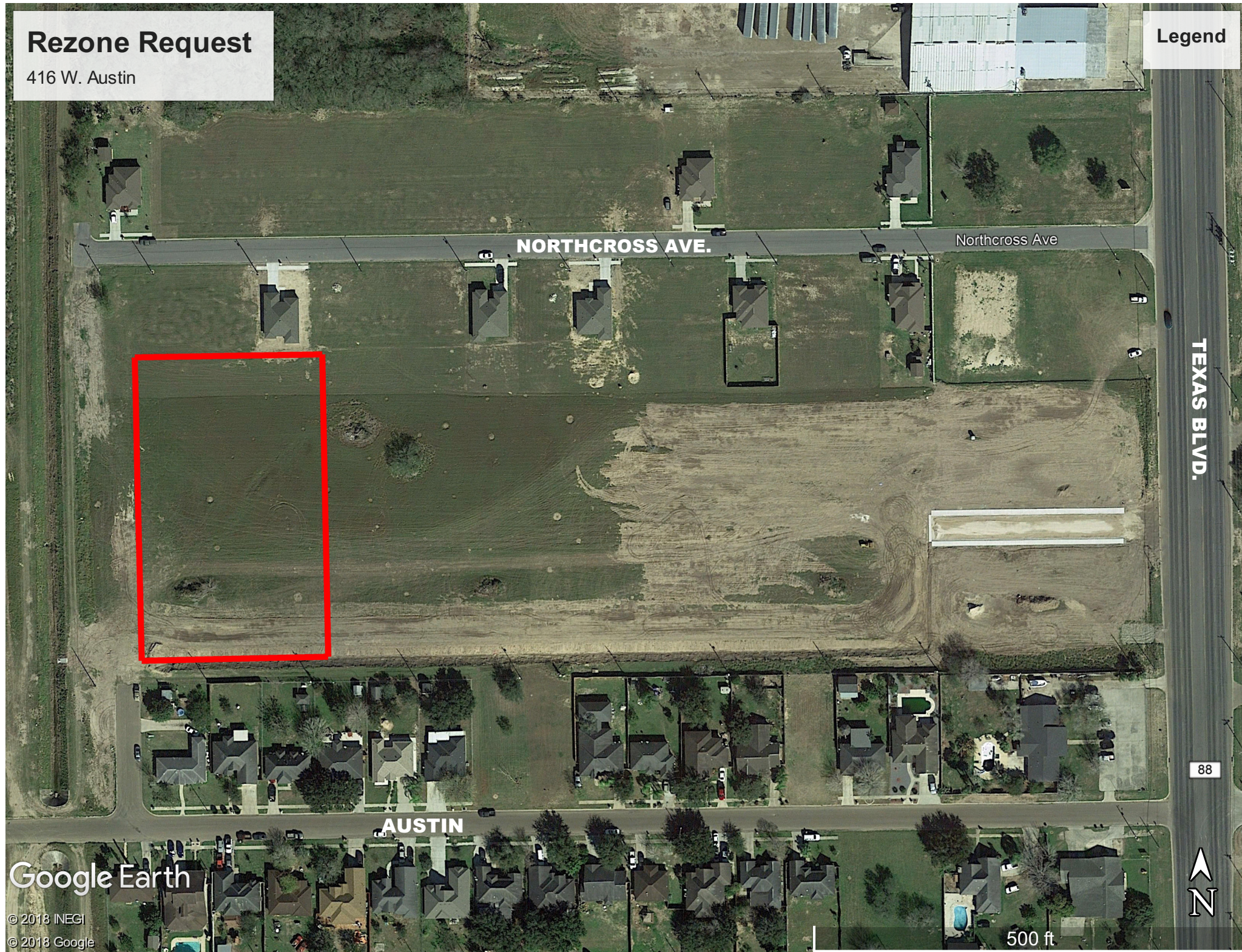
88

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 special meeting of the City Commission this 7th day of May, 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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2364	
From: Benjamin Worsham			
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, 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 2019-15. 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 April 15, 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 April 26, 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.			
Aida Vega Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved New	
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@madhousedevlopment.net

OWNER

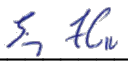
Name Jimmy Closner & Sons Construction Co., Inc. Phone 956-565-2688

Address PO Box 170 Fax: 956-565-0347

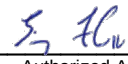
City Mercedes State TX Zip Code 78570 E-Mail: bclosner@jimmyclosner.com

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.

©Appraisal & Collection Technologies. All rights reserved.

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

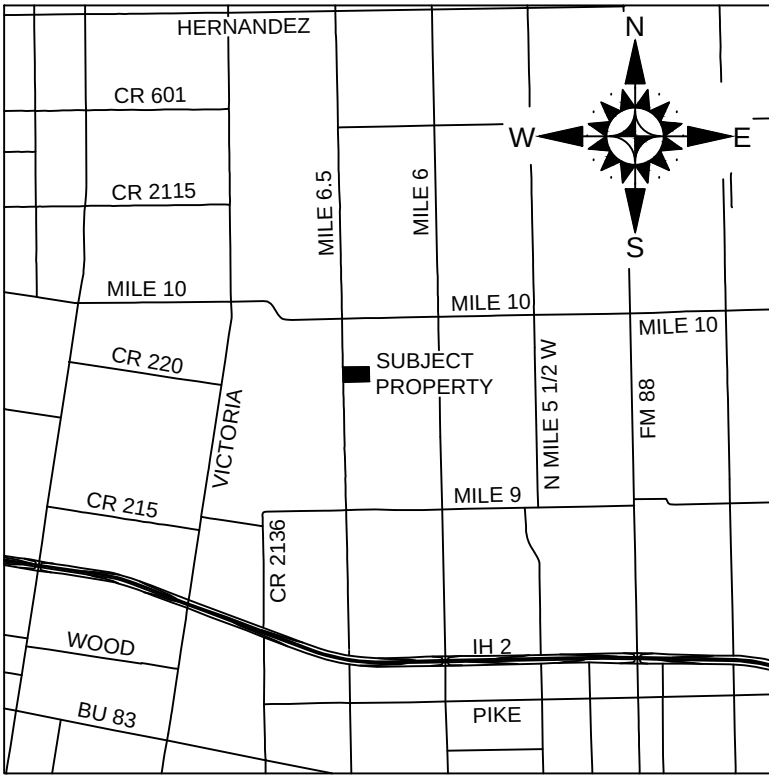
Receipt Date	Amount	Tax Year
2017-12-18	\$463.01	2017
2017-01-05	\$488.62	2016
2016-02-03	\$543.52	2015
2015-01-30	\$487.94	2014
2014-01-31	\$459.09	2013
2013-01-31	\$442.66	2012
2012-03-27	\$463.41	2011
2011-01-28	\$427.93	2010
2009-12-30	\$443.64	2009
2008-12-30	\$443.24	2008
2007-12-17	\$411.57	2007
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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PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157
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
 - C—C—C— UTILITY POLE
 - G—G—G— GUY WIRE
 - W—W—W— 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____

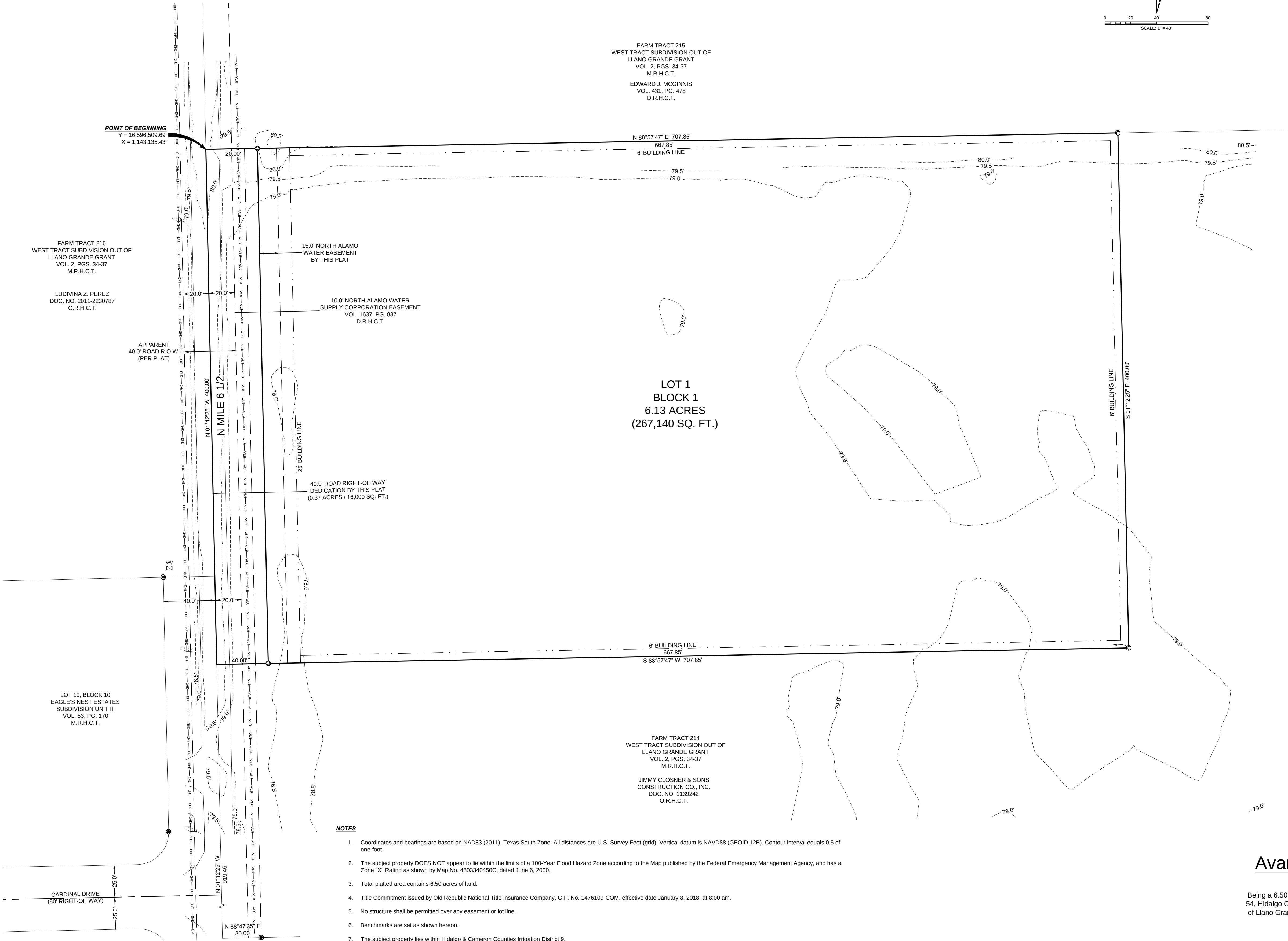
PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

PRINCIPAL CONTACTS

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

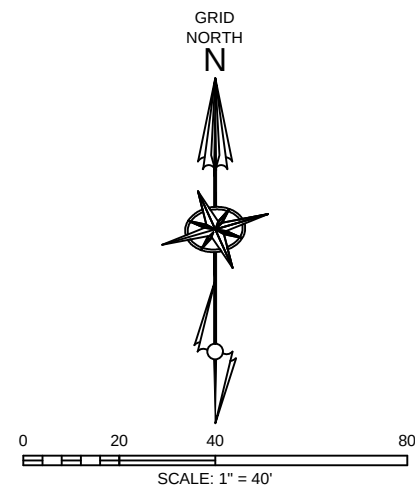
P.O. Box 170, Mercedes, TX 78570
710 Buffalo St, Suite 700, Corpus Christi, TX 78401
5700 Granite Parkway, Suite 200, Plano, TX 75024

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



NOTES

- Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid). Vertical datum is NAVD88 (GEOID 12B). Contour interval equals 0.5 of one-foot.
- The subject property DOES NOT appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 4803340450C, dated June 6, 2000.
- Total platted area contains 6.50 acres of land.
- Title Commitment issued by Old Republic National Title Insurance Company, G.F. No. 1476109-COM, effective date January 8, 2018, at 8:00 am.
- No structure shall be permitted over any easement or lot line.
- Benchmarks are set as shown hereon.
- The subject property lies within Hidalgo & Cameron Counties Irrigation District 9.
- Drainage detention required for this Lot is _____ C.F. 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 the plat engineer considered in the hydraulic calculations for this subdivision. Proposed detention areas shall be maintained by individual lot owners.
- A five (5.0) foot sidewalk, with ADA ramps, is required along east side N Mile 6 1/2 road during subdivision construction (at building permit stage).
- A separate permit is required for sidewalks during building permit stage for commercial and residential areas.
- 50% of Parkland Fee will be required at building permit state.
- Erosion and sedimentation control during construction shall be in accordance with current T.P.D.E.S. guidelines.
- Minimum finish floor shall be 18" above top of curb or Base Flood Elevation, whichever is greater.
- Site plan is required prior to issuance of building permit for commercial developments.
- All common access, parking and landscaping areas will be maintained by the lot owners.



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

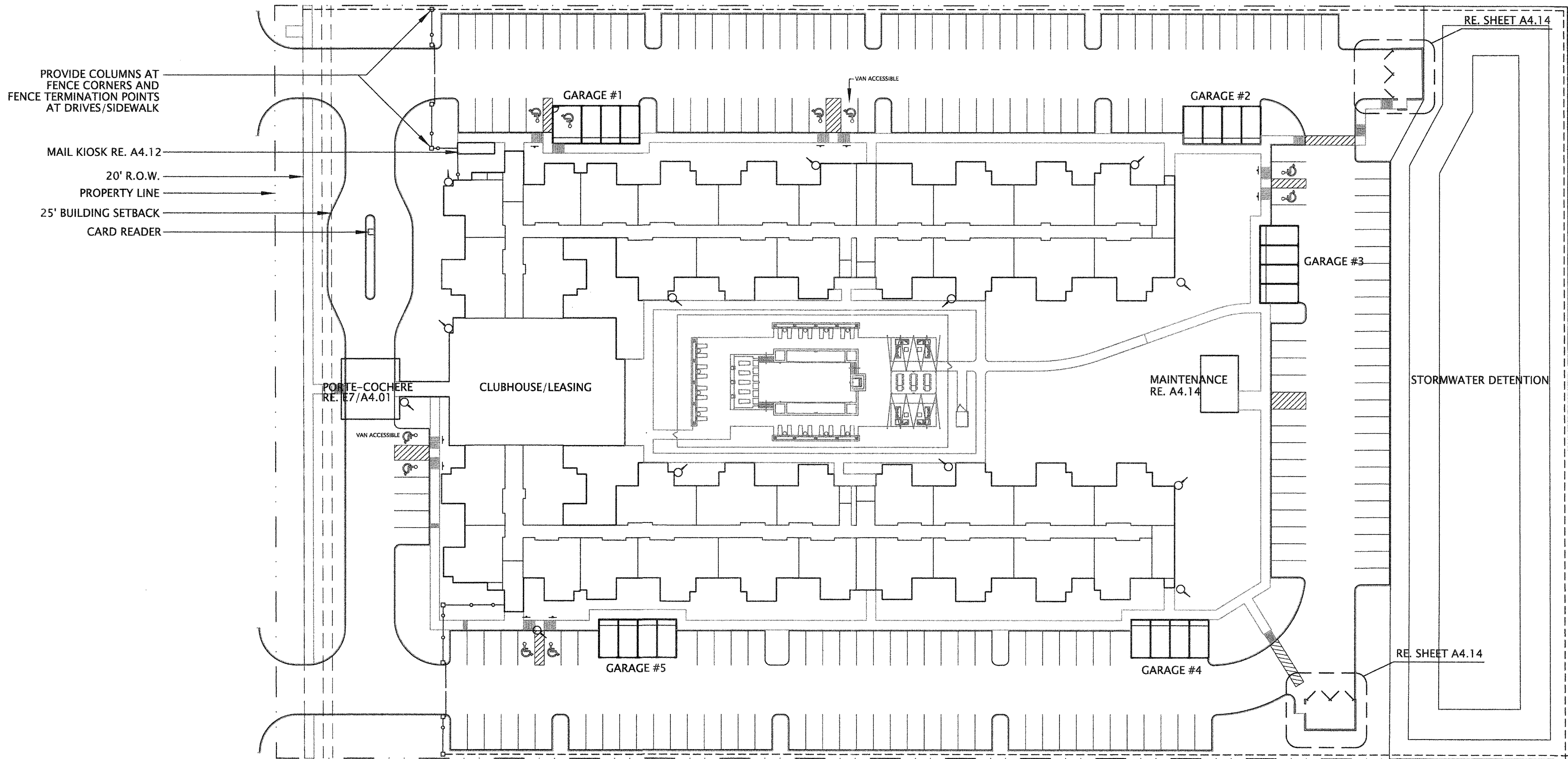
On: _____ At: _____ AM / PM

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



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.

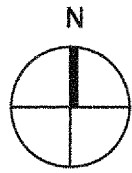
PROJECT INFORMATION										
BUILDING TYPE	A UNIT	A-HC UNIT	B UNIT	B-HC UNIT	1ST FLOOR	SQUARE FOOTAGE	2ND/3RD FLOORS	SQUARE FOOTAGE	BUILDING TOTAL	TOTAL NUMBER OF BUILDINGS
TYPE 1	45	3	62	4	53,689	47,070	147,829	1	147,829	
# A/V*	1	-	2	-						
TOTALS	45	3	62	4					114	
OTHER BUILDINGS										
MAINTENANCE BUILDING										1
MAIL KIOSK										1
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

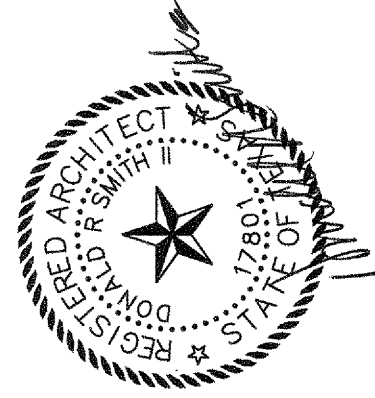
NOTES:
ALL UNITS NOT DESIGNATED AS ACCESSIBLE UNITS ARE FHA UNITS
AND MUST COMPLY WITH THE REQUIREMENTS OF THE FAIR HOUSING
DESIGN MANUAL.
ALL ACCESSIBLE UNITS MUST COMPLY WITH THE REQUIREMENTS OF
THE 2010 ADA STANDARDS.
CLUBHOUSE MUST COMPLY W/ BOTH THE 2010 ADA STANDARDS AND
TAS 2012.
ALL PARKING, 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



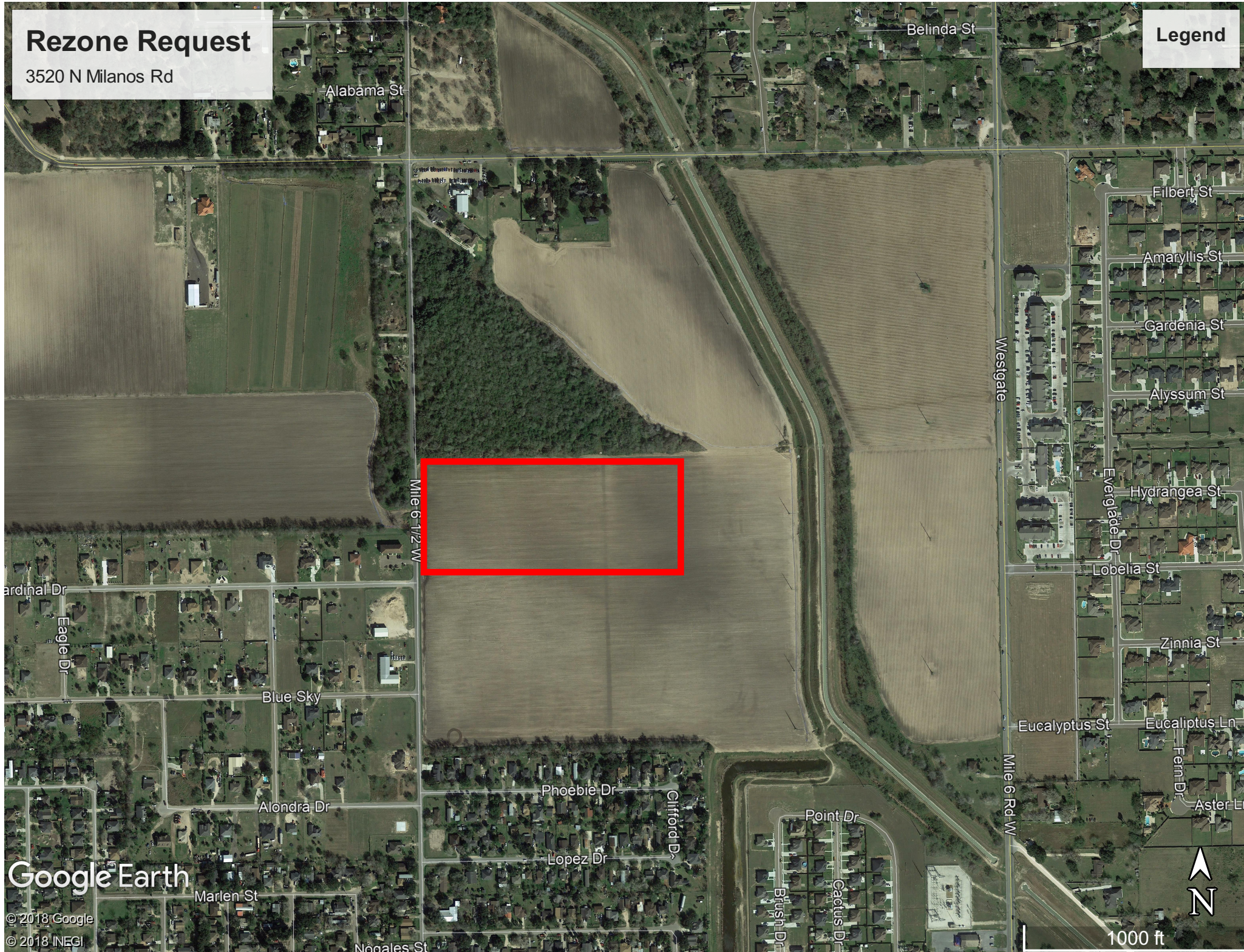
DATE OF AFFIRMATION: 11/19/18

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 special meeting of the City Commission this 7th day of May, 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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2420
From: Benjamin Worsham		
Subject: Discussion and consideration after public hearing on behalf of Amrita Trejo to approve Ordinance 2019-16 to rezone 723 N Padre, also being Lot 1 & 2, Blk 4, El Texano Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-16. 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. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on April 18, 2019.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on April 15, 2019.		
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning & Zoning Commission recommended approval of the rezone request on May 1, 2019.		
Kayla Arevalo Rebekah De La Fuente Benjamin Worsham Mike Perez	Created/Initiated Approved Approved New	
City Manager Comments: Approved.		
Staff Recommendation: Staff recommends approval based on 2040 land use map.		
Attachments, if any: 723 N PADRE AVE- Attachments, O2019-16 723 N. Padre		

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. REZ19-00013

RECEIVED

MAR 19 2019

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 + 2 Block 4

Subdivision Name E1 Texano

Street Address 723 N. Padre Ave. Weslaco, TX 78596

Existing Zoning R-1

Existing Land Use _____

Proposed Zoning B-2 B-1

Proposed Land Use _____

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

APPLICANT

Name Amirita L. Trejo Phone 956 647 5262

Address 321 Samoa Dr. Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: amirita.332live.com

OWNER

Name SAME Amirita L. Trejo Phone 956-332-4695

Address 321 Samoa Dr. Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: amirita.332alive.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 _____
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. _____

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

PLANNING DEPARTMENT

April 18 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 1, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, May 7, 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:

Amirta Trejo is requesting to rezone 723 N. Padre Ave. Also being Lot 1 & 2, Blk 4, El Texano Subdivision, Weslaco, Hidalgo County, and 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 black ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Senior Planner

KRGV/CLEAR
CHANNEL

F.T. 41



1 in = 200 ft

Expressway 83

1

040-0000-13

200' RADIUS

041-0000-03

041-0000-02

041-0000-01

041-0000-06

041-0000-00

-10

2

ANDERSON

1 2 3 4 5 6

K8630

A5200

SITE LOCATION

IDEA PUBLIC
SCHOOLS-WESLACO

PIKE BLVD

PIKE BLVD

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APR 15, 2019

RUBIO BERTHA 1311 E PIKE BLVD WESLACO TX 78596-5013	A5200-00-000-0006-00 ANDERSON LT 6 1311 E PIKE BLVD	L: 18000 B: 21331
CAVAZOS MIGUEL P 712 N PADRE AVE WESLACO TX 78596-5012	E4900-00-003-0019-00 EL TEXANO LT 19 & 20 BLK 3 712 N PADRE AVE	L: 37500 B: 42207
LEAL GUADALUPE 716 N PADRE AVE WESLACO TX 78596-5012	E4900-00-003-0021-00 EL TEXANO BLK 3 LT 21 716 N PADRE AVE	L: 18750 B: 22245
RIVERA GUADALUPE V I 716 N PADRE AVE WESLACO TX 78596-5012	E4900-00-003-0022-00 EL TEXANO BLK 3 LT 22 716 N PADRE AVE	L: 18750 B: 1921
CASTILLO ROSA ELENA 720 N PADRE AVE WESLACO TX 78596-5012	E4900-00-003-0023-00 EL TEXANO LOT 23 BLK 3 720 N PADRE AVE	L: 18750 B: 24336
TREJO AMIRTA L 321 SAMOA DR WESLACO TX 78599-5541	E4900-00-003-0024-00 EL TEXANO BLK 3 LT 24 722 N PADRE AVE	L: 18750 B: 0
MARTINEZ MARGARITO & SULEMA 717 N PADRE AVE WESLACO TX 78596-5011	E4900-00-004-0003-00 EL TEXANO BLK 4 LTS 3 & 4 717 N PADRE AVE	L: 37500 B: 28786
VILLEZCAS SILVIA IRENE ET AL 715 N PADRE AVE WESLACO TX 78596-5011	E4900-00-004-0005-00 EL TEXANO BLK 4 LT 5 715 N PADRE AVE	L: 18750 B: 13981
MORIN LILEA 713 N PADRE AVE WESLACO TX 78596-5011	E4900-00-004-0006-00 EL TEXANO BLK 4 LT 6 713 N PADRE AVE	L: 18750 B: 18931
GARCIA JOSE ALFONSO 715 N NEVADA AVE WESLACO TX 78596-5007	E4900-00-004-0019-00 EL TEXANO BLK 4 LT 19 712 N UTAH AVE	L: 18000 B: 27651
LYNCH, HORTENCIA B 714 N UTAH AVE WESLACO TX 78596-5022	E4900-00-004-0020-00 EL TEXANO BLK 4 LT 20 714 N UTAH AVE	L: 18000 B: 35087
REYES JOSE ABEL 718 N UTAH AVE WESLACO TX 78596-5022	E4900-00-004-0021-00 EL TEXANO BLK 4 LOT 21 & 22 716 N UTAH AVE	L: 36000 B: 53499

APR 15, 2019

GONZALEZ FELICITAS CAMARILLO 720 N UTAH AVE WESLACO TX 78596-5022	E4900-00-004-0023-00 EL TEXANO BLK 4 LT 23 720 N UTAH AVE	L: 18000 B: 17764
IGLESIA DE DIOS PENTECOSTAL MOVIMIENTO INTERNACIONAL PO BOX 431722 HOUSTON TX 77243-1722	E4900-00-004-0024-00 EL TEXANO LOT 24 BLK 4 722 N UTAH AVE	L: 24000 B: 70237
DOS LOGISTICS INC 1002 E EXPRESSWAY 83 WESLACO TX 78596-4523	W3800-00-041-0000-01 WEST TRACT AN IRR TR W140.27'-E2 90.40'-S387.48' FT 41 1.15AC 1.0 1002 E EXPRWY 83	L: 464650 B: 318947
MORAN RAFAEL SR & CATALINA 1000 E EXPRESSWAY 83 WESLACO TX 78596-4523	W3800-00-041-0000-02 WEST TRACT 0.86AC-W5.223AC-S10AC FT 41 1000 E EXPRWY 83	L: 486993 B: 63007
RIOS ROLANDO 2370 N EXPRESSWAY STE 1238 BROWNSVILLE TX 78521-1206	W3800-00-041-0000-03 WEST TRACT AN IRR TR W195'-S425. 77' FT 41 1.91AC NET 1401 E PIKE BLVD	L: 381658 B: 16965
SSS CAPITAL PROPERTIES LLC 1416 E EXPRESSWAY 83 WESLACO TX 78596-4530	W3800-00-041-0000-06 WEST TRACT AN IRR TR E162.48'- W 593.15'- S323.94' FT 41 1.04AC N 1416 E EXPRESSWAY 83	L: 358928 B: 191201
IDEA PUBLIC SCHOOLS INC 505 ANGELITA DR STE 9 WESLACO TX 78599-8694	I1204-00-000-0001-00 IDEA PUBLIC SCHOOLS - WESLACO LO T 1 1000 E PIKE BLVD	L: 716998 B: 8500000

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.

TAX RECEIPT



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

Certified Owner:

TREJO ANTONIO & AMIRTA
321 SAMOA DR
WESLACO, TX 78599-5541

Legal Description:

EL TEXANO BLK 4 LTS 1 & 2

Parcel Address: 723 N PADRE AVE

Legal Acres: 0.2870

Deposit No: EL19028112A
Validation No: 900000054901597

Account No: **E4900-00-004-0001-00**
Operator Code: JANET112

Remit Seq No: 40248812
Receipt Date: 01/28/2019
Deposit Date: 01/28/2019
Print Date: 01/28/2019 02:59 PM
Printed By: JANET112
Appr. Dist. No.: 167985

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Hidalgo County	TL	98,816	0.580000	573.13	0.00	0.00	573.13
2018	Drainage Dist #1	TL	98,816	0.095100	93.97	0.00	0.00	93.97
2018	City Of Weslaco	TL	98,816	0.666700	658.81	0.00	0.00	658.81
2018	Weslaco Isd	TL	98,816	1.159700	1,145.97	0.00	0.00	1,145.97
2018	South Texas Isd	TL	98,816	0.049200	48.62	0.00	0.00	48.62
2018	South Texas College	TL	98,816	0.178000	175.89	0.00	0.00	175.89
					<u>\$2,696.39</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,696.39</u>

\$ 2,696.39 Daycare
511.64 Lot

Check Number(s):

Credit Card Authorization No: 111111

Exemptions on this property:

PAYMENT TYPE:

Credit Cards:

\$2,696.39

3,208.03
+ 80.20

\$ 3,288.23

Total Applied:
Total Tendered:
(for accounts paid on 01/28/2019)
Change Paid:

\$2,696.39
\$3,208.03
\$0.00

pd w/ Compass
VISA

PAYER: 24541651
AMIRTA TREJO
321 SAMOA DR
WESLACO, TX 78599

Hidalgo CAD

Property Search Results > 167985 TREJO ANTONIO & AMIRTA for Tax Year: 2019 Year 2019

Property

Account

Property ID: 167985 Legal Description: EL TEXANO BLK 4 LTS 1 & 2
Geographic ID: E4900-00-004-0001-00 Zoning: RS
Type: Real Agent Code:
Property Use Code:
Property Use Description:

Location

Address: 723 N PADRE AVE Mapsco:
WESLACO, TX
Neighborhood: EL TEXANO Map ID:
Neighborhood CD: E490000

Owner

Name: TREJO ANTONIO & AMIRTA Owner ID: 256443
Mailing Address: 321 SAMOA DR % Ownership: 100.000000000000%
WESLACO, TX 78599-5541
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$64,753	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$50,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$114,753	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$114,753	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$114,753	

Taxing Jurisdiction

Owner: TREJO ANTONIO & AMIRTA
% Ownership: 100.000000000000%
Total Value: \$114,753

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$114,753	\$114,753	\$0.00
CWL	CITY OF WESLACO	0.666700	\$114,753	\$114,753	\$765.06
DR1	DRAINAGE DISTRICT #1	0.095100	\$114,753	\$114,753	\$109.13
GHD	HIDALGO COUNTY	0.580000	\$114,753	\$114,753	\$665.57

JCC	SOUTH TEXAS COLLEGE	0.178000	\$114,753	\$114,753	\$204.26
R02	ROAD DIST 02	0.000000	\$114,753	\$114,753	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$114,753	\$114,753	\$56.46
SWL	WESLACO ISD	1.159700	\$114,753	\$114,753	\$1,330.79
Total Tax Rate:		2.728700			
				Taxes w/Current Exemptions:	\$3,131.27
				Taxes w/o Exemptions:	\$3,131.27

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 3166.0 sqft Value: \$64,753

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DAY	DAY CARE	53 - DLW	MRY	1974	1386.0
DAY	DAY CARE	53 - DLW	MRY	1974	900.0
CLF	CHAIN LINK FENCE	* - DLW		2002	300.0
DAY	DAY CARE	53 - DLW	MRY	2016	880.0
ASP2	ASPHALT 2	* - DLW		2002	1860.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1435	6250.00	50.00	125.00	\$25,000	\$0
2	L	LOT	0.1435	6250.00	50.00	125.00	\$25,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$64,753	\$50,000	0	114,753	\$0	\$114,753
2018	\$48,816	\$50,000	0	98,816	\$0	\$98,816
2017	\$48,970	\$50,000	0	98,970	\$0	\$98,970
2016	\$51,852	\$37,500	0	89,352	\$0	\$89,352
2015	\$43,950	\$37,500	0	81,450	\$0	\$81,450
2014	\$45,027	\$37,500	0	82,527	\$0	\$82,527
2013	\$14,966	\$30,626	0	45,592	\$0	\$45,592
2012	\$14,966	\$30,626	0	45,592	\$0	\$45,592
2011	\$16,775	\$30,626	0	47,401	\$0	\$47,401
2010	\$18,399	\$30,626	0	49,025	\$0	\$49,025
2009	\$20,961	\$30,626	0	51,587	\$0	\$51,587
2008	\$20,961	\$30,626	0	51,587	\$0	\$51,587
2007	\$24,035	\$19,376	0	43,411	\$0	\$43,411
2006	\$24,035	\$19,376	0	43,411	\$0	\$43,411
2005	\$18,011	\$19,376	0	37,387	\$0	\$37,387

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/10/2011	GWD	GEN. W/D	REYES MANUEL ELOY	TREJO ANTONIO & AMIRTA			2231246
2	11/9/2009	QCD	QUITCLAIM DEED	PENA SILVIA	REYES MANUEL ELOY			2050371
3	7/21/2008	WD	WARRANTY DEED	REYES MANUEL ELOY JR	PENA SILVIA			1911789

Tax Due

Property Tax Information as of 03/14/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.28

Database last updated on: 3/13/2019 11:54 PM

© N. Harris Computer Corporation

723 N Padre Ave

Lollipop & Dragons Daycare

7964 Fremont Blvd
drawn, payment right

73.521

50 + 50 = 100 ft

N Padre Ave

22

13

Google Earth

© 2013 INEGI
© 2018 Google

100 ft



Property Tax Balance

[Begin a New Search](#) [Go to Your Portfolio](#)

Shopping Cart: For your convenience you may pay several accounts at once if you pay by eCheck. Click the 'Pay by eCheck' button to add this account to the shopping cart. Additional accounts can be clicking 'Begin a New Search' or 'Find Another Account', then doing a search again and, for each account, clicking the 'Pay by eCheck Now' button. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you begin entering payment information.

Scheduling Payments: If you are paying by eCheck, you may choose to pay now or in the future. You may schedule one payment in the future or recurring payments. To do this, select 'Schedule E-Check Payment' after adding account(s) to the shopping cart.

Unless otherwise noted, all data refers to tax information for 2018. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: E490000004000100

Pending Credit Card or eCheck Payments:
No Payment Pending

Appraisal District Number: 167985

Address:

TREJO ANTONIO & AMIRTA
321 SAMOA DR
WESLACO, TX 78599-5541

Property Site Address:

723 N PADRE AVE

Legal Description:

EL TEXANO BLK 4 LTS 1 & 2

Current Tax Levy: \$2,696.39

Current Amount Due: \$0.00

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

Last Payment Amount for Current Year Taxes:
\$2,696.39

Last Payer for Current Year Taxes:
AMIRTA TREJO

Last Payment Date for Current Year Taxes:
01/28/2019

Active Lawsuits: None

Pay by Credit Card

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Pay by eCheck

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Print Current Statement

Print Delinquent Statement

Register for Certified Statements by Email

Gross Value: \$98,816

Land Value: \$50,000

Improvement Value: \$48,816

Capped Value: \$0

Agricultural Value: \$0

Exemptions:
None

[Exemption and Tax Rate Information](#)

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print a Current Tax Statement](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

ORDINANCE NO. 2019-16

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 723 N. PADRE AVE ALSO BEING LOT 1 & 2, BLK 4, EL TEXANO SUBDIVISION, 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 723 N. Padre Ave also being Lot 1 & 2, Blk 4, El Texano 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 7th day of May, 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 Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



Standardized Agenda Request Form

Date of Meeting: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2365	
From: Benjamin Worsham			
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, Texas, approximately 115 ft. East of Texas Blvd. on Bus 83 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 April 26, 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 April 15, 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.			
Aida Vega Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved New	
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:

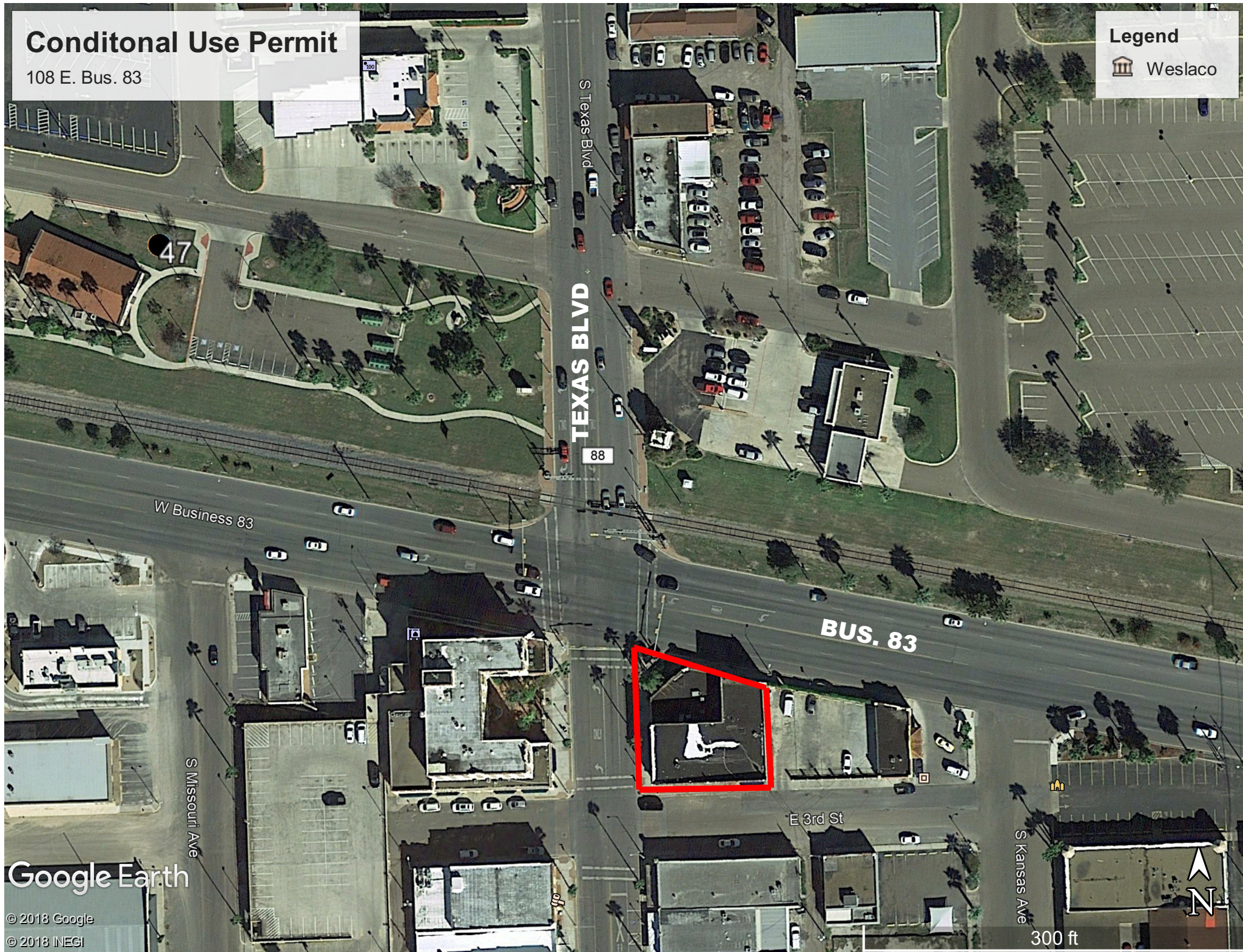
Staff will notify applicant.

Conditonal Use Permit

108 E. Bus. 83

Legend

 Weslaco



Google Earth

© 2018 Google

© 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 _____

Date 3/13/19

Signature Silvia Betancourt

Date 3-13-19

Signature _____

Date _____

Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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

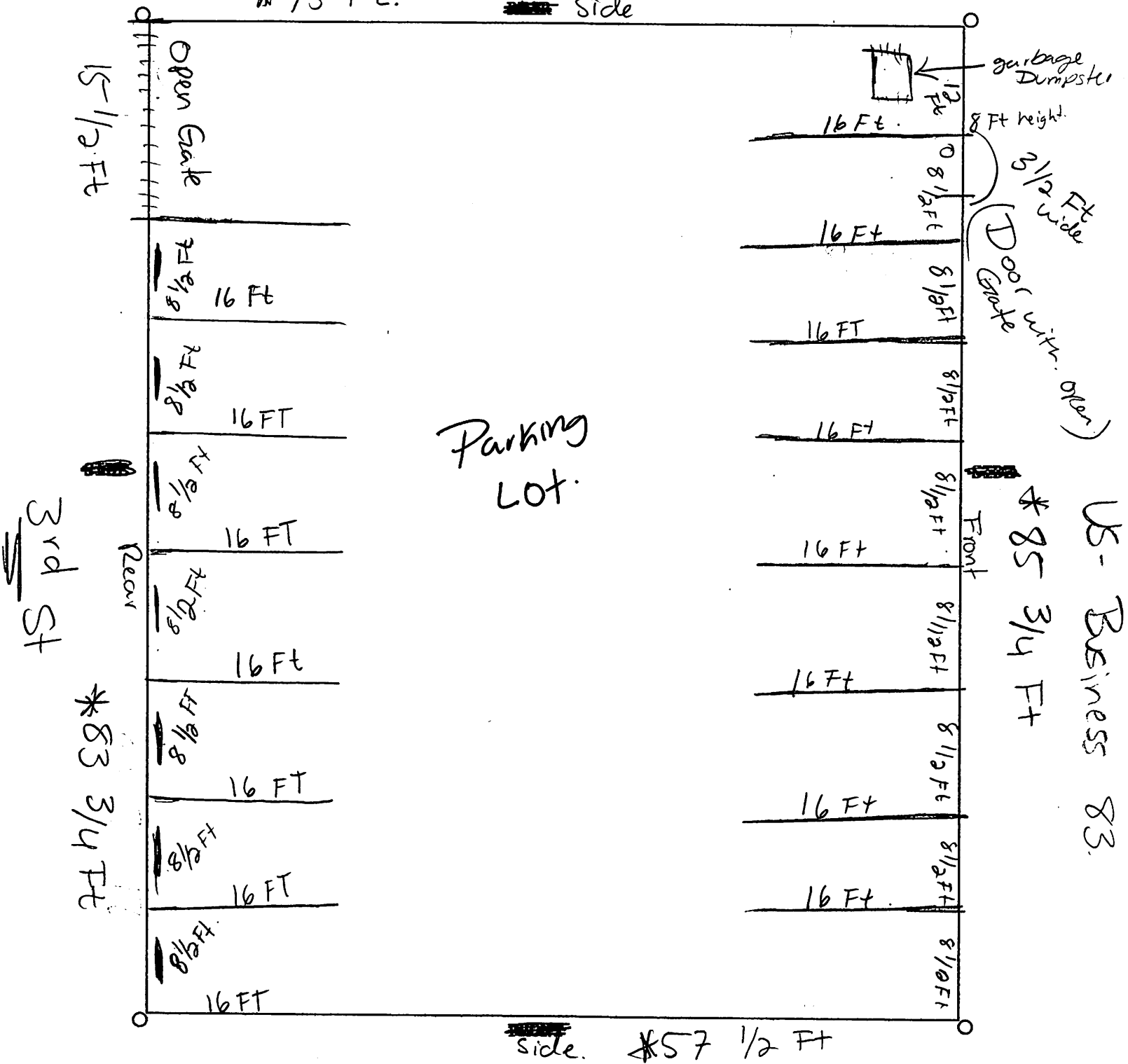
PAYER: 27102431
HUMBERTO LOPEZ GARCIA
AVE NINOS HEROS ESQUINA
CON RAYON 409 FRACC RIO BRAVO
RIO BRAVO, TA 88900

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.

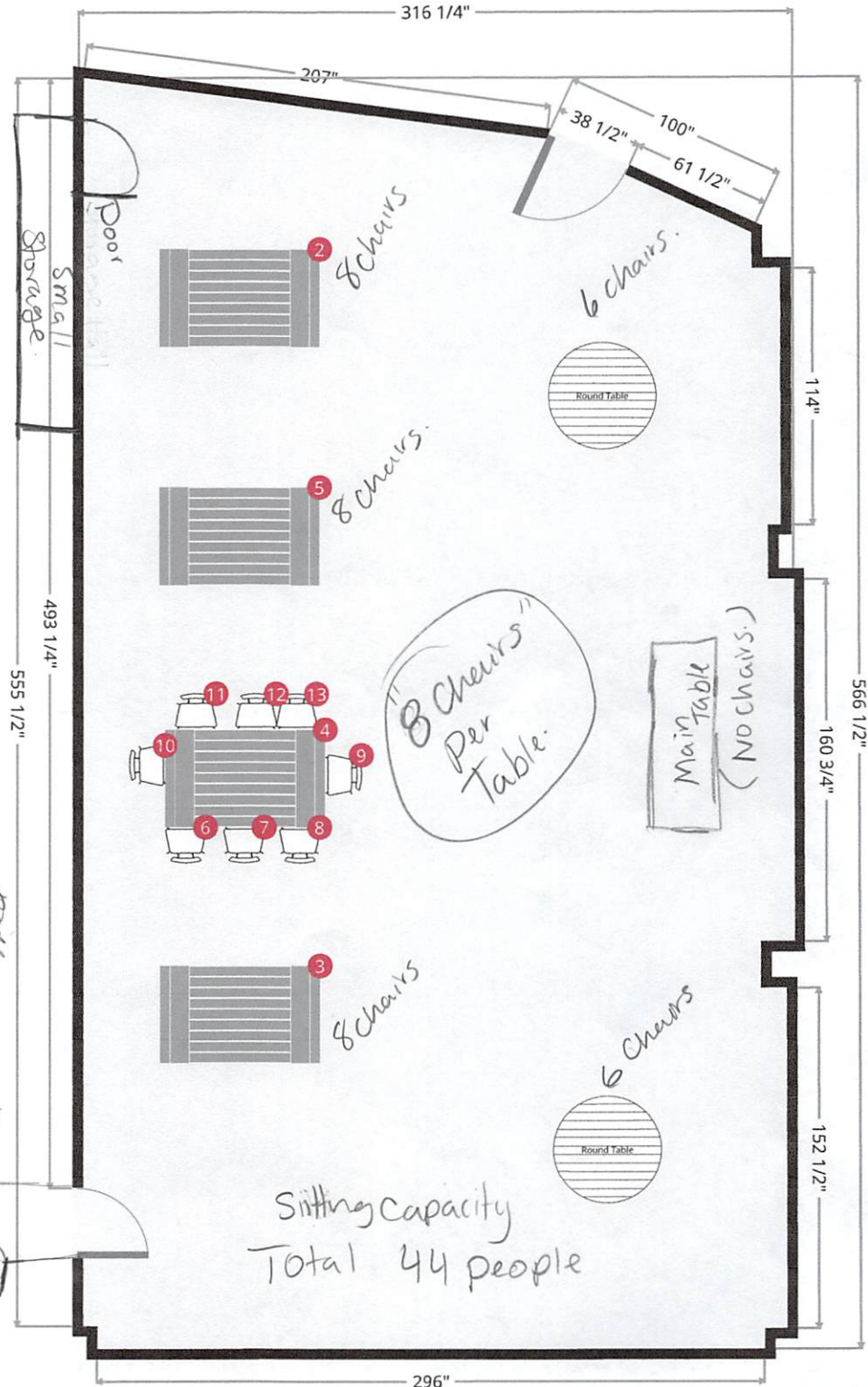
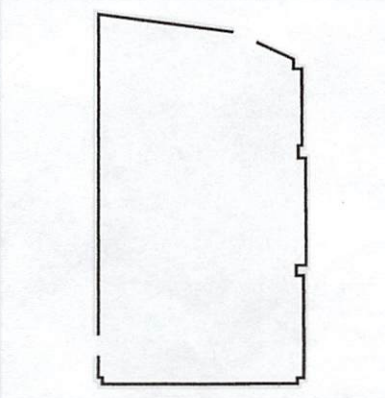
Kansas St.

108 US-Business 83 Weslaco Tx,
78596

US Business 83.

Workshop

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



Royal Gardens
Flowershop

S. Texas Blvd.

Family and Handicapped RR.

Womens RR.

Kansas St.

3rd St.

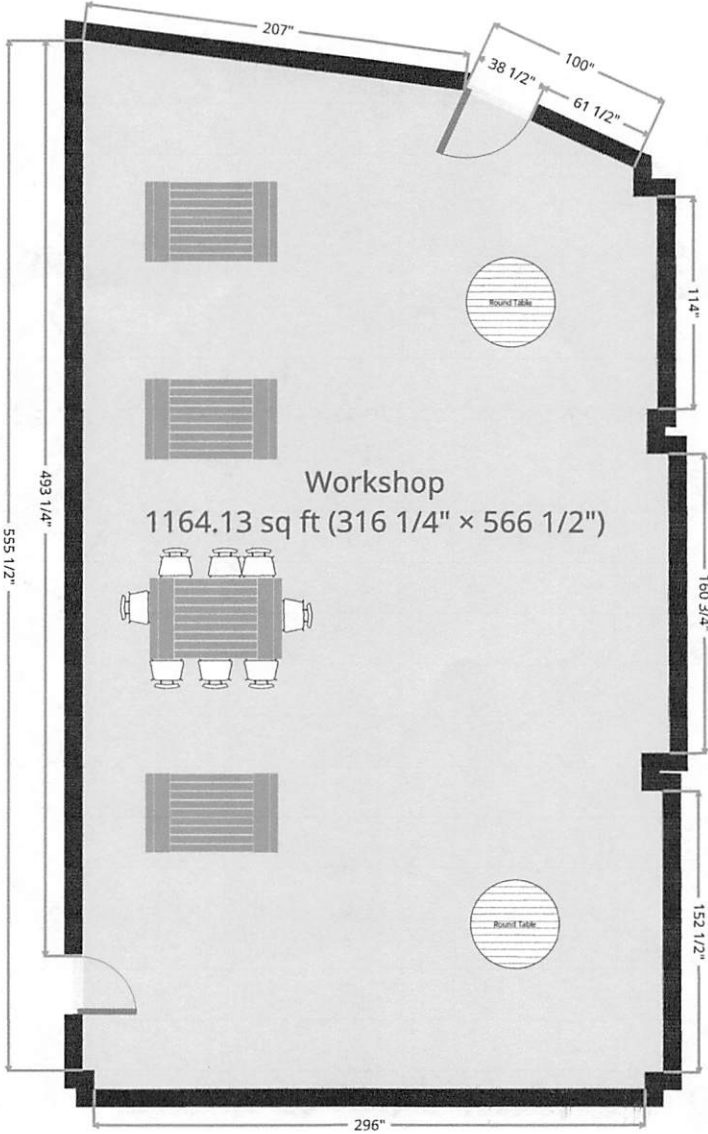
0' 4' 8' 12'

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

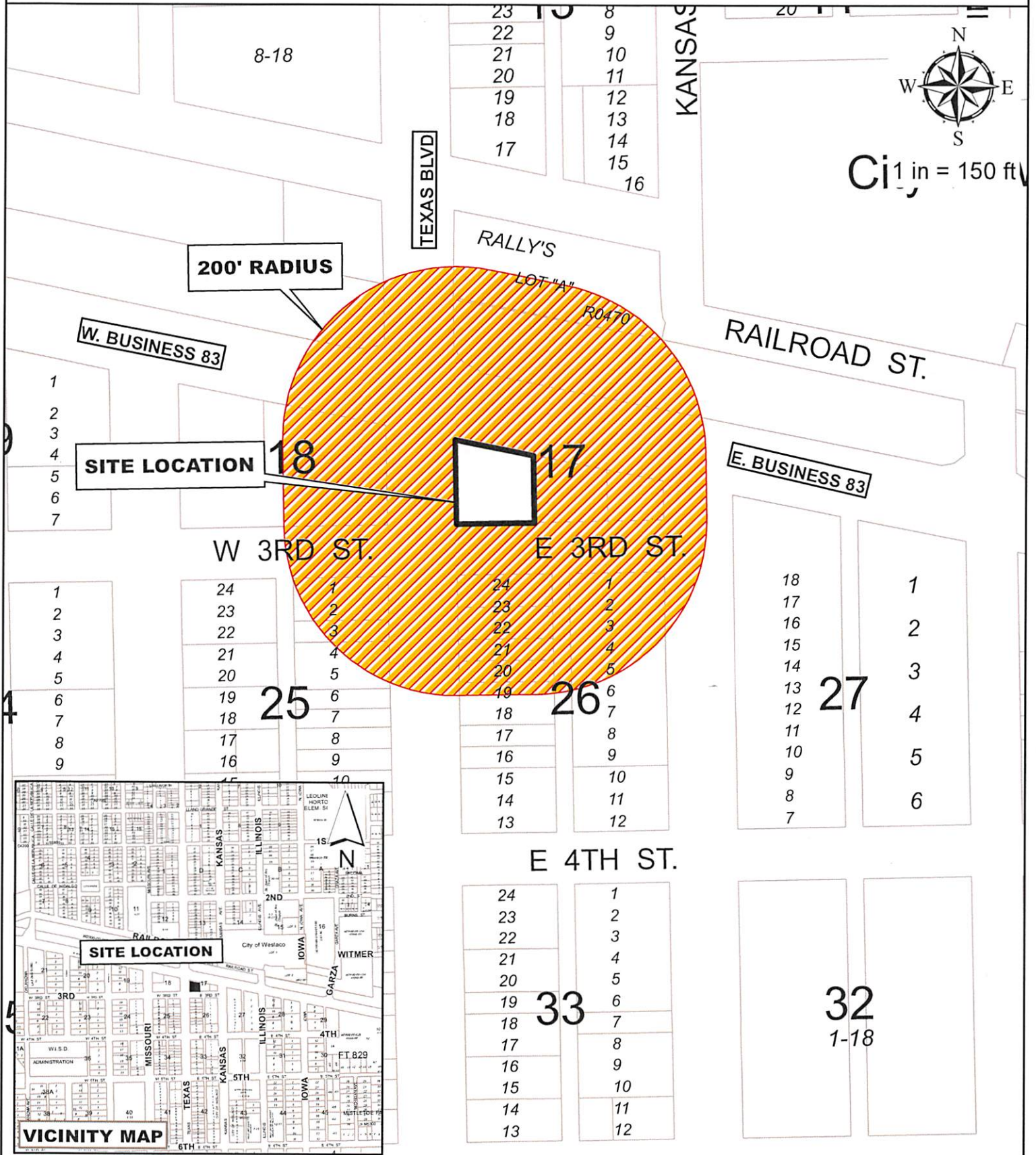
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

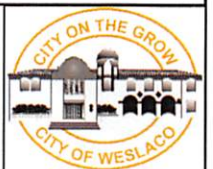
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente", with a long horizontal line extending from the end of the signature.

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: May 7, 2019		Agenda Item No. (to be assigned by CSO): 2019-2423	
From: Benjamin Worsham			
Subject: Discussion and consideration to approve the Mira Vista Subdivision– being a 19.85 acres out of Farm Tract 102 and 9.72 acres out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: The proposed seventy-four (74) 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 a 10” sewer line. The property is within a Flood Zone “B”. Owner is requesting a variance to detain off-site. Staff has received letters of support from the Irrigation District, Drainage District and Public Works for the variance.			
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 Planning & Zoning Commission recommended approval of the final plat and the variance on May 1, 2019.			
Kayla Arevalo		Created/Initiated	
Rebekah De La Fuente		Approved	
Benjamin Worsham		Approved	
Mike Perez		New	
City Manager Comments: Approved.			
Staff Recommendation: Staff recommends of the final plat with compliance of the ordinance on the variance.			
Attachments, if any: MIRA VISTA - ATTACHMENTS, MIRA VISTA- Aerial			
Responsibilities upon Approval:			

Staff will notify applicant.



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. SUB 19-00012

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: Mira Vista Subdivision

Location: Southeast Corner of FM 1015 & Camino Real Viejo Rd

Legal Description: A 19.85 acre tract of land being all of Farm Tract 1020 and 9.72 acres out of Lots 11 and 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Residential

Existing Land Use: Agricultural Proposed Land Use: R-1, B-2, R-2

Number of Lots Proposed: 74 Gross Acreage: 19.85

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Esponjas Development, LTD. Telephone: (956) 800-1333

Address: 2912 S. Jackson Road

Fax: _____

City: McAllen State: TX Zip: 78503 E-mail: cruzcantuiii@aol.com

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs St.

Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qha-eng.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: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility AT&T

☒ YES ☐ NO Gas Utility

☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District No. 1

☒ YES ☐ NO Irrigation District No. 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ \$350.00 Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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 1/2 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: MANUEL CANTU

Owner Signature:  Date: 4/8/19

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

CITY OF WESLACO

PLANNING AND CODE ENFORCEMENT DEPARTMENT

SUBDIVISION REVIEW MEETING

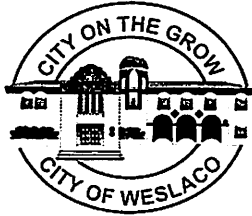
NAME OF SUBDIVISION: MIRA VISTA 02/19/2019

SIGN IN FORM

1	Name	Company	Phone #
2	Rebekah de la Fuente	cow	447-3401
3	CRUZ CANTU III	RED ROCK R/E Dev.	648-8536
4	Manuel Cantu	Red Rock R.E. Dev	821-9190
5	LAZO Ramirez	QNA	381-6480
6	Eric Hernandez	PD	778-3417
7	Zenaida Guerrero	city of weslaco	417-3401
8	Rafael Garza	City of Weslaco	447-3401
9	Mike Swinnick	Weslaco FMO	447-3415
10	Jeremy Anciso	cow	956-355-1169
11			
12			
13			
14			
15			
16			
17			

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

February 15, 2019

Quintanilla, Headley & Associates, Inc.
124 East Stubbs St
Edinburg, Texas 78539

Re: Mira Vista Subdivision

Dear Applicant:

As per the plan set received, please find below general comments that need to be addressed for the above-mentioned subdivision:

1. Identify the point of commencement ✓
2. Identify the point of beginning ✓
3. Amend Plat Note 4 to reflect appropriate lots and elevations ✓
4. Include legend for the plat ✓
5. Adjacent properties must be identified on all sides.- Identify property owner to the eastside ✓
6. Provide a list of proposed street names to be sent to PD and 911 addressing for approval
7. Setbacks for R-2

Front: 20 ft.

Rear: 15'

Side: 5'

Cul-da-sac: 15ft

Setback for B-2:

Front yard. There shall be a front yard along the front line of the lot.

i. Corridors identified on the Hidalgo County Thoroughfare Map: The minimum depth of a front yard one foot back from property line for each two feet in building height, not to exceed one-half of the width of the abutting dedicated right-of-way or in line with the majority setback of existing structures along the same block, whichever is greater.

ii. All other corridors: the minimum lot depth shall be 20 feet.

Side yards.. There shall be a side yard of not less than 5 feet, except that on a corner lot, the side yard on a street side shall be 10 feet.

Rear yard. The rear yard setback shall be 10 feet.

8. A 5 ft. sidewalk is required along exterior perimeter upon the issuance of a building permit for ✓
Lot 1 Block 1 and Block 3

9. Add plat note: Landscaping is required per city ordinance. ✓

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

DATE: 2/13/19 OCCU .CY CLASS: Subdivision
 FACILITY NAME: Mira Vista Subdivision
 PHYSICAL & MAILING ADDRESS: Camino Real Viejo by FM 1015
 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 lines for 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	<table border="1"> <tr> <td>Shall pay appropriate fees for the following:</td> <td>Plan review</td> <td>Fire alarm plan review</td> <td>Fire alarm trip test</td> </tr> <tr> <td></td> <td>Aboveground hydro test</td> <td>Underground hydro test</td> <td>Suppression system trip test</td> </tr> </table>		Shall pay appropriate fees for the following:	Plan review	Fire alarm plan review	Fire alarm trip test		Aboveground hydro test	Underground hydro test	Suppression system trip test
Shall pay appropriate fees for the following:	Plan review	Fire alarm plan review	Fire alarm trip test								
	Aboveground hydro test	Underground hydro test	Suppression system trip test								

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Commissioner, 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

February 19, 2019

Quintanilla, Headley & Associate's Inc.
124 E. Stubbs St
Edinburg, TX 78539
Engineering Firm No. F-1513

Re: Subdivision Review for Mira Vista

Marco Gonzalez

Please find below comments to the above-mentioned project:

Plat Sheet

1. Must provide North Arrow
2. Must provide existing elevations and contours
3. ROW on 1015 must be dimensioned properly
4. Entrance to Block 3 must show corner clips
5. Plat Note #6 must be filled

Water

6. All easement dimensions must
7. Additional Gate Valves are needed
8. Water system must be looped
9. Existing 8' WL on Camino must be shown to scale
10. Bar scale needed
11. Services must be 1" minimum

Sewer

12. Field Verify for existing SS manhole on South side of property to connect to

Drainage

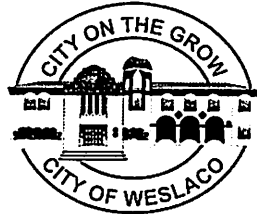
13. Minimum pipe size to be 24"
14. On-site detention must be provided
15. SW inlet must be shown
16. TXDOT permit must be obtained prior to west entrance inlet
17. Valley gutters are needed at each entrance

Erosion Control

18. Silt fence must be provided on North side of ditch
19. Construction entrance must

City of Weslaco

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Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: February 12, 2019

TO: Benjamin Worsham, City Engineer
Efrain Tafolla, Construction Insp./CADD Supervisor
Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

FROM: Rebekah de la Fuente, Senior Planner 

SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on Tuesday, February 19, 2019 in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ Mira Vista Subdivision- 9:30 a.m.

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.

Should you have any questions, please call 447-3401.

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report MIRA VISTA Hidalgo County, Texas

Prepared By:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 - R.P.L.S. # 4856

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

124 E. Stubbs St. Edinburg, Texas 78539

Phone: (956) 381-6480 Fax: (956) 381-0527

Email: alfonsoq@qha-eng.com

April 8, 2019



Handwritten signature: Ma A Gonzalez
Date: 4-8-19

Cover Sheet	1
Index	2
Drainage Report	3
Hydraulic Calculations	4
"C" Values for Rational Method	5
Rainfall Intensity for Hidalgo County	6
Location Map	7
Flood Plain Attachments	8-10
Soil Condition Attachment	11-20
Quad Map	21



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. #95534 R.P.L.S #4856 Eulalio Ramirez, P.E. #77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

**DRAINAGE REPORT FOR
MIRA VISTA SUBDIVISION**

A 19.85 acre tract of land out of Farm Tract 1020 and out of Lot 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to warranty deed recorded under county clerk's document number 1631125 and 17556394, official records, Hidalgo County, Texas. This subdivision is located on the southeast corner of the intersection of Camino Real Viejo Road and F.M. 1015 Road. The site is currently open land. The proposed subdivision will consist of one commercial lot, 56 single-family lots, and 18 multi-family lots.

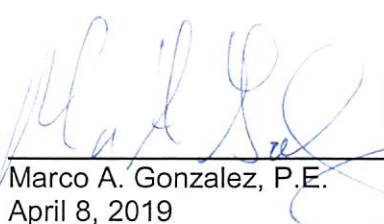
The tract is Zone "B", areas between limits of the 100-year flood and 500-year flood: or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile: or areas protected by levees from the base flood.(Medium Shading), as per FEMA Flood Insurance Rate Map Community Panel No. 480334 0525 B dated January 2, 1981.

The majority of the soil is Hidalgo (25 & 28), and Racombes (48), Rio (60) & Willacy (70) and is in soil group "B" and "D". It is Fine Sandy Loam (SM-SC), Sandy Clay Loam (SC), and Clay Loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-32. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southerly direction with an approximate 1% slope. The existing runoff for the proposed subdivision is $Q=13.94$ cubic feet per second based on a 10-year storm and flows into the existing Hidalgo Cameron County Irrigation District No. 9 Drain Ditch located on the south side of the property.

After development the runoff will be $Q=126.78$ cubic feet per second for an increase of $Q=112.84$ cubic feet per second (50 year storm). Detention will be 153,884.00 cubic feet (3.53 acre feet) and will be accomplished by excavating the existing Hidalgo Cameron County Irrigation District No. 9 drain ditch located on the south side of the subdivision. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24", and 30" storm pipes and Type "A" inlets that will collect the runoff from the roads and will outfall in the existing drain ditch. 75.00 feet of Drain Ditch Right of Way to Hidalgo Cameron County Irrigation District No. 9 is being dedicated by this plat.

Drainage calculations are attached.


Marco A. Gonzalez, P.E.
April 8, 2019



Mira Vista

Drainage Area Calculations

4/4/2019

EXISTING DATA

Total Area	19.850 ac
Existing Runoff Coefficient - "C"	0.20
Overland Flow Length - "L"	667.00 ft
Overland Slope - "S"	0.50 %
Existing Time of Concentration - "T"	53 min. **
Intensity of Rainfall - "I"	3.51 in/hr (10 year event)
Existing - "Q"	13.94 cfs

DATA FOR PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C"	0.59 Rational Method Runoff Coefficients ***
Proposed Time of Concentration - "T"	10 min.
Proposed "I"	10.83 in/hr (50 year event)
Proposed - "Q"	126.78 cfs

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	cfs	cf	cfs	cf	cf	ac-ft
10.00	0.17	10.08	118.02	70811	13.94	8365	62446	1.43
20.00	0.33	7.66	89.74	107690	13.94	12547	95143	2.18
30.00	0.50	6.23	72.93	131267	13.94	16729	114537	2.63
40.00	0.67	5.27	61.70	148091	13.94	20912	127179	2.92
50.00	0.83	4.58	53.65	160950	13.94	25094	135855	3.12
60.00	1.00	4.06	47.57	171247	13.94	29277	141971	3.26
70.00	1.17	3.65	42.80	179777	13.94	33459	146318	3.36
80.00	1.33	3.33	38.96	187025	13.94	37641	149383	3.43
90.00	1.50	3.06	35.80	193306	13.94	41824	151482	3.48
100.00	1.67	2.83	33.14	198836	13.94	46006	152830	3.51
110.00	1.83	2.64	30.87	203769	13.94	50188	153580	3.53
120.00	2.00	2.47	28.92	208215	13.94	54371	153844	3.53
130.00	2.17	2.32	27.21	212259	13.94	58553	153706	3.53
140.00	2.33	2.20	25.71	215967	13.94	62736	153231	3.52
150.00	2.50	2.08	24.38	219387	13.94	66918	152469	3.50
160.00	2.67	1.98	23.18	222561	13.94	71100	151461	3.48

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75

MIRA VISTA SUBDIVISION

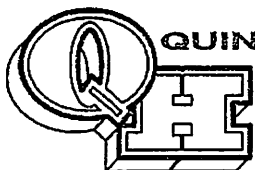
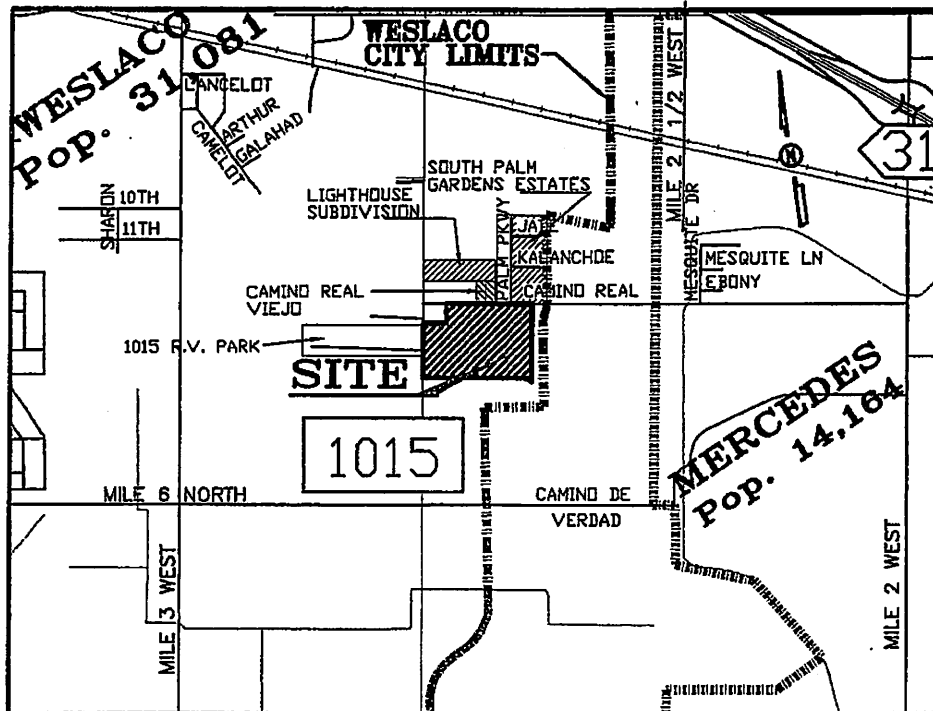
RAINFALL INTENSITY FOR HIDALGO COUNTY								
TIME (Min)	10 YEAR (In/Hr)	50 YEAR (In/Hr)	TIME (Min)	10 YEAR (In/Hr)	50 YEAR (In/Hr)	TIME (Min)	10 YEAR (In/Hr)	50 YEAR (In/Hr)
1	14.283	17.386	31	4.913	6.224	61	3.184	4.099
2	13.28	16.210	32	4.820	6.111	62	3.149	4.056
3	12.425	15.204	33	4.731	6.002	63	3.115	4.014
4	11.687	14.333	34	4.646	5.897	64	3.082	3.973
5	11.041	13.570	35	4.584	5.797	65	3.050	3.933
6	10.472	12.895	36	4.485	5.701	66	3.018	3.894
7	9.965	12.294	37	4.409	5.608	67	2.987	3.855
8	9.512	11.755	38	4.337	5.519	68	2.957	3.818
9	9.102	11.268	39	4.266	5.433	69	2.928	3.781
10	8.731	10.825	40	4.199	5.350	70	2.890	3.745
11	8.393	10.421	41	4.134	5.270	71	2.871	3.710
12	8.084	10.051	42	4.071	5.193	72	2.843	3.676
13	7.799	9.710	43	4.010	5.118	73	2.818	3.642
14	7.536	9.395	44	3.951	5.046	74	2.700	3.610
15	7.293	9.102	45	3.894	4.976	75	2.784	3.577
16	7.068	8.831	46	3.839	4.908	76	2.730	3.546
17	6.856	8.577	47	3.786	4.843	77	2.714	3.515
18	6.659	8.340	48	3.734	4.779	78	2.890	3.485
19	6.474	8.117	49	7.684	4.717	79	2.666	3.455
20	8.301	7.908	50	3.636	4.658	80	2.643	3.426
21	8.138	7.711	51	3.589	4.600	81	2.620	3.398
22	5.985	7.525	52	3.543	4.543	82	2.598	3.370
23	5.839	7.349	53	3.499	4.488	83	2.576	3.342
24	5.702	7.183	54	3.455	4.435	84	2.554	3.315
25	5.572	7.025	55	3.413	4.383	85	2.533	3.289
26	5.448	6.875	56	3.373	4.333	90	2.434	3.164
27	5.331	6.732	57	3.333	4.284	100	2.258	2.944
28	5.219	6.596	58	3.294	4.236	120	1.981	2.596
29	5.112	6.467	59	3.257	4.189	180	1.473	1.951
30	5.011	6.343	60	3.220	4.144	210	1.313	1.747

MIRA VISTA

A 19.85 ACRE TRACT OF LAND OUT OF FARM TRACT 1020, AND OUT OF LOT 12, BLOCK 113, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1631125 AND 1756394, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

LOCATION MAP

SCALE 1" = 4000'



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

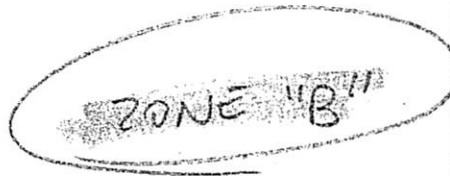
PHONE 956-381-8480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

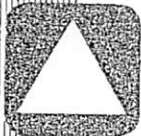
HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525



COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

KEY TO MAP

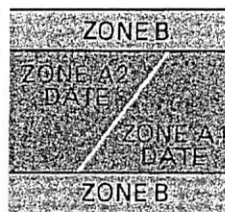
500-Year Flood Boundary —————

100-Year Flood Boundary —————

Zone Designations* With
Date of Identification
e.g., 12/2/74

100-Year Flood Boundary —————

500-Year Flood Boundary —————



Base Flood Elevation Line
With Elevation In Feet**

~~~~~ 513 ~~~~~

Base Flood Elevation In Feet  
Where Uniform Within Zone\*\*

(EL 987)

Elevation Reference Mark

RM7x

River Mile

• M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

## \*EXPLANATION OF ZONE DESIGNATIONS

| ZONE   | EXPLANATION                                                                                                                                                                                                                                                                                      |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A      | Areas of 100-year flood; base flood elevations and flood hazard factors not determined.                                                                                                                                                                                                          |
| A0     | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.                                                                                                                      |
| AH     | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.                                                                                                                             |
| A1-A30 | Areas of 100-year flood; base flood elevations and flood hazard factors determined.                                                                                                                                                                                                              |
| A99    | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.                                                                                                                                            |
| B      | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) |
| C      | Areas of minimal flooding. (No shading)                                                                                                                                                                                                                                                          |
| D      | Areas of undetermined, but possible, flood hazards.                                                                                                                                                                                                                                              |
| V      | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.                                                                                                                                                                      |
| V1-V30 | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.                                                                                                                                                                          |

## NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:  
MAY 23, 1978

# FEMA MAP





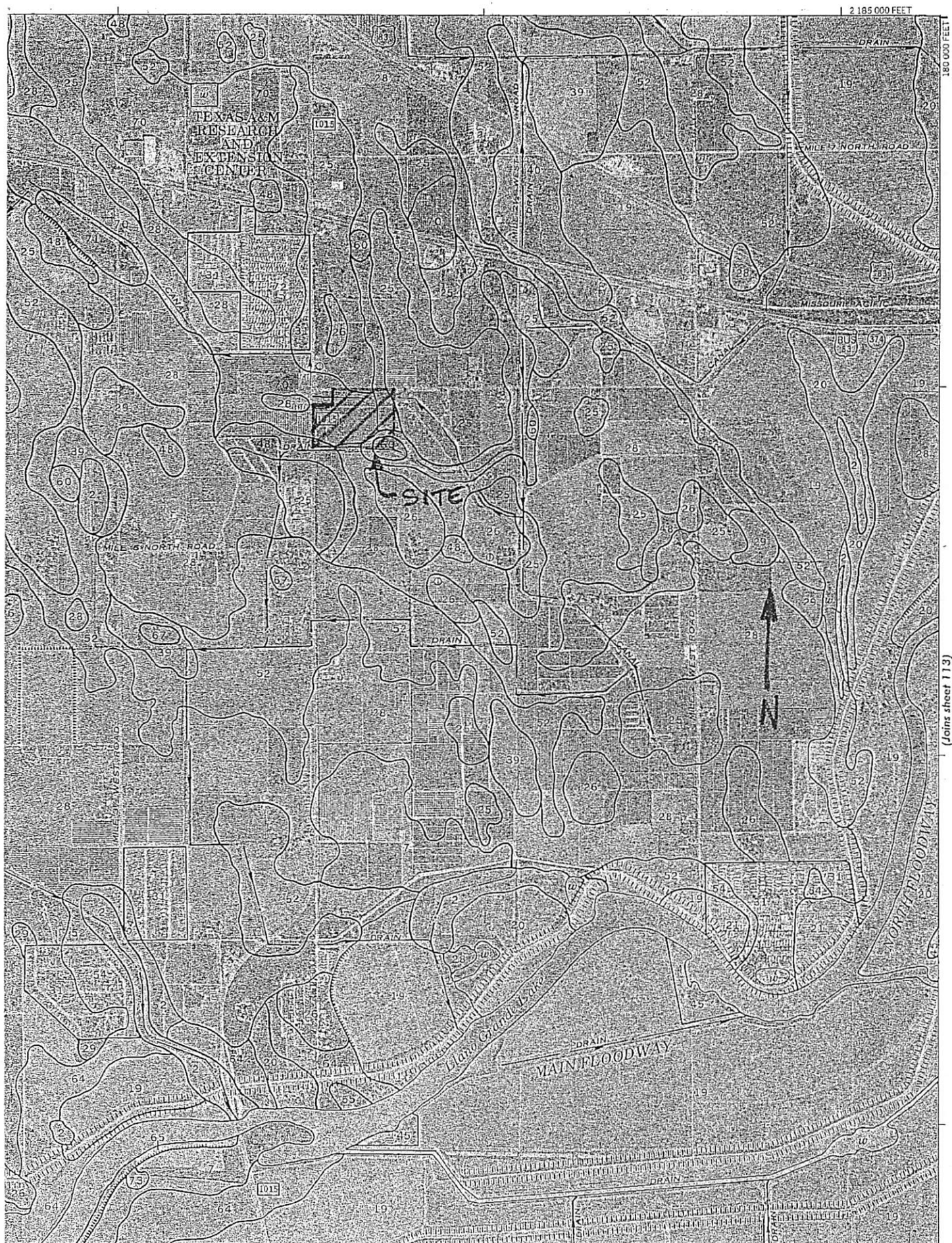




TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

| 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>   |                  |
| 13:*                     |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Randado-----             | 0-9       | Fine sandy loam                   | SM, SM-SC      | A-2-4                  | 75-100                            | 70-100 | 70-100 | 20-35  | <25          | NP-7             |
|                          | 9-16      | Fine sandy loam, sandy clay loam. | SC, SM-SC, GC  | A-2-4, A-2-6, A-4, A-6 | 65-100                            | 60-100 | 60-100 | 25-50  | 25-34        | 7-14             |
|                          | 16-60     | Cemented-----                     | ---            | ---                    | ---                               | ---    | ---    | ---    | ---          | ---              |
| 14-----                  |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Falfurrias               | 0-80      | Fine sand-----                    | SP-SM, SM      | A-2-4, A-3             | 100                               | 100    | 75-100 | 5-25   | <25          | NP-3             |
| 15-----                  |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Grulla                   | 0-7       | Clay-----                         | CL, CH         | A-7-6                  | 100                               | 100    | 100    | 90-100 | 41-55        | 20-30            |
|                          | 7-65      | Silty clay, clay                  | CH             | A-7-6                  | 100                               | 100    | 100    | 90-100 | 52-66        | 28-39            |
| 16, 17, 18-----          |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hargill                  | 0-18      | Fine sandy loam                   | SC, SM-SC, SM  | A-2-4                  | 100                               | 95-100 | 95-100 | 17-35  | <30          | NP-8             |
|                          | 18-63     | Sandy clay loam                   | SC, CL         | A-6                    | 100                               | 95-100 | 95-100 | 40-55  | 30-40        | 11-20            |
|                          | 63-80     | Sandy clay loam                   | SC             | A-2-4, A-2-6, A-4, A-6 | 85-100                            | 80-100 | 75-100 | 34-50  | 28-39        | 9-18             |
| 19, 20-----              |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Harlingen                | 0-8       | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 90-100 | 51-85        | 32-60            |
|                          | 8-35      | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 95-100 | 65-85        | 50-65            |
|                          | 35-72     | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 95-100 | 65-85        | 50-65            |
| 21:*                     |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Harlingen-----           | 0-8       | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 90-100 | 51-85        | 32-60            |
|                          | 8-35      | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 95-100 | 65-85        | 50-65            |
|                          | 35-72     | Clay-----                         | CH             | A-7-6                  | 100                               | 100    | 100    | 95-100 | 65-85        | 50-65            |
| Urban land.              |           |                                   |                |                        |                                   |        |        |        |              |                  |
| 22, 23, 24-----          |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hebbronville             | 0-17      | Sandy loam-----                   | SM             | A-2-4                  | 100                               | 100    | 75-100 | 13-24  | <25          | NP-4             |
|                          | 17-58     | Fine sandy loam, loam.            | SM, SM-SC      | A-2-4                  | 100                               | 100    | 90-100 | 20-30  | <30          | NP-7             |
|                          | 58-65     | Fine sandy loam, loam.            | SM-SC, SC      | A-2-4, A-4, A-2-6, A-6 | 95-100                            | 90-100 | 90-100 | 20-40  | 20-30        | 4-13             |
| 25, 26, 27-----          |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hidalgo                  | 0-17      | Fine sandy loam                   | SC, SM-SC      | A-2-4                  | 100                               | 95-100 | 90-100 | 36-50  | 29-40        | 11-20            |
|                          | 17-28     | Sandy 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             | 95-100                            | 80-100 | 75-99  | 44-80  | 30-44        | 11-23            |
| 28, 29, 30-----          |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hidalgo                  | 0-17      | Sandy clay loam                   | SC, CL         | A-6                    | 100                               | 95-100 | 90-100 | 36-55  | 29-40        | 11-20            |
|                          | 17-28     | Sandy clay loam                   | 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             | 95-100                            | 80-100 | 75-99  | 44-80  | 30-44        | 11-23            |
| 31:*                     |           |                                   |                |                        |                                   |        |        |        |              |                  |
| Hidalgo-----             | 0-17      | Sandy clay loam                   | SC, CL         | A-6                    | 100                               | 95-100 | 90-100 | 36-50  | 29-40        | 11-20            |
|                          | 17-28     | Sandy clay loam, clay loam.       | SC, CL         | A-6                    | 100                               | 95-100 | 90-100 | 36-80  | 30-40        | 11-20            |
|                          | 28-80     | Clay loam, sandy clay loam.       | CL, SC         | A-6, A-7-6             | 90-100                            | 80-100 | 75-99  | 44-80  | 30-44        | 11-23            |
| Urban land.              |           |                                   |                |                        |                                   |        |        |        |              |                  |

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

| Map symbol and soil name    | Depth                  | USDA texture                                                                                        | Classification                |                                                                | Percentage passing sieve number-- |                            |                            |                            | Liquid limit            | Plasticity index        |
|-----------------------------|------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------------------------|-----------------------------------|----------------------------|----------------------------|----------------------------|-------------------------|-------------------------|
|                             |                        |                                                                                                     | Unified                       | AASHTO                                                         | 4                                 | 10                         | 40                         | 200                        |                         |                         |
|                             | In                     |                                                                                                     |                               |                                                                |                                   |                            |                            |                            | Pct                     |                         |
| 45,* 46,* 47.*<br>Pits      |                        |                                                                                                     |                               |                                                                |                                   |                            |                            |                            |                         |                         |
| 48,* 49-----<br>Recombes?   | 0-13<br>13-49          | Sandy clay loam<br>Sandy clay loam,<br>clay loam.                                                   | CL, SC<br>CL, SC              | A-4, A-6<br>A-6, A-7                                           | 100<br>100                        | 100<br>95-100              | 85-100<br>90-100           | 45-65<br>45-65             | 27-35<br>34-43          | 8-19<br>15-22           |
|                             | 24-72                  | Sandy clay loam,<br>clay loam.                                                                      | CL, SC                        | A-6                                                            | 90-100                            | 80-100                     | 80-95                      | 40-65                      | 30-40                   | 11-20                   |
| 50-----<br>Ramadero         | 0-21<br>21-65          | Sandy clay loam<br>Sandy clay loam,<br>clay loam.                                                   | CL, SC<br>CL, SC              | A-6, A-4<br>A-6, A-7                                           | 100<br>100                        | 100<br>95-100              | 95-100<br>90-100           | 45-65<br>45-65             | 27-39<br>32-42          | 9-18<br>13-21           |
| 51:*<br>Randado-----        | 0-9<br>9-16            | Fine sandy loam<br>Fine sandy loam,<br>sandy clay loam.                                             | SM, SM-SC<br>SC, SM-SC,<br>GC | A-2-4<br>A-2-4,<br>A-2-6,<br>A-4, A-6                          | 75-100<br>65-100                  | 70-100<br>60-100           | 70-100<br>60-100           | 20-35<br>25-50             | <25<br>25-34            | NP-7<br>7-14            |
|                             | 16-60                  | Cemented-----                                                                                       | ---                           | ---                                                            | ---                               | ---                        | ---                        | ---                        | ---                     | ---                     |
| Cuevitas-----               | 0-8<br>8-60            | Fine sandy loam<br>Cemented-----                                                                    | SM, SM-SC,<br>SC<br>---       | A-2-4<br>---                                                   | 80-100<br>---                     | 80-100<br>---              | 80-100<br>---              | 20-35<br>---               | <28<br>---              | NP-9<br>---             |
| 52, 53-----<br>Raymondville | 0-15<br>15-43<br>43-65 | Clay loam-----<br>Clay, clay loam<br>Clay, clay loam                                                | CL<br>CL, CH<br>CL, CH        | A-6, A-7-6<br>A-6, A-7-6<br>A-7-6                              | 100<br>100<br>100                 | 100<br>95-100<br>85-100    | 95-100<br>95-100<br>80-100 | 51-85<br>75-95<br>75-95    | 37-50<br>38-55<br>40-53 | 18-30<br>19-35<br>20-30 |
| 54:*<br>Raymondville----    | 0-15<br>15-43<br>43-65 | Clay loam-----<br>Clay, clay loam<br>Clay, clay loam                                                | CL<br>CL, CH<br>CL, CH        | A-6, A-7-6<br>A-6, A-7-6<br>A-7-6                              | 100<br>100<br>100                 | 100<br>95-100<br>85-100    | 95-100<br>95-100<br>80-100 | 51-85<br>75-95<br>75-95    | 37-50<br>38-55<br>40-53 | 18-30<br>19-35<br>20-30 |
| Urban land.                 |                        |                                                                                                     |                               |                                                                |                                   |                            |                            |                            |                         |                         |
| 55, 56-----<br>Reynosa      | 0-15<br>15-48<br>48-65 | Silty clay loam<br>Silty clay loam,<br>silt loam.<br>Stratified silty<br>clay loam to<br>silt loam. | CL, CL-ML<br>CL<br>CL, CL-ML  | A-6, A-4,<br>A-7-6<br>A-6, A-4,<br>A-7-6<br>A-6, A-4,<br>A-7-6 | 100<br>100<br>100                 | 100<br>100<br>100          | 95-100<br>95-100<br>90-100 | 80-100<br>80-100<br>70-100 | 25-45<br>28-44<br>20-49 | 7-25<br>9-23<br>4-29    |
| 57:*<br>Reynosa-----        | 0-15<br>15-48<br>48-65 | Silty clay loam<br>Silty clay loam,<br>silt loam.<br>Stratified silty<br>clay loam to<br>silt loam. | CL, CL-ML<br>CL<br>CL, CL-ML  | A-6, A-4,<br>A-7-6<br>A-6, A-4,<br>A-7-6<br>A-6, A-4,<br>A-7-6 | 100<br>100<br>100                 | 100<br>100<br>100          | 95-100<br>95-100<br>90-100 | 80-100<br>80-100<br>70-100 | 25-45<br>28-44<br>20-49 | 7-25<br>9-23<br>4-29    |
| Urban land.                 |                        |                                                                                                     |                               |                                                                |                                   |                            |                            |                            |                         |                         |
| 58, 59-----<br>Rio          | 0-12<br>12-38<br>38-63 | Fine sandy loam<br>Clay loam, clay<br>Clay loam, sandy<br>clay, sandy clay<br>loam.                 | SC, SM-SC<br>CL, CH<br>CL     | A-2-4, A-4<br>A-7-6<br>A-7-6                                   | 95-100<br>95-100<br>95-100        | 95-100<br>95-100<br>95-100 | 95-100<br>95-100<br>85-95  | 30-48<br>75-95<br>55-80    | <30<br>43-57<br>41-50   | 5-10<br>21-32<br>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-----<br>Rio       | 0-12<br>12-38<br>38-63 | Clay loam-----<br>Clay loam, clay<br>Clay loam, sandy<br>clay, sandy clay<br>loam. | CL<br>CL, CH<br>CL                         | A-6, A-7<br>A-7-6<br>A-7-6     | 95-100<br>95-100<br>95-100        | 95-100<br>95-100<br>95-100 | 95-100<br>95-100<br>85-95 | 70-80<br>75-95<br>55-80 | 35-45<br>43-57<br>41-50 | 15-22<br>21-32<br>20-27 |
| 62-----<br>Rio Grande    | 0-8<br>8-65            | Silt loam-----<br>Stratified silt<br>loam to loamy<br>very fine sand.              | CL, CL-ML<br>CL, CL-ML                     | A-4, A-6<br>A-4, A-6           | 100<br>100                        | 100<br>100                 | 95-100<br>95-100          | 70-95<br>70-100         | 20-30<br>20-33          | 4-12<br>4-12            |
| 63-----<br>Rio Grande    | 0-8<br>8-65            | Silty clay loam<br>Stratified silt<br>loam to loamy<br>very fine sand.             | CL<br>CL, CL-ML                            | A-6, A-7<br>A-4, A-6           | 100<br>100                        | 100<br>100                 | 95-100<br>95-100          | 80-100<br>70-100        | 30-43<br>20-33          | 11-18<br>4-12           |
| 64, 65-----<br>Runn      | 0-55<br>55-65          | Silty clay-----<br>Silty clay, silty<br>clay loam, silt<br>loam.                   | CH, CL<br>CH, CL,<br>CL-ML                 | A-7-6<br>A-6,<br>A-7-6,<br>A-4 | 100<br>100                        | 100<br>95-100              | 95-100<br>90-100          | 85-98<br>70-98          | 43-62<br>21-62          | 21-36<br>4-36           |
| 66-----<br>Sarita        | 0-48<br>48-80          | Fine sand-----<br>Sandy clay loam,<br>fine sandy loam.                             | SM-SC,<br>SP-SM, SM<br>SC                  | A-2-4, A-3<br>A-2-6, A-6       | 100<br>100                        | 100<br>100                 | 65-100<br>80-100          | 9-35<br>30-50           | <25<br>28-40            | NP-7<br>11-22           |
| 67-----<br>Tiocano       | 0-65                   | Clay-----                                                                          | CH                                         | A-7-6                          | 100                               | 100                        | 95-100                    | 85-100                  | 56-76                   | 33-49                   |
| 68.*<br>Urban land       |                        |                                                                                    |                                            |                                |                                   |                            |                           |                         |                         |                         |
| 69.*<br>Ustorthents      |                        |                                                                                    |                                            |                                |                                   |                            |                           |                         |                         |                         |
| 70, 71-----<br>Willacy   | 0-14<br>14-80          | Fine sandy loam<br>Sandy clay loam,<br>fine sandy loam.                            | SC, SM-SC<br>SC, CL                        | A-2-4, A-4<br>A-4, A-6         | 100<br>95-100                     | 100<br>90-100              | 95-100<br>90-100          | 30-45<br>36-65          | 20-30<br>28-40          | 5-10<br>9-20            |
| 72.*<br>Willacy          | 0-14<br>14-80          | Fine sandy loam<br>Sandy clay loam,<br>fine sandy loam.                            | SC, SM-SC<br>SC, CL                        | A-2-4, A-4<br>A-4, A-6         | 100<br>95-100                     | 100<br>90-100              | 95-100<br>90-100          | 30-45<br>36-65          | 20-30<br>28-40          | 5-10<br>9-20            |
| Urban land.              |                        |                                                                                    |                                            |                                |                                   |                            |                           |                         |                         |                         |
| 73-----<br>Zalla         | 0-9<br>9-65            | Loamy fine sand<br>Loamy fine sand,<br>fine sand, sand.                            | SP-SM, SM,<br>SM-SC<br>SP-SM, SM,<br>SM-SC | A-2-4<br>A-2-4                 | 95-100<br>95-100                  | 95-100<br>95-100           | 70-85<br>70-85            | 10-25<br>10-25          | <25<br><25              | NP-7<br>NP-7            |
| 74-----<br>Zalla         | 0-9<br>9-65            | Silt loam-----<br>Loamy fine sand,<br>fine sand, sand.                             | CL, CL-NL,<br>NL<br>SP-SM, SM,<br>SM-SC    | A-4, A-6<br>A-2-4              | 100<br>95-100                     | 100<br>95-100              | 90-100<br>70-85           | 70-80<br>10-25          | <30<br><25              | NP-11<br>NP-7           |

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



TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

| Map symbol and soil name        | Depth                         | Clay                         | Permeability                     | Available water capacity             | Soil reaction                    | Salinity               | Shrink-swell potential                          | Erosion factors            |   | Organic matter |
|---------------------------------|-------------------------------|------------------------------|----------------------------------|--------------------------------------|----------------------------------|------------------------|-------------------------------------------------|----------------------------|---|----------------|
|                                 |                               |                              |                                  |                                      |                                  |                        |                                                 | K                          | T |                |
|                                 | In                            | Pct                          | In/hr                            | In/in                                | pH                               | Mmhos/cm               |                                                 |                            |   | Pct            |
| 22, 23, 24-----<br>Hebbronville | 0-17<br>17-58<br>58-65        | 8-15<br>12-18<br>10-17       | 2.0-6.0<br>2.0-6.0<br>2.0-6.0    | 0.07-0.14<br>0.11-0.17<br>0.11-0.17  | 6.6-7.8<br>6.6-8.4<br>7.9-8.4    | <2<br><2<br><2         | Low-----<br>Low-----<br>Low-----                | 0.20<br>0.24<br>0.24       | 5 | <1             |
| 25, 26, 27-----<br>Hidalgo      | 0-17<br>17-28<br>28-80        | 15-20<br>23-35<br>23-35      | 0.6-2.0<br>0.6-2.0<br>0.6-2.0    | 0.08-0.15<br>0.08-0.17<br>0.08-0.20  | 7.9-8.4<br>7.9-8.4<br>7.9-8.4    | <4<br><4<br><4         | Low-----<br>Moderate-----<br>Moderate-----      | 0.24<br>0.32<br>0.32       | 5 | 1-3            |
| 28, 29-----<br>Hidalgo          | 0-17<br>17-28<br>28-80        | 20-30<br>23-35<br>23-35      | 0.6-2.0<br>0.6-2.0<br>0.6-2.0    | 0.08-0.17<br>0.08-0.17<br>0.08-0.20  | 7.9-8.4<br>7.9-8.4<br>7.9-8.4    | <4<br><4<br><4         | Moderate-----<br>Moderate-----<br>Moderate----- | 0.32<br>0.32<br>0.32       | 5 | 1-3            |
| 30-----<br>Hidalgo              | 0-17<br>17-28<br>28-80        | 20-30<br>23-35<br>23-35      | 0.6-2.0<br>0.6-2.0<br>0.6-2.0    | 0.01-0.13<br>0.01-0.13<br>0.01-0.15  | 7.9-8.4<br>7.9-8.4<br>7.9-9.0    | 4-16<br>4-16<br>4-16   | Moderate-----<br>Moderate-----<br>Moderate----- | 0.32<br>0.32<br>0.32       | 5 | 1-3            |
| 31: *<br>Hidalgo-----           | 0-17<br>17-28<br>28-80        | 20-30<br>23-35<br>23-35      | 0.6-2.0<br>0.6-2.0<br>0.6-2.0    | 0.08-0.17<br>0.08-0.17<br>0.08-0.20  | 7.9-8.4<br>7.9-8.4<br>7.9-8.4    | <4<br><4<br><4         | Moderate-----<br>Moderate-----<br>Moderate----- | 0.32<br>0.32<br>0.32       | 5 | 1-3            |
| Urban land.                     |                               |                              |                                  |                                      |                                  |                        |                                                 |                            |   |                |
| 32: *<br>Jimenez-----           | 0-8<br>8-10<br>10-60          | 12-24<br>---<br>---          | 0.6-2.0<br>---<br>---            | 0.05-0.10<br>---<br>---              | 7.9-8.4<br>---<br>---            | <2<br>---<br>---       | Low-----<br>---<br>---                          | 0.10<br>---<br>---         | 1 | 1-3            |
| Quemado-----                    | 0-6<br>6-12<br>12-18<br>18-60 | 10-18<br>18-27<br>---<br>--- | 0.6-2.0<br>0.6-2.0<br>---<br>--- | 0.09-0.13<br>0.05-0.10<br>---<br>--- | 6.1-7.8<br>6.6-7.8<br>---<br>--- | <2<br><2<br>---<br>--- | Low-----<br>Low-----<br>---<br>---              | 0.10<br>0.10<br>---<br>--- | 1 | <1             |
| 33-----<br>Laredo               | 0-14<br>14-65                 | 12-35<br>18-35               | 0.6-2.0<br>0.6-2.0               | 0.15-0.22<br>0.13-0.20               | 7.9-8.4<br>7.9-8.4               | <2<br><4               | Moderate-----<br>Moderate-----                  | 0.37<br>0.43               | 5 | 1-3            |
| 34-----<br>Matamoros            | 0-65                          | 35-55                        | 0.06-0.2                         | 0.14-0.19                            | 7.9-8.4                          | <4                     | Very high----                                   | 0.32                       | 5 | 0.5-1          |
| 35, 36, 37, 38---<br>McAllen    | 0-14<br>14-72                 | 14-25<br>20-31               | 0.6-2.0<br>0.6-2.0               | 0.11-0.16<br>0.09-0.18               | 7.9-8.4<br>7.9-8.4               | <2<br><4               | Low-----<br>Low-----                            | 0.24<br>0.28               | 5 | 0.5-1          |
| 39-----<br>Mercedes             | 0-19<br>19-57<br>57-65        | 40-60<br>45-60<br>45-60      | <0.06<br><0.06<br><0.06          | 0.12-0.18<br>0.09-0.15<br>0.06-0.20  | 7.9-8.4<br>7.9-9.0<br>7.9-9.0    | <4<br><8<br>>4         | Very high----<br>Very high----<br>Very high---- | 0.32<br>0.32<br>0.32       | 5 | 1-3            |
| 40-----<br>Mercedes             | 0-19<br>19-57<br>57-65        | 40-60<br>45-60<br>45-60      | <0.06<br><0.06<br><0.06          | 0.02-0.12<br>0.02-0.09<br>0.02-0.07  | 7.9-9.0<br>7.9-9.0<br>7.9-9.0    | >4<br>>8<br>>8         | Very high----<br>Very high----<br>Very high---- | 0.32<br>0.32<br>0.32       | 5 | 1-3            |
| 41-----<br>Mercedes             | 0-19<br>19-57<br>57-65        | 40-60<br>45-60<br>45-60      | <0.06<br><0.06<br><0.06          | 0.12-0.18<br>0.09-0.15<br>0.06-0.20  | 7.9-8.4<br>7.9-9.0<br>7.9-9.0    | <4<br><8<br>>4         | Very high----<br>Very high----<br>Very high---- | 0.32<br>0.32<br>0.32       | 5 | 1-3            |
| 42-----<br>Nueces               | 0-29<br>29-72                 | 2-12<br>18-34                | 2.0-6.0<br>0.2-0.6               | 0.05-0.10<br>0.12-0.17               | 6.1-7.3<br>6.6-8.4               | <2<br><2               | Low-----<br>Moderate-----                       | 0.17<br>0.24               | 5 | <1             |
| 43: *<br>Nueces-----            | 0-29<br>29-72                 | 2-12<br>18-34                | 2.0-6.0<br>0.2-0.6               | 0.05-0.10<br>0.12-0.17               | 6.1-7.3<br>6.6-8.4               | <2<br><2               | Low-----<br>Moderate-----                       | 0.17<br>0.24               | 5 | <1             |
| Sarita-----                     | 0-48<br>48-80                 | 1-10<br>18-35                | 6.0-20<br>2.0-6.0                | 0.05-0.10<br>0.13-0.19               | 6.1-7.3<br>5.6-8.4               | <2<br><2               | Low-----<br>Moderate-----                       | 0.17<br>0.24               | 5 | 0.5-1          |
| 44-----<br>Olmito               | 0-47<br>47-65                 | 35-55<br>35-55               | 0.2-0.6<br>0.06-0.2              | 0.13-0.18<br>0.06-0.18               | 7.9-8.4<br>7.9-8.4               | <4<br>>4               | Very high----<br>Very high----                  | 0.32<br>0.32               | 5 | 1-3            |
| 45, * 46, * 47. *<br>Pits       |                               |                              |                                  |                                      |                                  |                        |                                                 |                            |   |                |

See footnote at end of table.

TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

| Map symbol and<br>soil name | Depth                  | Clay                    | Permeability                    | Available<br>water<br>capacity      | Soil<br>reaction              | Salinity             | Shrink-swell<br>potential                       | Erosion<br>factors   |   | Organic<br>matter |
|-----------------------------|------------------------|-------------------------|---------------------------------|-------------------------------------|-------------------------------|----------------------|-------------------------------------------------|----------------------|---|-------------------|
|                             |                        |                         |                                 |                                     |                               |                      |                                                 | K                    | T |                   |
|                             | In                     | Pct                     | In/hr                           | In/in                               | pH                            | Mmhos/cm             |                                                 |                      |   | Pct               |
| 48-----<br>Racombe          | 0-13<br>13-49<br>49-72 | 15-28<br>25-34<br>26-34 | 0.6-2.0<br>0.6-2.0<br>0.6-2.0   | 0.14-0.19<br>0.15-0.20<br>0.15-0.20 | 6.6-7.8<br>6.6-8.4<br>7.9-8.4 | <2<br><4<br><4       | Low-----<br>Moderate-----<br>Low-----           | 0.28<br>0.32<br>0.32 | 5 | 1-3               |
| 49-----<br>Racombe          | 0-13<br>13-49<br>49-72 | 16-28<br>26-34<br>25-34 | 0.6-2.0<br>0.6-2.0<br>0.6-2.0   | 0.04-0.12<br>0.04-0.13<br>0.04-0.13 | 6.6-7.8<br>6.6-8.4<br>7.9-8.4 | 4-16<br>4-16<br>>4   | Low-----<br>Moderate-----<br>Moderate-----      | 0.28<br>0.32<br>0.32 | 5 | 1-3               |
| 50-----<br>Ramadero         | 0-21<br>21-65          | 16-34<br>25-34          | 0.6-2.0<br>0.6-2.0              | 0.14-0.19<br>0.15-0.20              | 6.6-8.4<br>6.6-8.4            | <2<br><4             | Moderate-----<br>Moderate-----                  | 0.28<br>0.32         | 5 | 1-3               |
| 51: *<br>Randado            | 0-9<br>9-16<br>16-60   | 8-18<br>15-25<br>---    | 0.6-2.0<br>0.6-2.0<br>---       | 0.10-0.14<br>0.12-0.16<br>---       | 6.6-7.8<br>6.6-7.8<br>---     | <2<br><2<br>---      | Low-----<br>Low-----<br>---                     | 0.24<br>0.28<br>---  | 1 | <1                |
| Cuevitas                    | 0-8<br>8-60            | 7-18<br>---             | 0.6-2.0<br>---                  | 0.10-0.14<br>---                    | 6.6-7.8<br>---                | <2<br>---            | Low-----<br>---                                 | 0.20<br>---          | 1 | 0.5-1             |
| 52-----<br>Raymondville     | 0-15<br>15-43<br>43-65 | 32-42<br>35-50<br>35-45 | 0.2-0.6<br>0.06-0.2<br>0.06-0.2 | 0.12-0.18<br>0.10-0.18<br>0.10-0.18 | 7.9-8.4<br>7.9-8.4<br>7.9-8.4 | <4<br><4<br><4       | High-----<br>High-----<br>High-----             | 0.32<br>0.32<br>0.32 | 5 | 1-3               |
| 53-----<br>Raymondville     | 0-15<br>15-43<br>43-65 | 32-42<br>35-50<br>35-45 | 0.2-0.6<br>0.06-0.2<br>0.06-0.2 | 0.04-0.11<br>0.04-0.11<br>0.04-0.11 | 7.9-8.4<br>7.9-8.4<br>7.9-8.4 | 4-16<br>4-16<br>>4   | High-----<br>High-----<br>High-----             | 0.28<br>0.28<br>0.32 | 5 | 1-3               |
| 54: *<br>Raymondville       | 0-15<br>15-43<br>43-65 | 32-42<br>35-50<br>35-45 | 0.2-0.6<br>0.06-0.2<br>0.06-0.2 | 0.12-0.18<br>0.10-0.18<br>0.10-0.18 | 7.9-8.4<br>7.9-8.4<br>7.9-8.4 | <4<br><4<br><4       | High-----<br>High-----<br>High-----             | 0.32<br>0.32<br>0.32 | 5 | 1-3               |
| Urban land.                 |                        |                         |                                 |                                     |                               |                      |                                                 |                      |   |                   |
| 55-----<br>Reynosa          | 0-15<br>15-48<br>48-65 | 15-30<br>18-35<br>18-35 | 0.6-2.0<br>0.6-2.0<br>0.6-2.0   | 0.18-0.24<br>0.15-0.24<br>0.12-0.22 | 7.9-8.4<br>7.9-8.4<br>7.9-8.4 | <2<br><4<br><4       | Moderate-----<br>Moderate-----<br>Low-----      | 0.37<br>0.43<br>0.43 | 5 | 0.5-1             |
| 56-----<br>Reynosa          | 0-15<br>15-48<br>48-65 | 15-30<br>18-35<br>18-35 | 0.6-2.0<br>0.6-2.0<br>0.6-2.0   | 0.05-0.15<br>0.04-0.14<br>0.04-0.14 | 7.9-8.4<br>7.9-8.4<br>7.9-8.4 | 4-16<br>4-16<br>4-16 | Moderate-----<br>Moderate-----<br>Low-----      | 0.37<br>0.43<br>0.43 | 5 | 0.5-1             |
| 57: *<br>Reynosa            | 0-15<br>15-48<br>48-65 | 15-30<br>18-35<br>18-35 | 0.6-2.0<br>0.6-2.0<br>0.6-2.0   | 0.18-0.24<br>0.15-0.24<br>0.12-0.22 | 7.9-8.4<br>7.9-8.4<br>7.9-8.4 | <2<br><4<br><4       | Moderate-----<br>Moderate-----<br>Low-----      | 0.37<br>0.43<br>0.43 | 5 | 0.5-1             |
| Urban land.                 |                        |                         |                                 |                                     |                               |                      |                                                 |                      |   |                   |
| 58-----<br>Rio              | 0-12<br>12-38<br>38-63 | 12-20<br>35-50<br>30-40 | 2.0-6.0<br>0.06-0.2<br>0.2-0.6  | 0.14-0.18<br>0.13-0.18<br>0.12-0.17 | 6.6-7.8<br>7.4-8.4<br>7.9-8.4 | <4<br><4<br><4       | Low-----<br>Moderate-----<br>Moderate-----      | 0.24<br>0.32<br>0.32 | 5 | 1-3               |
| 59-----<br>Rio              | 0-12<br>12-38<br>38-63 | 12-20<br>35-50<br>30-40 | 2.0-6.0<br>0.06-0.2<br>0.2-0.6  | 0.04-0.12<br>0.04-0.11<br>0.04-0.10 | 6.6-7.8<br>7.4-8.4<br>7.9-8.4 | 4-16<br>4-16<br>>4   | Low-----<br>Moderate-----<br>Moderate-----      | 0.24<br>0.32<br>0.32 | 5 | 1-3               |
| 60-----<br>Rio              | 0-12<br>12-38<br>38-63 | 20-35<br>35-50<br>30-40 | 0.6-2.0<br>0.06-0.2<br>0.2-0.6  | 0.15-0.20<br>0.13-0.18<br>0.12-0.17 | 6.6-7.8<br>7.4-8.4<br>7.9-8.4 | <4<br><4<br><4       | Moderate-----<br>Moderate-----<br>Moderate----- | 0.32<br>0.32<br>0.32 | 5 | 1-3               |
| 61-----<br>Rio              | 0-12<br>12-38<br>38-63 | 20-35<br>35-50<br>30-40 | 0.6-2.0<br>0.06-0.2<br>0.2-0.6  | 0.04-0.12<br>0.04-0.11<br>0.04-0.10 | 6.6-7.8<br>7.4-8.4<br>7.9-8.4 | 4-16<br>4-16<br>>4   | Moderate-----<br>Moderate-----<br>Moderate----- | 0.32<br>0.32<br>0.32 | 5 | 1-3               |
| 62-----<br>Rio Grande       | 0-8<br>8-65            | 9-18<br>9-18            | 2.0-6.0<br>2.0-6.0              | 0.13-0.24<br>0.13-0.24              | 7.9-8.4<br>7.9-8.4            | <4<br><4             | Low-----<br>Low-----                            | 0.49<br>0.49         | 5 | 0.5-1             |

See footnote at end of table.

TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

| Map symbol and soil name | Depth         | Clay           | Permeability        | Available water capacity | Soil reaction      | Salinity     | Shrink-swell potential     | Erosion factors |   | Organic matter |
|--------------------------|---------------|----------------|---------------------|--------------------------|--------------------|--------------|----------------------------|-----------------|---|----------------|
|                          |               |                |                     |                          |                    |              |                            | K               | T |                |
|                          | In            | Pct            | In/hr               | In/in                    | pH                 | Mmhos/cm     |                            |                 |   | Pct            |
| 63-----<br>Rio Grande    | 0-8<br>8-65   | 28-35<br>9-18  | 0.6-2.0<br>2.0-6.0  | 0.18-0.24<br>0.13-0.24   | 7.9-8.4<br>7.9-8.4 | <4<br><4     | Moderate-----<br>Low-----  | 0.49<br>0.49    | 5 | 0.5-1          |
| 64-----<br>Runn          | 0-55<br>55-65 | 36-55<br>24-55 | 0.06-0.2<br>0.2-0.6 | 0.13-0.20<br>0.09-0.20   | 7.9-8.4<br>7.9-8.4 | <4<br><8     | High-----<br>Moderate----- | 0.32<br>0.37    | 5 | 0.5-1          |
| 65-----<br>Runn          | 0-55<br>55-65 | 36-55<br>24-55 | 0.06-0.2<br>0.2-0.6 | 0.03-0.15<br>0.03-0.15   | 7.9-8.4<br>7.9-8.4 | 4-16<br>4-16 | High-----<br>Moderate----- | 0.32<br>0.37    | 5 | 0.5-1          |
| 66-----<br>Sarita        | 0-48<br>48-80 | 1-13<br>18-35  | 6.0-20<br>2.0-6.0   | 0.05-0.10<br>0.13-0.19   | 6.1-7.3<br>5.6-8.4 | <2<br><2     | Low-----<br>Moderate-----  | 0.17<br>0.24    | 5 | 0.5-1          |
| 67-----<br>Tiocano       | 0-65          | 40-60          | <0.06               | 0.12-0.18                | 7.4-8.4            | <4           | Very high----              | 0.32            | 5 | 1-3            |
| 68.*<br>Urban land       |               |                |                     |                          |                    |              |                            |                 |   |                |
| 69.*<br>Ustorthents      |               |                |                     |                          |                    |              |                            |                 |   |                |
| 70.*<br>Willacy          | 0-14<br>14-80 | 12-22<br>18-27 | 2.0-6.0<br>0.6-2.0  | 0.14-0.18<br>0.14-0.18   | 6.6-7.8<br>7.4-8.4 | <4<br><4     | Low-----<br>Low-----       | 0.24<br>0.32    | 5 | 1-3            |
| 72.*<br>Willacy          | 0-14<br>14-80 | 12-22<br>18-27 | 2.0-6.0<br>0.6-2.0  | 0.14-0.18<br>0.14-0.18   | 6.6-7.8<br>7.4-8.4 | <4<br><4     | Low-----<br>Low-----       | 0.24<br>0.32    | 5 | 1-3            |
| Urban land.              |               |                |                     |                          |                    |              |                            |                 |   |                |
| 73-----<br>Zalla         | 0-9<br>9-65   | 2-14<br>2-14   | 6.0-20<br>6.0-20    | 0.05-0.09<br>0.05-0.09   | 7.8-8.4<br>7.8-8.4 | <2<br><2     | Low-----<br>Low-----       | 0.17<br>0.17    | 5 | <.5            |
| 74-----<br>Zalla         | 0-9<br>9-65   | 8-18<br>2-14   | 2.0-6.0<br>6.0-20   | 0.13-0.20<br>0.05-0.09   | 7.8-8.4<br>7.8-8.4 | <2<br><2     | Low-----<br>Low-----       | 0.17<br>0.17    | 5 | <.5            |

\* 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        | Hard-ness | Uncoated steel    | Concrete  |
| 1.*<br>Arents                         |                   |               |            |         | <u>Ft</u>        |          |         | <u>In</u>    |           |                   |           |
| 2-----<br>Benito                      | D                 | Occasional    | Long-----  | Sep-May | 4.0-6.0          | Apparent | Sep-May | ---          | ---       | High-----         | Low.      |
| 3, 4-----<br>Brennan                  | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | Moderate          | Low.      |
| 5, 6-----<br>Camargo                  | B                 | Rare-----     | Brief----- | Sep-May | >6.0             | ---      | ---     | ---          | ---       | Moderate          | Low.      |
| 7-----<br>Cameron                     | D                 | None-----     | ---        | ---     | 5.0-6.0          | Apparent | Sep-May | ---          | ---       | High-----         | Low.      |
| 8-----<br>Comitas                     | A                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | Low-----          | Low.      |
| 9, 10, 11-----<br>Delfina             | B                 | None-----     | ---        | ---     | 2.5-5.0          | Apparent | Sep-May | ---          | ---       | High-----         | Low.      |
| 12-----<br>Delmita                    | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 20-40        | Thin      | Moderate          | Low.      |
| 13:*<br>Delmita-----                  | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 20-40        | Thin      | Moderate          | Low.      |
| -----<br>Randado-----                 | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 8-20         | Thin      | Moderate          | Low.      |
| 14-----<br>Falfurrias                 | A                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | Low-----          | Low.      |
| 15**-----<br>Grulla                   | D                 | Frequent----- | Very long  | Sep-May | +2-6.0           | Apparent | Sep-May | ---          | ---       | High-----         | Low.      |
| 16, 17, 18-----<br>Hargill            | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.      |
| 19-----<br>Harlingen                  | D                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.      |
| 20-----<br>Harlingen                  | D                 | None-----     | ---        | ---     | 5.0-6.0          | ---      | ---     | ---          | ---       | High-----         | Moderate. |
| 21:*<br>Harlingen-----<br>Urban land. | D                 | None to rare  | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.      |
| 22, 23, 24-----<br>Hebbronville       | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | Low-----          | Low.      |
| 25, 26, 27, 28*<br>29-----<br>Hidalgo | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.      |
| 30-----<br>Hidalgo                    | B                 | None-----     | ---        | ---     | 2.5-5.0          | Apparent | Sep-May | ---          | ---       | High-----         | Low.      |
| 31:*<br>Hidalgo-----<br>Urban land.   | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.      |
| 32:*<br>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<br>Ft      | Kind     | Months  | Depth<br>In  | Hard-ness | Uncoated steel    | Concrete |
| 32:*<br>Quemado-----           | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 10-20        | Thin      | Moderate          | Low.     |
| 33-----<br>Laredo              | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 34-----<br>Matamoros           | C                 | Occasional    | Long-----  | Sep-May | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 35, 36, 37, 38-----<br>McAllen | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 39, 40, 41-----<br>Mercedes    | D                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 42-----<br>Nueces              | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | Moderate          | Low.     |
| 43:*<br>Nueces-----            | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | Moderate          | Low.     |
| Sarita-----                    | A                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | Low-----          | Low.     |
| 44, 44-----<br>Olmito          | D                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 45,* 46,* 47.*<br>Pits         |                   |               |            |         |                  |          |         |              |           |                   |          |
| 48-----<br>Racombes            | B                 | Rare-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 49-----<br>Racombes            | B                 | Rare-----     | ---        | ---     | 1.5-4.5          | Apparent | Sep-May | ---          | ---       | High-----         | Low.     |
| 50-----<br>Ramadero            | B                 | Common-----   | Brief----- | Sep-May | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 51:*<br>Randado-----           | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 8-20         | Thin      | Moderate          | Low.     |
| Cuevitas-----                  | D                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 8-14         | Thin      | Moderate          | Low.     |
| 52-----<br>Raymondville        | D                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 53-----<br>Raymondville        | D                 | None-----     | ---        | ---     | 2.5-4.5          | Apparent | Sep-May | ---          | ---       | High-----         | Low.     |
| 54:*<br>Raymondville-----      | D                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| Urban land.                    |                   |               |            |         |                  |          |         |              |           |                   |          |
| 55-----<br>Reynosa             | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| 56-----<br>Reynosa             | B                 | None-----     | ---        | ---     | 1.5-4.5          | Apparent | Sep-May | ---          | ---       | High-----         | Low.     |
| 57:*<br>Reynosa-----           | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---       | High-----         | Low.     |
| Urban land.                    |                   |               |            |         |                  |          |         |              |           |                   |          |
| 58**<br>Rio                    | D                 | Frequent----- | Long-----  | Sep-May | +2-6.0           | Apparent | Sep-May | ---          | ---       | High-----         | Low.     |
| 59**<br>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

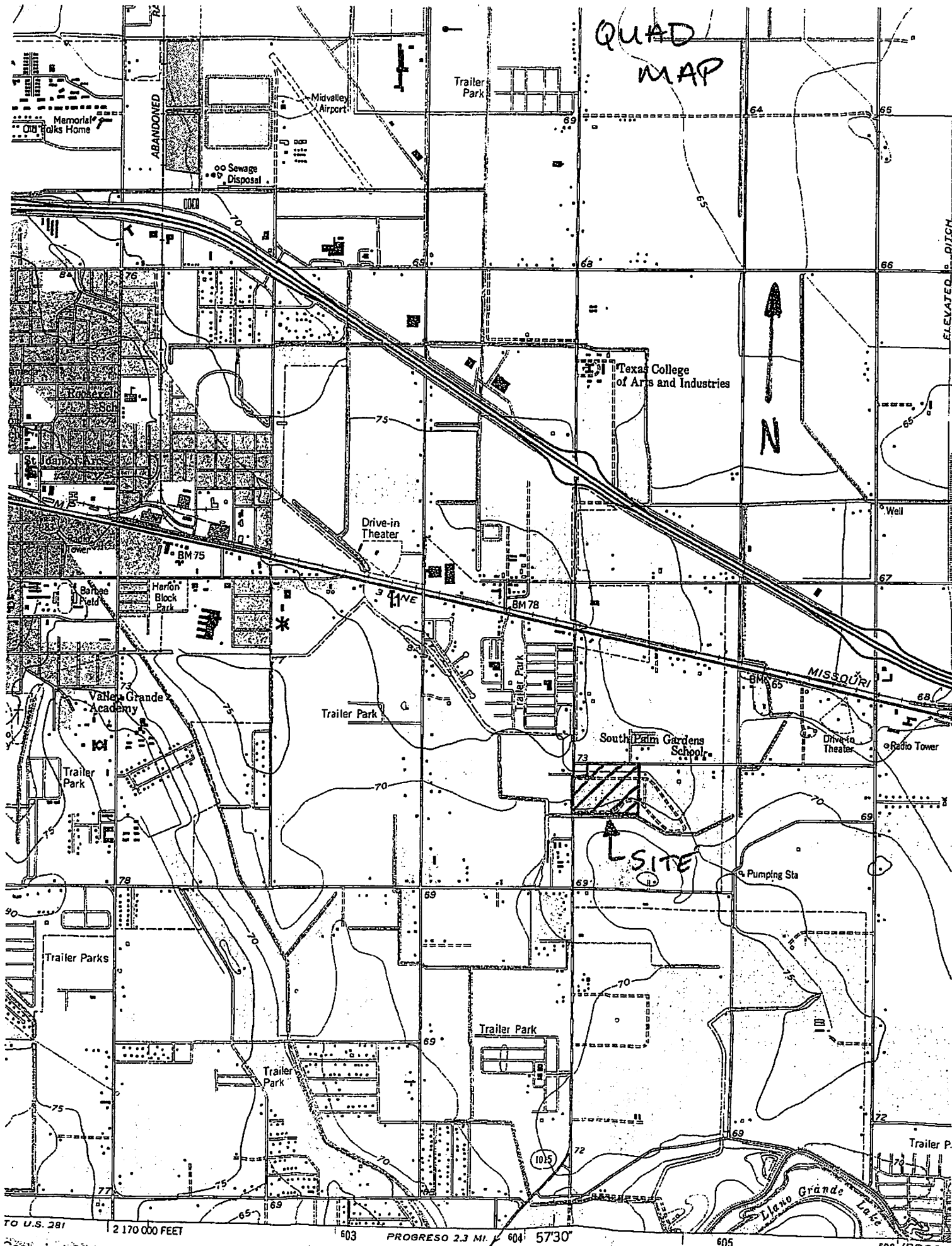
| Map symbol and<br>soil name     | Hydro-<br>logic<br>group | Flooding     |            |         | High water table |          |         | Cemented<br>pan |               | Risk of corrosion |          |
|---------------------------------|--------------------------|--------------|------------|---------|------------------|----------|---------|-----------------|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

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

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



# QUAD MAP





## HIDALGO COUNTY DRAINAGE DISTRICT No. 1

**RAUL E. SESIN, PE, CFM**

District General Manager

Hidalgo County Floodplain Administrator

---

### BOARD OF DIRECTORS

DAVID L. FUENTES  
Board Member

EDUARDO "EDDIE" CANTU  
Board Member

RICHARD F. CORTEZ  
Chairman of the Board

JOE M. FLORES  
Board Member

ELLIE TORRES  
Board Member

---

March 21, 2019

Mike R. Perez  
City Manager  
255 S. Kansas Ave.  
Weslaco, Texas 78596

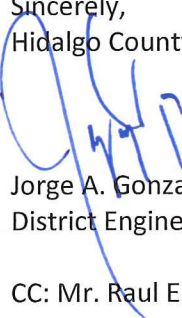
**RE: MIRA VISTA SUBD.**

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Mira Vista Subd, Alfonso Quintanilla, P.E. Our office is in the process of reviewing the proposed drainage statement for the above-mentioned development and sees no objections to his plan, to discharge into the existing HCCID No. 9 ditch and allow for the development to account for their runoff volume by excavating along the ditch. As part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication is required either 75' from the center of the existing ditch or 75' from the property line whichever is greater to provide maintenance. We understand that the above-mentioned subdivision is within the city limits of Weslaco and accept that some municipalities have higher standards and require the detention to be on-site, but wanted to respond to the engineer's request with this letter, stating that our office has no objection with the widening of the ditch to account for runoff volume.

If you have any questions or need additional information, please feel free to give our office a call at (956) 292-7080.

Sincerely,  
Hidalgo County Drainage District No. 1

  
Jorge A. Gonzalez, PE, SIT, CFM  
District Engineer III

CC: Mr. Raul E. Segin, PE CFM – Hidalgo County Drainage District General Manager

General Office

(956) 565-2411  
(956) 565-0521 Fax

E-Mail  
hccid9general@hccid9.org



RANDALL WINSTON P.E.  
General Manager

JUDY BEALL  
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

April 8th, 2019

Mr. Eulalio Ramirez, P.E.  
Quintanilla, Headley & Associates  
124 E. Stubbs  
Edinburg, Texas 78539

RE: Mira Vista Subd. Drainage and Detention

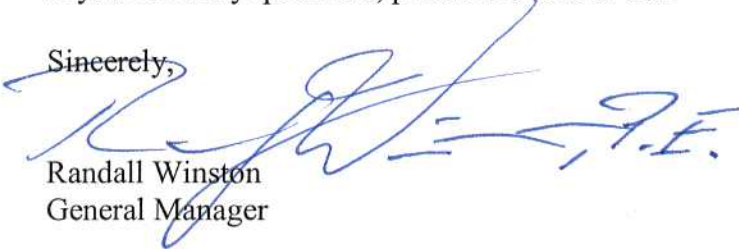
Good morning Mr. Ramirez:

I have received your revised cross sections and calculations dated 4/8/2019 for the Mira Vista Subdivision modified to include the 50 year detention volume in the lower portion of the drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention within the ditch on the proposed excavated lower level as shown on the cross sections. The maintenance of this section is within the City Limits of Weslaco and will be by their personnel. Please verify final design of with Mr. Ben Worsham, P.E., City Engineer with the City of Weslaco.

If you have any questions, please feel free to call.

Sincerely,

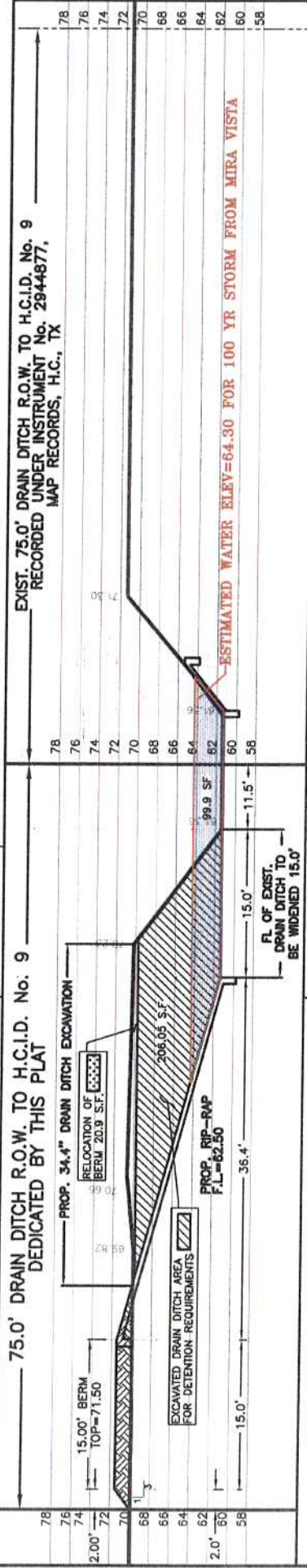
  
Randall Winston  
General Manager

HCCID #9  
Mercedes, Texas  
956-565-2411



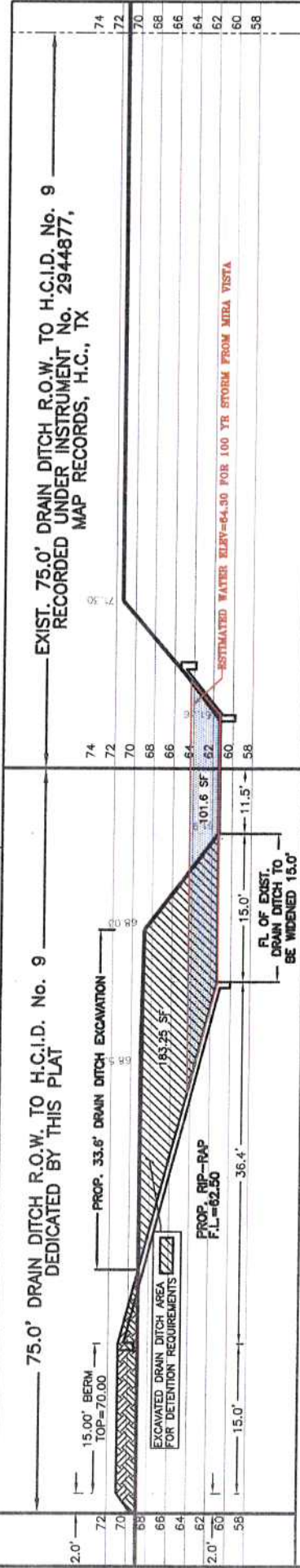
# CROSS SECTION "A-A"

SCALE: 1" = 10'



# CROSS SECTION "B-B"

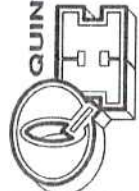
SCALE: 1" = 10'



## MIRA VISTA

LEGEND

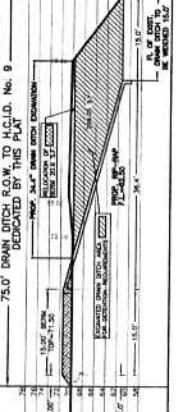
|                                                                               |   |                 |
|-------------------------------------------------------------------------------|---|-----------------|
| TOTAL DETENTION REQUIRED (50-YEAR STORM)                                      | - | 98,156.37 C.F.  |
| TOTAL DETENTION FOR 100-YEAR STORM                                            | - | 105,442.17 C.F. |
| TOTAL DETENTION PROVIDED (206.05 S.F. * 540.0 LF) + (183.25 S.F. * 510.0 LF)  | - | 204,724.50 C.F. |
| TOTAL DETENTION EXCAVATED (226.95 S.F. * 540.0 LF) + (183.25 S.F. * 510.0 LF) | - | 216,010.00 C.F. |



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

*Handwritten signature and date 4-8-19*



Mira Vista Subdivision.xls

**EXISTING:**

Area = 19.85 acres  
V = 0.15  
D = 1100.00 Ft  
c = 0.20

$t = D / V(3600)$   
t = 2.04 Hrs = 122.22 min

From Rainfall Intensity Curve: i = 1.96

Q = ciA  
Q = 7.76 cfs

**FUTURE:**

**"C" factor**

|                    |                         |        |
|--------------------|-------------------------|--------|
| Area = 19.85 Acres | Single family 13.43 ac. | c=0.35 |
| V = 0.40           | Commercial 1.42 ac.     | c=0.70 |
| D = 1100.00 Ft     | Multifamily 5.00 ac.    | c=0.50 |
| c = 0.413          | Modified "C" = 0.413    |        |

$t = D / V(3600)$   
t = 0.76 Hrs = 45.83 min

From Rainfall Intensity Curve: i = 4.92

Q = ciA  
Q = 40.33 cfs

| t<br>(hr) | i(50 yr)<br>(in/hr) | Qfut<br>(cfs) | Vfut<br>(cf) | Qext<br>(cfs) | Vext<br>(cf) | Vfut - Vext<br>(cf) |
|-----------|---------------------|---------------|--------------|---------------|--------------|---------------------|
| 0.25      | 9.10                | 74.62         | 67159.98     | 7.76          | 6985.99      | 60173.99            |
| 0.50      | 6.34                | 52.00         | 93593.78     | 7.76          | 13971.98     | 79621.80            |
| 0.75      | 4.98                | 40.79         | 110139.74    | 7.76          | 20957.97     | 89181.77            |
| 1.00      | 4.14                | 33.97         | 122295.03    | 7.76          | 27943.96     | 94351.07            |
| 1.25      | 3.58                | 29.33         | 131977.38    | 7.76          | 34929.95     | 97047.44            |
| 1.50      | 3.16                | 25.94         | 140072.30    | 7.76          | 41915.94     | 98156.37 Peak       |
| 2.00      | 2.60                | 21.28         | 153229.59    | 7.76          | 55887.92     | 97341.67            |
| 3.00      | 1.95                | 15.99         | 172725.15    | 7.76          | 83831.88     | 88893.28            |
| 4.00      | 1.59                | 13.01         | 187367.29    | 7.76          | 111775.83    | 75591.45            |
| 5.00      | 1.35                | 11.07         | 199264.02    | 7.76          | 139719.79    | 59544.23            |
| 6.00      | 1.18                | 9.69          | 209372.92    | 7.76          | 167663.75    | 41709.16            |

**PEAK VOLUME =** 98156.37 cf (50 Year storm )  
Peak Volume = 2.25 Ac-ft



Mira Vista Subdivision.xls

**EXISTING:**

Area = 19.85 acres  
V = 0.15  
D = 1100.00 Ft  
c = 0.20

$t = D / V(3600)$   
t = 2.04 Hrs = 122.22 min

From Rainfall Intensity Curve: i = 1.96

Q = ciA  
Q = 7.76 cfs

**FUTURE:**

**"C" factor**

|                    |                         |        |
|--------------------|-------------------------|--------|
| Area = 19.85 Acres | Single family 13.43 ac. | c=0.35 |
| V = 0.40           | Commercial 1.42 ac.     | c=0.70 |
| D = 1100.00 Ft     | Multifamily 5.00 ac.    | c=0.50 |
| c = 0.413          | Modified "C" = 0.413    |        |

$t = D / V(3600)$   
t = 0.76 Hrs = 45.83 min

From Rainfall Intensity Curve: i = 5.12

Q = ciA  
Q = 42.01 cfs

| t<br>(hr) | i(100 yr)<br>(in/hr) | Qfut<br>(cfs) | Vfut<br>(cf) | Qext<br>(cfs) | Vext<br>(cf) | Vfut - Vext<br>(cf)   |
|-----------|----------------------|---------------|--------------|---------------|--------------|-----------------------|
| 0.25      | 9.35                 | 76.63         | 68970.14     | 7.76          | 6985.99      | 61984.15              |
| 0.50      | 6.57                 | 53.88         | 96981.44     | 7.76          | 13971.98     | 83009.46              |
| 0.75      | 5.18                 | 42.48         | 114696.92    | 7.76          | 20957.97     | 93738.96              |
| 1.00      | 4.33                 | 35.50         | 127785.69    | 7.76          | 27943.96     | 99841.73              |
| 1.25      | 3.75                 | 30.72         | 138251.23    | 7.76          | 34929.95     | 103321.28             |
| 1.50      | 3.32                 | 27.23         | 147025.41    | 7.76          | 41915.94     | 105109.48             |
| 2.00      | 2.73                 | 22.41         | 161330.08    | 7.76          | 55887.92     | 105442.17 <b>Peak</b> |
| 3.00      | 2.06                 | 16.91         | 182613.95    | 7.76          | 83831.88     | 98782.07              |
| 4.00      | 1.68                 | 13.80         | 198660.75    | 7.76          | 111775.83    | 86884.91              |
| 5.00      | 1.43                 | 11.76         | 211733.88    | 7.76          | 139719.79    | 72014.09              |
| 6.00      | 1.26                 | 10.32         | 222865.41    | 7.76          | 167663.75    | 55201.65              |

**PEAK VOLUME =** 105442.17 cf (100 Year storm )  
Peak Volume = 2.42 Ac-ft

# 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 PUBLIC WORKS DEPARTMENT

DATE: April 12, 2019

TO: Benjamin L. Worsham, P.E., PTOE, City Engineer

FROM: Pete Garcia, Public Works Director 

SUBJECT: Proposed Mira Vista Subdivision

Cc: Olga Garza, Assistant Public Works Director  
Zenaída Guerrero, Engineer I

---

As stated in the letter from Mr. Randall Winston to Mr. Eulalio Ramirez, dated April 8, 2019, the maintenance of this section of the ditch is within the City Limits of Weslaco and will be by city personnel.

This memo is to confirm that the City of Weslaco Public Works Dept. will be responsible to maintain the section of the ditch located South of the proposed Mira Vista Subdivision.

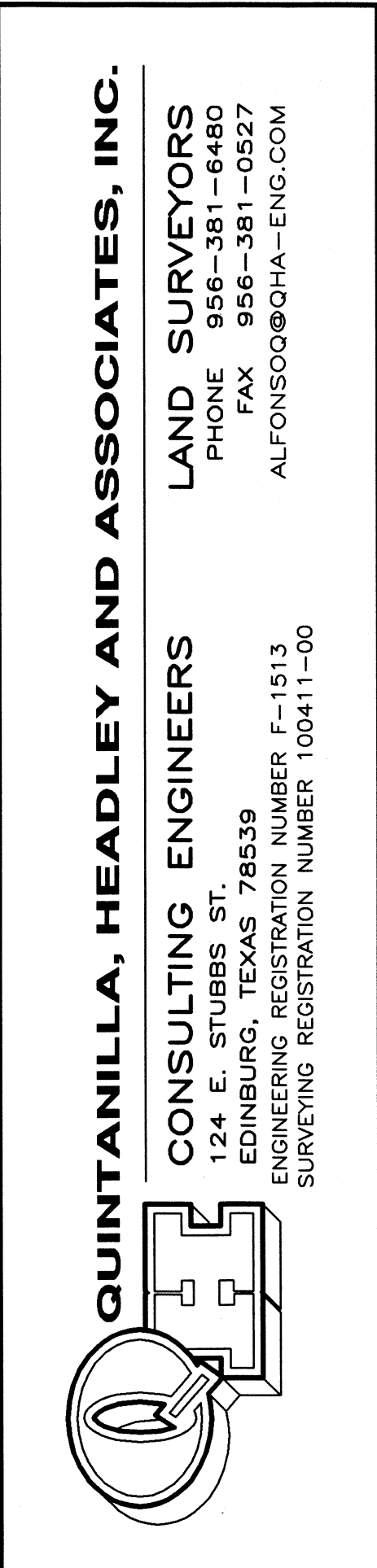
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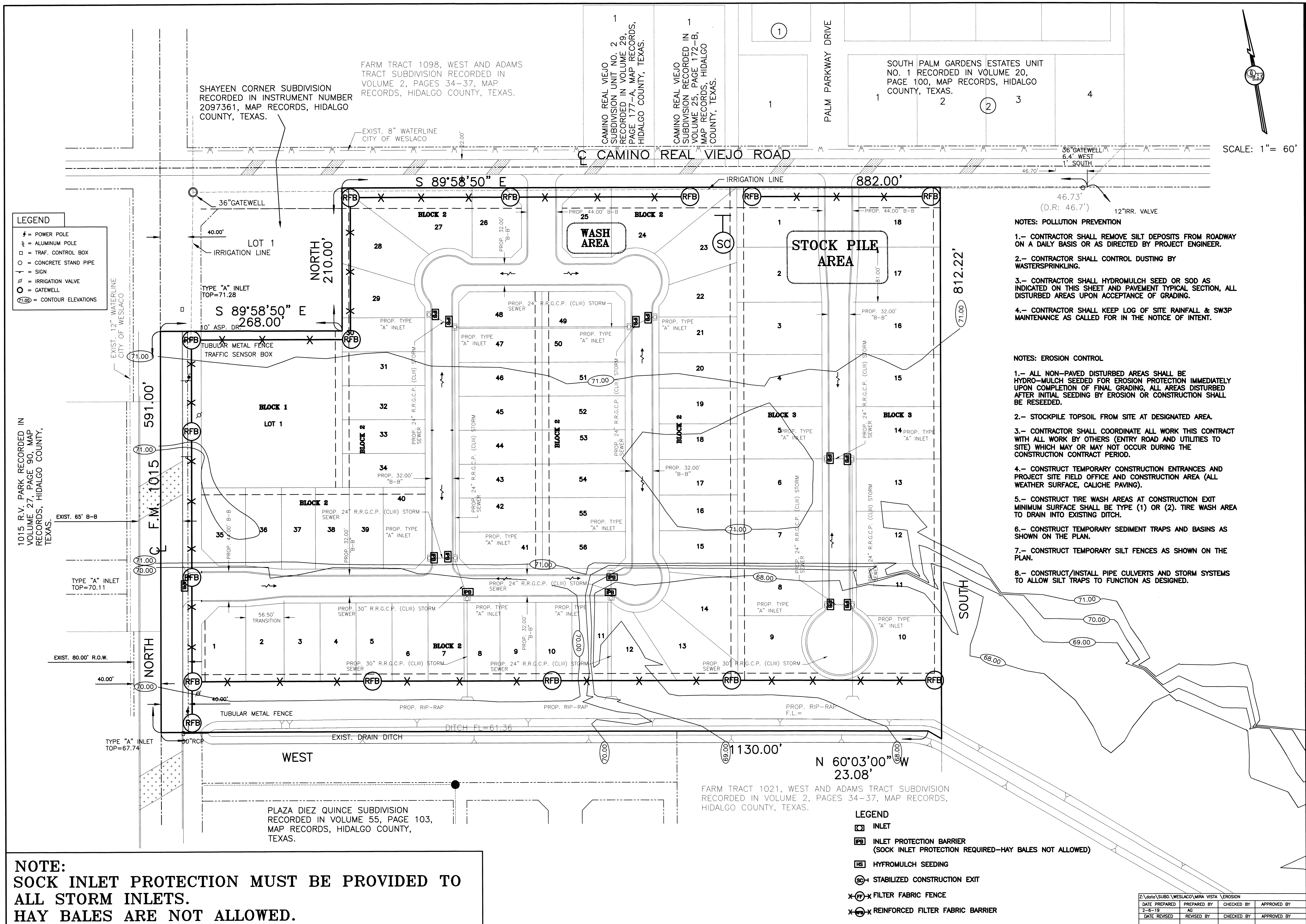












JOB NO. 2-6-19  
DATE 2-6-19  
REVISION AG  
SCALE 1"=60'  
DRAWN BY AG  
SHEET

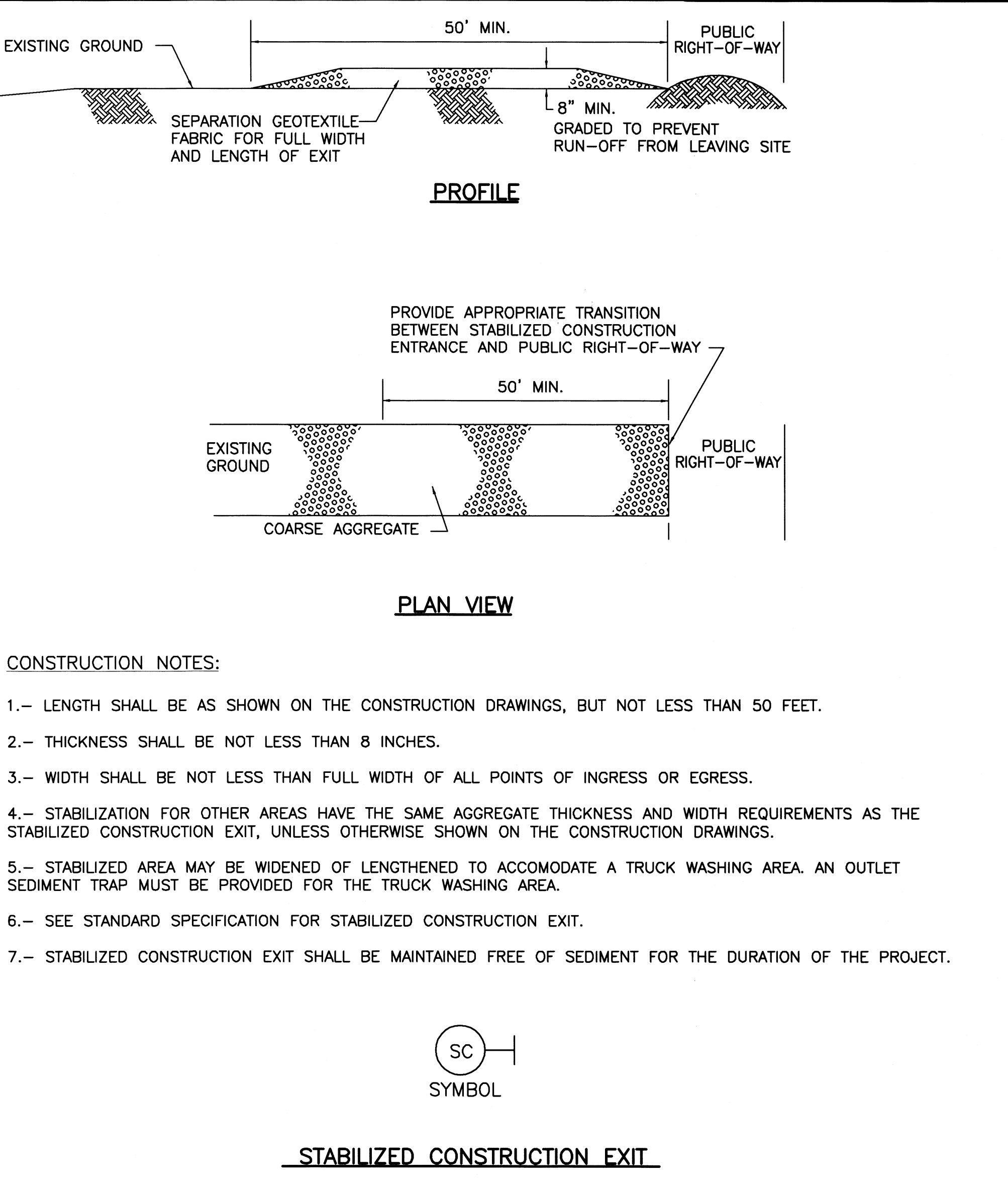
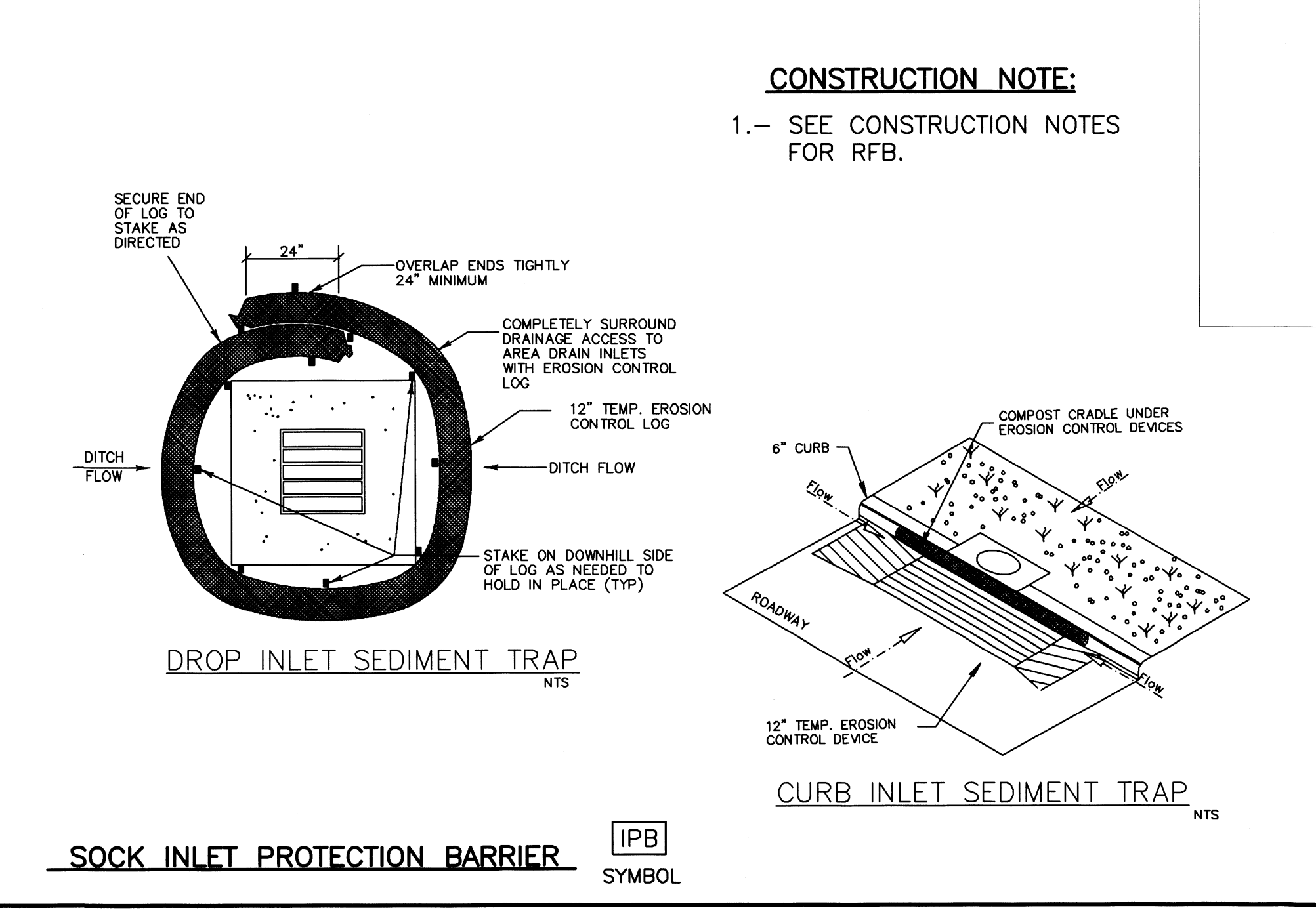
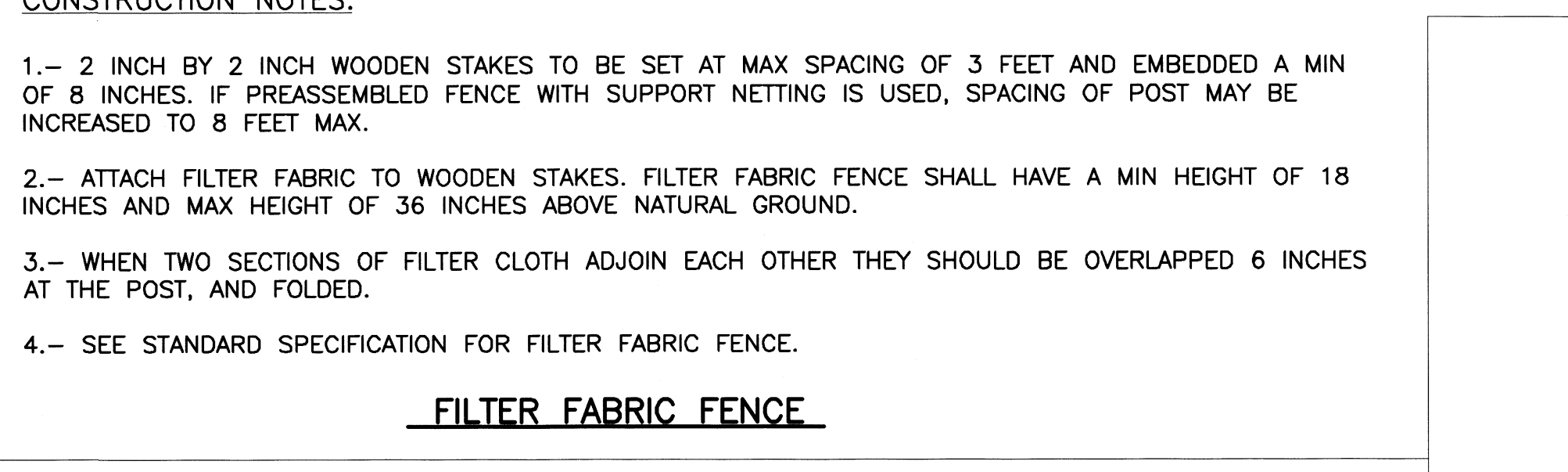
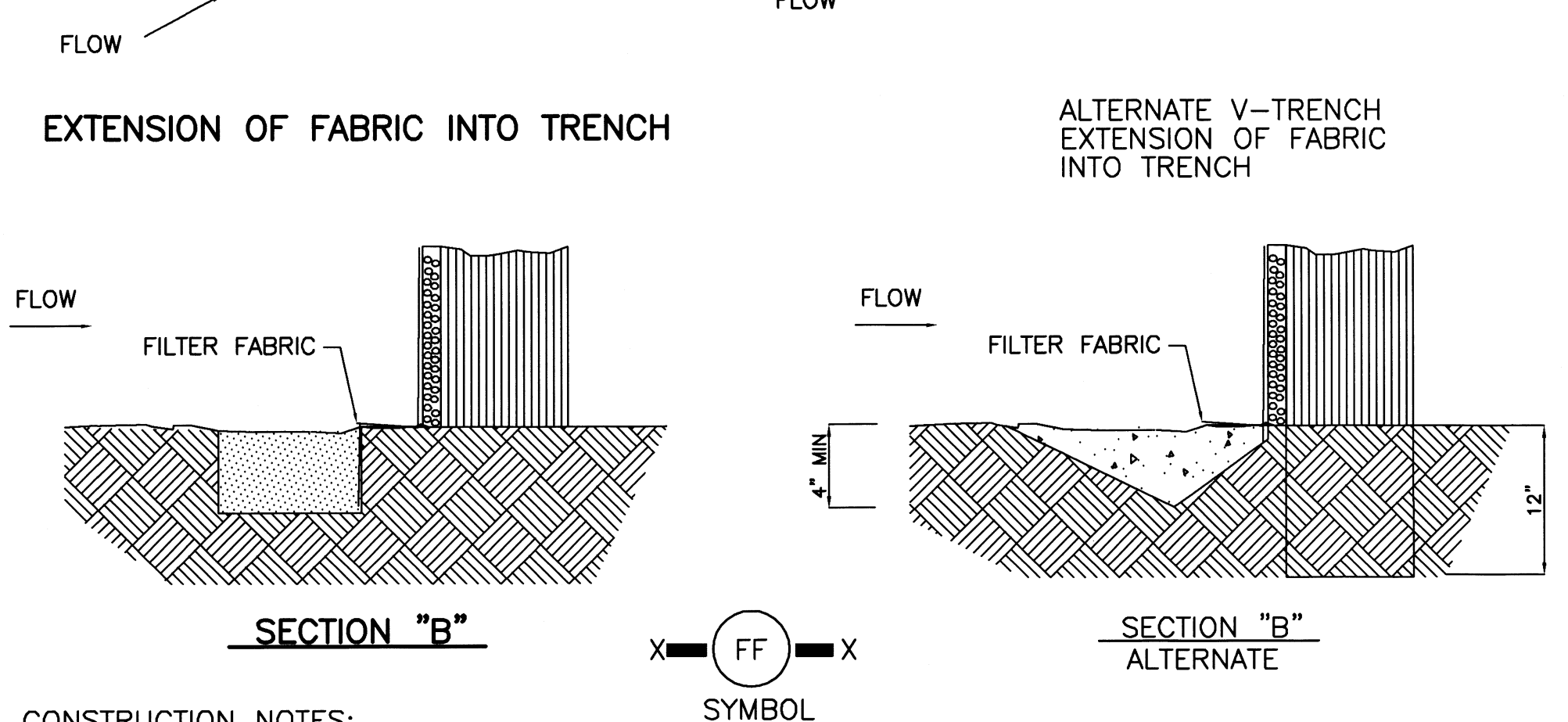
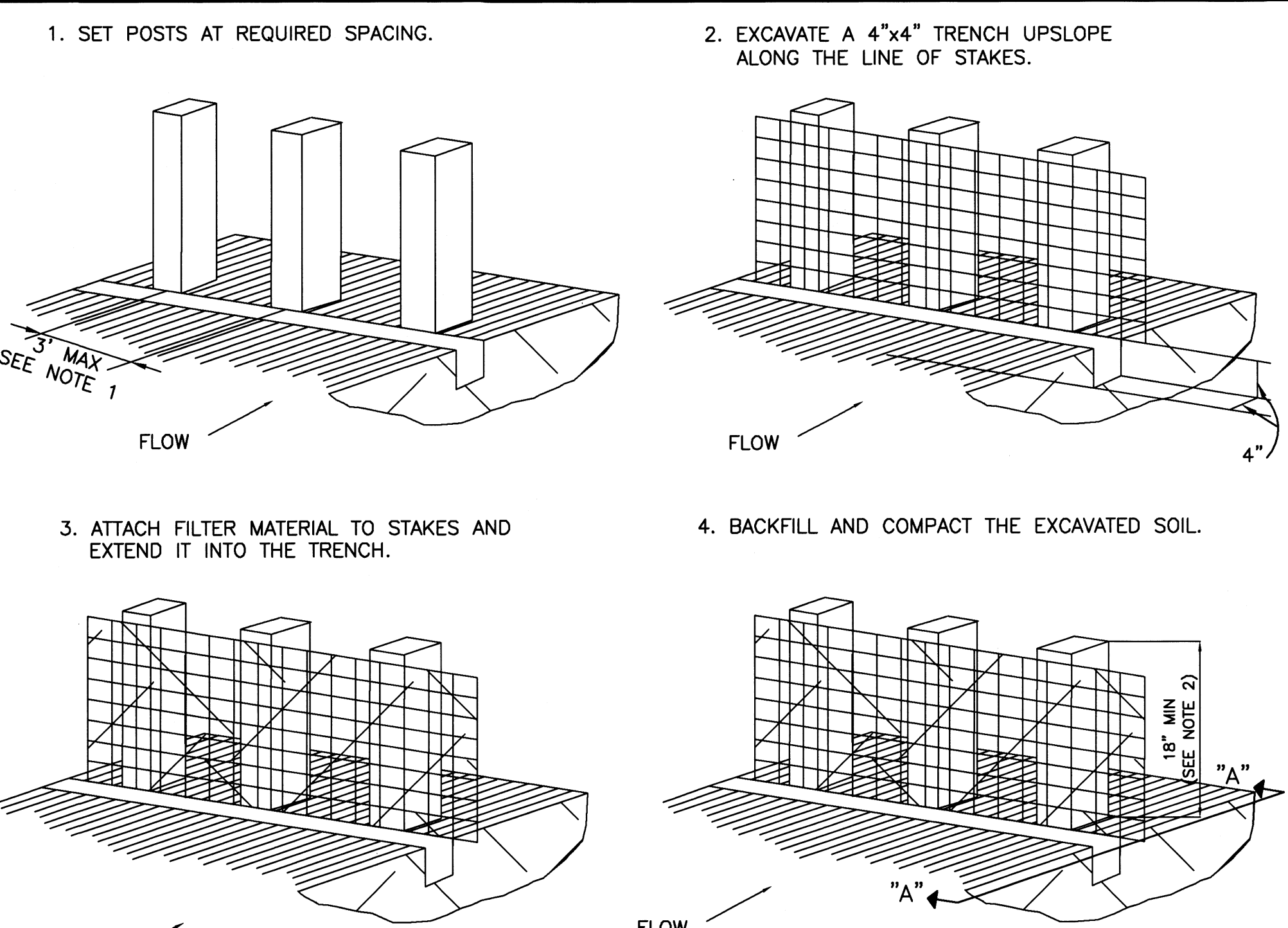
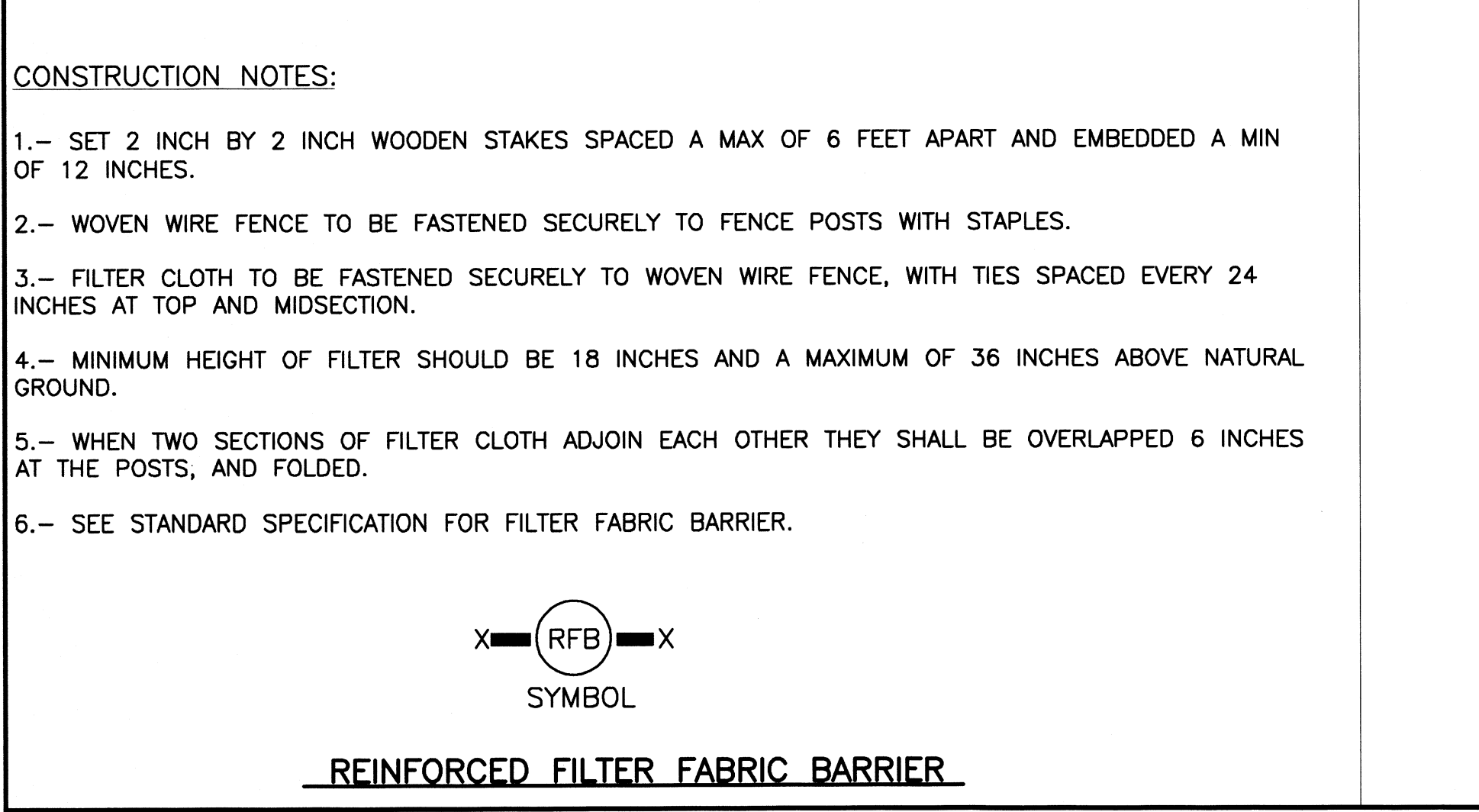
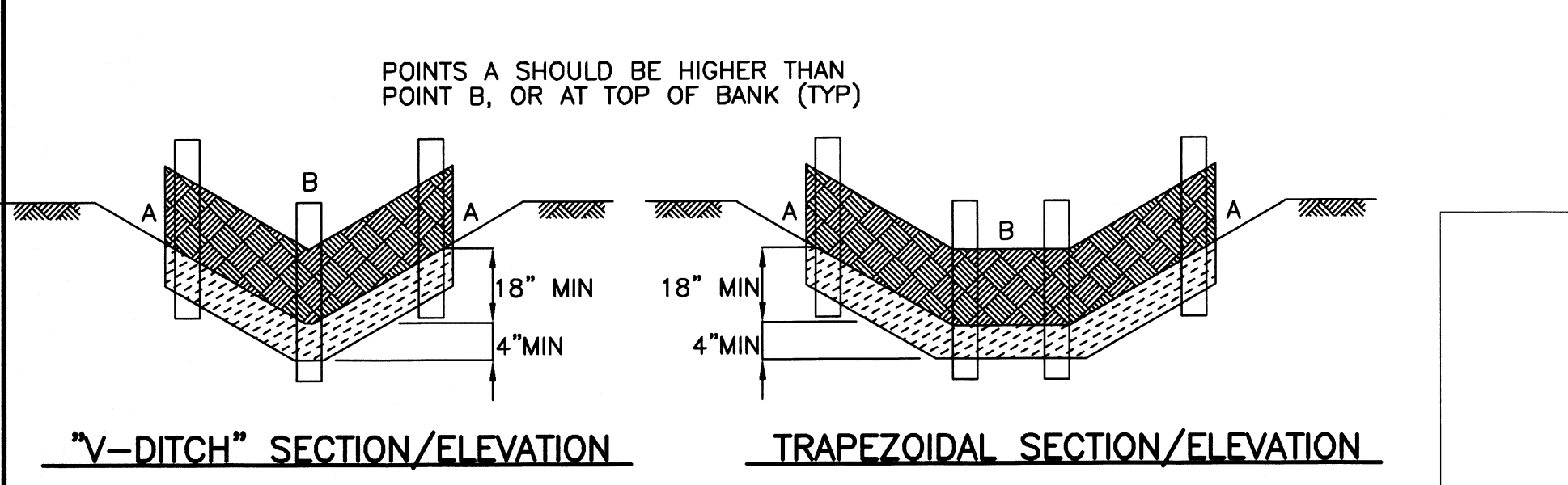
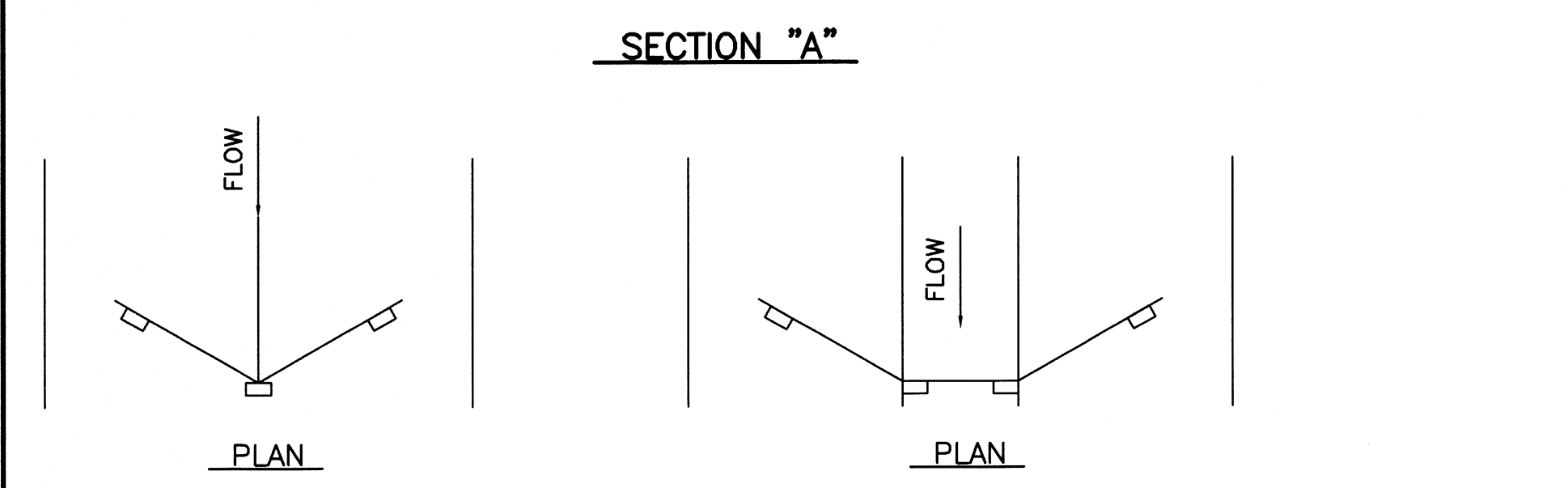
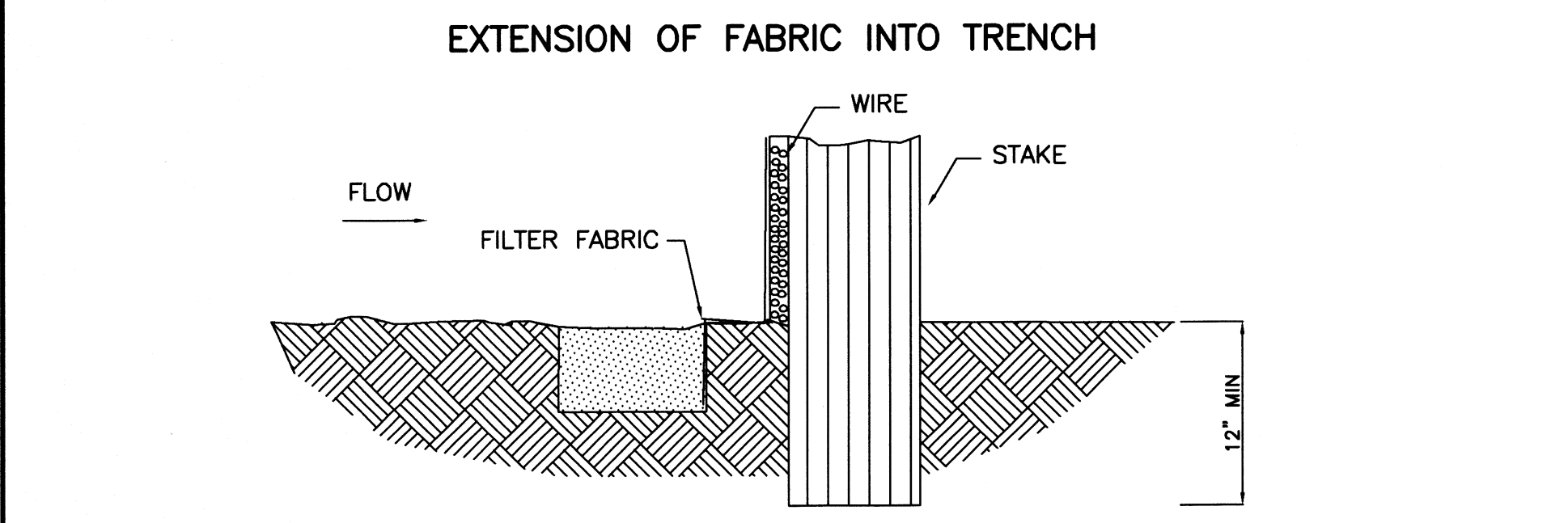
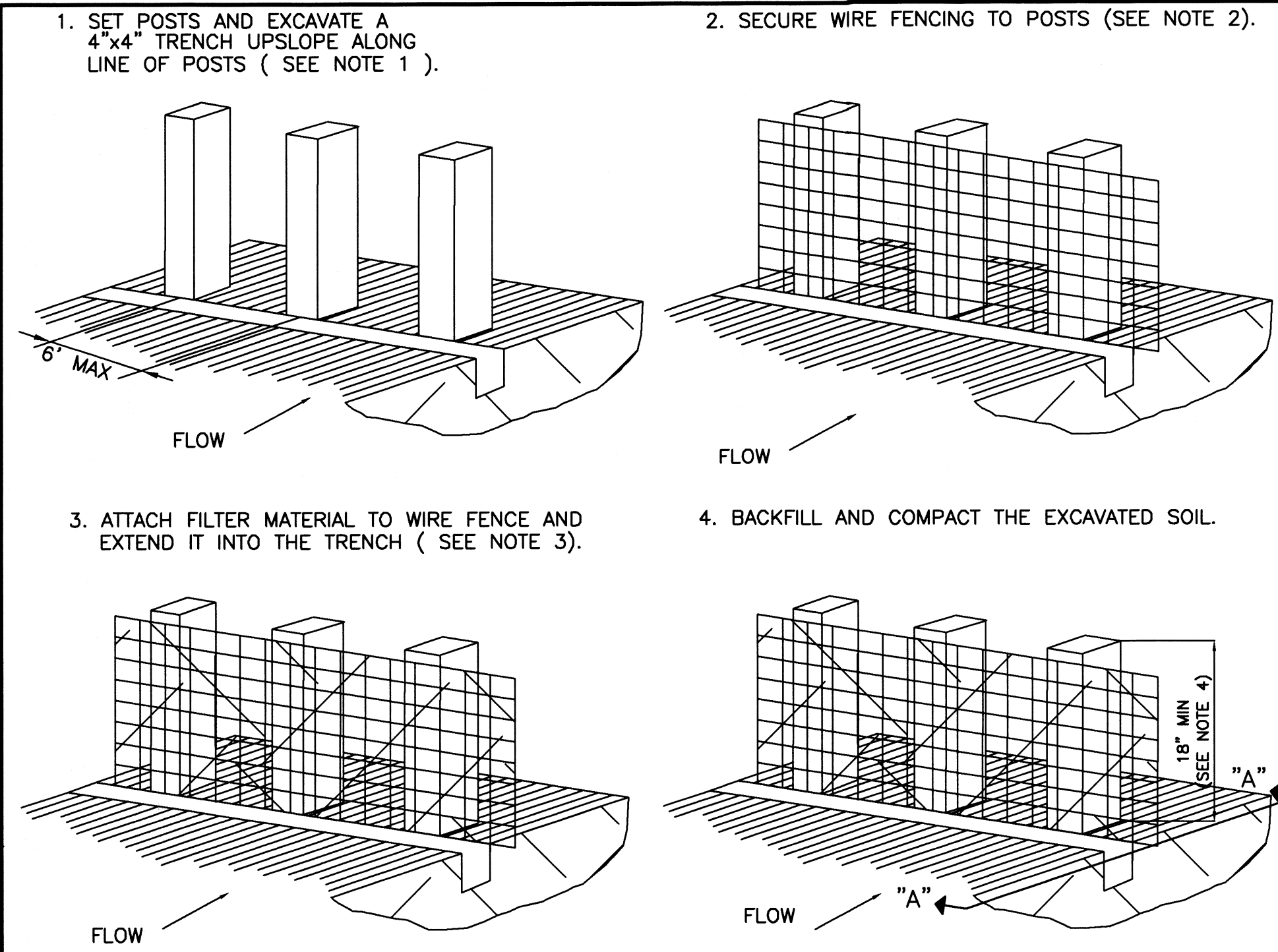
MIRA VISTA  
POLLUTION PREVENTION &  
EROSION CONTROL PLAN

MARCO A. GONZALEZ  
120016  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
LAND SURVEYORS  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

DATE PREPARED 2-6-19  
DATE REVISED  
PREPARED BY AG  
REVISED BY  
CHECKED BY  
APPROVED BY





JOB NO. 2-6-19  
DATE  
REVISION  
SCALE 1"=60'  
DRAWN BY AG  
SHEET

MIRA VISTA  
POLLUTION PREVENTION &  
EROSION CONTROL PLAN

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
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PHONE 956-381-6480  
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ALFONSO@QHA-ENG.COM  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

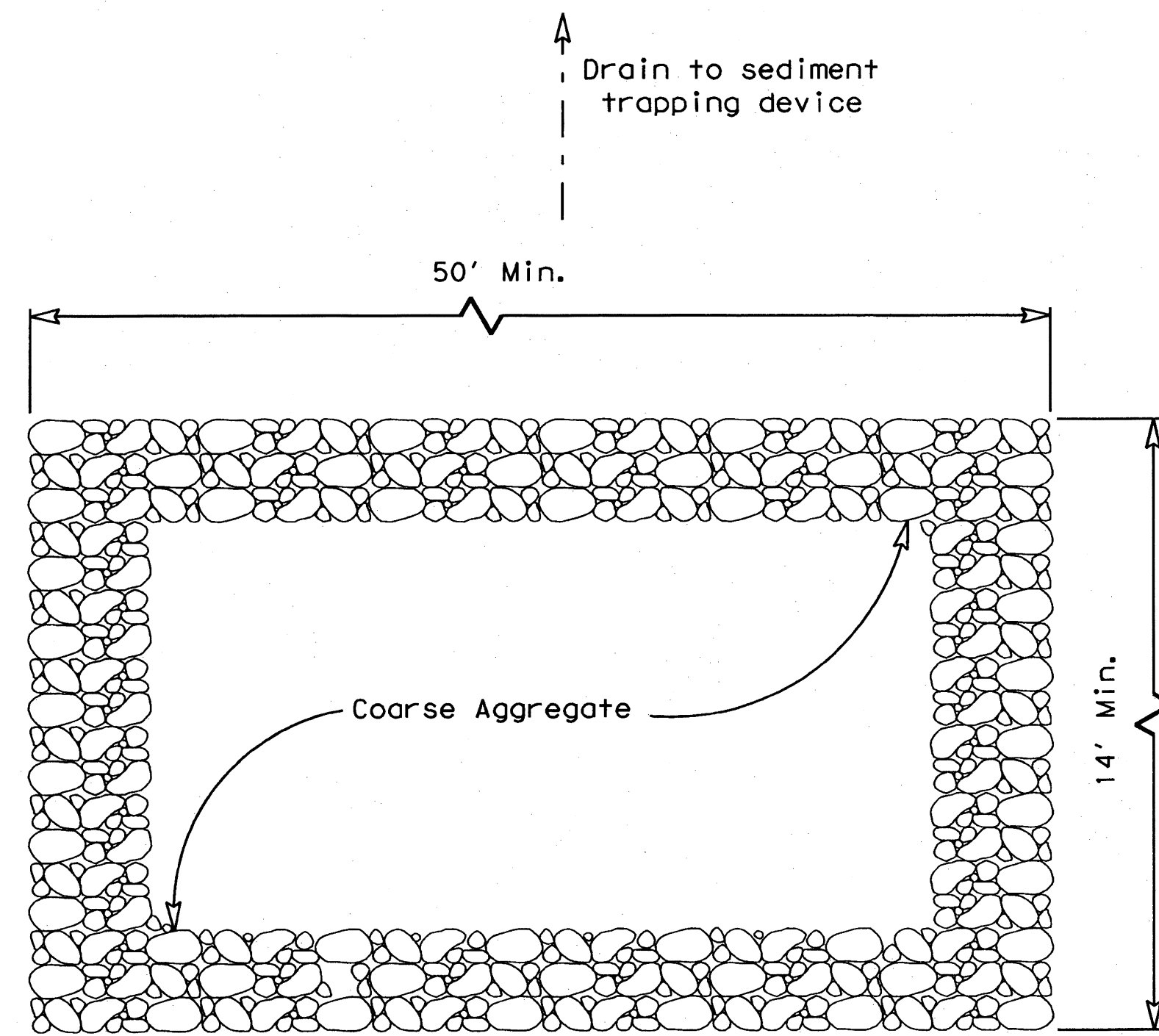
LAND SURVEYORS  
MARCO A. GONZALEZ  
12018  
LICE. N. 100411-00

DATE PREPARED 2-6-19  
PREPARED BY AG  
CHECKED BY  
APPROVED BY  
DATE REVISED  
REVISED BY  
CHECKED BY  
APPROVED BY

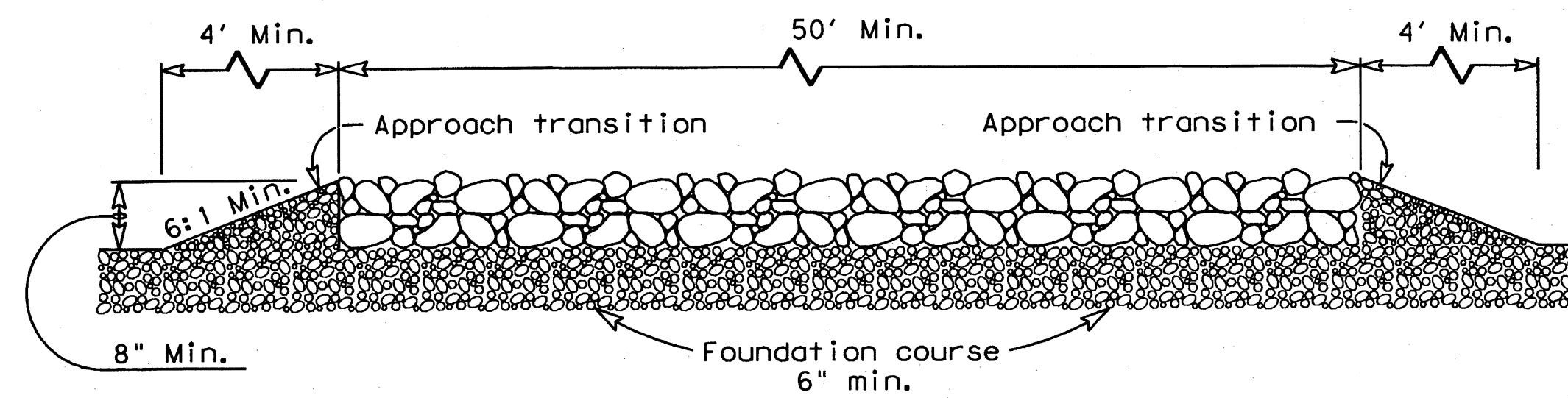


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DATE: FILE:



PLAN

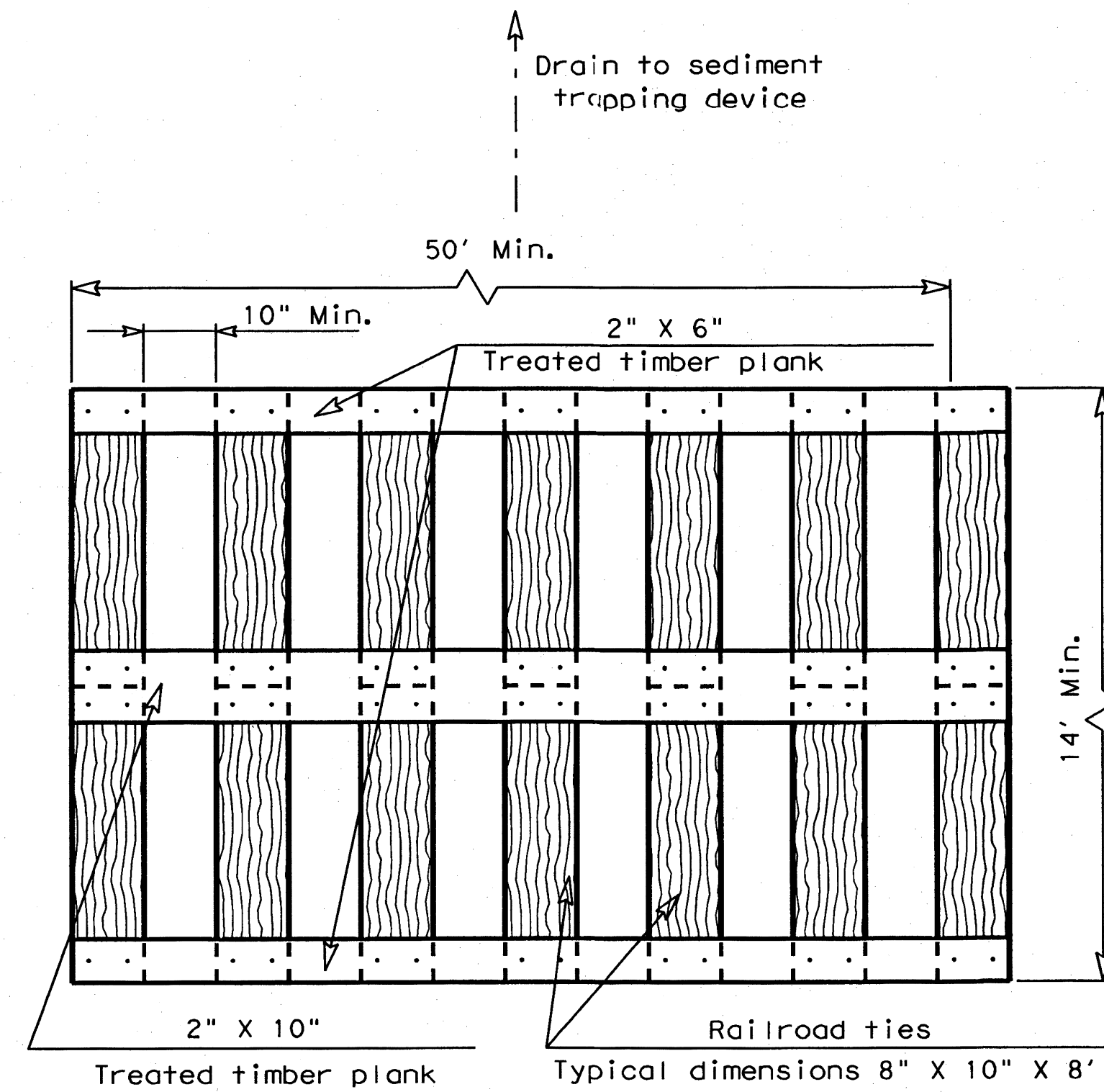


PROFILE

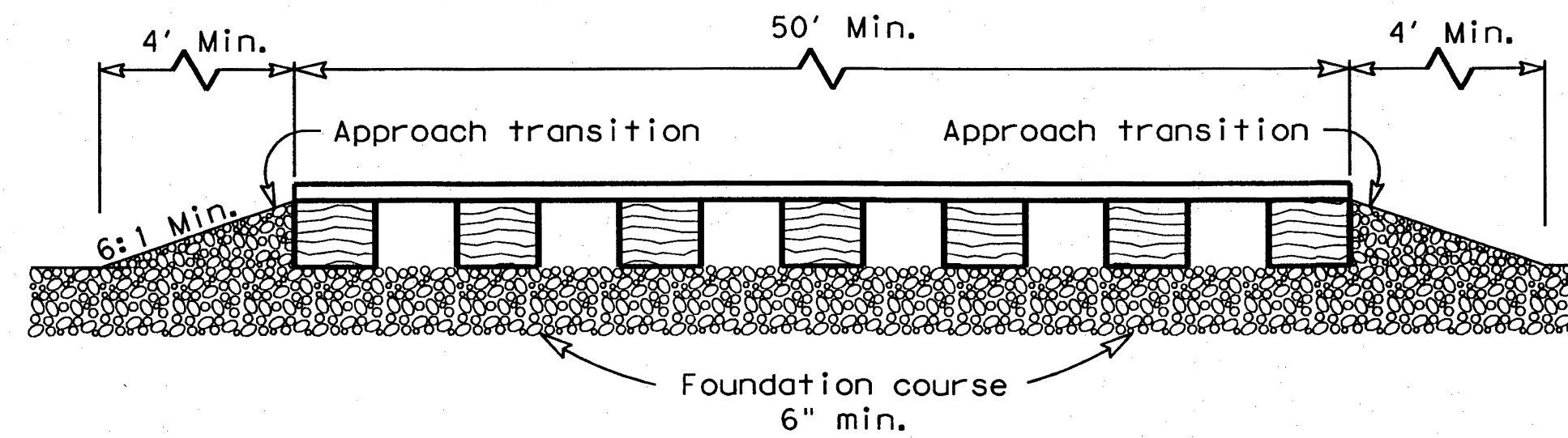
### CONSTRUCTION EXIT (TYPE 1)

#### GENERAL NOTES

1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



PLAN

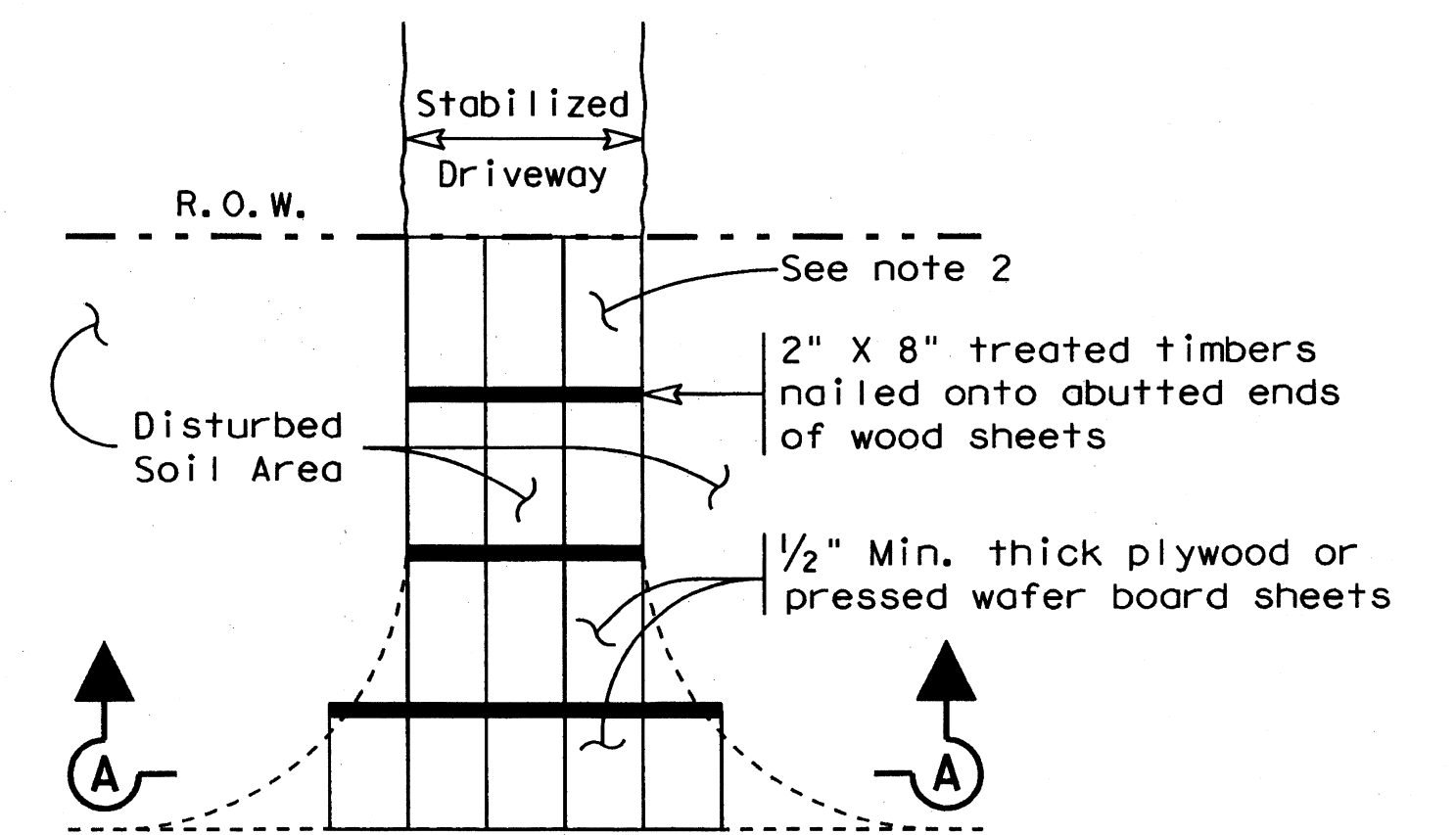


PROFILE

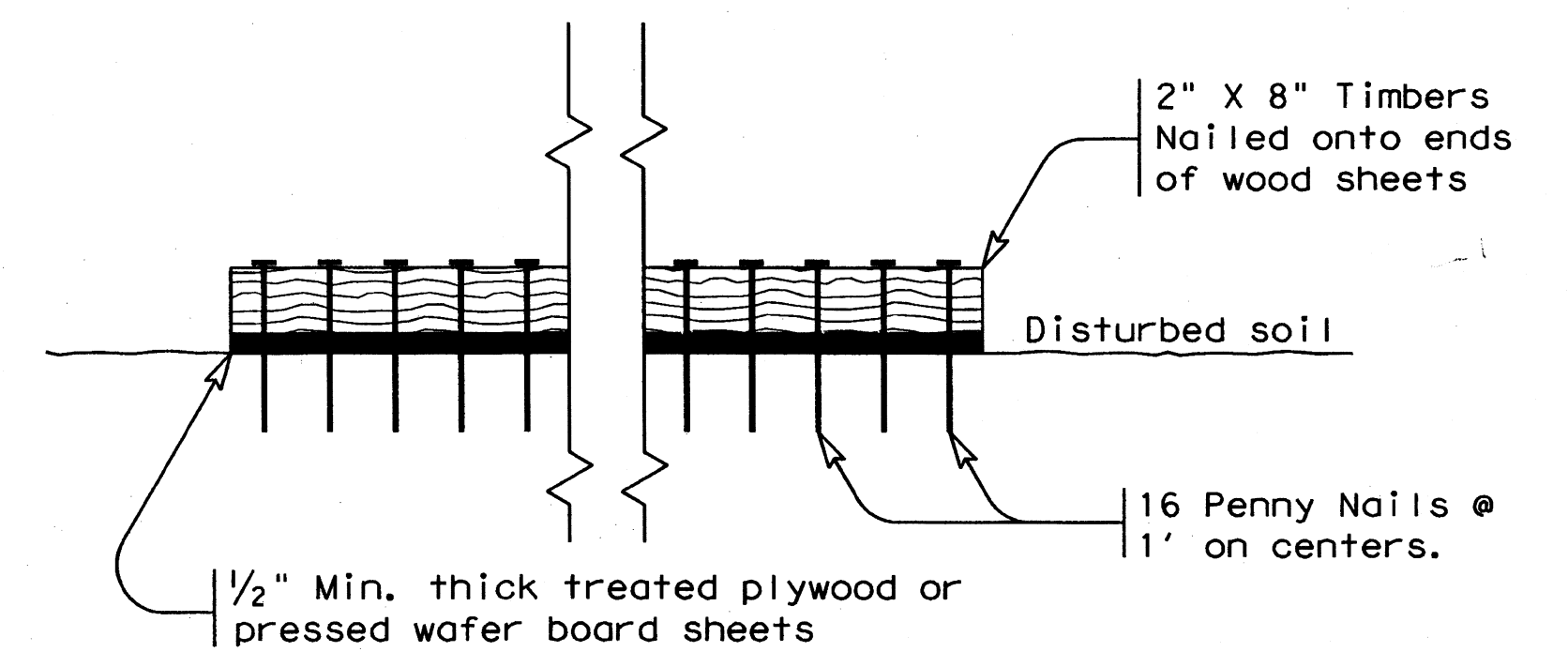
### CONSTRUCTION EXIT (TYPE 2)

#### GENERAL NOTES

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be attached to the railroad ties with 1/2" X 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit should be graded to allow drainage to a sediment trapping device.
7. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



PLAN



SECTION A-A

### CONSTRUCTION EXIT (TYPE 3)

#### GENERAL NOTES

1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min. of 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

 **Texas Department of Transportation**  
Design Division Standard

## TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES CONSTRUCTION EXITS EC(3)-93

|                   |           |         |        |           |
|-------------------|-----------|---------|--------|-----------|
| FILE: ec393.dgn   | DN: TxDOT | CK: HEJ | DW: BD | CK:       |
| © TxDOT June 1993 | CONT      | SECT    | JOB    | HIGHWAY   |
| REVISIONS         |           |         |        |           |
| DIST              | COUNTY    |         |        | SHEET NO. |

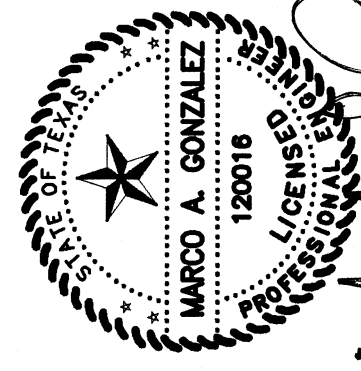


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| JOB NO. | DATE | REVISION | SCALE | DRAWN BY | SHEET |
|         |      |          |       |          |       |

MIRA VISTA

PAVING & DRAINAGE

DETAIL SHEET



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513

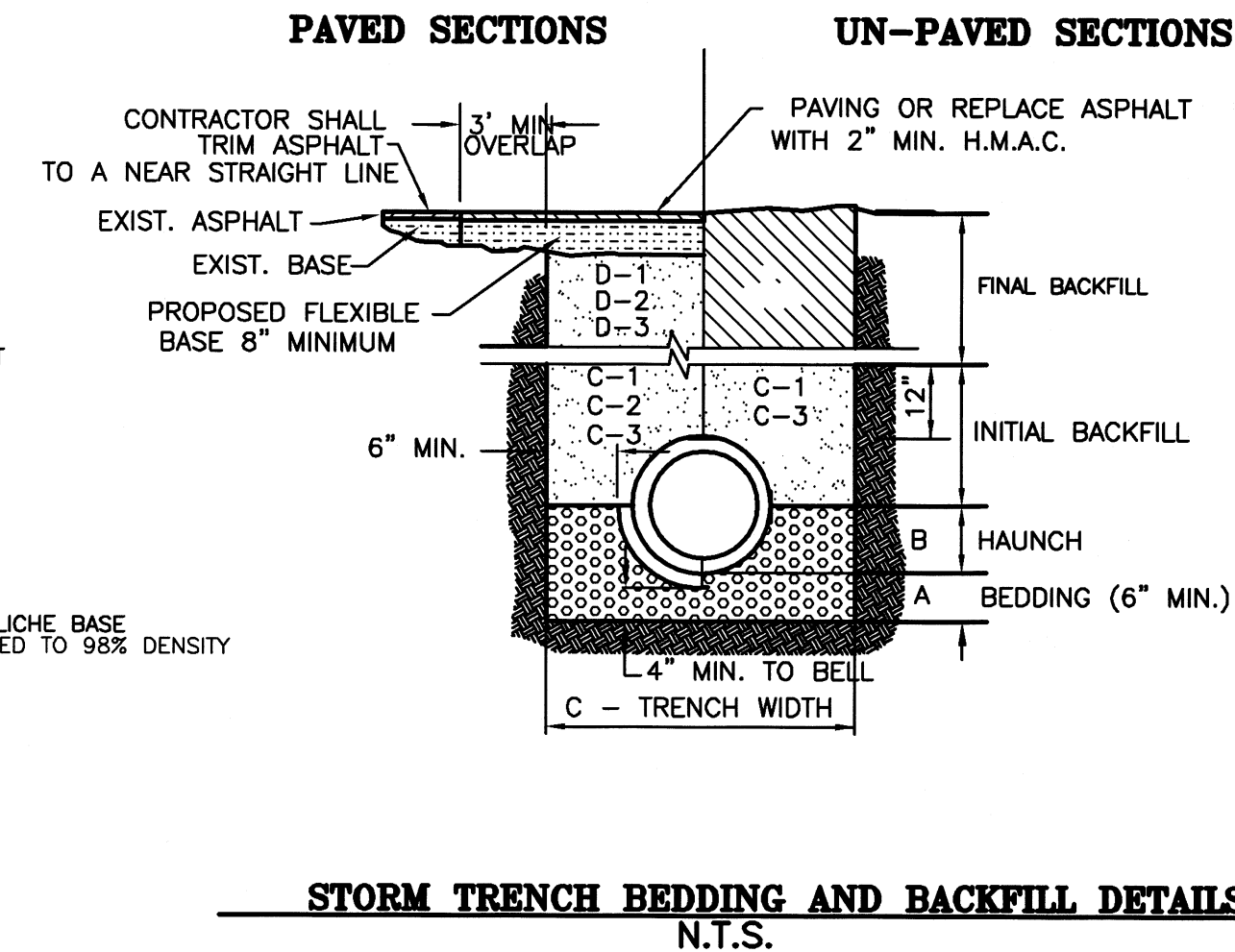
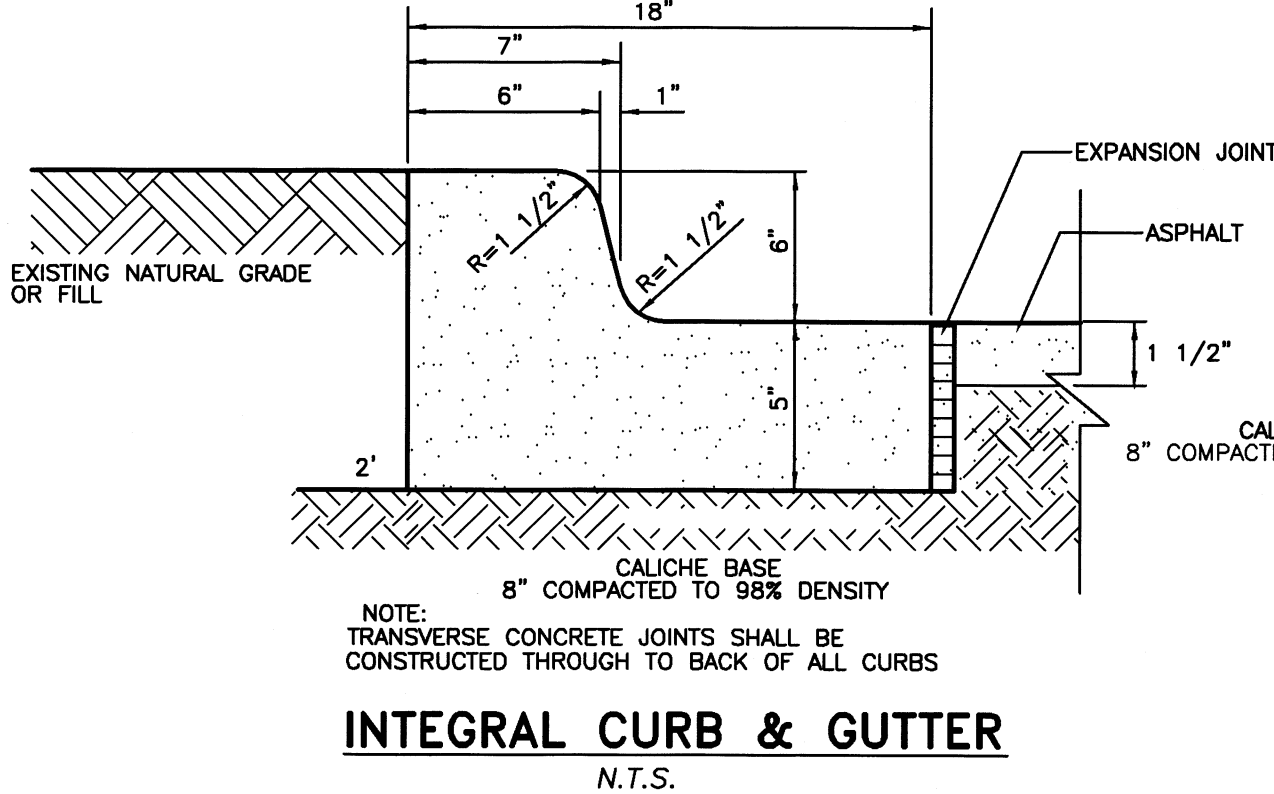
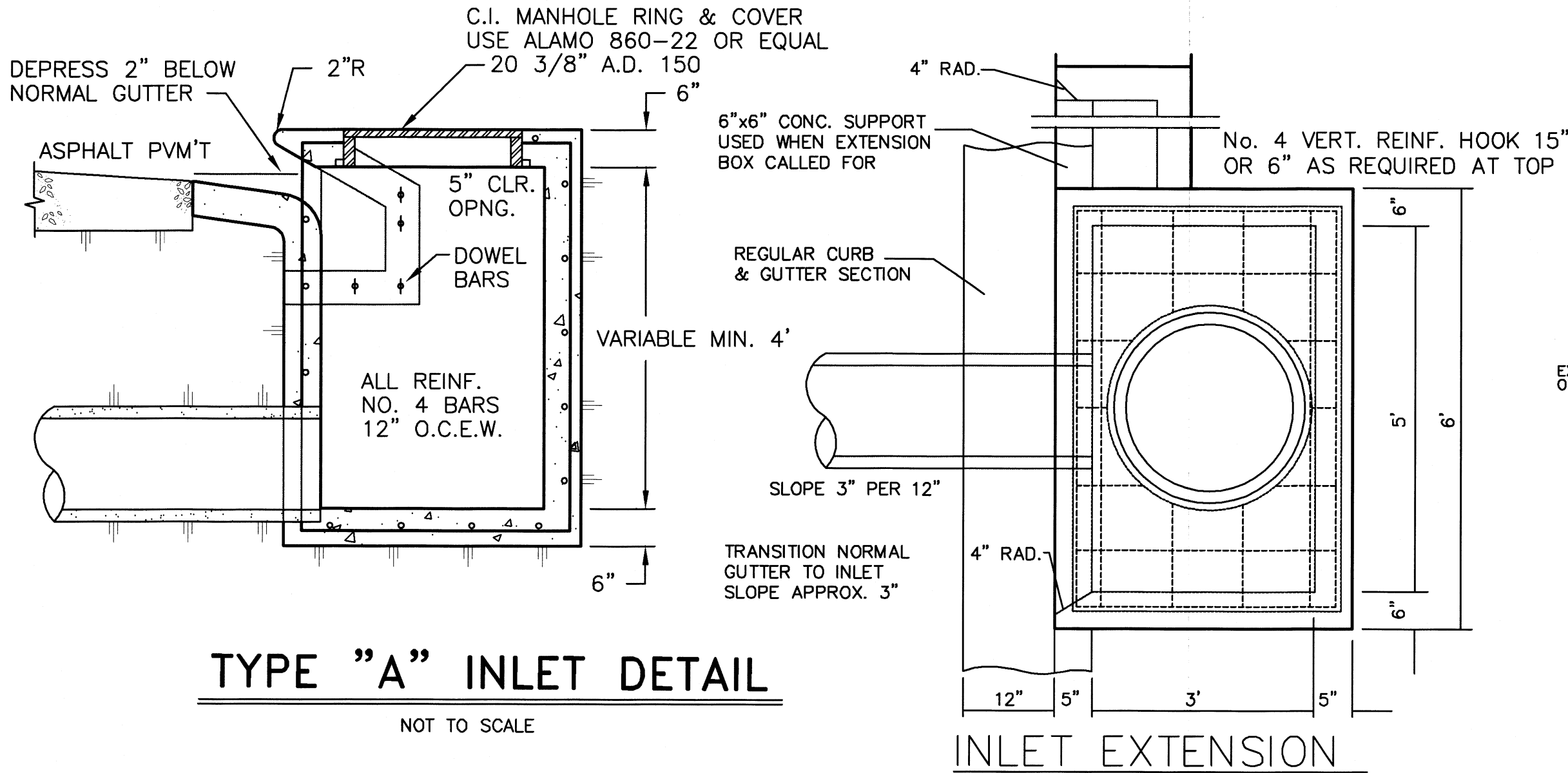
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

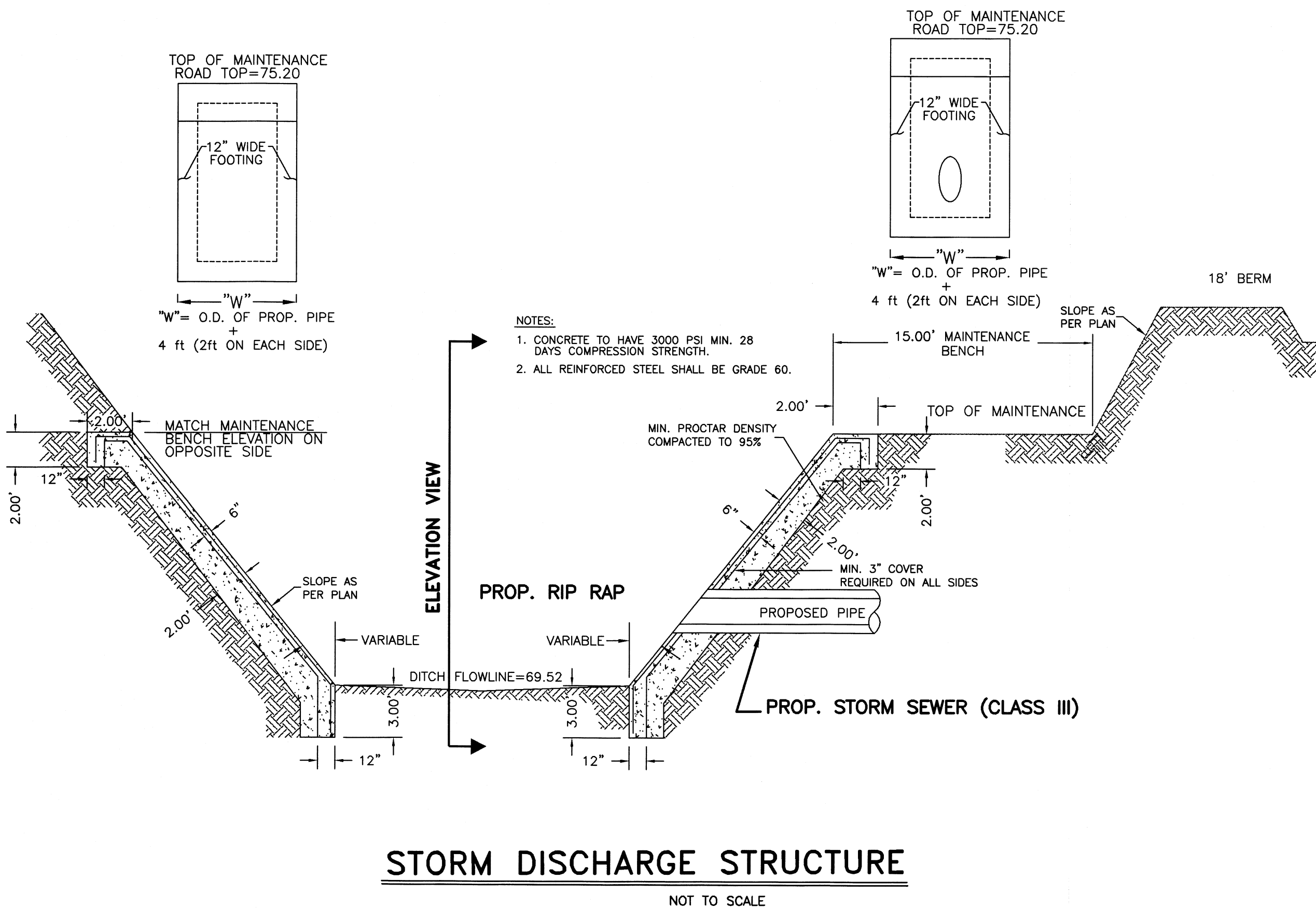
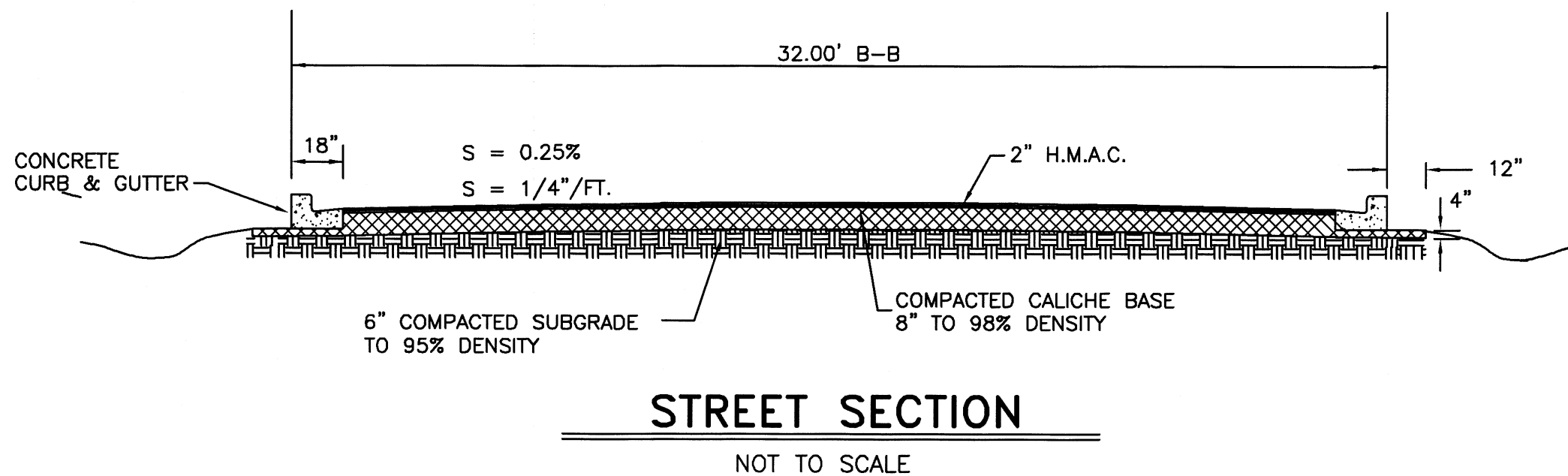
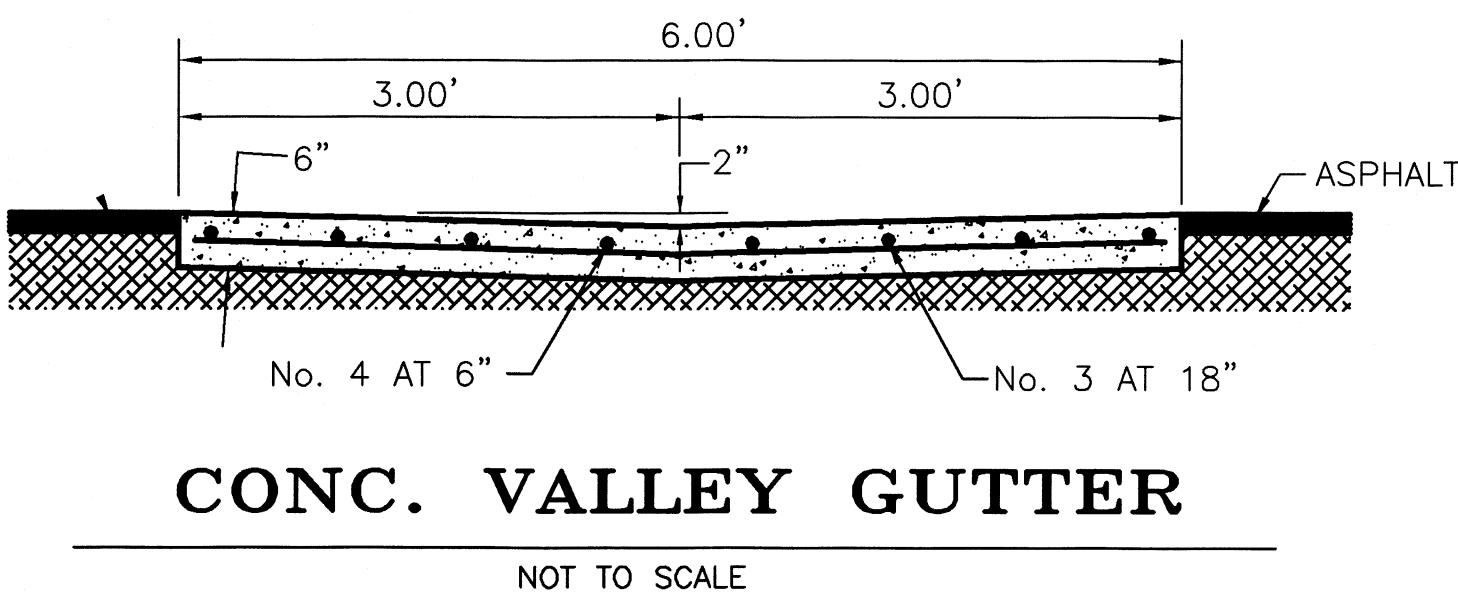
PHONE 956-381-6480

FAX 956-381-0527

OFFICE@QHAENGINEERING.COM



- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
  - HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  - TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
  - C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  - C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  - D FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
  - D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD. 8" LOOSE LIFTS. MECHANICAL COMPACTION.
  - D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  - D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE  
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.  
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



|                                                               |             |            |             |  |  |
|---------------------------------------------------------------|-------------|------------|-------------|--|--|
| Z:\data\SUBDIVISIONS\Weslaco\MIDWAY MOBILE HOME SUBDIVISION \ |             |            |             |  |  |
| DATE PREPARED                                                 | PREPARED BY | CHECKED BY | APPROVED BY |  |  |
| XX                                                            | XX          |            |             |  |  |
| DATE REVISED                                                  | REVISED BY  | CHECKED BY | APPROVED BY |  |  |

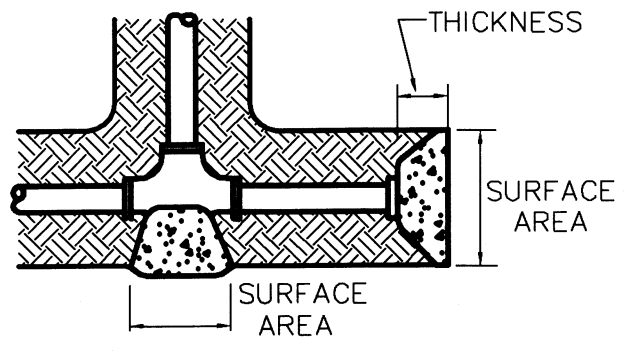


STANDARD WATER  
CONSTRUCTION DETAILS

| THRUST BLOCK SIZE          |                      |                     |                               |
|----------------------------|----------------------|---------------------|-------------------------------|
| HORIZONTAL BENDS           |                      |                     |                               |
| DIAMETER OF PIPE IN INCHES | SURFACE AREA SQ. FT. | THICKNESS IN INCHES | WEIGHT AT VERTICAL BENDS—LBS. |
| 22-1/2" BENDS              |                      |                     |                               |
| 6 OR LESS                  | 2                    | 8                   | 1,700                         |
| 8                          | 3                    | 12                  | 3,000                         |
| 10                         | 3.5                  | 12                  | 4,500                         |
| 12                         | 4                    | 14                  | 6,600                         |
| 14                         | 5                    | 18                  | 9,000                         |
| 16                         | 6                    | 18                  | 11,800                        |
| 45" BEND                   |                      |                     |                               |
| 6 OR LESS                  | 4                    | 12                  | 3,200                         |
| 8                          | 5                    | 14                  | 5,800                         |
| 10                         | 6                    | 18                  | 9,000                         |
| 12                         | 7                    | 18                  | 13,000                        |
| 14                         | 8                    | 24                  | 17,000                        |
| 16                         | 11.5                 | 24                  | 23,200                        |
| 90" BEND                   |                      |                     |                               |
| 6 OR LESS                  | 6                    | 12                  | 6,000                         |
| 8                          | 8                    | 15                  | 10,700                        |
| 10                         | 10                   | 18                  | 16,700                        |
| 12                         | 12                   | 18                  | 24,000                        |
| 14                         | 18                   | 24                  | 32,600                        |
| 16                         | 21                   | 24                  | 42,700                        |
| TEES & DEAD ENDS           |                      |                     |                               |
| 6 OR LESS                  | 3                    | 12                  | ---                           |
| 8                          | 4                    | 15                  | ---                           |
| 10                         | 6                    | 18                  | ---                           |
| 12                         | 8.5                  | 18                  | ---                           |
| 14                         | 11.5                 | 24                  | ---                           |
| 16                         | 15                   | 24                  | ---                           |

NOTE:  
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ./FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER

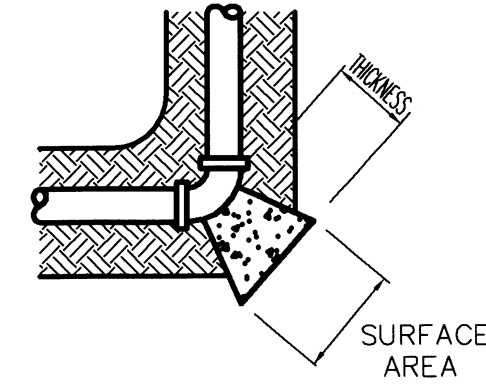
THRUST BLOCKS DETAILS



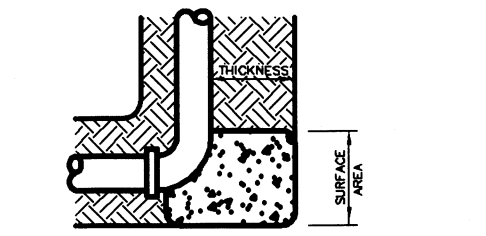
TEES & DEAD ENDS



VERTICAL BENDS

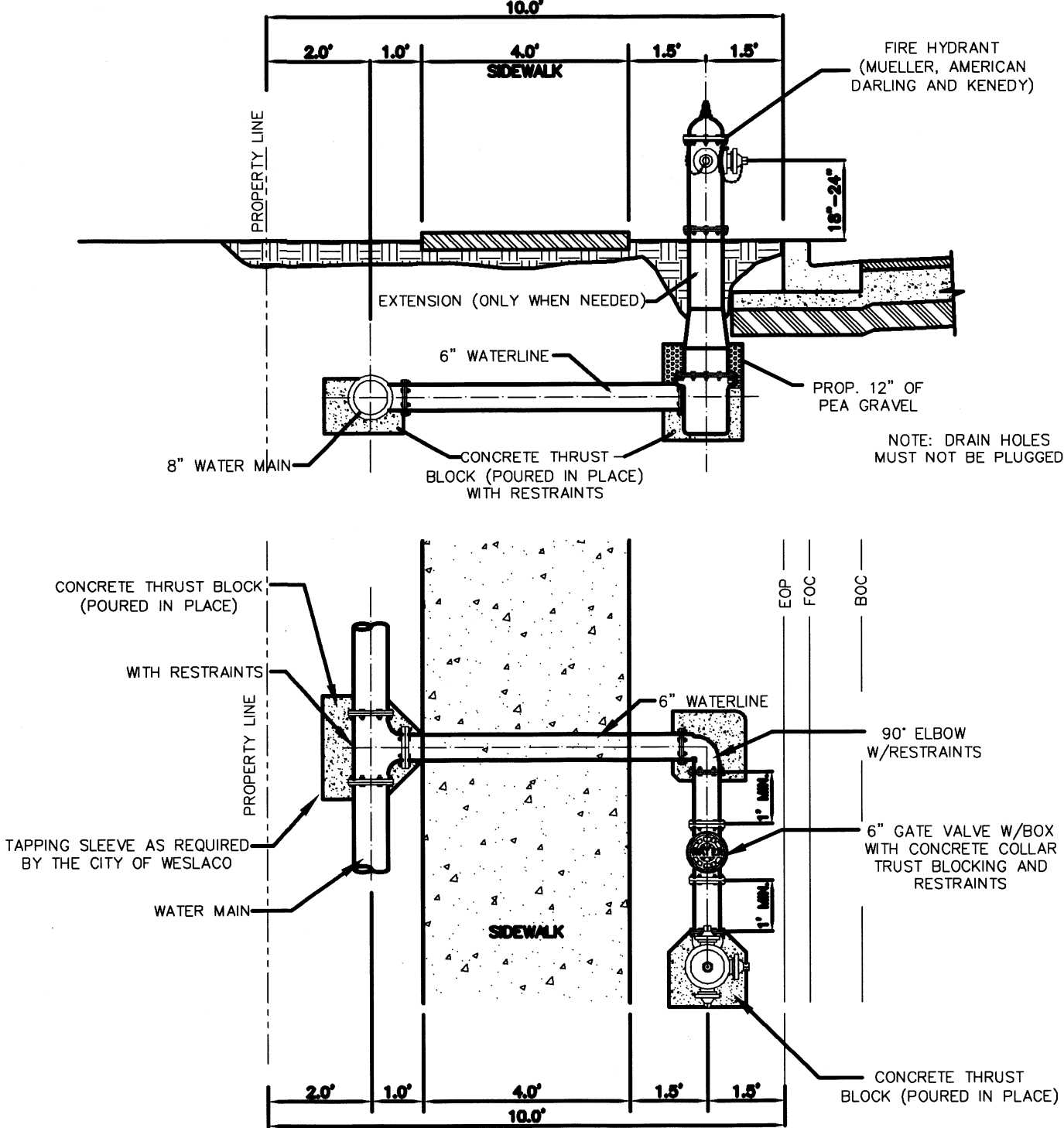


HORIZONTAL BENDS

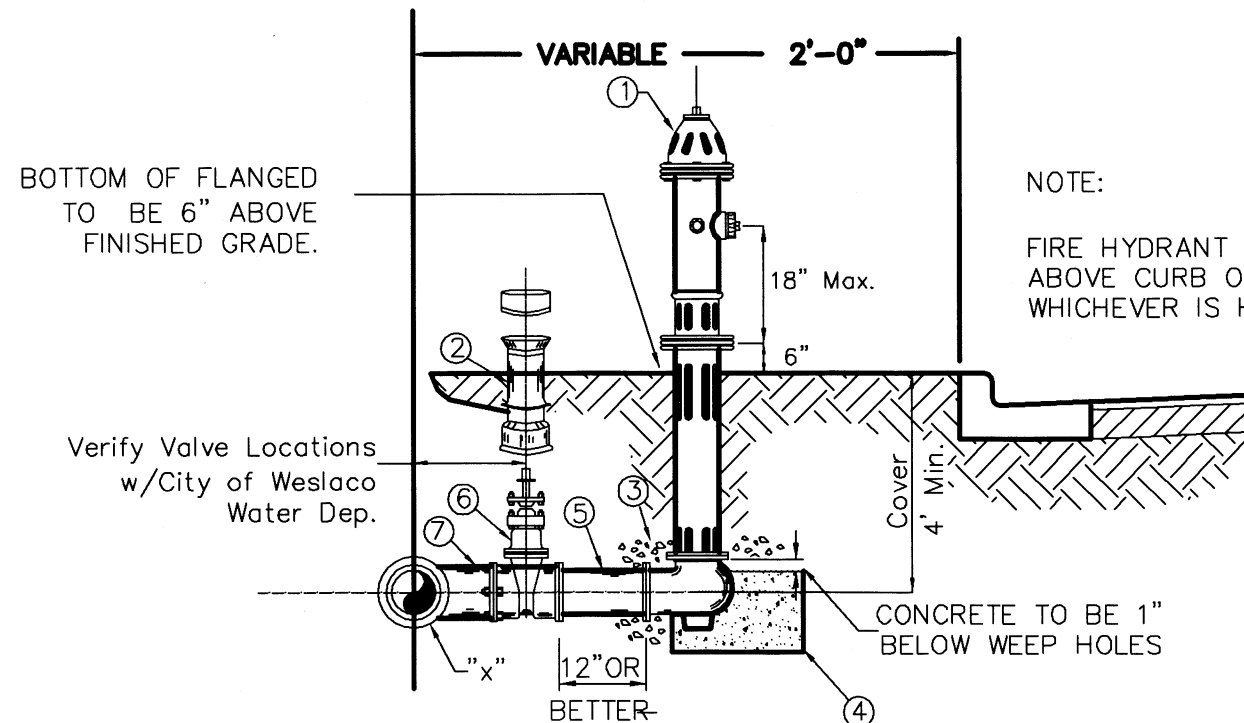


HYDRANT BURYS

NOTE: FIRE HYDRANT SHALL BE PLACED 1.5' BEHIND BACK OF CURB, AND 3" TO 6" FROM TOP OF CURB TO TOP OF FLANGE.



TYPICAL FIRE HYDRANT INSTALLATION



STANDARD FIRE HYDRANT INSTALLATION

Mueller(Super Centurion 250 A-423)

NOTE:

- 1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
- 2.) PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.S.T.)
- 3.) IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEIU OF A STANDARD TEE. FINAL APPROVAL BY CITY OF WESLACO REQUIRED.
- 4.) IF AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
- 5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
- 6.) ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED & WRAPPED IN PLASTIC.
- 7.) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS WILL BE OF DOMESTIC ORIGIN AND APPROVED BY CITY OF WESLACO WATER DEPARTMENT
- 8.) MEGALUG FITTINGS WILL BE REQUIRED.

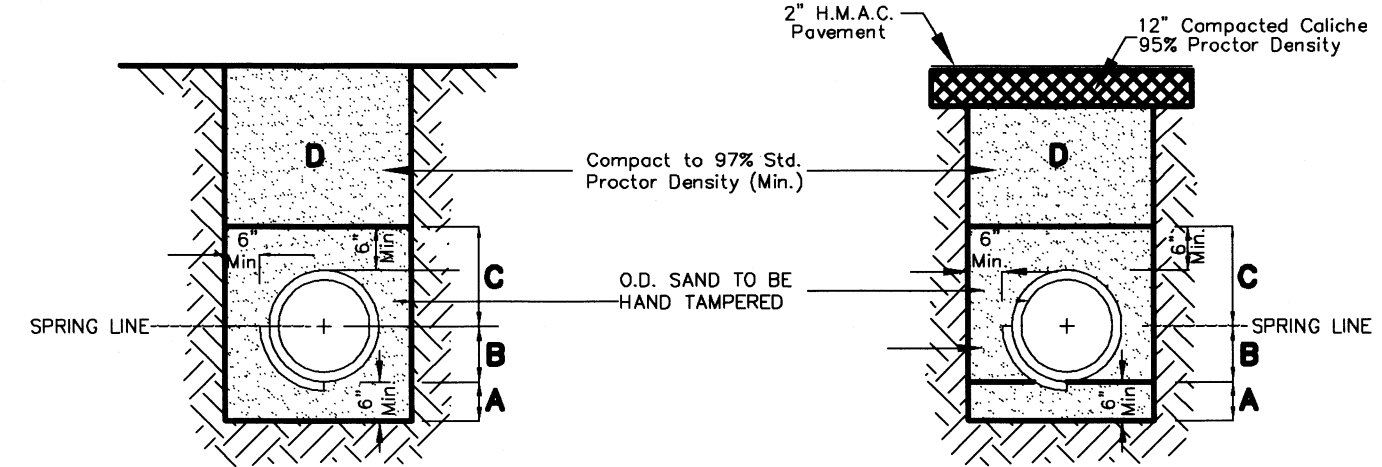
FIRE HYDRANT INSTALLATION  
CONSISTS OF FIRE HYDRANT, VALVE  
AND VALVE BOX

FIRE HYDRANT UNIT SHALL INCLUDE:

- 1.) 1- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
- 2.) 1- VALVE BOX
- 3.) 3 CU. FT. GRAVEL
- 4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES
- 5.) 1" OR BETTER PVC SPOOLS
- 6.) 1-6" RESILIENT SEAT GATE VALVE (FLANGED X M.J. OR P.O.)
- 7.) 1-X"x6" CAST IRON TEE X" WATER MAIN DIA. (FLANGED X M.J. OR P.O.)

NOTES:

- 1.SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED BY CONTRACTOR BY THE CITY OF WESLACO FOR INSTALLATION OF EITHER.
2. WATERLINE IDENTIFIER TAPE ON NON METALLIC TAPE (COLOR CODED ONLY).



STANDARD PIPE BEDDING

A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 97% STD. PROCTOR

FOUNDATION PREPARATION  
(WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE - BACKFILL A,B,D  
SEWER LINE - BACKFILL A,B,C,D  
SAND TO BE ARROYO SAND W/ PI <15

STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).

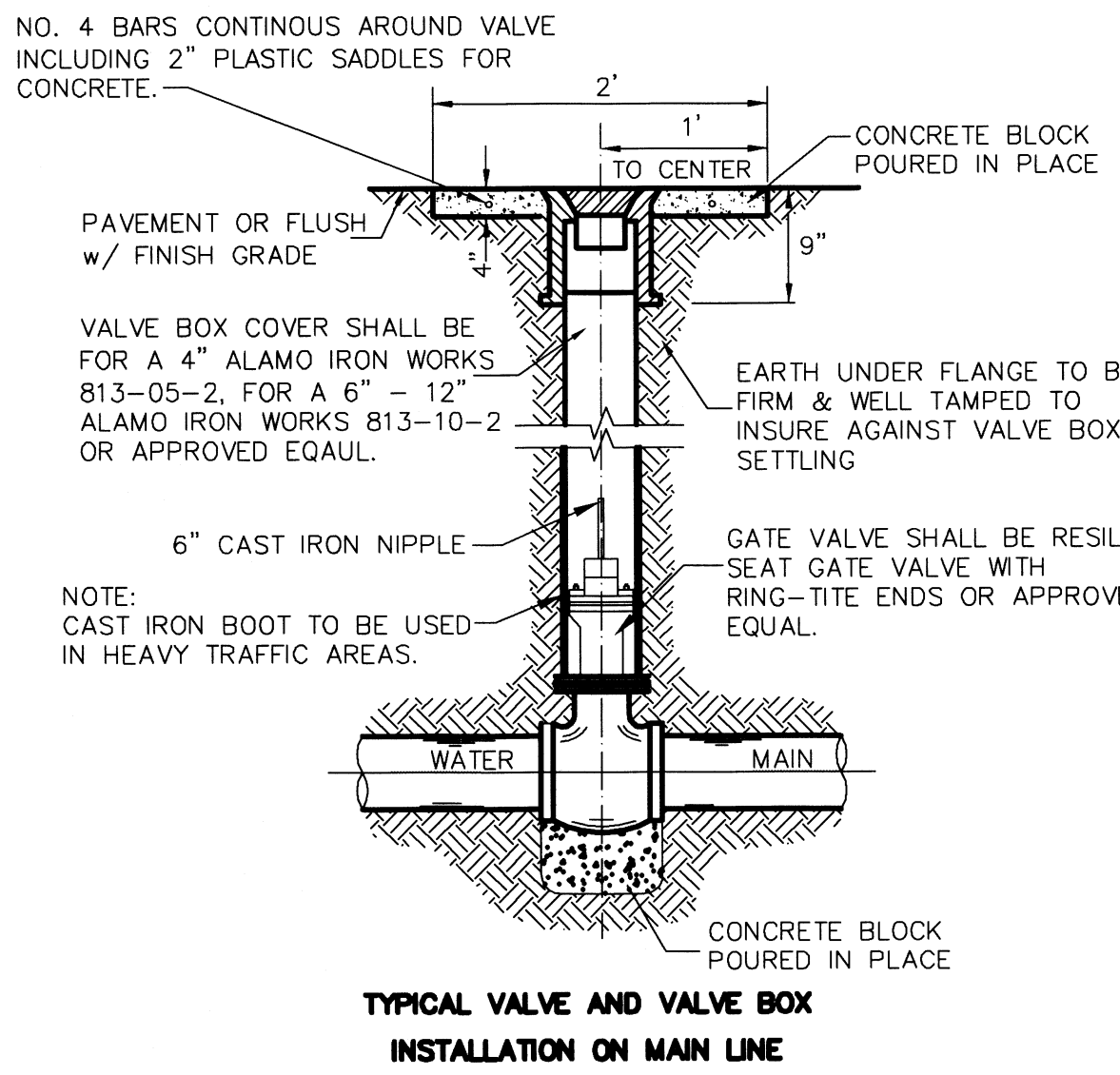
D. FILL TRENCH W/SAND, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION  
(WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE - BACKFILL A,B,D  
SEWER LINE - BACKFILL A,B,C,D  
SAND TO BE ARROYO SAND W/ PI <15

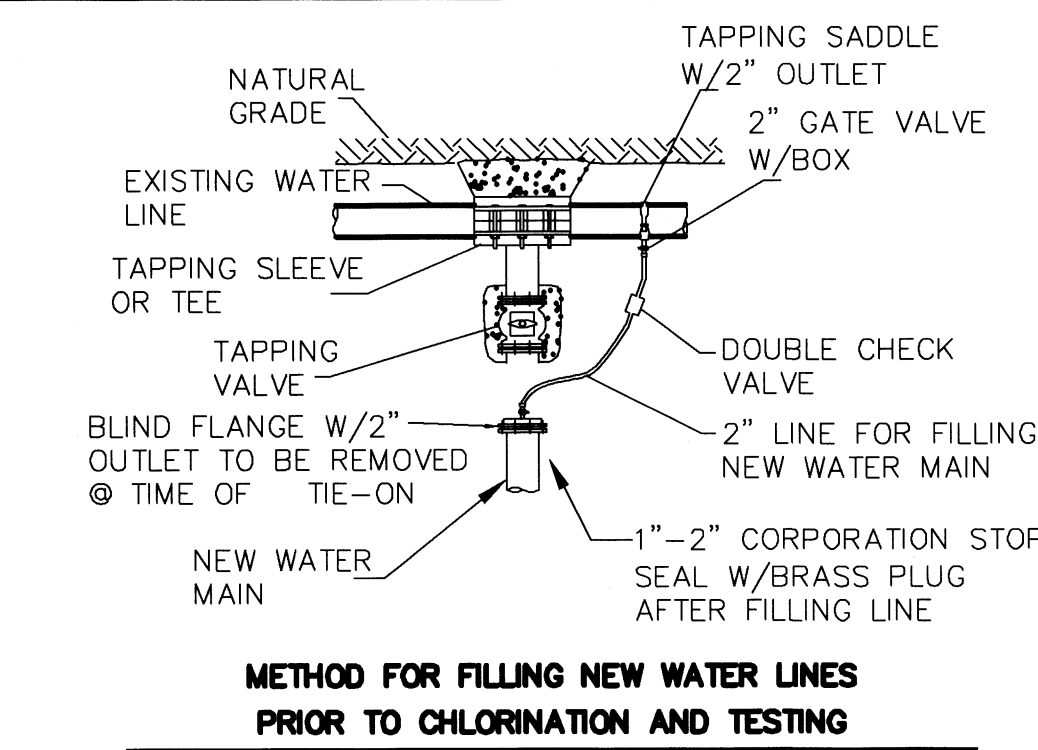
THRUST BLOCKS



Mueller (A-2360 series) or American Darling (series 500) Only

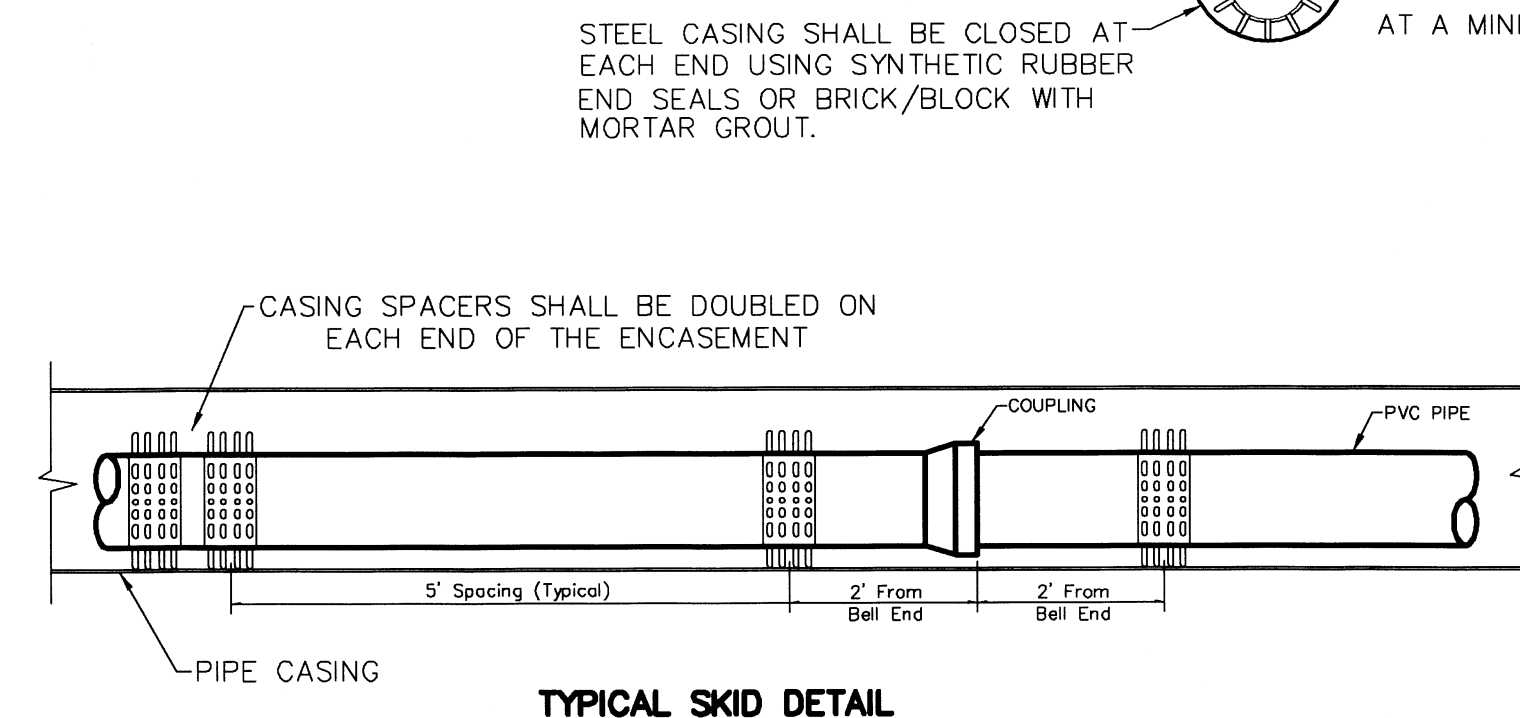
TYPICAL VALVE AND VALVE BOX

FIRE HYDRANT LOCATION AND INSTALLATION



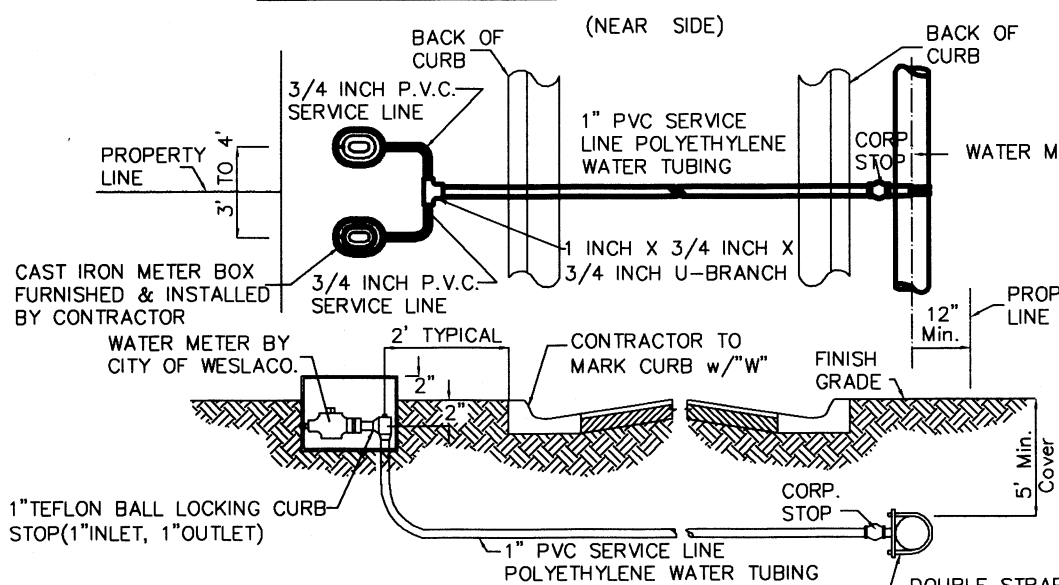
- NOTES:
1. THIS METHOD SHALL ALSO BE USED AT A NEW CONNECTION TO AN EXISTING DEAD END LINE.
  2. AFTER THE NEW LINE HAS BEEN DISINFECTED & PRESSURIZED, THE VALVE AT THE CONNECTION TO THE EXISTING LINE SHALL BE OPENED (BY CITY OF WESLACO) TO FLUSH OUT THE SUPERCHLORINE.
  3. 2" TAP FEE NEED TO BE PAID BY DEVELOPER, CONTRACTOR, OR CUSTOMER.
  4. TEMPORARY BRACING WILL NEED TO BE APPLIED AT END OF BLIND FLANGE DURING HYDROSTATIC PRESURE TESTING.
  5. WATER LINE MUST BE DE-CHLORINATED BEFORE BACTERIA TEST.

| BORING INSTALLATION |             |                     |
|---------------------|-------------|---------------------|
| PIPE SIZE           | CASING SIZE | MIN. WALL THICKNESS |
| 6"                  | 12"         | 0.3125"             |
| 8"                  | 16"         | 0.3125"             |
| 10"                 | 18"         | 0.3125"             |
| 12"                 | 22"         | 0.3750"             |
| 14"                 | 24"         | 0.4375"             |
| 16"                 | 26"         | 0.4375"             |
| 18"                 | 30"         | 0.5000"             |
| 24"                 | 36"         | 0.5625"             |
| 36"                 | 48"         | 0.625"              |

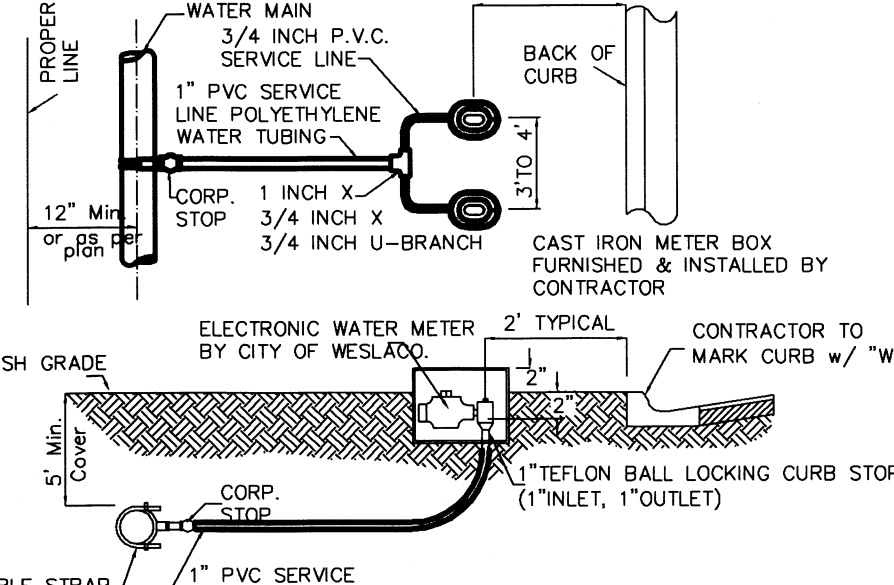


UTILITY BORING INSTALLATION (SKID BLOCKS)

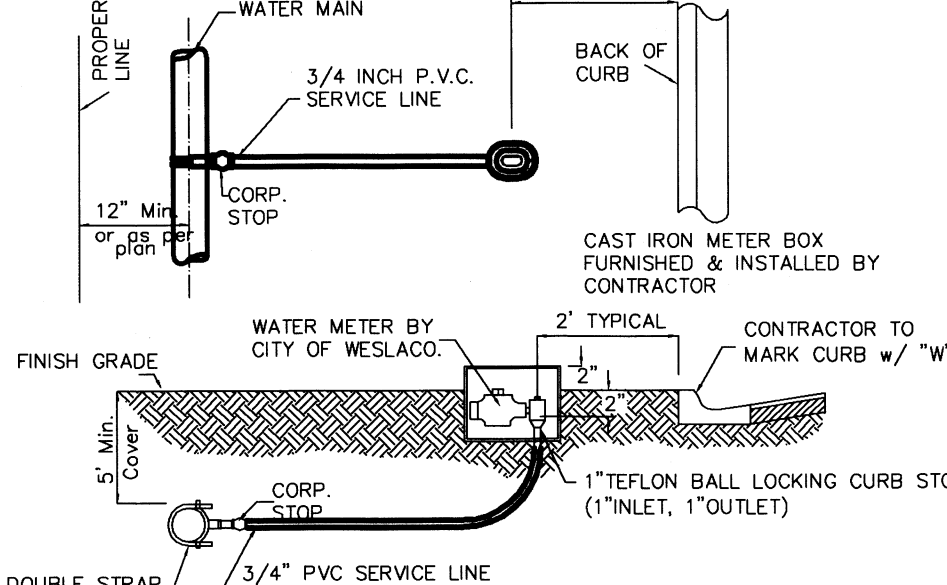
TYPICAL DOUBLE WATER SERVICE CONNECTION



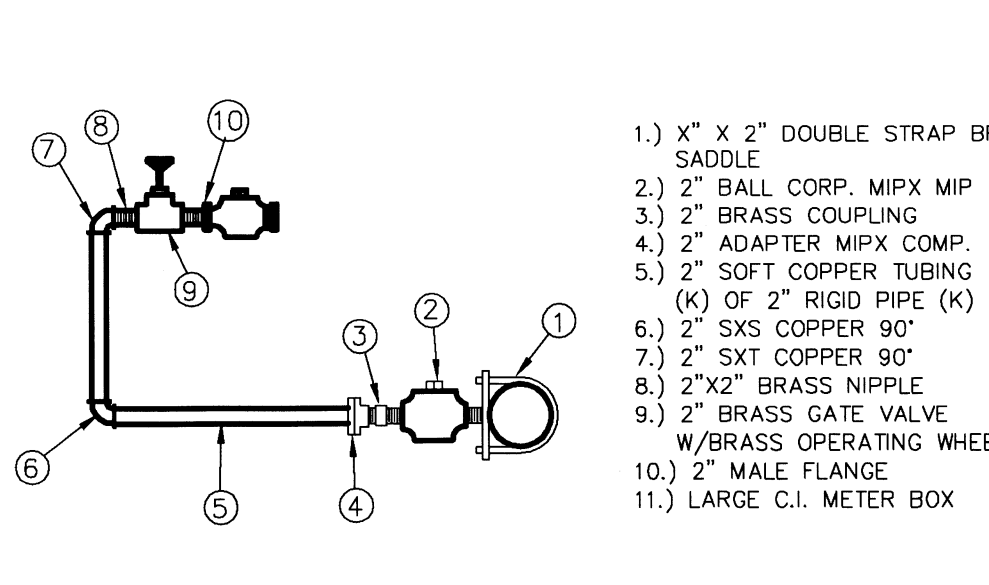
TYPICAL DOUBLE WATER SERVICE CONNECTION



TYPICAL SINGLE WATER SERVICE CONNECTION



2" WATER METER SERVICE



WATER PIPE BEDDING

317.13. Appendix E - Separation Distances.

TCEQ STANDARD

The following rules apply to separation distances between potable water and wastewater treatment plants, and waterlines and sanitary sewers.

(a) Water line/new sewer line separation. When new sanitary sewers are installed, they shall be installed no closer to waterlines than nine feet in all directions. Sewers that parallel waterlines must be installed in separate trenches. Where the nine foot separation distance cannot be achieved, the following guidelines will apply:

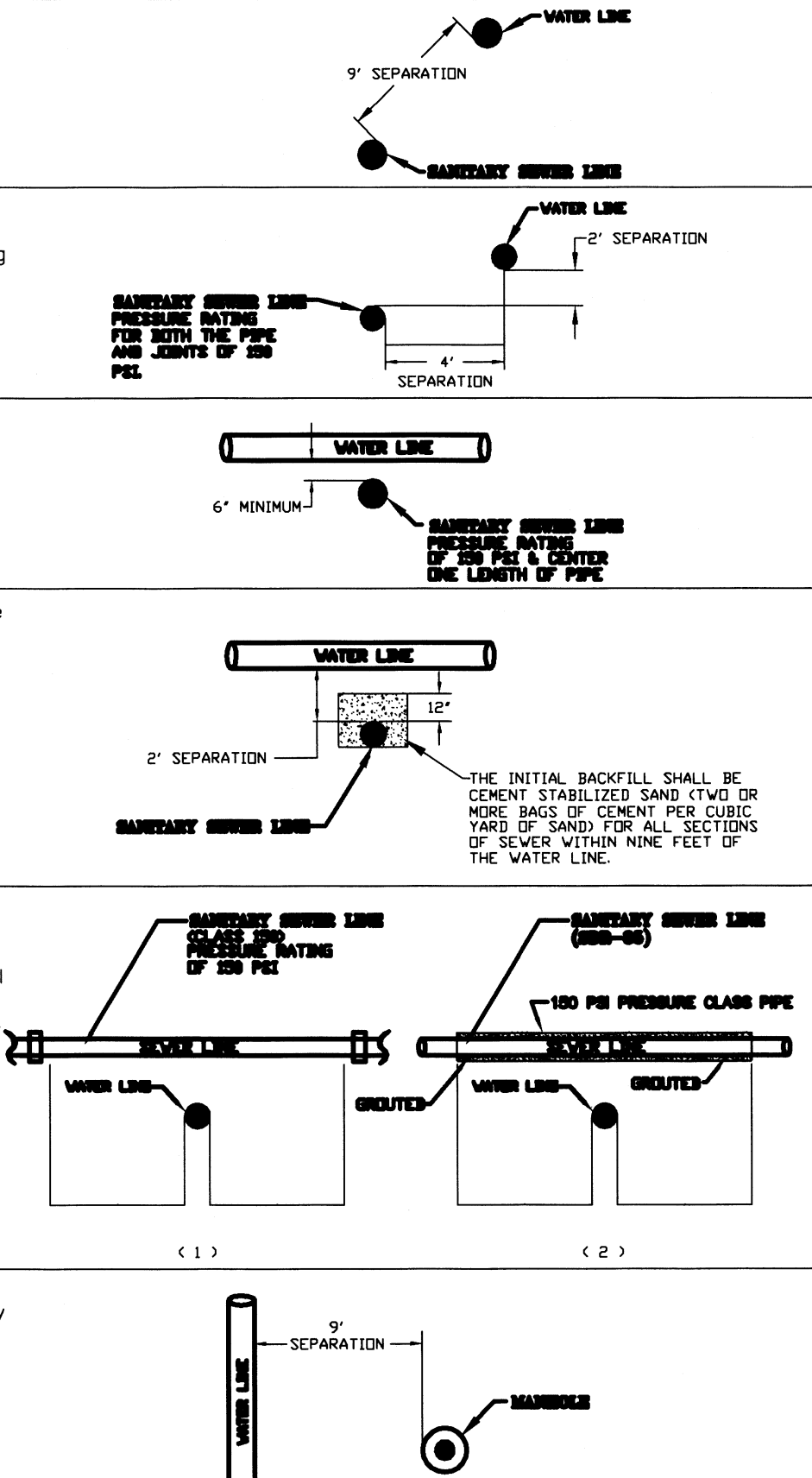
(1) Where a sanitary sewer parallels a waterline, the sewer shall be constructed of cast iron, ductile iron or PVC meeting ASTM specifications with a pressure rating for both the pipe and joints of 150 psi. The vertical separation shall be a minimum of two feet between outside diameters and the horizontal separation shall be a minimum of four feet between outside diameters. The sewer shall be located below the waterline.

(2) Where a sanitary sewer crosses a waterline and the sewer is constructed of cast iron, ductile iron or PVC with a minimum pressure rating of 150 psi, an absolute minimum distance of 6 inches between outside diameters shall be maintained. In addition the sewer shall be located below the waterline where possible and one length of the sewer pipe must be centered on the waterline.

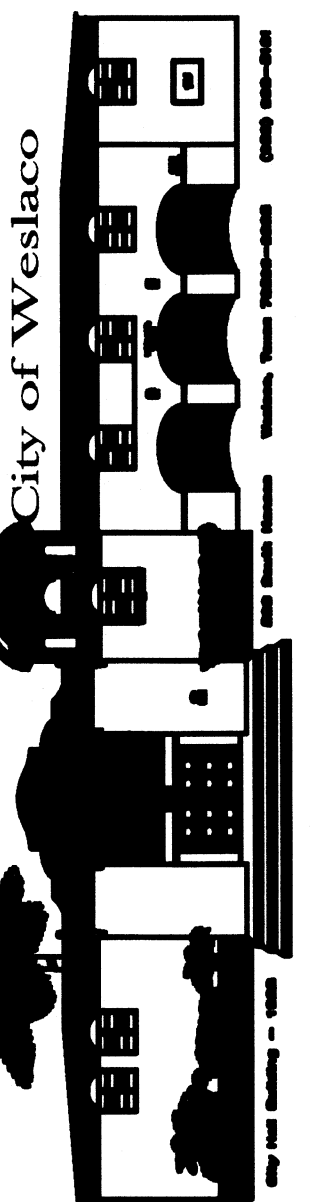
(3) Where a sewer crosses under a waterline and the sewer is constructed of ADS truss pipe, similar semi-rigid plastic composite pipe, clay pipe or concrete pipe with gasketed joints, a minimum two foot separation distance shall be maintained. The initial backfill shall be cement stabilized sand (two or more bags of cement per cubic yard of sand) for all sections of sewer within nine feet of the waterline. This initial backfill shall be from one quarter diameter below the centerline of the pipe to one pipe diameter (but not less than 12 inches) above the top of the pipe.

(4) Where a sewer crosses over a waterline all portions of the sewer within nine feet of the waterline shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters in lieu of this procedure the new conveyance may be encased in a joint of 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 5 feet intervals with spacers or be filled to the springline with washed sand. The encasement pipe should be centered on the crossing and both ends sealed with cement grout or manufactured seal.

(b) Water line/manhole separation. Unless sanitary sewer manholes and the connecting sewer can be made watertight and tested for no leakage, they must be installed so as to provide a minimum of nine feet of horizontal clearance from an existing or proposed waterline. Where the nine foot separation distance cannot be achieved, a carrier pipe as described in subsection (a)(4) of this section may be used where appropriate.

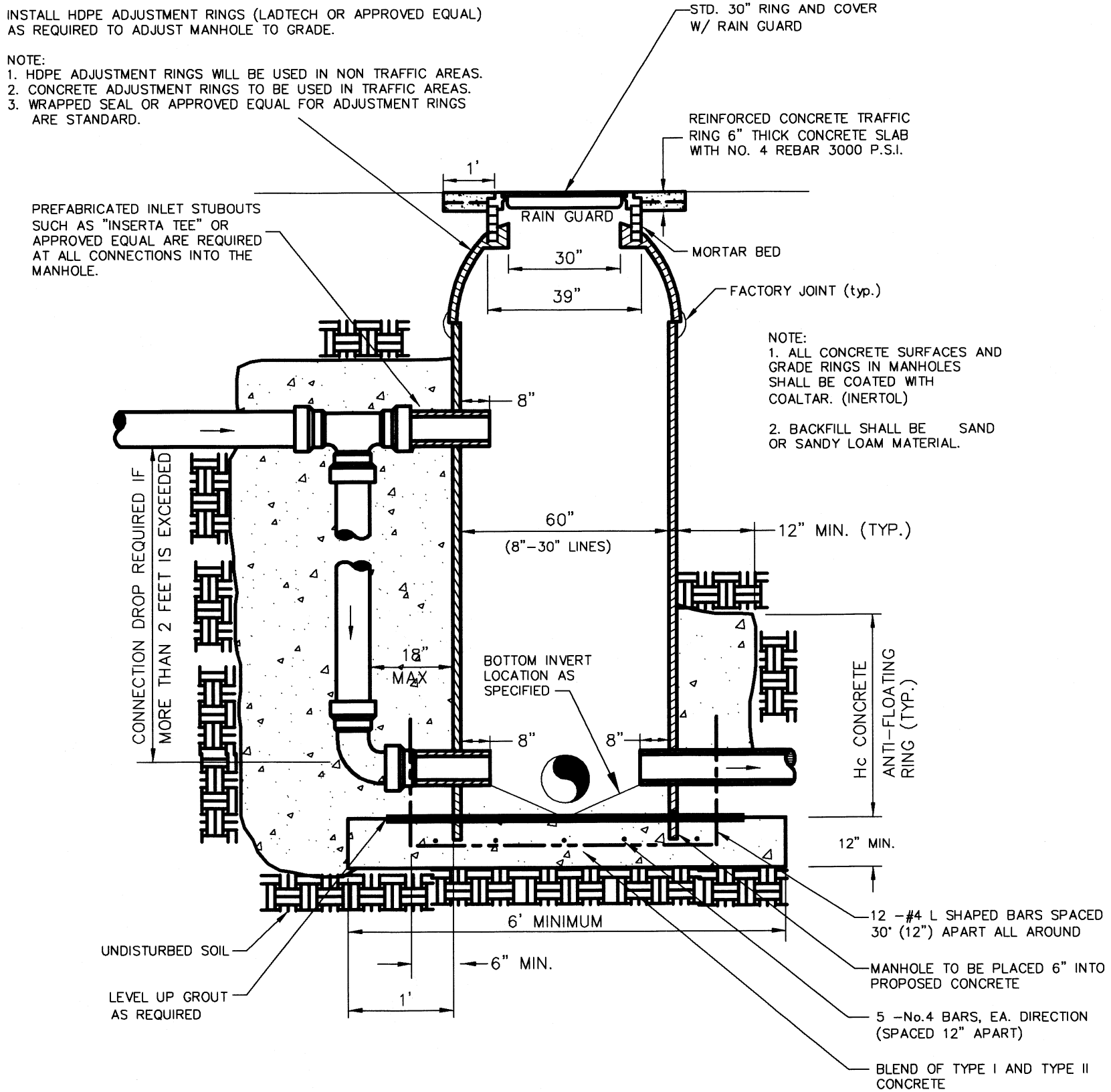


WATER SERVICE CONNECTIONS

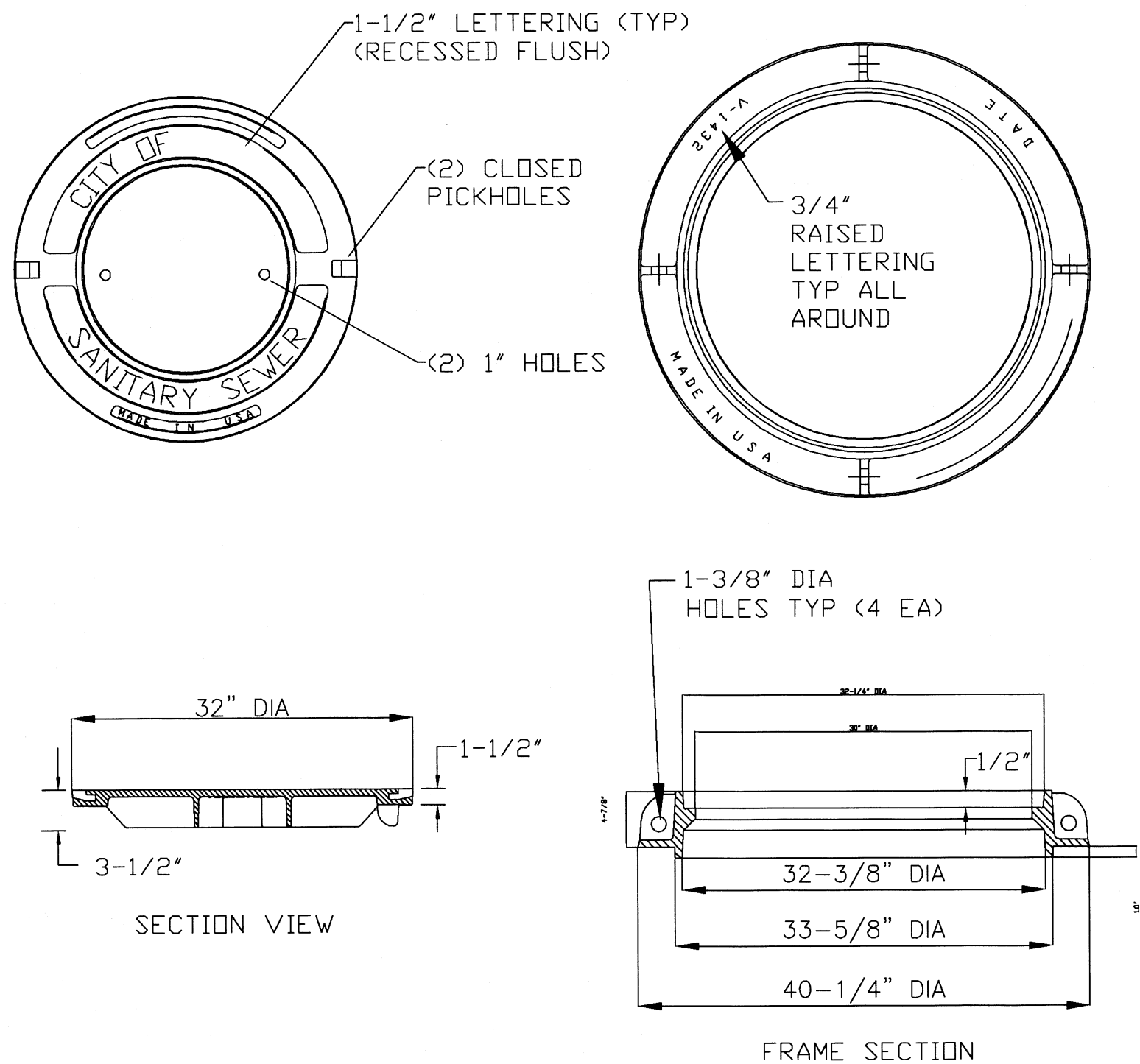




STANDARD SANITARY SEWER  
CONSTRUCTION DETAILS



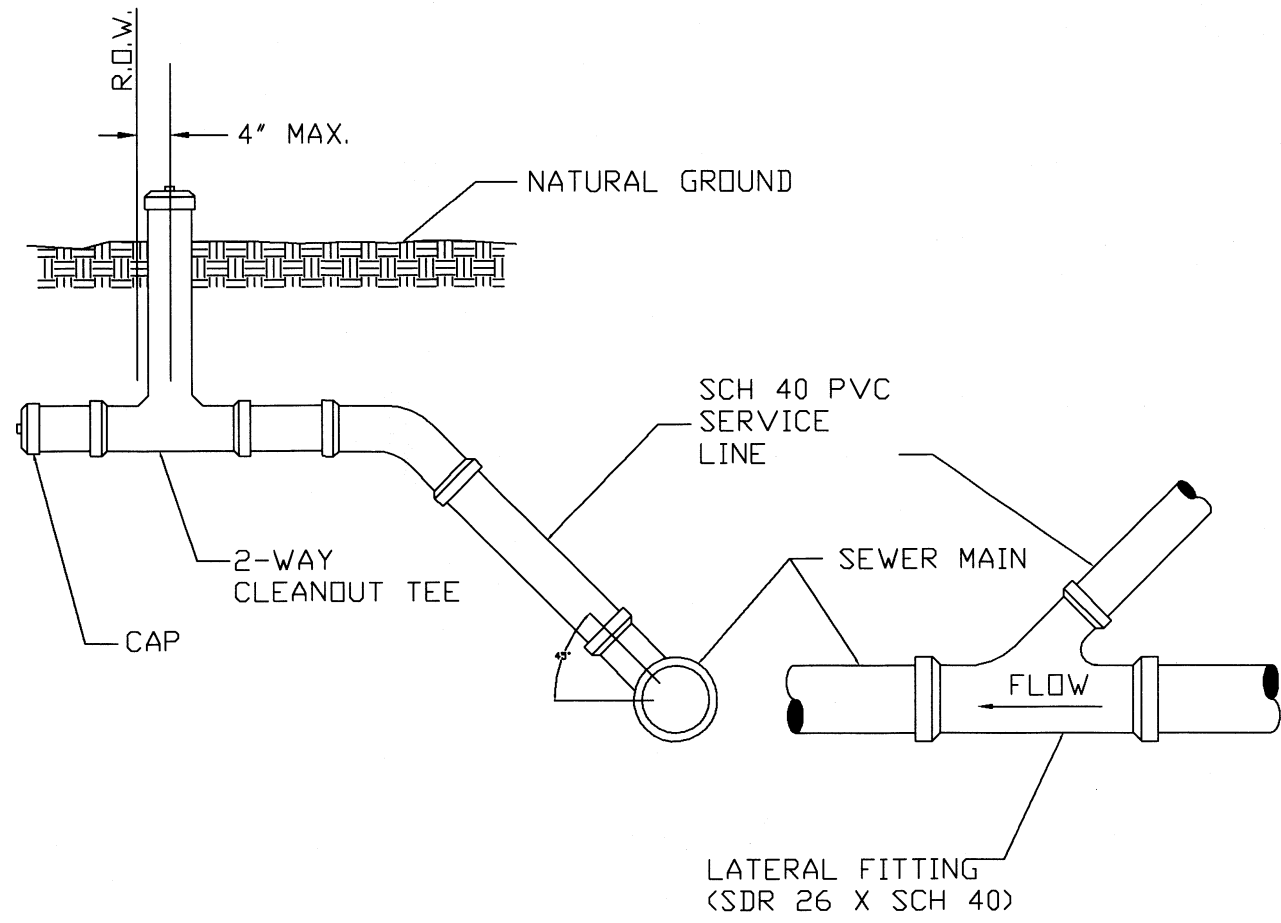
TYPICAL FIBERGLASS MANHOLE WITH EXTERIOR  
DROP STRUCTURE IF REQUIRED



NOTES:

1. FRAME AND COVER SHALL CONFORM TO REQUIREMENTS OF AASHTO M 306.
2. FRAME AND COVER SHALL BE PROOF-LOAD TESTED TO 74,000 LBS.
3. FRAME SHALL BE GRAY CAST IRON CONFORMING TO AASHTO M 105 CLASS 35B OR ASTM A48 CLASS 35B.
4. COVER SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 80-55-06.

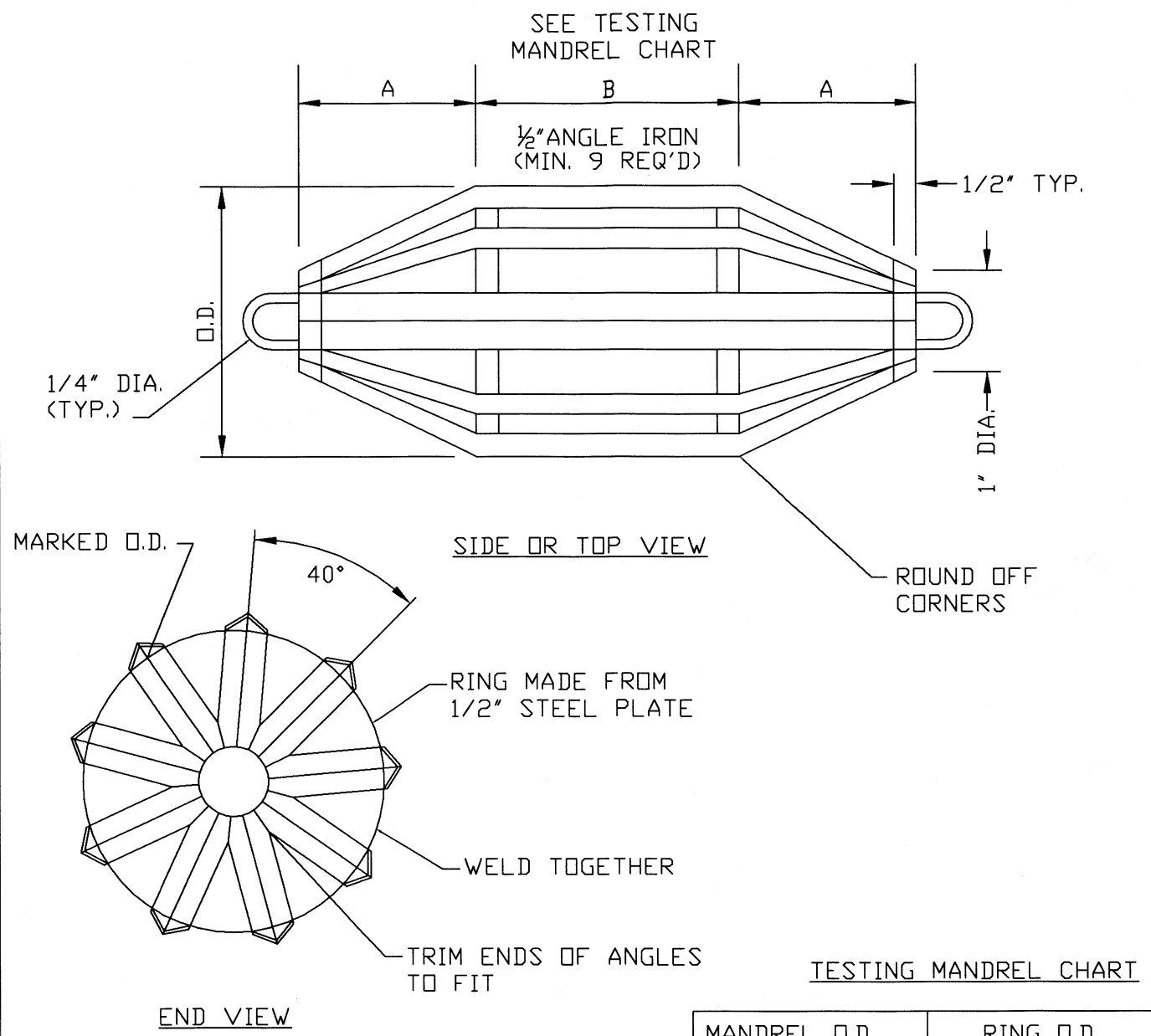
SANITARY SEWER MANHOLE STANDARD RING & COVER



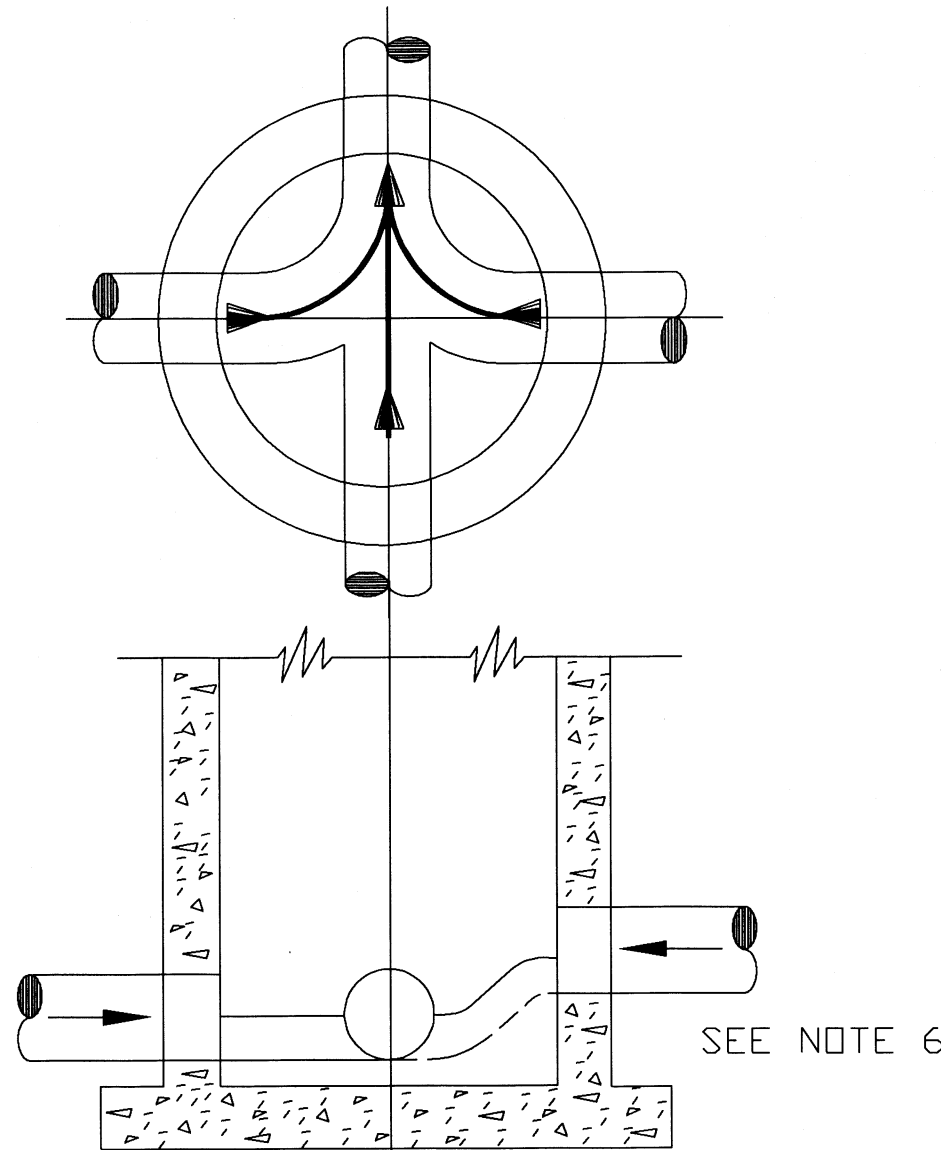
NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION



DEFLECTION TESTING MANDREL DETAIL



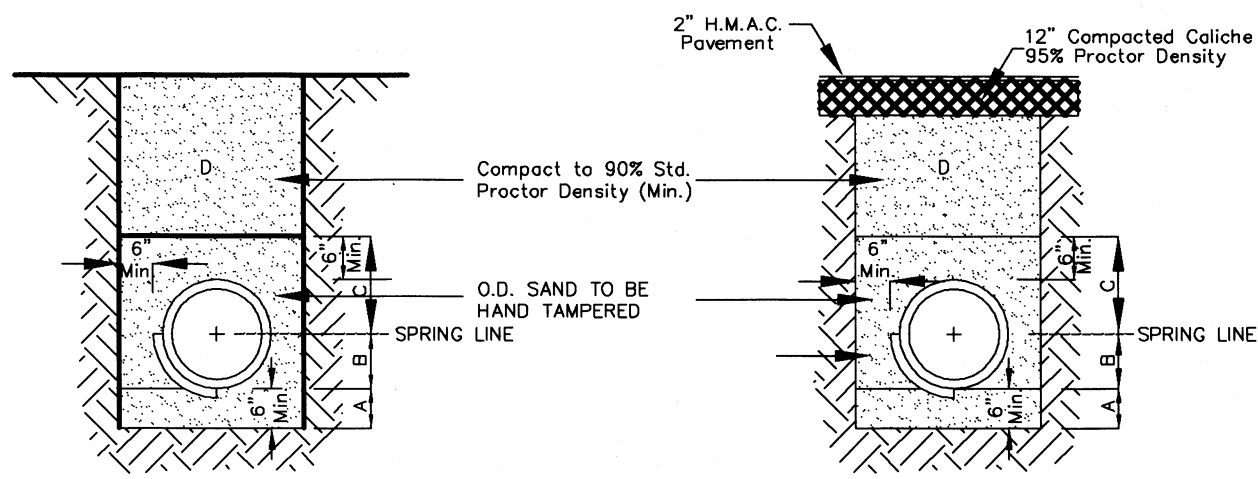
NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION, THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL

SANITARY SEWER MANHOLE INVERT DETAIL

NOTES:

- 1.SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED BY CONTRACTOR BY THE CITY OF WESLACO FOR INSTALLATION OF EITHER.
2. WATERLINE IDENTIFIER TAPE ON NON METALLIC TAPE (COLOR CODED ONLY).



STANDARD PIPE BEDDING

A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE - BACKFILL A,B,D  
SEWER LINE - BACKFILL A,B,C,D  
SAND TO BE ARROYO SAND W/ PI <15

STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).

D. FILL TRENCH W/SAND, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE - BACKFILL A,B,D  
SEWER LINE - BACKFILL A,B,C,D  
SAND TO BE ARROYO SAND W/ PI <15

WATER PIPE BEDDING

317.13. Appendix E - Separation Distances.

TCEQ STANDARD

The following rules apply to separation distances between potable water and wastewater treatment plants, and waterlines and sanitary sewers.

(a) Water line/new sewer line separation. When new sanitary sewers are installed, they shall be installed no closer to waterlines than nine feet in all directions. Sewers that parallel waterlines must be installed in separate trenches. Where the nine foot separation distance cannot be achieved, the following guidelines will apply:

(1) Where a sanitary sewer parallels a waterline, the sewer shall be constructed of cast iron, ductile iron or PVC meeting ASTM specifications with a pressure rating for both the pipe and joints of 150 psi. The vertical separation shall be a minimum of two feet between outside diameters and the horizontal separation shall be a minimum of four feet between outside diameters. The sewer shall be located below the waterline.

(2) Where a sanitary sewer crosses a waterline and the sewer is constructed of cast iron, ductile iron or PVC with a minimum pressure rating of 150 psi, an absolute minimum distance of 6 inches between outside diameters shall be maintained. In addition the sewer shall be located below the waterline where possible and one length of the sewer pipe must be centered on the waterline.

(3) Where a sewer crosses under a waterline and the sewer is constructed of ABS truss pipe, similar semi-rigid plastic composite pipe, clay pipe or concrete pipe with gasketed joints, a minimum two foot separation distance shall be maintained. The initial backfill shall be cement stabilized sand (two or more bags of cement per cubic yard of sand) for all sections of sewer within nine feet of the waterline. This initial backfill shall be from one quarter diameter below the centerline of the pipe to one pipe diameter (but not less than 12 inches) above the top of the pipe.

(4) Where a sewer crosses over a waterline all portions of the sewer within nine feet of the waterline shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters. In lieu of this procedure the new conveyance may be encased in a joint of 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 5 feet intervals with spacers or be filled to the springline with washed sand. The encasement pipe should be centered on the crossing and both ends sealed with cement grout or manufactured seal.

(b) Water line/manhole separation. Unless sanitary sewer manholes and the connecting sewer can be made watertight and tested for no leakage, they must be installed so as to provide a minimum of nine feet of horizontal clearance from an existing or proposed waterline. Where the nine foot separation distance cannot be achieved, a carrier pipe as described in subsection (a)(4) of this section may be used where appropriate.

REVISIONS

12-07-2007

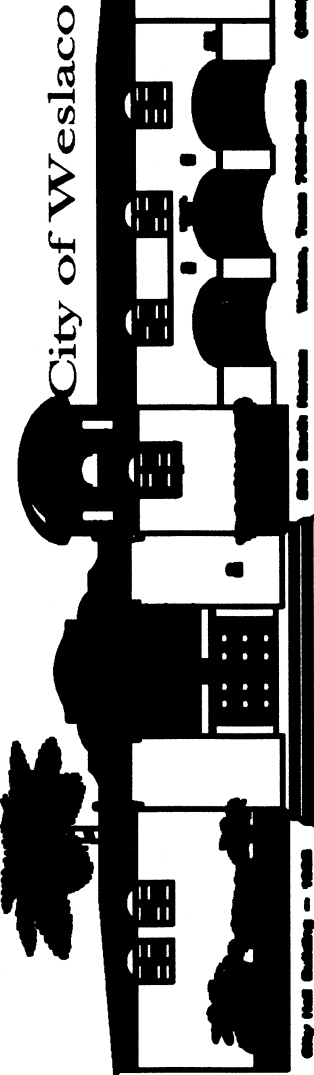
12-17-2007

01-04-2008

09-25-2008

CITY OF WESLACO

STANDARD DRAINAGE DETAILS



FILE NAME: STD\_DET\_WESLACO

DATE: 01-04-2008

SURVEYED BY:

DESIGNED BY:

DRAWN BY: JENNY F. ESTRADA

CHECKED BY: BERNARD RODRIGUEZ

APPROVED BY: RANDY WINSTON

HOR: 1" = N.T.S.  
VERT: 1" = N.T.S.

DATE:

SHEET NO.:

1 OF 1



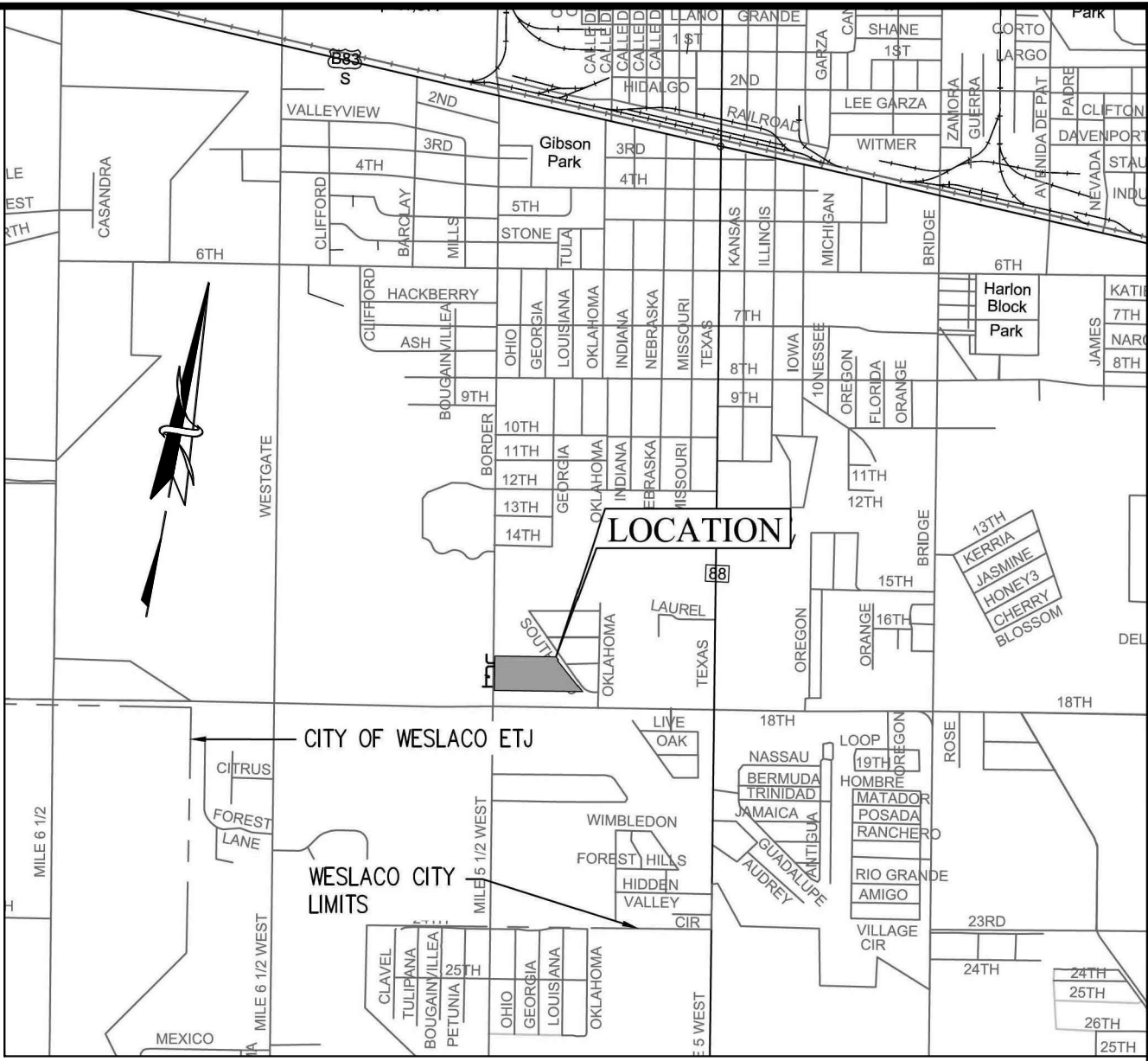
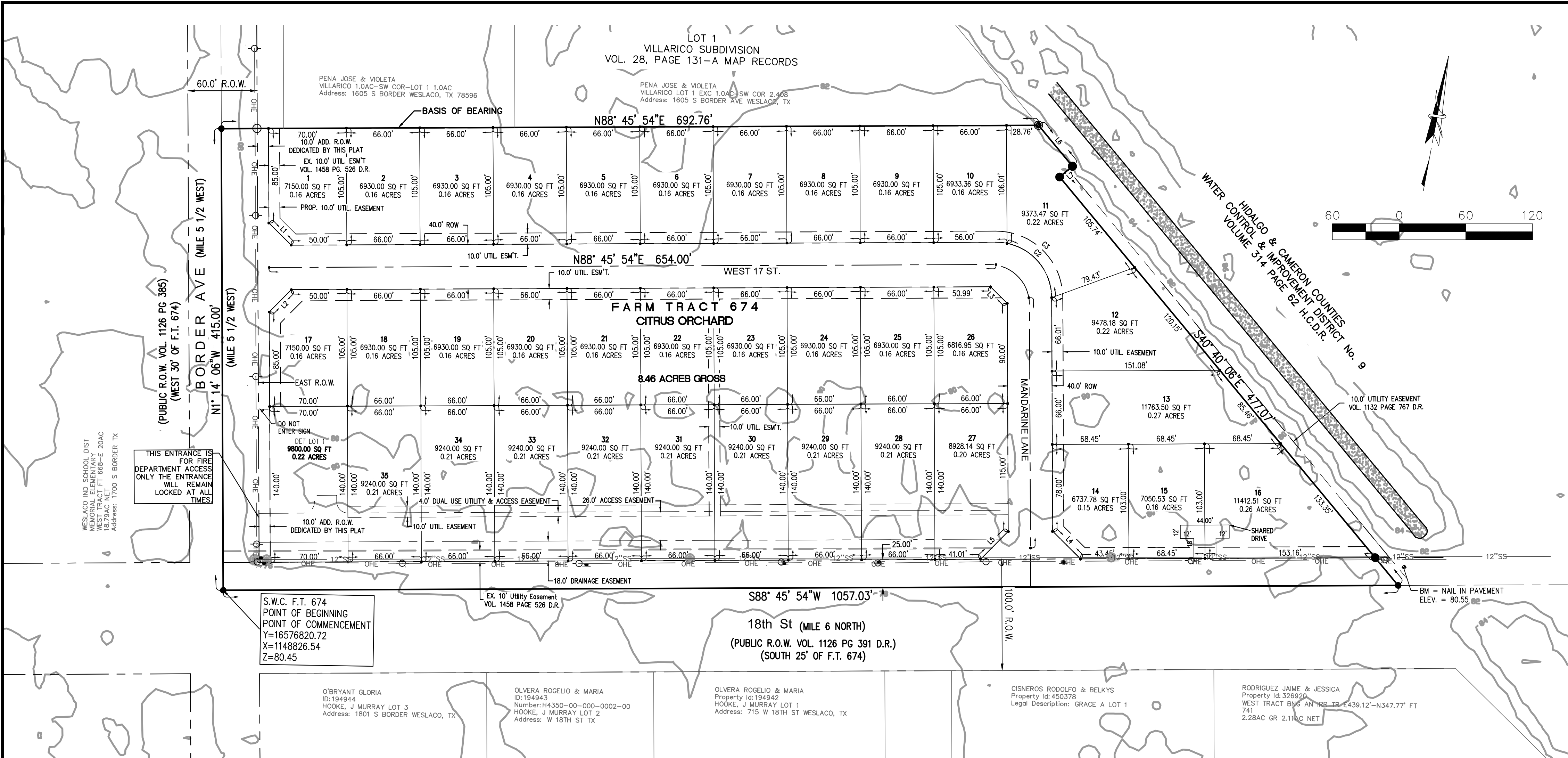


## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                                                                                                                                               |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2422 |  |
| <b>From:</b><br>Benjamin Worsham                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve the Citrus 674 Subdivision– being a 8.46 acre tract being a portion of Farm Tract 674, Blk 164, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast Corner of Border Ave and 18th St. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The proposed thirty-four (35) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 6” waterline and sewer by the City of Weslaco services through a 6” sewer line. The property is within a Flood Zone “B”. Owner is requesting a right of way dedication variance.                                       |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                              | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning & Zoning Commission recommended approval of the Final Plat and the variance request on May 1, 2019 with the condition that the right of way be paved to City's standard width and the fire hydrants be relocated to the north side of the drainage ditch along 18th Street.                                |                 |                                                              |  |
| Kayla Arevalo                                                                                                                                                                                                                                                                                                                                                                                                        |                 | Created/Initiated                                            |  |
| Rebekah De La Fuente                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Approved                                                     |  |
| Benjamin Worsham                                                                                                                                                                                                                                                                                                                                                                                                     |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                           |                 | New                                                          |  |
| <b>City Manager Comments:</b><br>Approved.                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval with compliance of the ordinance on the variance.                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>Attachments, if any:</b><br>CITRUS 647- Aerial, CITRUS 674- ATTACHMENTS                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |

Staff will notify applicant.





LOCATION MAP  
SCALE: 1"=2000'

CITRUS 674 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.1 IN THE EASTERN PART OF HIDALGO COUNTY AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH BORDER AVENUE AND EAST 18TH STREET, WITHIN THE CITY OF WESLACO. THE CITY OF WESLACO HAS A POPULATION OF 35,670 ACCORDING TO THE 2010 U.S. CENSUS.

#### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 8.46 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF FARM TRACT 674, BLOCK 164, WEST & ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE AND SAID 8.46 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF FARM TRACT 674 AND THE INTERSECTION OF BORDER AVENUE (MILE 5 1/2 WEST) AND 18TH STREET (MILE 6 NORTH), FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, NORTH ALONG THE WEST LINE OF SAID FARM TRACT 674 AND THE RIGHT-OF-WAY OF SAID BORDER AVENUE (MILE 5 1/2 WEST), A DISTANCE OF 415.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, VILLARICO SUBDIVISION, RECORDED IN VOLUME 28, PAGE 131A, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST ALONG THE SOUTH LINE OF SAID VILLARICO SUBDIVISION, AT A DISTANCE OF 30.00 FEET PASS THE EAST RIGHT-OF-WAY OF SAID BORDER AVENUE (MILE 5 1/2 WEST), RECORDED IN VOLUME 1126, PAGE 385, HIDALGO COUNTY DEED RECORDS, CONTINUING AT A DISTANCE OF 40.00 FEET PASS THE EAST LINE OF A 10.00 FOOT UTILITY EASEMENT, RECORDED IN VOLUME 1458, PAGE 526, HIDALGO COUNTY DEED RECORDS, CONTINUING A TOTAL DISTANCE OF 735.16 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF SAID FARM TRACT 674 AND THE WEST LINE OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9 CANAL RIGHT-OF-WAY, RECORDED IN VOLUME 314, PAGE 62, HIDALGO COUNTY DEED RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 39 DEGREES, 26 MINUTES, 00 SECONDS EAST, ALONG THE EAST LINE OF SAID FARM TRACT 674 AND THE WEST LINE OF SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 47.91 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, SOUTH 50 DEGREES, 34 MINUTES, 00 SECONDS WEST, ALONG THE EAST LINE OF SAID FARM TRACT 674 AND THE WEST LINE OF SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, SOUTH 39 DEGREES, 26 MINUTES, 00 SECONDS EAST, ALONG THE EAST LINE OF SAID FARM TRACT 674 AND THE WEST LINE OF SAID CANAL RIGHT-OF-WAY, AT A DISTANCE OF 431.75 FEET PASS THE NORTH LINE OF A 10.00 FOOT UTILITY EASEMENT, RECORDED IN VOLUME 1458, PAGE 526, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 444.70 FEET PASS A 1/2 INCH IRON ROD WITH A CAP STAMPED "RIO DELTA SURVEYING" SET AT THE NORTH LINE OF A 25.00 FOOT RIGHT-OF-WAY, RECORDED IN VOLUME 1126, PAGE 391, HIDALGO COUNTY DEED RECORDS, CONTINUING A TOTAL DISTANCE OF 477.07 FEET TO THE SOUTHEAST CORNER OF SAID FARM TRACT 674, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, WITHIN THE RIGHT-OF-WAY OF SAID 18TH STREET (MILE 6 NORTH) AND WITH THE SOUTH LINE OF SAID FARM TRACT 674, A DISTANCE OF 1,057.03 FEET TO THE POINT OF BEGINNING, CONTAINING 8.46 ACRES OF LAND, MORE OR LESS.

#### GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE DESIGNATION: ZONE "B"  
AREA OF MODERATE FLOOD HAZARD. USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN ONE SQUARE MILE. ZONE "B" ARE AREAS OF MINIMAL FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. COMMUNITY PANEL NO. 480349 0005 B, DATED MARCH 4, 1980.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: 50.00 FEET  
REAR: 25.00 FEET  
SIDE: 6.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- ALL LOTS SHALL BE FOR RESIDENTIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN RESIDENTIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- NO ACCESS OFF BORDER AVE FOR LOTS 1 & 17. LOTS 27-35 & 14 WILL ACCESS ONTO MANDARINE LANE.
- DRIVEWAY ACCESS WILL ONLY BE PERMITTED ON 18TH ST THROUGH SHARED ACCESS EASEMENTS FOR LOTS 15 & 16.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR CENTER LINE OF STREET WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.  
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- A 4 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER PRIOR TO RECORDING THE PLAT AS PER CITY OF WESLACO.
- A 4 FT. SIDEWALK IS REQUIRED ALONG INTERIOR STREETS UPON ISSUANCE OF A BUILDING PERMIT.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
BM - N: 16576859.97, E: 1149888.43, ELEVATION: 80.55.
- A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & SW3P.
- STREET LIGHTING TO BE INSTALLED EVERY 300' AS PER CITY OF WESLACO.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 40,214 CUBIC FEET OF STORM WATER RUNOFF.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE AREA AND ACCESS EASEMENTS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "CITRUS 674 SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

BY: DREAMLAND ESTATES, LLC  
REPRESENTATIVE: JORGE GONZALEZ

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JORGE GONZALEZ, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCOID #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCOID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No.9 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
- H.C.C.I.D. #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

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

MAYOR, CITY OF WESLACO

CITY SECRETARY

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

TRAIL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CRAIG A. GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CRAIG A. GONZALEZ, PROFESSIONAL ENGINEER No.99268  
FIRM NO. F-13094

| LEGEND  |                                     |
|---------|-------------------------------------|
| ●       | 1/2" Iron Rod Set                   |
| ○       | Wicap Stamped "Rio Delta Surveying" |
| ○       | 1/2" Iron Rod Found                 |
| ⊕       | Benchmark                           |
| —       | Property Line                       |
| ▲       | Traffic Sign                        |
| ---     | Existing Lot Line                   |
| ---     | Lot Line                            |
| —DHE—   | Overhead Power                      |
| —12"SS— | EX. 12" Sanitary Sewer              |
| ○       | Power Pole                          |
| ⬇       | Guy Wire                            |
| ●       | Utility Manhole                     |

NOTE: UNLESS NOTED, 1/2" DIA. IRON RODS SET AT ALL LOT CORNERS.

| Parcel Line Table |        |                  |  |
|-------------------|--------|------------------|--|
| Line #            | Length | Direction        |  |
| L1                | 28.28  | S46° 14' 05.84"E |  |
| L2                | 28.28  | S43° 45' 54.16"W |  |
| L3                | 21.21  | N46° 14' 13.49"W |  |
| L4                | 35.36  | S46° 14' 30.94"E |  |
| L5                | 35.35  | N43° 45' 54.16"E |  |
| L6                | 47.91  | N40° 40' 05.84"W |  |
| L7                | 15.00  | N49° 19' 54.16"E |  |

| Curve Table |        |        |       |                 |
|-------------|--------|--------|-------|-----------------|
| Curve #     | Length | Radius | Delta | Chord Direction |
| C2          | 68.47  | 50.00  | 78.46 | S40° 27' 58"E   |
| C3          | 94.24  | 60.00  | 90.00 | N46° 14' 11"W   |

| PRINCIPAL CONTACTS                                                                                           | ADDRESS                                                                                                                                                                     | PHONE                                              |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| OWNER: DREAMLAND ESTATES, LLC<br>ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.<br>SURVEYOR: RIO DELTA SURVEYING | JORGE GONZALEZ<br>CRAIG A. GONZALEZ<br>JOSE MARIO GONZALEZ<br>2900 N. TEXAS BLVD., Ste 101<br>1704 E. ROBERTS AVE., DONNA, TEXAS 78537<br>24593 FM 88, MONTE ALTO, TX 78538 | (956) 447-1048<br>(956) 464-4710<br>(956) 380-5154 |

#### CITRUS 674 SUBDIVISION PLAT

BEING A TRACT OF LAND CONTAINING 8.46 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING PART OR PORTION OF FARM TRACT 674, BLOCK 164, WEST & ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY.



1704 E ROBERTS AVE.  
PO BOX 729  
DONNA, TEXAS 78537  
(956) 464-4710

TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM





## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. SUB19-00013

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: Citrus 674 Subdivision

Location: Northeast corner of S. Border and W. 18th St.

Legal Description: 8.46 acres being a part of Farm Tract 674, Block 164, West & Adams Tract Subdivision.

Is subdivision inside city limits?    ☒ YES    ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: R-1    Proposed Land Use: Single Family Residential

Number of Lots Proposed: 35    Gross Acreage: 8.46

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: Dreamland Estates, LLC    Telephone: 956-447-2000

Address: 2900 N. Texas Blvd.

Fax: \_\_\_\_\_

City: Weslaco    State: TX    Zip: 78596

E-mail: \_\_\_\_\_

### ENGINEER INFORMATION

Name: Craig Gonzalez, P.E.    Telephone: 956-464-4710

Address: 1704 E. Roberts Ave.

Fax: 56-464-4711

City: Donna    State: TX    Zip: 78537    E-mail: cgonzalez@uigtexas.com

## UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

|                                                                                                   |                                                                      |                                                                        |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility <u>AT&amp;T</u> | <input type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility | <input type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

|                                                                                                    |                                                                                                        |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>No. 1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HCCID#9</u> |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)**

\_\_\_\_\_ **\$350.00 Planning Review fee**

\_\_\_\_\_ **One 11" X 17" reduced copy of plat**

\_\_\_\_\_ **Plat Layout**

\_\_\_\_\_ Existing & Proposed Easements

\_\_\_\_\_ Existing & Proposed ROW

\_\_\_\_\_ Existing & Proposed Drainage Easements

\_\_\_\_\_ Contours

\_\_\_\_\_ Flood Zones

\_\_\_\_\_ Adjoiners

\_\_\_\_\_ Existing street names

\_\_\_\_\_ **Drainage plans and calculations with engineer's seal**

\_\_\_\_\_ Elevations

\_\_\_\_\_ Flood directional arrows

\_\_\_\_\_ Detention areas

\_\_\_\_\_ Street names

\_\_\_\_\_ **Proof of ownership of the property**

\_\_\_\_\_ **If septic tank system required, submit soil evaluation report**

\_\_\_\_\_ **Water Rights associated with the property**

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

## SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

x \_\_\_\_\_ **One 11" X 17" reduced copy of plat**

x \_\_\_\_\_ **Plat Layout**

x \_\_\_\_\_ Existing & Proposed Easements

x \_\_\_\_\_ Existing & Proposed ROW

x \_\_\_\_\_ Existing & Proposed Drainage Easements

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ [WWW.WESLACOTX.GOV](http://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: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature:  Date: 4/22/19

Authorized Agent Printed Name: Craig Gonzalez, P.E.

\*\*\*\*\*

### 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: \_\_\_\_\_

\_\_\_\_\_



RECEIVED

APR 26 2019

## APPLICATION FOR SUBDIVISION VARIANCE

Planning &  
Code Enforcement Dept.

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

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

FILE NO. VAR19-00024

### GENERAL INFORMATION

Name of Subdivision: Citrus 674 Subdivision

Location: Northeast corner of S. Border Ave and W. 18th St.

Legal Description: 8.46 acres being a part of Farm Tract 674, Block 164, West & Adams Tract Subdivision

### VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

---

---

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

---

---

☐ Easement Requirements ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Variance to exclusive utility easement. We need to run a portion of the detention pond adjacent to the proposed access

drive of lots 17-35 such that we have enough volume for detention. This will overlap the existing utility easement.

---

☐ Other minimum ROW requirement ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Variance to the 50' minimum ROW requirement. In order to fit the access drive for lots 17-35.

---

---

## OWNER INFORMATION

Owner's Name: Dreamland Estates, LLC Telephone: 956-447-2000

Address: 2900 N. Texas Blvd. Fax: \_\_\_\_\_

City: Weslaco State: TX Zip: 78596 E-mail: \_\_\_\_\_

## AUTHORIZATION AND ACKNOWLEDGEMENTS

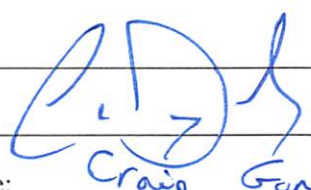
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature:  Date: 4/24/19

Authorized Agent Printed Name: Craig Gonzalez, P.E.



\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

-----

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

P & Z Meeting \_\_\_\_\_ City Commission Mtg \_\_\_\_\_

Variance Granted: \_\_\_\_\_

General Comments: \_\_\_\_\_

DRAINAGE REPORT

---

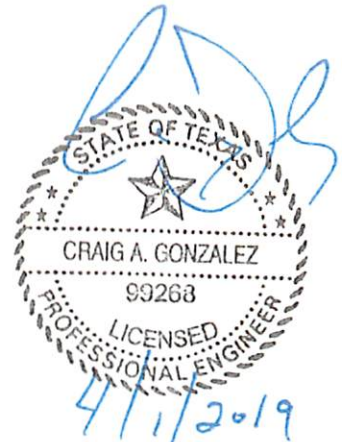
CITRUS 674  
SUBDIVISION

WESLACO, TEXAS

---

PREPARED FOR:

Jorge Gonzalez  
Dreamland Estates, LLC  
509 E. Pike Blvd., Suite A  
Weslaco, Texas 78596



PREPARED BY:



URBAN  
INFRASTRUCTURE  
GROUP, INC.

1704 E ROBERTS AVE.  
PO BOX 729  
DONNA, TEXAS 78537  
(956) 464-4710

TBPE FIRM NO. F-13094    [WWW.UIGTexas.COM](http://WWW.UIGTexas.COM)

Revised 4-1-19

UIG JOB No. 121100

**Citrus 674 Subdivision  
Drainage Report**

**Table of Contents**

**Introduction.....1**

**Floodplain Information .....1**

**Soil Survey .....1**

**Hydrology .....1**

**Detention .....2**

- Attachment A – Location Map & Quad Map**
- Attachment B – FEMA Panel No. 4803490005B**
- Attachment C – Web Soil Survey**
- Attachment D – Stormwater Peak Flow Calculations**
- Attachment E – Preliminary Plat & Proposed Drainage Improvements**



## **INTRODUCTION**

The Citrus 674 Subdivision includes three-two (34) residential lots on a gross 8.46-acre tract of land being a portion of Farm Tract 674, West Adams Tract Subdivision in Hidalgo County, Texas, as per map thereof recorded in Volume 2 page 34-37 of the map records. The property is located on the northeast corner of E. 18<sup>th</sup> Street and S. Border Avenue intersection. The property is within the City of Weslaco City Limits. A location map is provided in **Attachment A**.

## **FLOODPLAIN INFORMATION**

The property does not contain Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (SFHA). The Citrus 674 Subdivision is located within FEMA Community Panel No. 4803490005 B map dated March 4, 1980. A FEMA map showing the property is provided in **Attachment B**. The attached maps show that the property is located within a FEMA Zone B, defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading).

## **SOIL SURVEY**

The soil on the property is 91.6% Hidalgo Sandy Clay Loam, 0 to 1 percent slopes (Map Symbol 28), and 8.4% Hidalgo Find Sandy Loam, 1 to 3 percent slopes (Map Symbol 26), as indicated in the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey. The soil hydrologic group for Sandy Clay Loam and Hidalgo Find Sandy Loam is group B for both. The Soil Report is provided in **Attachment C**.

## **HYDROLOGY**

The existing 8.46-acre property is currently used as a citrus orchard. The land is generally flat with irrigation berms running east west. The entirety of the land has been used for agriculture.

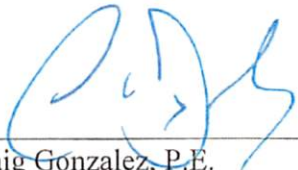
The proposed subdivision will be developed with 34 single-family residential lots. Improvements will include a new private road with curb and gutter, drainage piping, and sidewalks. It is

expected that the proposed lots will have approximately 3,000 sf of rooftops and about 650 sf of concrete. The Rational Method was used to calculate the existing 10-year peak flowrate and post-development 50-year stormwater peak flow rate in accordance with the latest City of Weslaco drainage requirements. Runoff coefficients, "C" values, were determined based on the Texas Department of Transportation (TxDOT) *Hydraulic Design Manual*, dated July 2016. The composite "C" value for the existing conditions is 0.20, and the composite "C" value for the post-development conditions is 0.41. The existing peak 10-year flow rate is approximately 3.57 cfs, and the proposed peak 50-year flow rate is approximately 10.87; that is an increase of 7.30 cfs. The calculated "C" values and peak flow rates are found in **Attachment D**.

### **DETENTION**

The required detention volume to contain the 50-year frequency storm event with the proposed improvements while releasing at the existing 10-year frequency storm event is approximately 40,214 cf or 0.92 acre-foot. The proposed pond will be connected by drainage pipe to the existing City of Weslaco drainage system.

The proposed drainage improvements are found in **Attachment E**.

  
\_\_\_\_\_  
Craig Gonzalez, P.E.  
Firm No. F-13094



**Attachment A**

**Location Map & Quad Map**

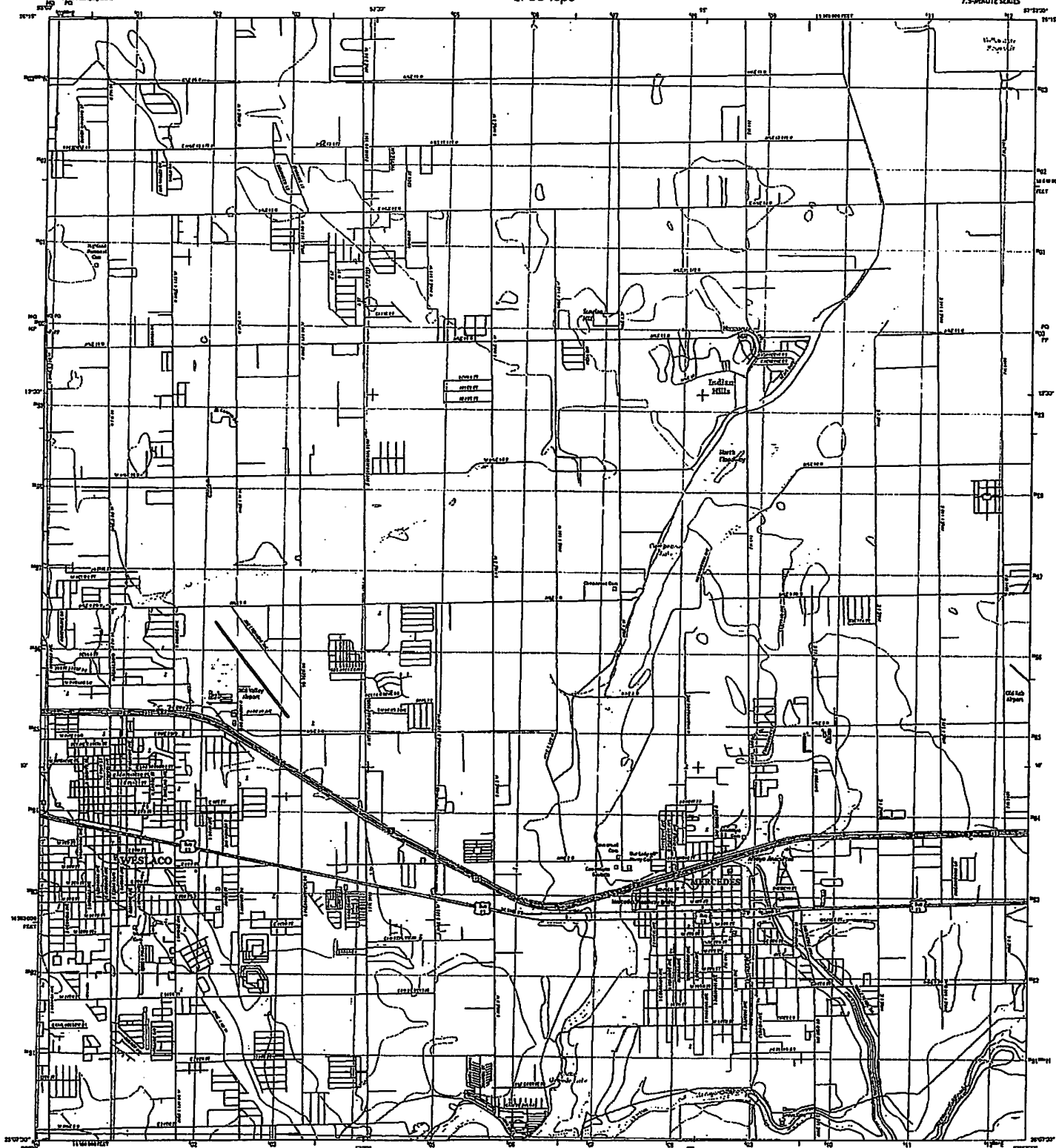




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

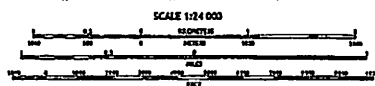
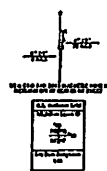


MERCEDES QUADRANGLE  
TEXAS-MEXICO CO.  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
with assistance from the Texas Department of Transportation  
and the Texas Department of Transportation, San Antonio  
District Office, San Antonio, Texas

This map is not a legal document. It is intended for general  
information only. It is not to be used for legal purposes.  
The map is not a legal document. It is intended for general  
information only. It is not to be used for legal purposes.



| ROAD CLASSIFICATION |       |
|---------------------|-------|
| Interstate          | State |
| County              | Local |
| Highway             | Other |

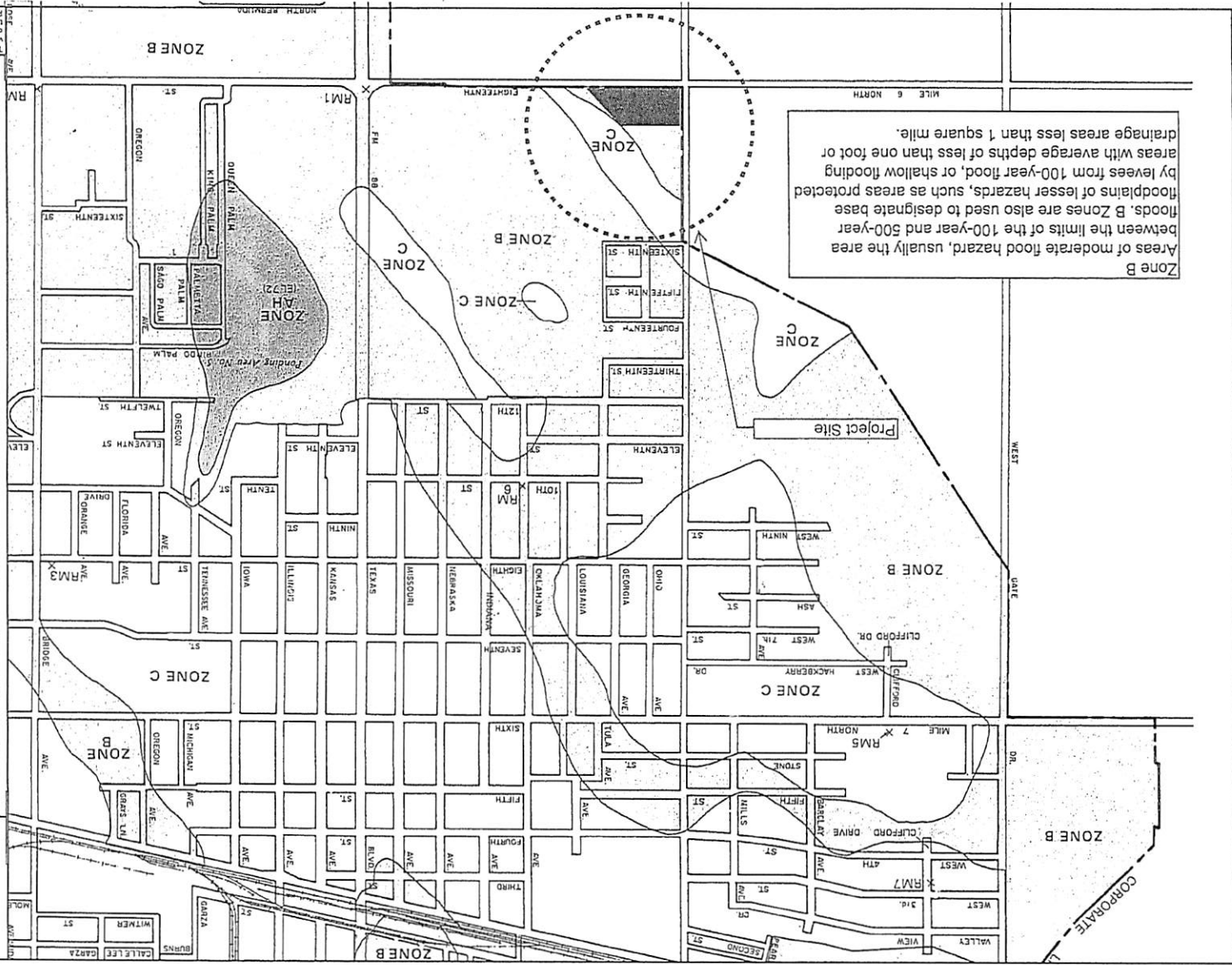
|    |    |    |    |    |    |    |    |    |     |
|----|----|----|----|----|----|----|----|----|-----|
| 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10  |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20  |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30  |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40  |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50  |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60  |
| 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70  |
| 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80  |
| 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90  |
| 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

MERCEDES, TX  
2016

**Attachment B**

**FEMA Panel No. 4803490005B**

Zone B  
Areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.





**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
WESTLACO, TEXAS  
HIDALGO COUNTY

ONLY PANEL PRINTED

**COMMUNITY-PANEL NUMBER**  
480349 0005 B

**EFFECTIVE DATE:**  
MARCH 4, 1980

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**  
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



**Attachment C**

**Web Soil Survey**



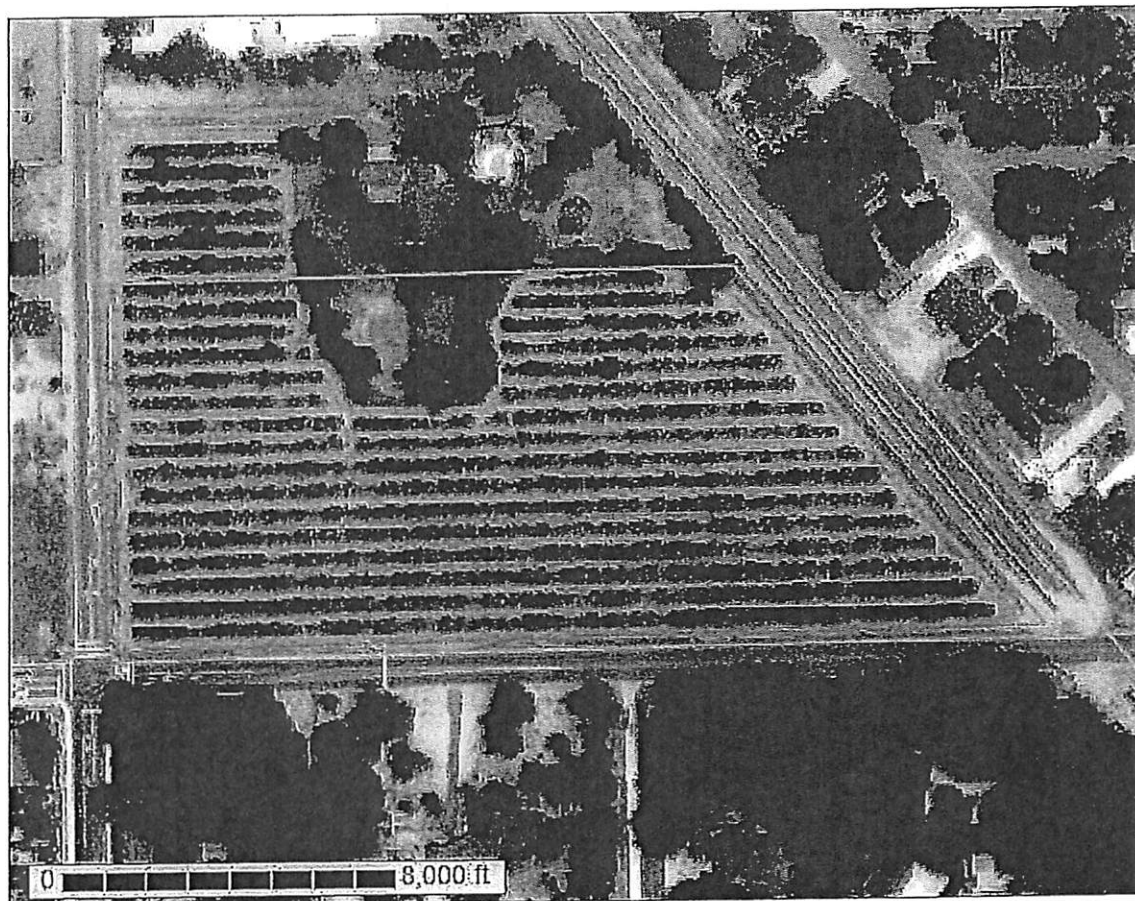
United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

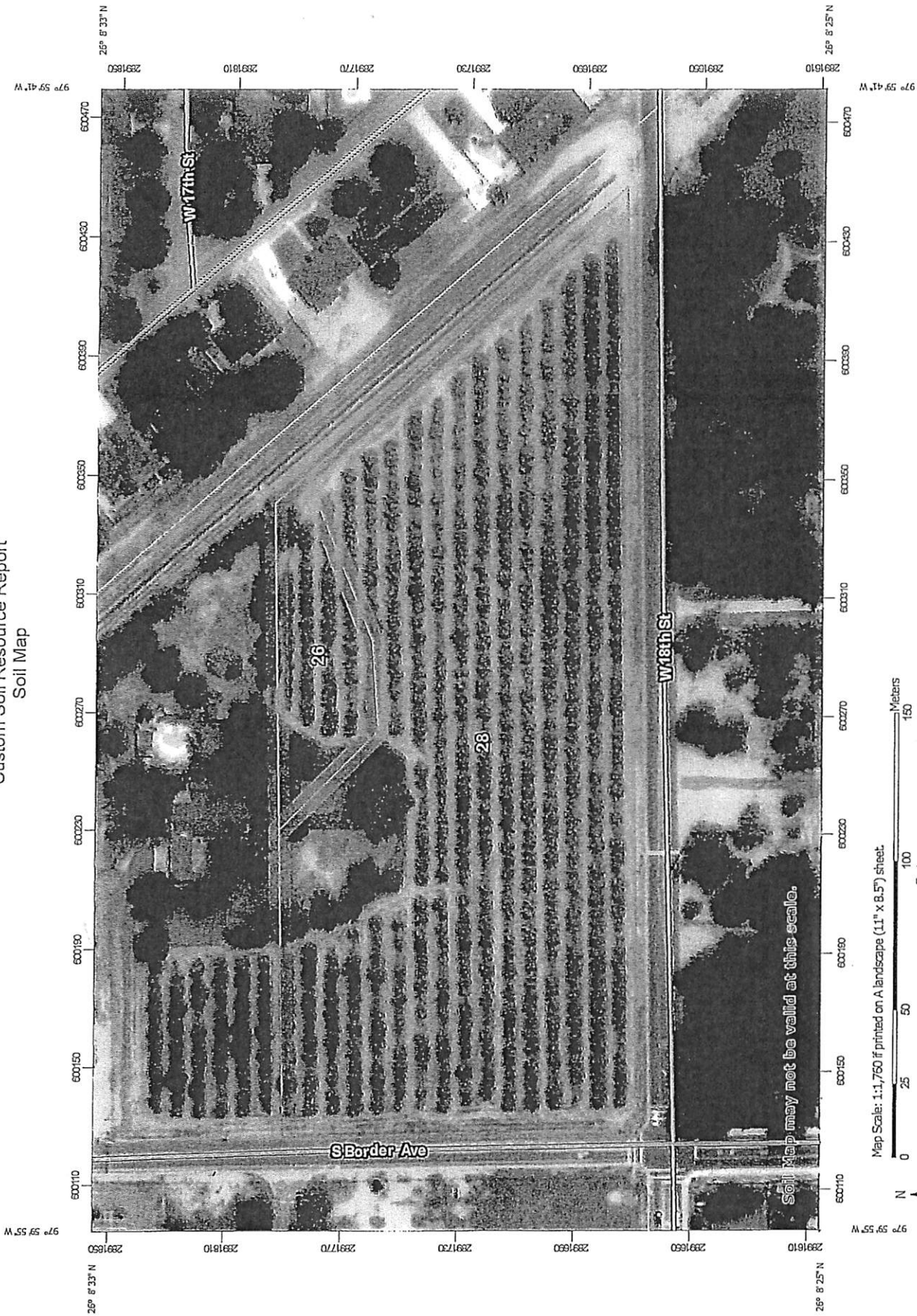
A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Hidalgo County, Texas



October 5, 2018

# Custom Soil Resource Report Soil Map



Map Scale: 1:1,750 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



## Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                  | Acres in AOI | Percent of AOI |
|-----------------------------|------------------------------------------------|--------------|----------------|
| 26                          | Hidalgo fine sandy loam, 1 to 3 percent slopes | 0.7          | 8.4%           |
| 28                          | Hidalgo sandy clay loam, 0 to 1 percent slopes | 7.4          | 91.6%          |
| Totals for Area of Interest |                                                | 8.1          | 100.0%         |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

### Hidalgo County, Texas

#### 26—Hidalgo fine sandy loam, 1 to 3 percent slopes

##### Map Unit Setting

*National map unit symbol:* 2sxvp  
*Elevation:* 20 to 500 feet  
*Mean annual precipitation:* 20 to 27 inches  
*Mean annual air temperature:* 72 to 74 degrees F  
*Frost-free period:* 300 to 365 days  
*Farmland classification:* Prime farmland if irrigated

##### Map Unit Composition

*Hidalgo and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

##### Description of Hidalgo

###### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Calcareous loamy alluvium

###### Typical profile

*Ap - 0 to 17 inches:* fine sandy loam  
*Bk1 - 17 to 28 inches:* sandy clay loam  
*Bk2 - 28 to 38 inches:* clay loam  
*Ck - 38 to 80 inches:* clay loam

###### Properties and qualities

*Slope:* 1 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 35 percent  
*Salinity, maximum in profile:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 10.0  
*Available water storage in profile:* Moderate (about 7.8 inches)

###### Interpretive groups

*Land capability classification (irrigated):* 2e  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B  
*Ecological site:* Gray Sandy Loam (R083DY019TX)  
*Hydric soil rating:* No

## Custom Soil Resource Report

### Minor Components

#### Willacy

*Percent of map unit:* 10 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

#### Brennan

*Percent of map unit:* 5 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* Sandy Loam (R083EY023TX)  
*Hydric soil rating:* No

## 28—Hidalgo sandy clay loam, 0 to 1 percent slopes

### Map Unit Setting

*National map unit symbol:* 2sxvl  
*Elevation:* 20 to 500 feet  
*Mean annual precipitation:* 20 to 27 inches  
*Mean annual air temperature:* 72 to 74 degrees F  
*Frost-free period:* 300 to 365 days  
*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Hidalgo and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Hidalgo

#### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Calcareous loamy alluvium

#### Typical profile

*Ap - 0 to 17 inches:* sandy clay loam  
*Bk1 - 17 to 28 inches:* sandy clay loam  
*Bk2 - 28 to 38 inches:* clay loam  
*Ck - 38 to 80 inches:* clay loam



## Custom Soil Resource Report

### Properties and qualities

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 35 percent  
*Salinity, maximum in profile:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 10.0  
*Available water storage in profile:* Moderate (about 7.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* 1  
*Land capability classification (nonirrigated):* 2c  
*Hydrologic Soil Group:* B  
*Ecological site:* Gray Sandy Loam (R083DY019TX)  
*Hydric soil rating:* No

### Minor Components

#### Raymondville

*Percent of map unit:* 7 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* Clay Loam (R083DY025TX)  
*Hydric soil rating:* No

#### Racombes

*Percent of map unit:* 6 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* Clay Loam (R083DY025TX)  
*Hydric soil rating:* No

#### Willacy

*Percent of map unit:* 2 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

# Custom Soil Resource Report

Absence of an entry indicates that the data were not estimated. The asterisk "\*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

| Engineering Properties—Hidalgo County, Texas      |                  |                  |           |                            |                   |            |               |              |                                  |              |              |              |              |                  |
|---------------------------------------------------|------------------|------------------|-----------|----------------------------|-------------------|------------|---------------|--------------|----------------------------------|--------------|--------------|--------------|--------------|------------------|
| Map unit symbol and soil name                     | Pct. of map unit | Hydrologic group | Depth     | USDA texture               | Classification    |            | Pct Fragments |              | Percentage passing sieve number— |              |              |              | Liquid limit | Plasticity index |
|                                                   |                  |                  |           |                            | Unified           | AASHTO     | >10 inches    | 3-10 inches  | 4                                | 10           | 40           | 200          |              |                  |
|                                                   |                  |                  | <i>In</i> |                            |                   |            | <i>L-R-H</i>  | <i>L-R-H</i> | <i>L-R-H</i>                     | <i>L-R-H</i> | <i>L-R-H</i> | <i>L-R-H</i> | <i>L-R-H</i> | <i>L-R-H</i>     |
| 26—Hidalgo fine sandy loam, 1 to 3 percent slopes |                  |                  |           |                            |                   |            |               |              |                                  |              |              |              |              |                  |
| Hidalgo                                           | 85               | B                | 0-17      | Fine sandy loam            | CL, SC-SM, SM, SC | A-4, A-2-4 | 0-0-0         | 0-0-0        | 100-100-100                      | 94-96-100    | 84-94-100    | 35-47-56     | 15-23-25     | 1-7-8            |
|                                                   |                  |                  | 17-28     | Sandy clay loam, clay loam | CL, SC            | A-6, A-7-6 | 0-0-0         | 0-0-0        | 100-100-100                      | 94-98-100    | 85-96-100    | 50-60-75     | 30-35-44     | 11-17-22         |
|                                                   |                  |                  | 28-38     | Clay loam, sandy clay loam | CL, SC            | A-6, A-7-6 | 0-0-0         | 0-0-0        | 95-97-100                        | 91-94-100    | 81-93-100    | 54-68-81     | 30-38-44     | 11-17-22         |
|                                                   |                  |                  | 38-80     | Clay loam, sandy clay loam | CL, SC            | A-6, A-7-6 | 0-0-0         | 0-0-0        | 96-97-100                        | 91-95-100    | 82-94-100    | 57-72-84     | 30-38-44     | 11-17-22         |
| 28—Hidalgo sandy clay loam, 0 to 1 percent slopes |                  |                  |           |                            |                   |            |               |              |                                  |              |              |              |              |                  |
| Hidalgo                                           | 85               | B                | 0-17      | Sandy clay loam            | CL, SC            | A-6        | 0-0-0         | 0-0-0        | 100-100-100                      | 95-98-100    | 86-96-100    | 44-54-63     | 25-30-39     | 11-15-18         |
|                                                   |                  |                  | 17-28     | Sandy clay loam, clay loam | CL, SC            | A-6, A-7-6 | 0-0-0         | 0-0-0        | 100-100-100                      | 94-98-100    | 85-96-100    | 50-60-75     | 30-35-44     | 11-17-22         |
|                                                   |                  |                  | 28-38     | Clay loam, sandy clay loam | CL, SC            | A-6, A-7-6 | 0-0-0         | 0-0-0        | 95-97-100                        | 91-94-100    | 81-93-100    | 54-68-81     | 30-38-44     | 11-17-22         |
|                                                   |                  |                  | 38-80     | Sandy clay loam, clay loam | CL, SC            | A-6, A-7-6 | 0-0-0         | 0-0-0        | 96-97-100                        | 91-95-100    | 82-94-100    | 57-72-84     | 30-38-44     | 11-17-22         |

# Custom Soil Resource Report

| Particle Size and Coarse Fragments—Hidalgo County, Texas |         |           |                   |                   |                   |                 |                   |                     |                      |                   |
|----------------------------------------------------------|---------|-----------|-------------------|-------------------|-------------------|-----------------|-------------------|---------------------|----------------------|-------------------|
| Map symbol and soil name                                 | Horizon | Depth     | Sand              | Silt              | Clay              | Total fragments | Fragments 2-74 mm | Fragments 75-249 mm | Fragments 250-599 mm | Fragments ≥600 mm |
|                                                          |         | <i>In</i> | <i>L-RV-H Pct</i> | <i>L-RV-H Pct</i> | <i>L-RV-H Pct</i> | <i>RV Pct</i>   | <i>RV Pct</i>     | <i>RV Pct</i>       | <i>RV Pct</i>        | <i>RV Pct</i>     |
| 26—Hidalgo fine sandy loam, 1 to 3 percent slopes        |         |           |                   |                   |                   |                 |                   |                     |                      |                   |
| Hidalgo                                                  | Ap      | 0-17      | 53-63- 75         | 5-19- 35          | 5-18- 20          | 2               | 2                 | —                   | —                    | —                 |
|                                                          | Bk1     | 17-28     | 25-48- 70         | 10-25- 50         | 23-27- 35         | 1               | 1                 | —                   | —                    | —                 |
|                                                          | Bk2     | 28-38     | 25-35- 70         | 10-35- 50         | 23-30- 35         | 3               | 3                 | —                   | —                    | —                 |
|                                                          | Ck      | 38-80     | 25-30- 70         | 10-40- 50         | 23-30- 35         | 3               | 3                 | —                   | —                    | —                 |
| 28—Hidalgo sandy clay loam, 0 to 1 percent slopes        |         |           |                   |                   |                   |                 |                   |                     |                      |                   |
| Hidalgo                                                  | Ap      | 0-17      | 45-55- 70         | 5-18- 28          | 20-27- 30         | 1               | 1                 | —                   | —                    | —                 |
|                                                          | Bk1     | 17-28     | 25-48- 70         | 10-25- 50         | 23-27- 35         | 1               | 1                 | —                   | —                    | —                 |
|                                                          | Bk2     | 28-38     | 25-35- 70         | 10-35- 50         | 23-30- 35         | 3               | 3                 | —                   | —                    | —                 |
|                                                          | Ck      | 38-80     | 25-30- 70         | 10-40- 50         | 23-30- 35         | 3               | 3                 | —                   | —                    | —                 |



**Attachment D**

**Stormwater Peak Flow Calculations**

Citrus 674 Subdivision  
Westlaco, Texas

NRCS and Rational Methods

|               |         |       | Sheet Flow |      |                           |       |       | Shallow Concentrated Flow |       |       |      | Channel Flow |     |                             |                     |       |     |       |      |                   |              |
|---------------|---------|-------|------------|------|---------------------------|-------|-------|---------------------------|-------|-------|------|--------------|-----|-----------------------------|---------------------|-------|-----|-------|------|-------------------|--------------|
|               | SF      | Acres | L          | n    | 2-year, 1<br>day rainfall | Slope | Tsh   | L                         | K     | Slope | Tsc  | L            | n   | Cross-<br>Sectional<br>Area | Wetted<br>Perimeter | Slope | Tch | Tc    | C    | Intensity (in/hr) | Peak Q (cfs) |
| Drainage Area |         |       | ft         |      | in                        | ft/ft | min   | ft                        |       | ft/ft | min  | ft           |     | sq ft                       | ft                  | ft/ft | min | min   |      | 10-Year           | 50-Year      |
| Existing      | 368,517 | 8.46  | 300        | 0.30 | 3.4                       | 0.002 | 100.1 | 435                       | 16.13 | 0.002 | 10.1 | 0.0          | 0.0 | 0.0                         | 0.0                 | 0.0   | 0.0 | 110.2 | 0.20 | 2.11              | 2.75         |
| Proposed      | 368,517 | 8.46  | 300        | 0.24 | 3.4                       | 0.002 | 83.7  | 435                       | 20.32 | 0.002 | 8.0  | 0.0          | 0.0 | 0.0                         | 0.0                 | 0.0   | 0.0 | 91.7  | 0.41 | 2.40              | 3.12         |
|               |         |       |            |      |                           |       |       |                           |       |       |      |              |     |                             |                     |       |     |       |      | 8.36              | 10.87        |

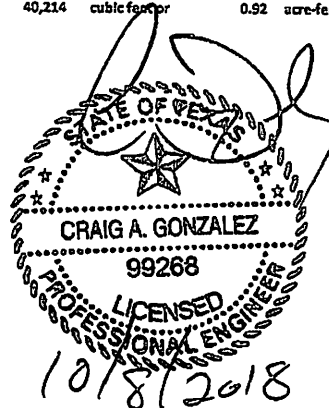
Calculations performed in accordance with TxDOT's Hydraulic Design Manual (July 2016).

| Duration | I (10-Yr) | Q in  | V in   | Q out | V out  | Storage |
|----------|-----------|-------|--------|-------|--------|---------|
| min      | in/hr     | cfs   | cf     | cfs   | cf     | cf      |
| 5        | 13.57     | 47.23 | 14,169 | 3.57  | 1,070  | 13,099  |
| 10       | 10.83     | 37.68 | 22,606 | 3.57  | 2,139  | 20,467  |
| 15       | 9.10      | 31.68 | 28,513 | 3.57  | 3,209  | 25,304  |
| 20       | 7.91      | 27.52 | 33,028 | 3.57  | 4,279  | 28,750  |
| 25       | 7.03      | 24.45 | 36,676 | 3.57  | 5,348  | 31,328  |
| 30       | 6.34      | 22.08 | 39,795 | 3.57  | 6,418  | 33,377  |
| 35       | 5.80      | 20.18 | 42,371 | 3.57  | 7,487  | 34,884  |
| 40       | 5.35      | 18.62 | 44,689 | 3.57  | 8,557  | 36,132  |
| 45       | 4.98      | 17.32 | 46,760 | 3.57  | 9,627  | 37,133  |
| 50       | 4.66      | 16.21 | 48,633 | 3.57  | 10,696 | 37,936  |
| 55       | 4.38      | 15.26 | 50,344 | 3.57  | 11,766 | 38,578  |
| 60       | 4.14      | 14.42 | 51,920 | 3.57  | 12,836 | 39,085  |
| 65       | 3.93      | 13.69 | 53,383 | 3.57  | 13,905 | 39,478  |
| 70       | 3.75      | 13.04 | 54,749 | 3.57  | 14,975 | 39,775  |
| 75       | 3.58      | 12.45 | 56,031 | 3.57  | 16,044 | 39,987  |
| 80       | 3.43      | 11.92 | 57,239 | 3.57  | 17,114 | 40,125  |
| 85       | 3.29      | 11.45 | 58,382 | 3.57  | 18,184 | 40,199  |
| 90       | 3.16      | 11.01 | 59,468 | 3.57  | 19,253 | 40,214  |
| 95       | 3.05      | 10.61 | 60,502 | 3.57  | 20,323 | 40,179  |

Hidalgo County Rainfall Intensity IDF Coefficients

| Event   | e     | b  | d   |
|---------|-------|----|-----|
| 10-year | 0.778 | 87 | 9.2 |
| 50-year | 0.749 | 99 | 9.2 |

Total Required Detention Volume = 40,214 cubic feet or 0.92 acre-feet with a controlled release of 3.57 cubic feet per second.



Citrus 674 Subdivision  
Weslaco, Texas

| NRCS and Rational Methods |         | Sheet Flow |     |      |                           |       |       | Shallow Concentrated Flow |       |       |      | Channel Flow |     |                             |                     |       |     |       |      |                   |         |              |         |
|---------------------------|---------|------------|-----|------|---------------------------|-------|-------|---------------------------|-------|-------|------|--------------|-----|-----------------------------|---------------------|-------|-----|-------|------|-------------------|---------|--------------|---------|
| Drainage Area             | SF      | Acres      | L   | n    | 2-year, 1<br>day rainfall | Slope | Tsh   | L                         | K     | Slope | Tsc  | L            | n   | Cross-<br>Sectional<br>Area | Wetted<br>Perimeter | Slope | Tch | Tc    | C    | Intensity (in/hr) |         | Peak Q (cfs) |         |
|                           |         |            | ft  |      | in                        | ft/ft | min   | ft                        |       | ft/ft | min  | ft           |     | sq ft                       | ft                  | ft/ft | min | min   |      | 10-Year           | 50-Year | 10-Year      | 50-Year |
| Existing                  | 368,517 | 8.46       | 300 | 0.30 | 3.4                       | 0.002 | 100.1 | 435                       | 16.13 | 0.002 | 10.1 | 0.0          | 0.0 | 0.0                         | 0.0                 | 0.0   | 0.0 | 110.2 | 0.20 | 2.11              | 2.75    | 3.57         | 4.66    |
| Proposed                  | 368,517 | 8.46       | 300 | 0.24 | 3.4                       | 0.002 | 83.7  | 435                       | 20.32 | 0.002 | 8.0  | 0.0          | 0.0 | 0.0                         | 0.0                 | 0.0   | 0.0 | 91.7  | 0.41 | 2.40              | 3.12    | 8.36         | 10.87   |

Calculations performed in accordance with TxDOT's Hydraulic Design Manual (July 2003)

Calculations performed in accordance with TxDOT's *Hydraulic Design Manual* (July 2016).

| Duration | I (10-Yr) | Q In  | V In   | Q out | V out  | Storage |
|----------|-----------|-------|--------|-------|--------|---------|
| min      | in/hr     | cfs   | cf     | cfs   | cf     | cf      |
| 5        | 13.57     | 47.23 | 14,169 | 3.57  | 1,070  | 13,099  |
| 10       | 10.83     | 37.68 | 22,606 | 3.57  | 2,139  | 20,467  |
| 15       | 9.10      | 31.68 | 28,513 | 3.57  | 3,209  | 25,304  |
| 20       | 7.91      | 27.52 | 33,028 | 3.57  | 4,279  | 28,750  |
| 25       | 7.03      | 24.45 | 36,676 | 3.57  | 5,348  | 31,328  |
| 30       | 6.34      | 22.08 | 39,735 | 3.57  | 6,418  | 33,317  |
| 35       | 5.80      | 20.18 | 42,371 | 3.57  | 7,487  | 34,884  |
| 40       | 5.35      | 18.62 | 44,689 | 3.57  | 8,557  | 36,132  |
| 45       | 4.98      | 17.32 | 46,760 | 3.57  | 9,627  | 37,133  |
| 50       | 4.66      | 16.21 | 48,633 | 3.57  | 10,696 | 37,936  |
| 55       | 4.38      | 15.26 | 50,344 | 3.57  | 11,766 | 38,578  |
| 60       | 4.14      | 14.42 | 51,920 | 3.57  | 12,836 | 39,085  |
| 65       | 3.93      | 13.69 | 53,383 | 3.57  | 13,905 | 39,478  |
| 70       | 3.75      | 13.04 | 54,749 | 3.57  | 14,975 | 39,775  |
| 75       | 3.58      | 12.45 | 56,031 | 3.57  | 16,044 | 39,987  |
| 80       | 3.43      | 11.92 | 57,239 | 3.57  | 17,114 | 40,125  |
| 85       | 3.29      | 11.45 | 58,382 | 3.57  | 18,184 | 40,199  |
| 90       | 3.16      | 11.01 | 59,468 | 3.57  | 19,253 | 40,214  |
| 95       | 3.05      | 10.61 | 60,502 | 3.57  | 20,323 | 40,179  |

**Hidalgo County Rainfall Intensity IDF Coefficients**

| Event   | a     | b  | d   |
|---------|-------|----|-----|
| 10-year | 0.778 | 87 | 9.2 |
| 50-year | 0.749 | 99 | 9.2 |

Total Required Detention Volume = 40,214 cubic feet or 0.92 acre-feet with a controlled release of 3.57 cubic feet per second.

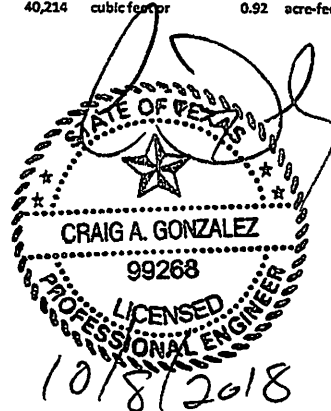




Table 4-10: Runoff Coefficients for Urban Watersheds

| Type of drainage area         | Runoff coefficient |
|-------------------------------|--------------------|
| <b>Business:</b>              |                    |
| Downtown areas                | 0.70-0.95          |
| Neighborhood areas            | 0.30-0.70          |
| <b>Residential:</b>           |                    |
| Single-family areas           | 0.30-0.50          |
| Multi-units, detached         | 0.40-0.60          |
| Multi-units, attached         | 0.60-0.75          |
| Suburban                      | 0.35-0.40          |
| Apartment dwelling areas      | 0.30-0.70          |
| <b>Industrial:</b>            |                    |
| Light areas                   | 0.30-0.80          |
| Heavy areas                   | 0.60-0.90          |
| Parks, cemeteries             | 0.10-0.25          |
| Playgrounds                   | 0.30-0.40          |
| Railroad yards                | 0.30-0.40          |
| <b>Unimproved areas:</b>      |                    |
| Sand or sandy loam soil, 0-3% | 0.15-0.20          |
| Sand or sandy loam soil, 3-5% | 0.20-0.25          |
| Black or loessial soil, 0-3%  | 0.18-0.25          |
| Black or loessial soil, 3-5%  | 0.25-0.30          |
| Black or loessial soil, > 5%  | 0.70-0.80          |
| Deep sand area                | 0.05-0.15          |
| Steep grassed slopes          | 0.70               |
| <b>Lawns:</b>                 |                    |
| Sandy soil, flat 2%           | 0.05-0.10          |
| Sandy soil, average 2-7%      | 0.10-0.15          |
| Sandy soil, steep 7%          | 0.15-0.20          |
| Heavy soil, flat 2%           | 0.13-0.17          |
| Heavy soil, average 2-7%      | 0.18-0.22          |

Table 4-10: Runoff Coefficients for Urban Watersheds

| Type of drainage area | Runoff coefficient |
|-----------------------|--------------------|
| Heavy soil, steep 7%  | 0.25-0.35          |
| Streets:              |                    |
| Asphaltic             | 0.85-0.95          |
| Concrete              | 0.90-0.95          |
| Brick                 | 0.70-0.85          |
| Drives and walks      | 0.75-0.95          |
| Roofs                 | 0.75-0.95          |

**Rural and Mixed-Use Watershed**

Table 4-11 shows an alternate, systematic approach for developing the runoff coefficient. This table applies to rural watersheds only, addressing the watershed as a series of aspects. For each of four aspects, the designer makes a systematic assignment of a runoff coefficient “component.” Using Equation 4-22, the four assigned components are added to form an overall runoff coefficient for the specific watershed segment.

The runoff coefficient for rural watersheds is given by:

$$C = C_r + C_i + C_v + C_s$$

Equation 4-22.

Where:

$C$  = runoff coefficient for rural watershed

$C_r$  = component of coefficient accounting for watershed relief

$C_i$  = component of coefficient accounting for soil infiltration

$C_v$  = component of coefficient accounting for vegetal cover

$C_s$  = component of coefficient accounting for surface type

The designer selects the most appropriate values for  $C_r$ ,  $C_i$ ,  $C_v$ , and  $C_s$  from Table 4-11.

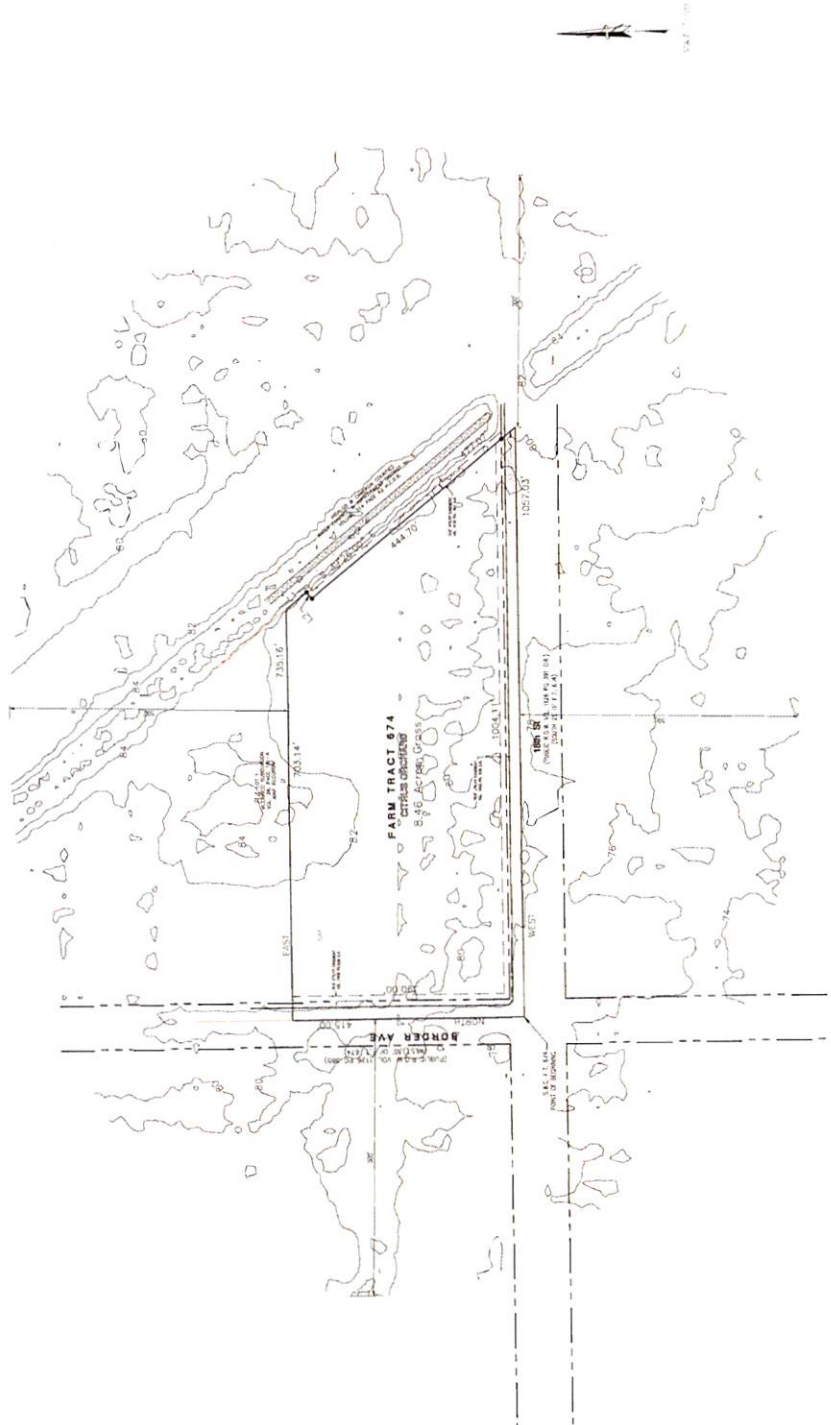
**Attachment E**

**Preliminary Plat & Proposed Drainage Improvements**





## REVISIONS





RECEIVED

APR 26 2019

## APPLICATION FOR SUBDIVISION VARIANCE

Planning &  
Code Enforcement Dept.

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

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

FILE NO. VAR19-00024

### GENERAL INFORMATION

Name of Subdivision: Citrus 674 Subdivision

Location: Northeast corner of S. Border Ave and W. 18th St.

Legal Description: 8.46 acres being a part of Farm Tract 674, Block 164, West & Adams Tract Subdivision

### VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

---

---

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

---

---

☐ Easement Requirements ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Variance to exclusive utility easement. We need to run a portion of the detention pond adjacent to the proposed access

drive of lots 17-35 such that we have enough volume for detention. This will overlap the existing utility easement.

---

☐ Other minimum ROW requirement ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Variance to the 50' minimum ROW requirement. In order to fit the access drive for lots 17-35.

---

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## OWNER INFORMATION

Owner's Name: Dreamland Estates, LLC Telephone: 956-447-2000

Address: 2900 N. Texas Blvd. Fax: \_\_\_\_\_

City: Weslaco State: TX Zip: 78596 E-mail: \_\_\_\_\_

## AUTHORIZATION AND ACKNOWLEDGEMENTS

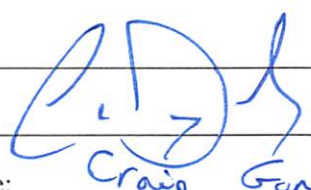
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature:  Date: 4/24/19

Authorized Agent Printed Name: Craig Gonzalez, P.E.

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

-----

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

P & Z Meeting \_\_\_\_\_ City Commission Mtg \_\_\_\_\_

Variance Granted: \_\_\_\_\_

General Comments: \_\_\_\_\_





## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2424 |  |
| <b>From:</b><br>Benjamin Worsham                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve the six month extension for the Final Plat for Maria Bonita Townhouse Subdivision – being a 2.081 acres land out of Lots 9 -12, Bonita Homes Subdivision, Weslaco, Hidalgo County, Texas located south of 20th Street, approximately 910 feet east of Mile 4 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) |                 |                                                              |  |
| <b>Background:</b><br>The proposed thirty (30) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 6” waterline and sewer services through an 8” sewer line. The property is within a Flood Zone “B”.                                                                                                                                                                               |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>City Commission approved the final plat on May 15, 2018.                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Planning & Zoning Commission recommended approval of the six month extension request on May 1, 2019.                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| Kayla Arevalo                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | Created/Initiated                                            |  |
| Rebekah De La Fuente                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Approved                                                     |  |
| Benjamin Worsham                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | New                                                          |  |
| <b>City Manager Comments:</b><br>Approved.                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Attachments, if any:</b><br>MARIA BONITA EXTENSION                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b><br>Staff will notify applicant.                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |



Ms. Rebekah de la Fuente, CFM  
**City of Weslaco**  
255 S. Kansas Avenue  
Weslaco, Texas 78596

Re: **Maria Bonita Subdivision**

Dear Ms. De la Fuente,

Please accept this letter as a request for an extension of Maria Bonita Subdivision. We have been coordinating with Hidalgo County Drainage District No. 1 for the approval of the Drainage Statement.

Once we receive approval, we will forward the approved Drainage Statement and Public Improvement Plan for final review.

Please review this request and let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Garcia", with a stylized flourish at the end.

Mariano Garcia, P.E.  
President  
M Garcia Engineering, LLC

**M GARCIA ENGINEERING, LLC**  
**TBPE Reg. # F-9828**  
400 NOLANA SUITE H2  
McALLEN, TX 78504  
PH 956.687.9421  
FX 956.687.3211



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2425 |
| <b>From:</b><br>Benjamin Worsham                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |
| <b>Subject:</b><br>Discussion and consideration to approve the six month extension for the Final Plat for Bocanegra Solis Subdivision – being a 5.00 acre tract of land being the west 5.00 acres of the east 12.00 acres of the south 33.75 acres of Farm Tract 625, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the north side of Mile 7 North Road, 699.78 feet east of Midway Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) |                 |                                                              |
| <b>Background:</b><br><br>The proposed thirty (30) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 6” waterline and sewer services through an 8” sewer line. The property is within a Flood Zone “B”.                                                                                                                                                                                                                                                    |                 |                                                              |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                                              |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Term of Impact: | Identified in Current Budget:                                |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |
| <b>If item previously considered, provide date and action by Commission:</b><br>City Commission approved the final plat on May 15, 2018.                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>Planning and Zoning recommended approval six month extension request May 1, 2019.                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |
| Kayla Arevalo<br>Rebekah De La Fuente<br>Benjamin Worsham<br>Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | Created/Initiated<br>Approved<br>Approved<br>New             |
| <b>City Manager Comments:</b><br>Approved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |
| <b>Staff Recommendation:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |
| <b>Attachments, if any:</b><br>MARIA BONITA EXTENSION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                              |

Staff will notify applicant.





Ms. Rebekah de la Fuente, CFM  
**City of Weslaco**  
255 S. Kansas Avenue  
Weslaco, Texas 78596

Re: **Maria Bonita Subdivision**

Dear Ms. De la Fuente,

Please accept this letter as a request for an extension of Maria Bonita Subdivision. We have been coordinating with Hidalgo County Drainage District No. 1 for the approval of the Drainage Statement.

Once we receive approval, we will forward the approved Drainage Statement and Public Improvement Plan for final review.

Please review this request and let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Garcia".

Mariano Garcia, P.E.  
President  
M Garcia Engineering, LLC

**M GARCIA ENGINEERING, LLC**  
**TBPE Reg. # F-9828**  
400 NOLANA SUITE H2  
McALLEN, TX 78504  
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## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2018-1941 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve Resolution 2019-50 the submission and participation of a Texas Department of Transportation General Aviation Grant for Design, Engineering and Construction of Partial Medium Intensity Runway Lighting (MIRL) replacement (5,000 feet) on Runway 14/32 and Replace Runway 32 PAPI Lighting and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>Background:</b><br><p>Airport staff, with Commission and Advisory Board approval, previously submitted a Letter of Intent for TXDOT Non Primary Entitlement grant funds for the replacement and upgrade of the Runway's Medium Intensity Runway Lighting (MIRL) as well as the PAPI lighting on Runway 32.</p> <p>TXDOT has approved our request and in June 2019, the TXDOT Commission will approve our grant award. There are two grants: 1) is Design/Engineering of partial MIRL replacement (5,000) feet and PAPI lights replacement; 2) Construction of replacement lighting and PAPI lighting. The Design Engineering Grant has a Federal share of \$85,000 with a local share of \$8,500 and the Construction grant has a Federal share of \$724,500 with a local share of \$80,500.</p> <p>Total for both grants are \$890,000.00 with a Federal share of \$801,000 and a local share of \$89,000. Staff is submitting a request for funding to the Weslaco EDC for the local match portion.</p> |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>The City Commission previously approved submitting the Letter of Intent for Non Primary Entitlement grant funds. The funds for this project are 2017, 2018, 2019 and 2020 Non-Primary Entitlement Funds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The Advisory Committee voted in favor of the grant and Resolution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Andrew Muñoz                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Created/Initiated                                            |  |
| Andrew Muñoz                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | New                                                          |  |
| <b>City Manager Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |

Approved.

**Staff Recommendation:**

Staff recommends approval.

**Attachments, if any:**

Scanned from a Xerox Multifunction Printer, R2019-50 submit aviation grant runway lighting

**Responsibilities upon Approval:**

# AVIATION CAPITAL IMPROVEMENT PROGRAM

Locations, Projects, and Costs

Texas Department of Transportation -- Aviation Division

March 26, 2019

FEDERAL & STATE FY 2019

Federal FY 2019 (October 2018 - September 2019)/State FY 2019 (September 2018 - August 2019)

| City & Airport | Project Status & Description | Project Costs |         |       |       |
|----------------|------------------------------|---------------|---------|-------|-------|
|                |                              | Total         | Federal | State | Local |

WESLACO

Project Status:

MID VALLEY

PENDING

Design/Engineering partial MIRL replacement (5000 feet) Runway 14/32 and Runway 32 PAPI replacement (17 NPE)

|                 |  |           |           |      |          |
|-----------------|--|-----------|-----------|------|----------|
|                 |  | 85,000    | 76,500    | 0    | 8,500    |
| Project Totals: |  | \$ 85,000 | \$ 76,500 | \$ 0 | \$ 8,500 |



# AVIATION CAPITAL IMPROVEMENT PROGRAM

Locations, Projects, and Costs

Texas Department of Transportation -- Aviation Division

March 26, 2019

FEDERAL & STATE FY 2020

Federal FY 2020 (October 2019 - September 2020)/State FY 2020 (September 2019 - August 2020)

| City & Airport | Project Status & Description | Project Costs |         |       |       |
|----------------|------------------------------|---------------|---------|-------|-------|
|                |                              | Total         | Federal | State | Local |

WESLACO

Project Status:

MID VALLEY

PENDING

|                                                                                  |         |         |   |        |
|----------------------------------------------------------------------------------|---------|---------|---|--------|
| Construction Admin and contingency                                               | 80,000  | 72,000  | 0 | 8,000  |
| Partially Replace Runway 14/32 MILPL (5,000 feet) and Runway 32 PAPI (18-20 NPE) | 725,000 | 652,500 | 0 | 72,500 |

|                 |            |            |      |           |
|-----------------|------------|------------|------|-----------|
| Project Totals: | \$ 805,000 | \$ 724,500 | \$ 0 | \$ 80,500 |
|-----------------|------------|------------|------|-----------|

**RESOLUTION NO. 2019-50**

**A RESOLUTION OF THE CITY OF WESLACO AUTHORIZING THE SUBMITTAL AND PARTICIPATION OF A TEXAS DEPARTMENT OF TRANSPORTATION GENERAL AVIATION GRANT FOR THE DESIGN, ENGINEERING AND CONSTRUCTION OF PARTIAL MEDIUM INTENSITY RUNWAY LIGHTING AND PAPI REPLACEMENT.**

**WHEREAS**, the CITY OF WESLACO intends to make certain improvements to the Weslaco Mid Valley Airport (KTXW); and

**WHEREAS**, the general description of the project is described as: Design/Engineering and Construction of partial MIRL replacement (5,000 feet) Runway 14/32 and Runway 32 PAPI replacement; and

**WHEREAS**, the CITY OF WESLACO intends to request financial assistance from the Texas Department of Transportation for these improvements; and

**WHEREAS**, total project costs are estimated to be \$890,000.00, and the City OF WESLACO will be responsible for 10% of the total project costs currently estimated to be \$89,000.00; and

**WHEREAS**, the CITY OF WESLACO names the Texas Department of Transportation as its agent for the purposes of applying for, receiving and disbursing all funds for these improvements and for the administration of contracts necessary for the implementation of these improvements.

**NOW, THEREFORE, BE IT RESOLVED THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS**, that the CITY OF WESLACO hereby directs David Suarez, Mayor to execute on behalf of the CITY OF WESLACO, at the appropriate time, and with the appropriate authorizations of this governing body, all contracts and agreements with the State of Texas, represented by the Texas Department of Transportation, and such other parties as shall be necessary and appropriate for the implementation of the improvements to the Weslaco Mid Valley Airport (KTXW).

**PASSED AND APPROVED** on this 7<sup>th</sup> day of May, 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

|                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                           |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2411 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on Resolution 2019-51 expressing support of South Texas Collaborative for Housing Development (Primrose Village Development) and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)      |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                              |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                          | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Resolution                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>Considered and approved at the regular commission meeting on June 21, 2016. Developer ready to proceed and the Texas Department of Housing and Community Affairs is requiring and updated resolution of support. |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                    |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                        |                 |                                                              |  |
| Aida Vega<br>Aida Vega<br>Mike Perez                                                                                                                                                                                                                                                             |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve.                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Attachments, if any:</b><br>No objection resolution letter to City of Weslaco, City of Weslaco Resolution 2016-46 - No Objection for Primrose Village, R2019-51 updated Primrose TDCH                                                                                                         |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                           |                 |                                                              |  |



## **South Texas Collaborative for Housing Development, Inc.**

*A Non-Profit Fostering Safe and Affordable Housing*

April 12, 2019

Mr. Mike R. Perez, City Manager  
City of Weslaco  
255 South Kansas  
Weslaco, Texas 78596

Re: Primrose Village Apartments

Dear Mr. Perez:

The City Commission of the City of Weslaco approved a no objection resolution for the proposed development on June 21, 2016. The Texas Department of Housing and Community Affairs (TDHCA) requires a new resolution from the City of Weslaco. Please find a copy of the proposed resolution for your consideration.

We ask that you include this resolution for the next City Commission Meeting Agenda for approval by the City Commission and we appreciate your continuous support.

Sincerely,

Sunny K. Philip



**RESOLUTION 2016-46**

WHEREAS, Primrose Village, L.P., has proposed a development for affordable rental housing of 250 units that will be located at the Northeast Corner of E. Sugar Cane Drive and Mile 3 ½ Road West in the City of Weslaco; and

WHEREAS, Primrose Village, L.P., has submitted an application to the Texas Department of Housing and Community Affairs for 2016 Housing Tax Credits for Primrose Village Apartments;

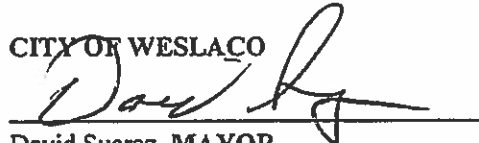
It is hereby RESOLVED, that in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a);
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development;
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

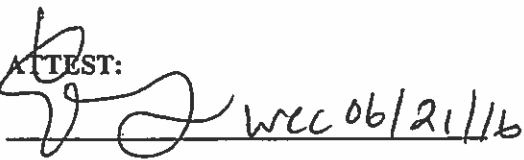
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT** they are hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

**PASSED AND APPROVED** on this 21<sup>st</sup> day of June, 2016.

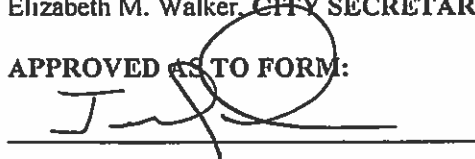
CITY OF WESLACO

  
David Suarez, MAYOR

ATTEST:

  
Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:

  
Juan E. Gonzalez, CITY ATTORNEY

RESOLUTION 2019-51

WHEREAS, Primrose Village, LP., has proposed a development for affordable rental housing of 242 units that will be located at the Northeast Corner of E. Sugar Cane Drive and Mile 3 ½ Road West in the City of Weslaco; and

WHEREAS, Primrose Village, LP., has submitted an application to the Texas Department of Housing and Community Affairs for 2018 Housing Tax Credits for Primrose Village Apartments;

It is hereby RESOLVED, that in accordance with the requirements of the Texas Government Code Section 2306.67071 and Texas Administrative Code Section 10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with the Texas Government Code, Section 2306.67071(a);
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed development;
3. The Governing Body has held a hearing at which a public comment may be made on the proposed Development in accordance with the Texas Government Code, Section 2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment the Governing Body does not object to the proposed Application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT they are hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED on this 7th day of May 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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2428 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on request from the Boys & Girls Club of Weslaco, Inc. to use Mayor Pablo Pena Park Baseball/Softball Complex for programs beginning June through November 2019 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Background:</b><br>The executive director of the Boys & Girls Club of Weslaco has requested use of the Pablo Pena City Park Baseball/Softball Complex for their sports program beginning June and ending in November. (Letter Attached). The complex at this time is leased to Weslaco Softball Baseball to conduct the PONY Softball and Baseball program. Their lease (attached) was granted in February and expires at the end of July. The lease includes a 30-day cancellation clause at the City's discretion. The Weslaco Softball Baseball organizers have offered to give their lease up at the end of June, since they have been awarded sectional tournaments that will draw teams from throughout South Texas for qualifications to Area and State championships. Weslaco Softball Baseball has submitted past contracts and information for the City's consideration (attached). (Staffed by Parks & Recreation) |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| Omar Rodriguez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | Created/Initiated                                            |  |
| Omar Rodriguez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | Approved                                                     |  |
| Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Pending                                                      |  |
| <b>City Manager Comments:</b><br>Approved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Staff recommends issuing a facility use license for Mayor Pablo Pena City Park Baseball/Softball Complex to the Boys & Girls Club of Weslaco beginning in July through November, 2019.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Letter request BGCW use of Pablo Pena Sports Complex, BGCW Sports Fields License Agreement 2019, Exhibit A - Mayor Pablo G. Pena Park, 2019 Weslaco                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |

Softball Baseball PONY lease , EMAIL from Weslaco PONY re Past Current Contract and Use, PONY South Zone Director Letter, CityofWeslaco\_LeaseAgreement\_2015, CityofWeslaco\_LeaseAgreement\_2016, WSB\_RegSummary\_2017-2019, RGVPONY\_RegionalTourn\_2018, WSB\_ImportantDates\_2017-2020

**Responsibilities upon Approval:**





**BOYS & GIRLS CLUBS**  
**The Boys & Girls Club of Weslaco Inc**

Dear Commissioners,

It recently was brought to our attention that the City Parks and recreation baseball fields would not be available to us this summer. This raises a concern for us as we have had access to these fields for many years. In the past, we have been able to utilize the fields for our baseball programs and flag football that serves over 400 youth of our community. We appreciate the support of The City of Weslaco to allow us to provide services to our families and children that attend our BGCA programs and provide a safe haven.

On behalf of The Boys & Girls Club of Weslaco and Board of Directors, we are requesting to allow the club to use the baseball fields at Pablo Pena Park for our sports recreational program, our organization provides T-ball, Parental Involvement, Coach Pitch and Flag Football. The leagues run through June, July, August, September, October and November.

Thank you for your continuous support,

Mary Gallardo Lopez  
Chief Executive Officer

Date: April 8, 2019

Andrew Gonzalez  
Vice President

Date: April 8, 2019

## **FACILITY LICENSE AGREEMENT**

THIS LICENSE AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2019, by and between the City of Weslaco, a home-ruled municipal corporation; 255 S. Kansas Ave. Weslaco, Texas 78596, Licensor, (hereinafter referred to as "CITY"), and The Boys and Girls Club of Weslaco, Inc., Weslaco Texas 78596 hereinafter referred to as "LICENSEE".

### **WITNESSTH**

- A. CITY owns all rights, title and interest in Mayor Pablo G. Pena City Park Baseball/Softball Complex and has the authority to grant this License; and
- B. LICENSEE desires to use the described facility for the purpose described herein, and
- C. CITY is willing to permit LICENSEE to use said facility in such a manner as described herein.

### **1. GRANT OF LICENSE**

- 1.1. The CITY grants a license to the LICENSEE to use and the LICENSEE licenses from the CITY the portions of the Mayor Pablo G. Peña City Park Baseball/Softball Fields 1, 2, and 3. located at 300 N. Airport Drive, Weslaco Texas 78596 as indicated in Exhibit "A" hereinafter referred to as the FACILITY.
- 1.2. The term of this license is for the period of July 8, 2019 through November 30, 2019. Specific times and days of use to be mutually agreed to with the CITY Director of Parks & Recreation.
- 1.3. The "LICENSEE" will provide a schedule of "LICENSEE's" activities to "CITY" at least two (2) weeks prior to start of such activities.
- 1.4. The LICENSEE shall have the right to occupy and use the Facility for the purposes of presenting various youth sports programs hereinafter referred to as "PROGRAMS". The right to occupy and use the FACILITY by LICENSEE shall not be construed as an endorsement by the CITY of the PROGRAM or purposes thereto.
- 1.5. This Agreement is non-transferrable and the LICENSSEE shall not assign this Agreement nor sublet FACILITY without the prior written consent of the CITY.

### **1. LICENSING FEE**

- 2.1 The CITY will not charge LICENSEE any rent for the use of leased premises.

### **3. INDEMNIFICATION AND HOLD HARMLESS**

- 3.1 LICENSEE agrees to indemnify the City of Weslaco, from all claims, suits, damages, costs, losses and expenses in any manner arising out of connected to the viewing of the movie or the sale of any concession items.
- 3.2 The "LICENSEE" will carry liability insurance in an amount sufficient to protect the "CITY's" interest in the lease premises and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.

#### **4. MISCELLANEOUS**

- 4.1 "LICENSEE" will be responsible for all the equipment needed to present the PROGRAM. This equipment may be set up only on the day(s) of the PROGRAM and must be removed immediately after the event.
- 4.2 The "LICENSEE" shall endeavor to assist the "CITY" in providing a safe and clean complex for participants, spectators and visitors.
- 4.3 The "LICENSEE" will be allowed to park one (1) vehicle next to the concession stand for the sole purpose of providing equipment & supplies for "LICENSEE's" activities. All other automobiles and vehicles will park in areas designated for such purpose by "CITY".
- 4.4 The "LICENSEE" is responsible for scheduling games and providing adult supervision at all "LICENSEE's" activities.
- 4.5 The "CITY" shall have the right to decide when the softball/baseball field is unplayable due to current or anticipated weather conditions.
- 4.6 The "LICENSEE" will provide the "CITY" Parks and Recreation Department appropriate contact phone numbers for the purpose of directing public inquiries to the proper authorities regarding this program.
- 4.7 The "LICENSEE" shall report any repairs or potential hazards to the "CITY's" Parks and Recreation Department. However, the reporting of these hazards does not in any way, shape or form make the "CITY" responsible for any injuries or damages resulting from said hazards.
- 4.8 The "CITY" will maintain the leased premises including mowing and marking painted field lines. Maintenance scheduling will be determined by "CITY" upon advanced receipt of a schedule of "LICENSEE's" activities.
- 4.9 The "CITY" undertakes no responsibility and is under no obligation to obtain sponsors for "LICENSEE's" activities.
- 4.10 The "LICENSEE" will provide the "CITY" an accounting of all monies collected in registration fees, concession stand revenues and expenses incurred upon demand in a form and manner acceptable to "CITY". The "CITY" may at any time demand such accounting and failure to do so will result in an automatic termination of this agreement.
- 4.11 The "LICENSEE" affirms that the person signing on behalf of the "LICENSEE" is authorized to execute this lease agreement with the "CITY".
- 4.12 "CITY" has the right to cancel this lease agreement without cause by providing thirty (30) days' written notice of said termination.
- 4.13 If any material, composition or name to be used or performed under this AGREEMENT is copyrighted, the LICENSEE shall be responsible for securing, before using or employing such material, composition or name, the assent in writing, of the owner or licensee of such copyright.

The LICENSEE shall indemnify and save the CITY harmless from any and all claims, expenses or suits for copyright infringements which may arise from the performance of this Agreement.

4.14 LICENSEE shall be responsible for all associated licensing fees, permits, costs, and taxes.

4.15 GOVERNING LAW: This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any law suit arising from or incident to this Agreement. Venue shall be the state and federal courts located in Hidalgo County, Texas.

IN WITNESS WHEREOF, the undersigned hereby execute this license agreement as of the day and year first above written

CITY OF WESLACO

---

David Suarez, MAYOR

ATTEST:

---

Mayra Ayala, CITY SECRETARY

APPROVED AS TO FORM:

THE BOYS & GIRLS CLUB OF WESLACO, INC.

---

JUAN E. GONZALEZ, CITY ATTORNEY

---

CHAIRMAN



# Mayor Pablo G. Pena Park

300 North Airport Drive



Google Earth

© 2018 INEGI  
© 2018 Google



STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF WESLACO

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\*  
\*  
\*  
\*

LEASE AGREEMENT



On this 5<sup>th</sup> day of February 2019, THE CITY OF WESLACO, a home rule municipal corporation located in Hidalgo County, Texas, hereinafter referred to as "CITY" and THE WESLACO SOFTBALL BASEBALL, hereinafter referred to as "LEAGUE" enter into this Lease Agreement under the following terms:

1. The "CITY" leases to "LEAGUE" certain real property and improvements physically located in the Weslaco City Parks described as Softball/Baseball Fields 1, 2 and 3 and Concession Stand as described in Exhibit "A" hereinafter referred to as the lease premises.
2. The term of this lease shall be for six (6) months beginning February 1, 2019, and ending July 31, 2019 hereinafter referred to as the lease term.

In consideration of the lease of the property and improvements described in Exhibit "A" the "CITY" and "LEAGUE" agree as follows:

1. The "LEAGUE" will not construct any permanent buildings or improvements on the lease premises.
2. The "LEAGUE" will not sublet the lease premises or assign this lease to any other party without the written consent of the "CITY".
3. The "LEAGUE" agrees and understands that the lease premises will be used exclusively for "LEAGUE" activities.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in any "LEAGUE" activity on the lease premises.
5. The "LEAGUE" will carry liability insurance in an amount sufficient to protect the "CITY'S" interest in the lease premises and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.
6. The "LEAGUE" will be entitled to possession of the lease premises immediately upon execution of this lease agreement.
7. The "LEAGUE" will provide a schedule of "LEAGUE" activities to "CITY" at least one (1) week prior to start of such activities.
8. The "LEAGUE" shall endeavor to assist the "CITY" in providing a safe and clean complex for participants, spectators and visitors.

9. The "LEAGUE" will be allowed to be park one (1) vehicle next to the concession stand for the purpose of providing equipment & supplies for "LEAGUE" activities. All other automobiles and vehicles will park in areas designated for such purpose by "CITY".
10. The "LEAGUE" is responsible for scheduling games and providing adult supervision at all "LEAGUE" activities.
11. The "CITY" shall have the right to decide when the softball/baseball field is unplayable due to current or anticipated weather conditions.
12. The "LEAGUE" will provide the "CITY" Parks and Recreation Department appropriate contact phone numbers for directing public inquires to the proper authorities regarding this program.
13. The "LEAGUE" shall report any repairs or potential hazards to the "CITY'S" Parks and Recreation Department. However, the reporting of these hazards does not in any way, shape or form make the "CITY" responsible for an injuries or damages resulting from said hazards.
14. The "CITY" will maintain the lease premises including mowing and paint marking foul lines. Maintenance scheduling will be determined by "CITY" upon advanced receipt of a schedule of "LEAGUE" activities.
15. The "CITY" undertakes no responsibility and is under no obligation to obtain sponsors for "LEAGUE" activities.
16. The "LEAGUE" will provide the "CITY" an accounting of all monies collected in registration fees, concession stand revenues and expenses incurred upon demand in a form and manner acceptable to "CITY". The "CITY" may at any time demand such accounting and failure to do so will result in an automatic termination of this agreement.
17. "CITY" employees will not be allowed to participate in "LEAGUE" activities as officers, board members or in any other official capacity.
18. The "LEAGUE" affirms that the person signing on behalf of the "LEAGUE" is authorized to execute this lease agreement with the "CITY".
19. "CITY" has the right to cancel this lease agreement without cause by providing thirty (30) days' written notice of said termination.
20. The "CITY" shall have one (1) weekend a month to host any functions on lease premises during the lease term. Notice will be given one(1)month in advance of function dates.

IN WITNESS WHEREOF, the undersigned hereby execute this lease agreement as of the day and year first above written.

ATTEST:

CITY OF WESLACO

Olivia Pega *wcc 2/5/19* AK  
City Secretary DAVID SUAREZ, Mayor

APPROVED AS TO FORM:

WESLACO SOFTBALL BASEBALL

JG  
Juan E. Gonzalez, City Attorney

Elia Rodriguez  
Elia Rodriguez, President



## Omar Rodriguez

---

**From:** Weslaco Pony <weslaco pony@gmail.com>  
**Sent:** Thursday, May 2, 2019 1:50 PM  
**To:** Omar Rodriguez  
**Cc:** Oscar Caballero; Alma Caballero; Javier Rodriguez; Ismael Quiroz, Jr.; Yesenia Rodriguez; Felipe Rivera  
**Subject:** WSB Pony League Info  
**Attachments:** CityofWeslaco\_LeaseAgreement\_2015.pdf; CityofWeslaco\_LeaseAgreement\_2016.pdf; CityofWeslaco\_LeaseAgreement\_2018.pdf; CityOfWeslaco\_LeaseAgreement\_2019.pdf; WSB\_ImportantDates\_2017-2020.pdf; WSB\_RegSummary\_2017-2019.pdf; RGV PONY\_RegionalTourn\_2018.pdf

Omar,

I'm attaching various information to you that proves that our lease agreement did not change this year. I'm also adding additional information as follows;

- 2017-2019 Registration Summary
- 2017-2020 Important Date
- 2018 South Region Pony Softball Regional Tournament

We are hoping with this additional information will clear up matters.

Please feel free to contact us with any additional questions.

Sincerely,

Elia Rodriguez  
WSB Director  
956-463-9649  
[weslaco pony@gmail.com](mailto:weslaco pony@gmail.com)  
[www.wsbnet.org](http://www.wsbnet.org)



ARNULFO BANDA  
South Zone Vice President  
1722 Misty Lane  
Weslaco, TX  
Phone 956-454-9958  
a.banda@pony.org

April 29, 2019

Mr. Omar Rodriguez  
Weslaco Parks and  
Recreation Director

I am the South Zone Vice President for PONY Baseball/Softball. I supervise leagues from Texas to Florida that are members of PONY. Weslaco Softball Baseball leagues is one of the leagues that is under my direction. As the PONY Director in charge of the Valley I have been associated with this league for over 25 years. I am also a resident of Weslaco and my granddaughters and grandson have participated with the Weslaco Pony League so I am very familiar with league operations. They are one of our very best leagues in the Valley. They are the best league in the Valley that is being run by volunteers. They are a very well organized league Weslaco PONY Softball/Baseball League is a vial cog in the operation of PONY throughout the Valley. Being located in the center of the Valley they are an integral part of scheduling for tournament play during the baseball season. PONY uses the three parks that are available throughout our tournament play. If they had more parks we would certainly use them for our tournaments. This year Weslaco Pony will host tournaments on all three fields during the following weeks:

April 29<sup>th</sup>-Midseason tournaments  
May 6<sup>th</sup>-Midseason tournaments  
June 3<sup>rd</sup>-All Star Invitational tournaments  
June 10<sup>th</sup>-All Star Invitational tournaments  
June 17<sup>th</sup>-All Star Sectional Tournaments  
June 27<sup>th</sup>-All Star Regional Tournaments

As you can see they are a vital part of our scheduling for tournaments throughout our tournament season. These tournaments bring teams and parents from all over the Valley to your fine city. The economic impact of these teams coming to play in Weslaco is significant as they visit the local restaurants and stores. PONY Baseball/Softball does have a choice on where we schedule these tournaments and Weslaco is always at the top of the list as a site that will be used first.

Thank you and your city for your support of PONY Baseball/Softball.

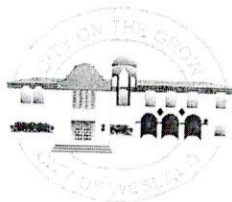
Respectfully,  
Arnulfo Banda  
South Zone Vice President  
PONY Baseball/Softball  
South Zone Vice President

.....



# City of Weslaco

"The City on the Grow"



David Suarez, Mayor  
Olga M. Noriega, Mayor Pro-Tem, District 3  
David R. Fox, Commissioner, District 1  
Greg Kerr, Commissioner, District 2  
Gerardo "Jerry" Tafolla, Commissioner, District 4  
Lupe V. Rivera, Commissioner, District 5  
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, Interim City Manager

January 21, 2015

Ms. Elia Rodriguez  
President  
Weslaco Softball/Baseball League  
P.O. Box 1350  
Weslaco, Texas 78599

Dear Ms. Rodriguez:

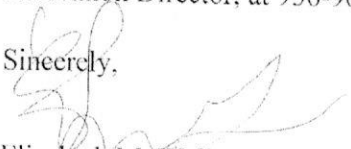
At their regular meeting on January 20, 2015, the Weslaco City Commission approved the lease agreement with Weslaco Softball/Baseball League and approved the use of the Softball/Baseball Fields 1, 2 and 3 and concession stand at Pablo G. Pena City Park and authorized the Mayor to execute any related documents.

Enclosed please find a copy of the agreement as executed by Mayor David Suarez; kindly execute and return the original to the City for its records.

*Please note the City does not consider any agreement effective until filed fully executed with a copy of the appropriate liability insurance policy.*

Should you have any questions, please do not hesitate to contact David Arce, Parks and Recreation Director, at 956-968-3181.

Sincerely,

  
Elizabeth M. Walker  
City Secretary

EMW/em

C: David Arce, Parks and Recreation Director  
Karen Perez, Parks Clerk



STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF WESLACO

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LEASE AGREEMENT OF CITY  
PROPERTY

On this \_\_\_\_ day of \_\_\_\_\_, 2015, THE CITY OF WESLACO, a municipal corporation located in Hidalgo County, Texas, hereinafter called "CITY" and THE WESLACO SOFTBALL/BASEBALL LEAGUE, hereinafter called "League" enter into this Lease Agreement for the lease of city property under the following terms:

1. The City leases to the LEAGUE certain real property physically located in The Weslaco City Parks Softball/Baseball Fields 1, 2 and 3 and Concession Stand as described in Exhibit "A".
2. The term of this lease shall be for seven (7) months beginning January 1, 2015, and ending July 31, 2015.

In consideration of the lease of the CITY PROPERTY described in Exhibit "A" the "LEAGUE" agrees as follows:

1. That the LEAGUE will not construct any permanent buildings or improvements on the real property subject of this lease agreement.
2. That the LEAGUE will not sublet the leased property or sign this lease to any other party without the written consent of the CITY OF WESLACO.
3. The LEAGUE agrees and understands that the real property, the subject of this lease agreement, will be used for Softball/Baseball activities.
4. The LEAGUE will hold the CITY OF WESLACO harmless for any injuries that are sustained by any person either playing or watching the playing of softball/baseball on this real property.
5. That the LEAGUE will carry liability insurance and said insurance shall name the CITY OF WESLACO as an additional insured.
6. That the LEAGUE will be entitled to possession of the leased property immediately upon execution of this lease agreement.
7. The "LEAGUE" will provide a schedule practice and league games to the CITY OF WESLACO at least one week prior to start of such games.
8. The "LEAGUE" shall endeavor to assist the CITY in providing a safe and clean complex for participant and spectator.

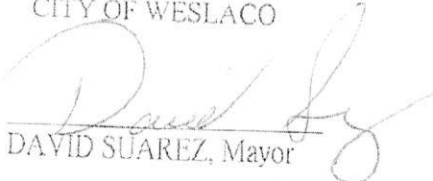
9. One (1) vehicle shall be allowed to be parked next to concession stand for the purpose of carrying equipment & supplies and security all Other automobiles or other vehicles will park in areas designated for such purpose by City to provide adequate parking.
10. The "LEAGUE" shall be responsible for the accounting of the registration fees for each participant.
11. The "LEAGUE" is responsible for scheduling games and providing adult supervision at all scheduled softball activities.
12. The "CITY" shall have the right to decide when the softball/baseball field is unplayable due to current or anticipated weather conditions.
13. The "LEAGUE" will file with the Parks and Recreation Department, officers and appropriate contact phone numbers for the purpose of directing public inquires to the proper authorities regarding this program.
14. The "LEAGUE" shall report any repairs or potential hazards to the Parks and Recreation Department
15. City will maintain the Softball/Baseball fields; including mowing and paint marking foul lines (Grass area) when possible & maintenance scheduling will be determined by City upon advanced receipt of written practice and league game schedules.
16. City undertakes no Responsibility to obtain sponsors for "LEAGUE" activities.
17. The "LEAGUE" will provide the city an accounting of all monies collected in registration fees and all concession stand revenues and all expenses incurred. The accounting will be due on or before December 31, 2015.
18. City employees will not be allowed to participate in Association activities as Officers.
19. That the person signing on behalf of the League is authorized to execute this lease agreement with the CITY OF WESLACO.
20. That either party has the right to cancel this lease agreement with 30 days' notice for just cause.
21. The "CITY" shall have 1 weekend a month to host functions at City Park between the terms of the lease. Notice will be given 1 month in advance of dates needed.

IN WITNESS WHEREOF, the undersigned hereby execute this lease agreement as of the day and year first above written.

ATTEST:

  
ELIZABETH M. WALKER, City Secretary

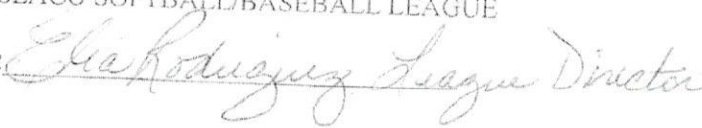
CITY OF WESLACO

  
DAVID SUAREZ, Mayor

APPROVED AS TO FORM:

  
City Attorney Frank Garza

WESLACO SOFTBALL/BASEBALL LEAGUE

By:  League Director



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/21/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## PRODUCER

Gagliardi Insurance Services, Inc.  
1302 Lincoln Avenue, Suite 202  
San Jose, CA. 95125  
0791300

## CONTACT

NAME  
PHONE (408) 414-8100 FAX (408) 414-8199  
EMAIL sales@gsportsinsurance.com  
ADDRESS

## INSURER(S) AFFORDING COVERAGE

## NAIC#

|           |                                |       |
|-----------|--------------------------------|-------|
| INSURER A | New York Marine & General Ins. | 16608 |
| INSURER B | Federal Insurance Company      | 20281 |
| INSURER C |                                |       |
| INSURER D |                                |       |
| INSURER E |                                |       |
| INSURER F |                                |       |

## INSURED

Weslaco Softball Baseball

P.O. Box 1350  
Weslaco, TX 78599  
956-463-9649

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                         | ADCL INSR                                           | SUBR INSR                                | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                               |
|----------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------|----------------|-------------------------|-------------------------|------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY                                          |                                                     |                                          | PK201400003579 | 3/14/2014               | 3/14/2015               | EACH OCCURRENCE \$ 1,000,000                         |
|          | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                            |                                                     |                                          |                |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 |
|          | <input checked="" type="checkbox"/> Abuse & Molestation                                                   |                                                     |                                          |                |                         |                         | MED EXP (Any one person) \$ 0                        |
|          | GEN'L AGGREGATE LIMIT APPLIES PER                                                                         |                                                     |                                          |                |                         |                         | PERSONAL & ADV INJURY \$ 1,000,000                   |
|          | <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC |                                                     |                                          |                |                         |                         | GENERAL AGGREGATE \$ 2,000,000                       |
|          | OTHER:                                                                                                    |                                                     |                                          |                |                         |                         | PRODUCTS - COMP/CP AGG \$ 1,000,000                  |
| A        | AUTOMOBILE LIABILITY                                                                                      |                                                     |                                          | PK201400003579 | 3/14/2014               | 3/14/2015               | Participant Legal Lib \$ 1,000,000                   |
|          | <input type="checkbox"/> ANY AUTO                                                                         |                                                     |                                          |                |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000     |
|          | <input type="checkbox"/> ALL OWNED AUTOS                                                                  | <input type="checkbox"/> SCHEDULED AUTOS            | <input type="checkbox"/> NON-OWNED AUTOS |                |                         |                         | BODILY INJURY (Per person) \$                        |
|          | <input checked="" type="checkbox"/> HIRED AUTOS                                                           | <input checked="" type="checkbox"/> NON-OWNED AUTOS |                                          |                |                         |                         | BODILY INJURY (Per accident) \$                      |
|          | UMBRELLA LIAB                                                                                             |                                                     |                                          |                |                         |                         | PROPERTY DAMAGE (Per accident) \$                    |
|          | EXCESS LIAB                                                                                               |                                                     |                                          |                |                         |                         | EACH OCCURRENCE \$                                   |
|          | DED <input type="checkbox"/> RETENTION \$                                                                 |                                                     |                                          |                |                         |                         | AGGREGATE \$                                         |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY                                                             |                                                     |                                          |                |                         |                         | PER STATUTE \$                                       |
|          | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)                               | Y/N                                                 | N/A                                      |                |                         |                         | TOB-ER \$                                            |
|          | If yes, describe under DESCRIPTION OF OPERATIONS below                                                    |                                                     |                                          |                |                         |                         | E.L. EACH ACCIDENT \$                                |
| B        | Accident Medical                                                                                          |                                                     |                                          | 9907-0915      | 3/14/2014               | 3/14/2015               | E.L. DISEASE - EA EMPLOYEE \$                        |
| B        | Catastrophic Medical                                                                                      |                                                     |                                          | 9907-0917      | 3/14/2014               | 3/14/2015               | E.L. DISEASE - POLICY LIMIT \$                       |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101 Additional Remarks Schedule may be attached if more space is required)

The Certificate holder is included as an additional insured, but only with respect to the liability arising out of the negligence of the named insured. All policy terms and conditions apply.

## CERTIFICATE HOLDER

City of Weslaco  
255 South Kansas  
Weslaco, TX 78596

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Donna Gagliardi*





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/21/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## PRODUCER

Gagliardi Insurance Services, Inc.  
1302 Lincoln Avenue, Suite 202  
San Jose, CA. 95125  
0791300

## CONTACT

PHONE (408) 414-8100 FAX (408) 414-8199  
EMAIL sales@gsportsinsurance.com  
ADDRESS

## INSURER(S) AFFORDING COVERAGE

## NAIC#

|           |                                |       |
|-----------|--------------------------------|-------|
| INSURER A | New York Marine & General Ins. | 16608 |
| INSURER B | Federal Insurance Company      | 20281 |
| INSURER C |                                |       |
| INSURER D |                                |       |
| INSURER E |                                |       |
| INSURER F |                                |       |

## INSURED

Weslaco Softball Baseball

P.O. Box 1350  
Weslaco, TX 78599  
956-463-9649

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                        | ADDL INSD                                           | SUBR WVD                                             | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                              |
|----------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------|----------------|-------------------------|-------------------------|---------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY                                         |                                                     |                                                      | PK201400003579 | 3/14/2014               | 3/14/2015               | EACH OCCURRENCE \$ 1,000,000                                        |
|          | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                           |                                                     | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 |                |                         |                         |                                                                     |
|          | <input checked="" type="checkbox"/> Abuse & Molestation                                                  |                                                     | MED EXP (Any one person) \$ 0                        |                |                         |                         |                                                                     |
|          | GEN'L AGGREGATE LIMIT APPLIES PER:                                                                       |                                                     | PERSONAL & ADV INJURY \$ 1,000,000                   |                |                         |                         |                                                                     |
|          | <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC |                                                     |                                                      |                |                         |                         | GENERAL AGGREGATE \$ 2,000,000                                      |
|          | OTHER:                                                                                                   |                                                     |                                                      |                |                         |                         | PRODUCTS - COMP/OP AGG \$ 1,000,000                                 |
| A        | AUTOMOBILE LIABILITY                                                                                     |                                                     |                                                      | PK201400003579 | 3/14/2014               | 3/14/2015               | Participant Legal Liab \$ 1,000,000                                 |
|          | <input type="checkbox"/> ANYAUTO                                                                         |                                                     | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000     |                |                         |                         |                                                                     |
|          | <input type="checkbox"/> ALLOWED AUTOS                                                                   | <input type="checkbox"/> SCHEDULED AUTOS            | BODILY INJURY (Per person) \$                        |                |                         |                         |                                                                     |
|          | <input checked="" type="checkbox"/> HIRED AUTOS                                                          | <input checked="" type="checkbox"/> NON-OWNED AUTOS | BODILY INJURY (Per accident) \$                      |                |                         |                         |                                                                     |
|          | UMBRELLA LIAB                                                                                            | <input type="checkbox"/> OCCUR                      |                                                      |                |                         |                         | PROPERTY DAMAGE (Per accident) \$                                   |
|          | EXCESS LIAB                                                                                              | <input type="checkbox"/> CLAIMS-MADE                |                                                      |                |                         |                         | EACH OCCURRENCE \$                                                  |
|          | DED                                                                                                      | RETENTION \$                                        |                                                      |                |                         |                         | AGGREGATE \$                                                        |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY                                                            | Y/N                                                 | N/A                                                  |                |                         |                         | PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> |
|          | ANY PROPRIETOR PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH)                               |                                                     |                                                      |                |                         |                         | EL EACH ACCIDENT \$                                                 |
|          | If yes, describe under DESCRIPTION OF OPERATIONS below.                                                  |                                                     |                                                      |                |                         |                         | EL DISEASE - EA EMPLOYEE \$                                         |
| B        | Accident Medical                                                                                         |                                                     |                                                      | 9907-0915      | 3/14/2014               | 3/14/2015               | Limit \$100K / \$50 DED                                             |
| B        | Catastrophic Medical                                                                                     |                                                     |                                                      | 9907-0917      | 3/14/2014               | 3/14/2015               | AD&D \$10K / \$3K Dental Limit \$500K                               |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101 Additional Remarks Schedule may be attached if more space is required)

## CERTIFICATE HOLDER

Weslaco Softball Baseball  
P.O. Box 1350  
Weslaco, TX 78599

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Donna Gagliardi*

STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF WESLACO

\*  
\*  
\*  
\*  
\*

LEASE AGREEMENT

On this \_\_\_\_ day of \_\_\_\_\_, 2016, THE CITY OF WESLACO, a home rule municipal corporation located in Hidalgo County, Texas, hereinafter referred to as "CITY" and THE WESLACO SOFTBALL/BASEBALL LEAGUE, hereinafter referred to as "LEAGUE" enter into this Lease Agreement under the following terms:

1. The "CITY" leases to "LEAGUE" certain real property and improvements physically located in the Weslaco City Parks described as Softball/Baseball Fields 1, 2 and 3 and Concession Stand as described in Exhibit "A" hereinafter referred to as the lease premises.
2. The term of this lease shall be for six (6) months beginning February 1, 2017, and ending July 31, 2017 hereinafter referred to as the lease term.

In consideration of the lease of the property and improvements described in Exhibit "A" the "CITY" and "LEAGUE" agree as follows:

1. The "LEAGUE" will not construct any permanent buildings or improvements on the lease premises.
2. The "LEAGUE" will not sublet the lease premises or assign this lease to any other party without the written consent of the "CITY".
3. The "LEAGUE" agrees and understands that the lease premises will be used exclusively for "LEAGUE" activities.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in any "LEAGUE" activity on the lease premises.
5. The "LEAGUE" will carry liability insurance in an amount sufficient to protect the "CITY'S" interest in the lease premises and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation or revision of said insurance policy.
6. The "LEAGUE" will be entitled to possession of the lease premises immediately upon execution of this lease agreement.
7. The "LEAGUE" will provide a schedule of "LEAGUE" activities to "CITY" at least one (1) week prior to start of such activities.
8. The "LEAGUE" shall endeavor to assist the "CITY" in providing a safe and clean complex for participants, spectators and visitors.

---

## *Registration Summary for 2019 All*

---

| <i>Sport</i> | <i>Div</i> | <i>Division Name</i> |
|--------------|------------|----------------------|
|--------------|------------|----------------------|

---

### Baseball

|     |            |                       |
|-----|------------|-----------------------|
| 4   | Shetland 4 | Shetland 4 Total = 55 |
| 6U  | Shetland   | Shetland Total = 65   |
| 8U  | Pinto      | Pinto Total = 51      |
| 10U | Mustang    | Mustang Total = 40    |
| 12U | Bronco     | Bronco Total = 12     |
| 14U | Pony       | Pony Total = 1        |
| 11U | Bronco 11  | Bronco 11 Total = 10  |
| CL  | Champions  | Champions Total = 30  |
|     |            | Baseball Total = 264  |

### Softball

|     |          |                      |
|-----|----------|----------------------|
| 6U  | Shetland | Shetland Total = 67  |
| 8U  | Pinto    | Pinto Total = 61     |
| 10U | Mustang  | Mustang Total = 40   |
| 12U | Bronco   | Bronco Total = 48    |
| 14U | Pony     | Pony Total = 15      |
|     |          | Softball Total = 231 |

# Registration Summary for 2018 All

| <i>Sport</i> | <i>Div</i> | <i>Division Name</i> |
|--------------|------------|----------------------|
|--------------|------------|----------------------|

|  |    |          |
|--|----|----------|
|  | 6U | Shetland |
|--|----|----------|

Shetland Total = 1

Total = 1

## Baseball

|  |   |            |
|--|---|------------|
|  | 4 | Shetland 4 |
|--|---|------------|

Shetland 4 Total = 92

|  |    |          |
|--|----|----------|
|  | 6U | Shetland |
|--|----|----------|

Shetland Total = 91

|  |    |       |
|--|----|-------|
|  | 8U | Pinto |
|--|----|-------|

Pinto Total = 66

|  |     |         |
|--|-----|---------|
|  | 10U | Mustang |
|--|-----|---------|

Mustang Total = 63

|  |     |        |
|--|-----|--------|
|  | 12U | Bronco |
|--|-----|--------|

Bronco Total = 25

|  |     |      |
|--|-----|------|
|  | 14U | Pony |
|--|-----|------|

Pony Total = 3

|  |    |           |
|--|----|-----------|
|  | CL | Champions |
|--|----|-----------|

Champions Total = 24

Baseball Total = 364

## Softball

|  |    |          |
|--|----|----------|
|  | 6U | Shetland |
|--|----|----------|

Shetland Total = 60

|  |    |       |
|--|----|-------|
|  | 8U | Pinto |
|--|----|-------|

Pinto Total = 51

|  |     |         |
|--|-----|---------|
|  | 10U | Mustang |
|--|-----|---------|

Mustang Total = 27

|  |     |        |
|--|-----|--------|
|  | 12U | Bronco |
|--|-----|--------|

Bronco Total = 38

|  |     |      |
|--|-----|------|
|  | 14U | Pony |
|--|-----|------|

Pony Total = 20

Softball Total = 196



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## *Registration Summary for 2017 All*

---

| <i>Sport</i> | <i>Div</i> | <i>Division Name</i> |
|--------------|------------|----------------------|
|--------------|------------|----------------------|

---

### Baseball

|   |            |
|---|------------|
| 4 | Shetland 4 |
|---|------------|

Shetland 4 Total = 102

|    |          |
|----|----------|
| 6U | Shetland |
|----|----------|

Shetland Total = 76

|    |       |
|----|-------|
| 8U | Pinto |
|----|-------|

Pinto Total = 95

|     |         |
|-----|---------|
| 10U | Mustang |
|-----|---------|

Mustang Total = 35

|     |        |
|-----|--------|
| 12U | Bronco |
|-----|--------|

Bronco Total = 13

|     |      |
|-----|------|
| 14U | Pony |
|-----|------|

Pony Total = 13

|    |           |
|----|-----------|
| CL | Champions |
|----|-----------|

Champions Total = 26

Baseball Total = 360

### Softball

|    |          |
|----|----------|
| 6U | Shetland |
|----|----------|

Shetland Total = 66

|    |       |
|----|-------|
| 8U | Pinto |
|----|-------|

Pinto Total = 39

|     |         |
|-----|---------|
| 10U | Mustang |
|-----|---------|

Mustang Total = 55

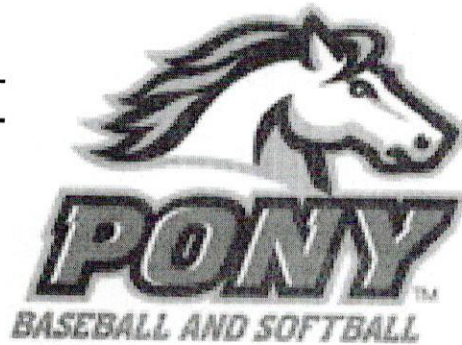
|     |        |
|-----|--------|
| 12U | Bronco |
|-----|--------|

Bronco Total = 38

|     |      |
|-----|------|
| 14U | Pony |
|-----|------|

Pony Total = 16

Softball Total = 214



**SOUTH ZONE**

**Ed Sanchez**

PONY Regional Softball Director  
Cell: 956-493-3959

**2018 SOUTH REGION**

**Pony Softball REGIONAL TOURNAMENT**

**TO:** Directors, League Presidents, Coaches

The 2018 REGIONAL Pony Softball Tournament will be held in Weslaco, Texas beginning, Wednesday, June 27, 2018, with the Championship games on Saturday, June 30, 2018, and Sunday July 1st. The tournament will be a double elimination tournament.

The tournament will include the following four divisions from the Upper and Lower Valley, and Rockport, Texas:

1. SHETLAND
2. PINTO
3. MUSTANG
4. BRONCO

**PLACE:** PABLO PENA PARK (WESLACO PARK)  
WESLACO PONY – Host League  
300 North Airport  
WESLACO, TX 78596

**HOST:** WESLACO PONY  
Elia Rodriguez - 956-463-9649

**IMPORTANT:** The Business Manager of **ALL TEAMS** should contact, by telephone, the Tournament Director, **AS SOON AS POSSIBLE** after qualifying to confirm.

**REMEMBER:** **OFFICIAL TOURNAMENT PATCHES** are required on the right sleeve of all uniforms. Patches allowed on wrist bands. Questions about patches should be made to tournament director before tournament.

**TOURNAMENT DIRECTOR:** Ed Sanchez., PONY Softball Director, Pony Softball Inc.  
956-493-3959

**TOURNAMENT MEETING:** No Tournament meeting

**TEAMS ARE REQUIRED TO PRESENT AFFIDAVIT UPON THEIR ARRIVAL AT THE TOURNAMENT TO THE TOURNAMENT DIRECTOR.**

Birth certificates, eligibility affidavits, medical releases and evidence of **accident and liability** insurance covering the team will be verified

**TOURNAMENT**

**GATE FEE:** **\$300 per team.** Must be paid prior/ or before 1<sup>st</sup> game. No checks, Cash Only. Money Orders allowed.

**NO OUTSIDE FOOD OR DRINKS WILL BE ALLOWED AT THE FENCED PARK. No COOLERS, BAGS COULD BE POSSIBLY SUBJECT TO DISCLOSURE**

Ladies and Gentlemen, PLEASE, remind the managers and coaches that they should know the rules and abide by them, and in turn, if they remind the parents to exhibit good sportsmanship at the games, then the players will have a good tournament experience. Good luck to each of you.

Sincerely,

Ed Sanchez  
South Zone  
PONY Regional Softball Director

Cc: Tom Collette – Pony Softball Division Director, South Zone

Arnulfo Banda – Pony Division Director, South Zone

Field 1      Field 2      Field 3

Wednesday

6:15p

|       |        |        |
|-------|--------|--------|
|       | Must 1 | Must 2 |
| 7:30p | Must 3 | Must 4 |

Thursday

6:00p

|       |         |        |
|-------|---------|--------|
|       | Pinto 1 | Shet 1 |
| 6:15p | Bronc 1 |        |
| 7:00p | Pinto 2 | Shet 2 |
| 7:45p | Bronc 2 |        |
| 8:00p | Pinto 3 | Shet 3 |

Friday

1:30p

|       |         |         |        |
|-------|---------|---------|--------|
|       | Bronc 3 | Must 5  |        |
| 2:00p |         |         | Shet 4 |
| 3:00p | Bronc 4 | Must 6  | Shet 5 |
| 4:00p |         |         | Shet 6 |
| 4:30p | Bronc 5 | Must 7  |        |
| 5:00p |         |         | Shet 7 |
| 6:00p | Bronc 6 | Pinto 4 | Shet 8 |
| 7:00p |         | Pinto 5 | Shet 9 |
| 7:30p | Bronc 7 |         |        |
| 8:00p |         | Pinto 6 |        |

Saturday

9:00a

|        |          |          |          |
|--------|----------|----------|----------|
|        | Bronc 8  | Pinto 7  | Shet 10  |
| 10:00a |          | Pinto 8  | Shet 11  |
| 10:30a | Bronc 9  |          |          |
| 11:00a |          | Pinto 9  | Shet 12  |
| 12:00p | Bronc 10 | Pinto 10 | Shet 13  |
| 1:00p  |          |          | Pinto 11 |
| 1:30p  | Bronc 11 | Must 8   |          |
| 2:00p  |          |          | Pinto 12 |
| 3:00p  |          | Must 9   | Pinto 13 |
| 4:00p  |          |          | Pinto 14 |
| 4:30p  |          | Must 10  |          |
| 5:00p  | Bronc 12 |          |          |
| 6:00p  |          | Must 11  | Shet 14  |
| 6:30p  | Bronc 13 |          |          |
| if     |          |          | Shet 15  |
| 7:30p  |          | Must 12  |          |

Sun

10:00a

|        |          |         |          |
|--------|----------|---------|----------|
|        | Bronc 14 | Must 13 | Pinto 15 |
| 11:00a |          |         | Pinto 16 |
| 11:30a |          | Must 14 |          |
| if     | Bronc 15 |         |          |
| if     |          |         | Pinto 17 |
| if     |          | Must 15 |          |

Shet

Pinto

Must

Bronc

|    |    |    |    |
|----|----|----|----|
| 1  | 1  | 1  | 1  |
| 2  | 2  | 2  | 2  |
| 3  | 3  | 3  | 3  |
| 4  | 4  | 4  | 4  |
| 5  | 5  | 5  | 5  |
| 6  | 6  | 6  | 6  |
| 7  | 7  | 7  | 7  |
| 8  | 8  | 8  | 8  |
| 9  | 9  | 9  | 9  |
| 10 | 10 | 10 | 10 |
| 11 | 11 | 11 | 11 |
| 12 | 12 | 12 | 12 |
| 13 | 13 | 13 | 13 |
| 14 | 14 | 14 | 14 |
| if | 15 | if | if |
|    | 16 |    |    |
|    | if |    |    |

2018 PONY GIRLS SOFTBALL  
REGIONAL TOURNAMENT  
WESLACO TEXAS  
JUNE 27 - JULY 1

WESLACO SOFTBALL BASEBALL



# 2018 PONY Softball --REGIONAL Tournament

LV2 - *San Benito*

WESLACO, TX

300 N. Airport Drive

UV3 Thurs 6p F-3 G1  
*Mission*

*San Benito 1*

LV1 Thurs 7p F-3 G2  
*La Feria*

Fri 5p

F-3 G7

UV4 Thurs 8p F-3 G3  
*McAllen*

*La Feria*

UV2 Thurs 9p F-3 G4  
*Pharr*

UV3 Thurs 10a F-3 G11  
*Pharr*

UV1 Fri 2p F-3 G4  
*Alamo*

Fri 6p

F-3 G8

LV4 Fri 3p F-3 G5  
*San Benito 2*

L1 Fri 3p F-3 G5  
*Mission*

Sat 9a

F-3 G10

L2 Fri 4p F-3 G6  
*McAllen*

L7

L3 Fri 7p F-3 G9  
*La Feria*

L4 Fri 11a F-3 G12

Sat 11a

F-3 G12

L8

L11

Sat noon F-3 G13

Sat 6p

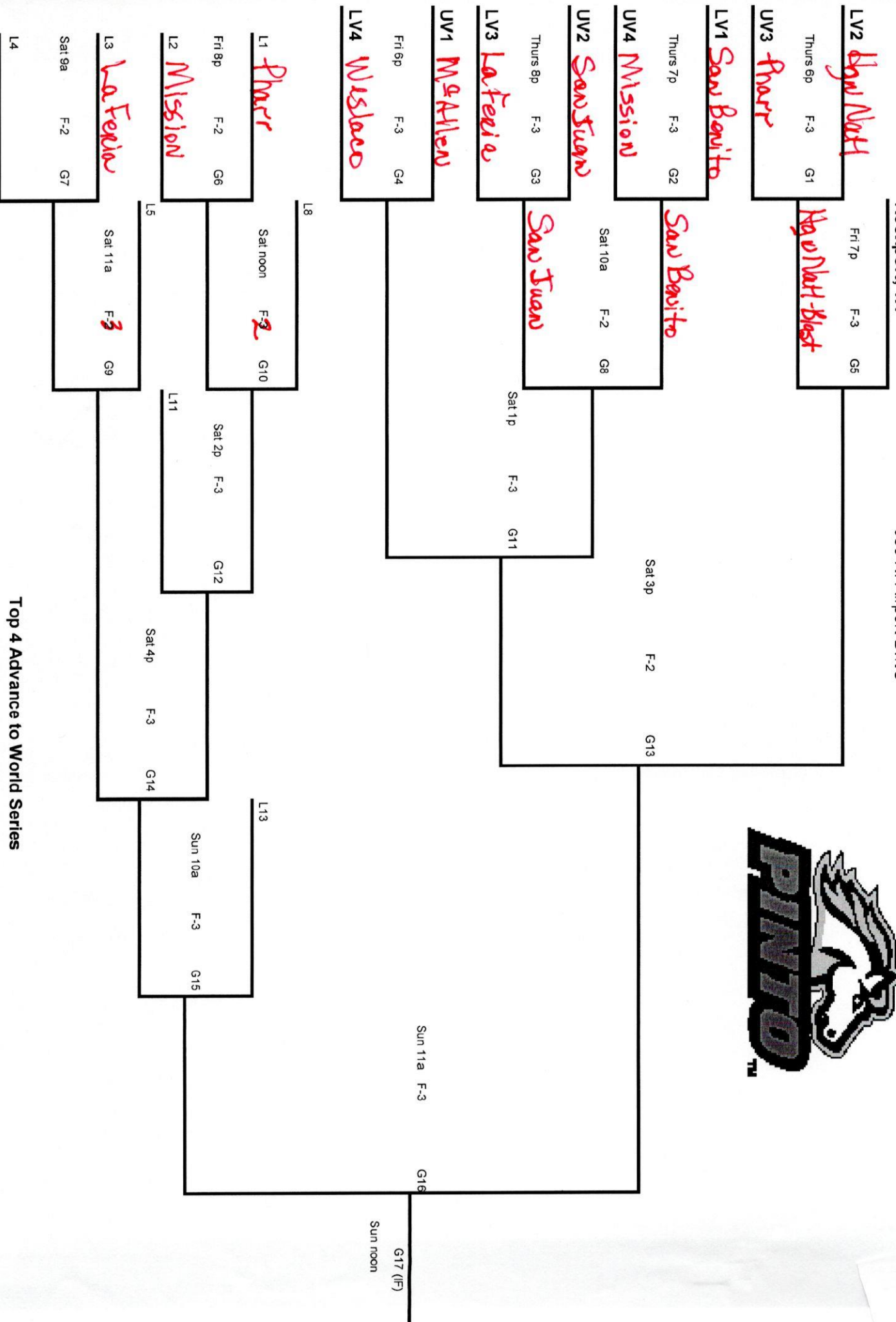
F-3 G14

Top 4 Advance to World Series

No Bat sticks ALLOWED at anytime.



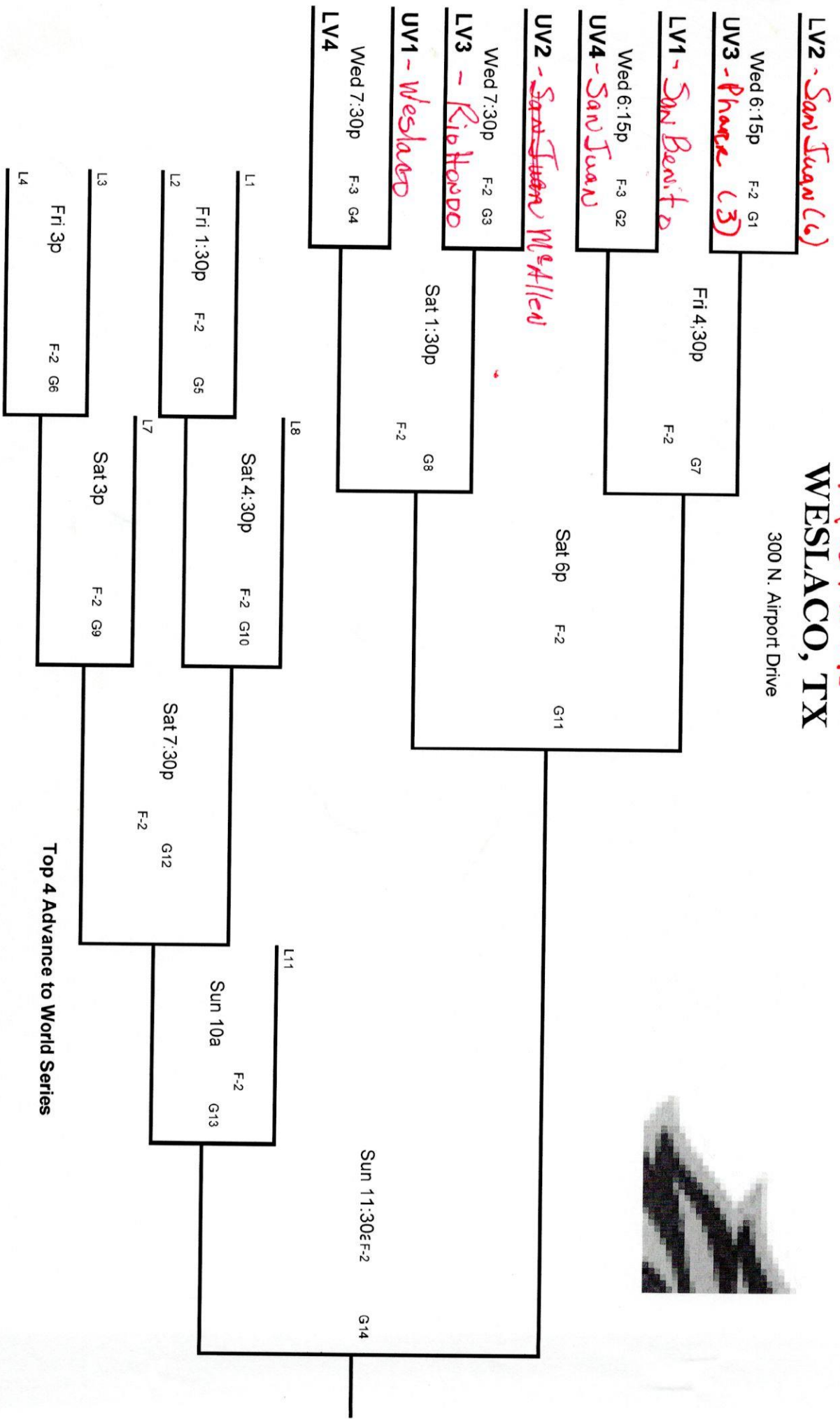
**Weslaco, TX**  
300 N. Airport Drive



# 2018 PONY Softball --REGIONAL Tournament

**MUSTANG**  
WESLACO, TX

300 N. Airport Drive



No Bat sticks ALLOWED at anytime.



# 2018 PONY Softball --REGIONAL Tournament

LV2 - *Weslaco Lady Kats* *Brown* **WESLACO, TX**

300 N. Airport Drive

*Weslaco Lady Kats*

UV3  
Thurs 6:15p F-1 G1

LV1 *Weslaco Kats*

Fri 7:30p  
3pm F-1 G7

UV4  
Thurs 7:45p F-1 G2

*Weslaco Kats*

UV2 *San Juan*

Sat 1:30p F-1 G11  
*1030 pm*

LV3  
Fri 1:30p F-1 G3  
*Mexico*

Sat 9a F-1 G8

UV1 *Weslaco Kats*

*Friday 430pm*

LV4  
Fri 3p F-1 G4

*Weslaco Kats*

L8

L1

Fri 4:30p F-1 G5

Sat noon F-1 G10  
*Fri 730pm*

L2

L7

Sat 5p F-1 G12  
*9am*

L3

Fri 6p F-1 G6

Sat 10:30a F-1 G9  
*Fri 10pm*

L4

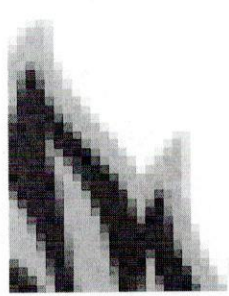
Top 4 Advance to World Series

L11

Sat 6:30p F-1 G13  
*6:30p*

TBA

F-1 G14



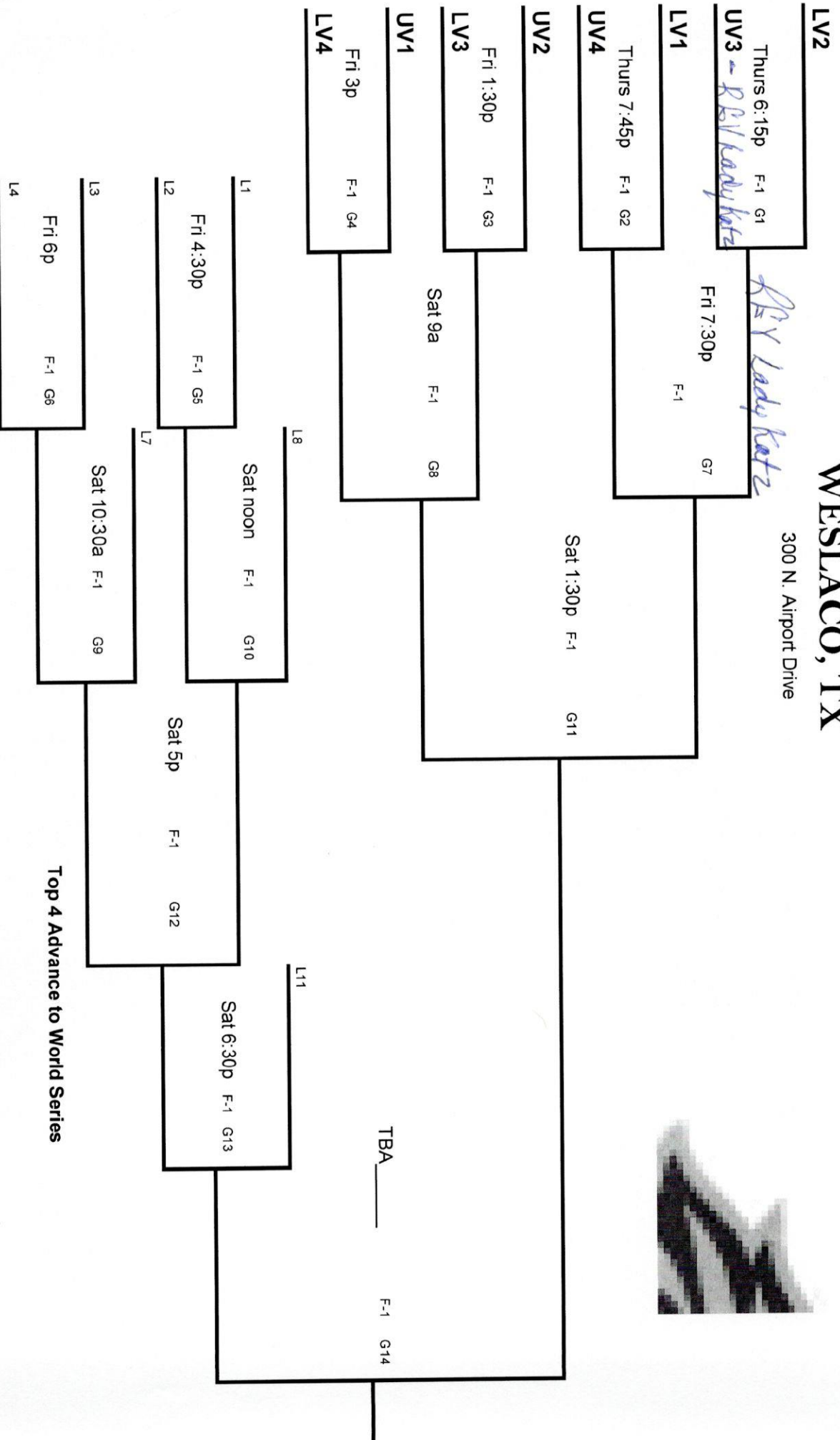
No Bat sticks ALLOWED at anytime.



# 2018 PONY Softball --REGIONAL Tournament

*Bronco*  
WESLACO, TX

300 N. Airport Drive



NO Bat sticks ALLOWED at anytime.



P.O. Box 1350 Weslaco, Texas 78599

[www.wsbnet.org](http://www.wsbnet.org)

[weslacopony.org](http://weslacopony.org)

### Spring 2017 Important Dates

|                                                              |                                                                                                                                                                   |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 18 <sup>th</sup>                                     | Spring Registration begins; Wednesday 6pm-730pm & Saturday 10am-2pm<br>Concession Stand @ Mayor Pablo G Pena Park (Weslaco City Park)                             |
| February 4 <sup>th</sup>                                     | Team Registration Deadline                                                                                                                                        |
| February 11 <sup>th</sup>                                    | Final registration                                                                                                                                                |
| February 13 <sup>th</sup>                                    | Parent Meeting for Shetland 4 (3-4 yr old) Coed and team formation @ 6pm                                                                                          |
| February 14 <sup>th</sup> -18 <sup>th</sup>                  | Team tryouts; Date per division TBA                                                                                                                               |
| February 18 <sup>th</sup>                                    | Equipment to be issued                                                                                                                                            |
| February 20 <sup>th</sup>                                    | Last day of equipment to be issued<br>(Daily Team Practice begins)                                                                                                |
| February 27 <sup>th</sup>                                    | Daily Team Practice continues                                                                                                                                     |
| March 6 <sup>th</sup>                                        | Spring Season begins-games are held Monday thru Saturday, unless otherwise noted<br>(Game Schedule posted at <a href="http://www.wsbnet.org">www.wsbnet.org</a> ) |
| March 13 <sup>th</sup>                                       | Spring Break for the week-No games                                                                                                                                |
| March 20 <sup>th</sup>                                       | Pre Season Tourney                                                                                                                                                |
| March 25 <sup>th</sup>                                       | Onion Fest-No games                                                                                                                                               |
| March 27 <sup>th</sup>                                       | Pre Season Tourney                                                                                                                                                |
| April 1 <sup>st</sup>                                        | Opening Ceremonies                                                                                                                                                |
| April 14 <sup>th</sup> , 15 <sup>th</sup> & 17 <sup>th</sup> | Easter Weekend-No games                                                                                                                                           |
| April 24 <sup>th</sup>                                       | Mid Season Tournament<br>(Shetland 4, Shetland and Pinto-Baseball)<br>(Mustang, Bronco and Pony-Softball)                                                         |
| May 1 <sup>st</sup>                                          | Mid Season Tournament<br>(Shetland and Pinto-Softball)<br>(Mustang, Bronco and Pony-Baseball)                                                                     |
| May 25 <sup>th</sup> & 27 <sup>th</sup>                      | Team certification-Time and Location TBA                                                                                                                          |
| June 5 <sup>th</sup>                                         | 1 <sup>st</sup> All Star Invitational begin                                                                                                                       |
| June 12 <sup>th</sup>                                        | 2 <sup>nd</sup> All Star Invitational begin                                                                                                                       |
| June 19 <sup>th</sup>                                        | Section tournaments begin                                                                                                                                         |
| June 26 <sup>th</sup>                                        | Region tournament begin                                                                                                                                           |
| July 6 <sup>th</sup>                                         | Super Regional begin                                                                                                                                              |
| July 12 <sup>th</sup>                                        | Pony Baseball World Series begin – All divisions vary in dates and locations                                                                                      |
| July 18 <sup>th</sup> – 22 <sup>nd</sup>                     | Pony Softball World Series begin-Laredo, Texas<br>(Rain Day-July 23 <sup>rd</sup> )                                                                               |



[www.wsbnet.org](http://www.wsbnet.org)

[weslacopony.org](http://weslacopony.org)



### Spring 2018 Important Dates

|                                             |                                                                                                                                                                   |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 20 <sup>th</sup>                    | Spring Registration begins; Wednesday 6pm-730pm & Saturday 10am-2pm<br>Concession Stand @ Mayor Pablo G Pena Park (Weslaco City Park)                             |
| February 3 <sup>rd</sup>                    | Team Registration Deadline                                                                                                                                        |
| February 10 <sup>th</sup>                   | Final registration                                                                                                                                                |
| February 12 <sup>th</sup>                   | Parent Meeting for Shetland 4 (3-4 yr old) Coed and team formation @ 6pm                                                                                          |
| February 13 <sup>th</sup> -17 <sup>th</sup> | Team tryouts; Date per division TBA                                                                                                                               |
| February 17 <sup>th</sup>                   | Equipment to be issued                                                                                                                                            |
| February 19 <sup>th</sup>                   | Last day of equipment to be issued<br>(Daily Team Practice begins)                                                                                                |
| February 27 <sup>th</sup>                   | Daily Team Practice continues                                                                                                                                     |
| March 5 <sup>th</sup> -10 <sup>th</sup>     | Spring Season begins-games are held Monday thru Saturday, unless otherwise noted<br>(Game Schedule posted at <a href="http://www.wsbnet.org">www.wsbnet.org</a> ) |
| March 12 <sup>th</sup> – 17 <sup>th</sup>   | Spring Break for the week-No games                                                                                                                                |
| March 19 <sup>th</sup>                      | Continue Season                                                                                                                                                   |
| March 23 <sup>rd</sup> -24 <sup>th</sup>    | Onion Fest-No games                                                                                                                                               |
| March 26 <sup>th</sup>                      | Pre Season Tourney                                                                                                                                                |
| April 7 <sup>th</sup>                       | Opening Ceremonies                                                                                                                                                |
| March 30 <sup>th</sup> -Apr 2 <sup>nd</sup> | Easter Weekend-No games                                                                                                                                           |
| April 28 <sup>th</sup>                      | Mid Season Tournament<br>(Shetland 4, Shetland and Pinto-Baseball)<br>(Mustang, Bronco and Pony-Softball)                                                         |
| May 5 <sup>th</sup>                         | Mid Season Tournament<br>(Shetland and Pinto-Softball)<br>(Mustang, Bronco and Pony-Baseball)                                                                     |
| May 30 <sup>th</sup> -31 <sup>st</sup>      | Team certification-Time and Location TBA                                                                                                                          |
| June 4 <sup>th</sup>                        | 1 <sup>st</sup> All Star Invitational begin                                                                                                                       |
| June 11 <sup>th</sup>                       | 2 <sup>nd</sup> All Star Invitational begin                                                                                                                       |
| June 18 <sup>th</sup>                       | Section tournaments begin                                                                                                                                         |
| June 25 <sup>th</sup>                       | Region tournament begin                                                                                                                                           |
| July 6 <sup>th</sup>                        | Super Regional begin                                                                                                                                              |
| July 18 <sup>th</sup>                       | Pony Baseball World Series begin – All divisions vary in dates and locations                                                                                      |
| July 17 <sup>th</sup> – 21 <sup>st</sup>    | Pony Softball World Series begin-Laredo, Texas                                                                                                                    |

**2019 Spring Schedule Dates**  
**(Subject to change)**  
**WSB Pony League**

**Team Practice**

Mon.-Sat. Mar 4-9, 2019

Mon.-Sat. Mar. 11-16, 2019 (Spring Break)

**Pony Pre Season Tournaments**

**Location TBA**

**Baseball-Mustang, Bronco and Pony**

**Softball-Mustang, Bronco and Pony**

Begins Tuesday March 26<sup>th</sup>

**Spring Season Starts**

Mon. Apr. 1, 2019

**Mid Season Tournament**

**Subject to Change**

Mon.-Sat. Apr. 29-May 4, 2019

Baseball-Shetland and Pinto

Softball-Mustang, Bronco and Pony

Mon.-Sat. May 6-11, 2019

Baseball-Mustang, Bronco and Pony

Softball-Shetland and Pinto

**1<sup>st</sup> All Star Invitational**

**Subject to Change**

Mon.-Sat. June 3-8, 2019

**All Star Sectionals**

**Subject to Change**

Mon.-Sat. June 17-22, 2019

**Pre Season Tournaments**

**Weslaco Tournament**

Baseball-Shetland 4, Shetland 6u and Pinto

Softball-Shetland 6u and Pinto 8u

Mon.-Thur. Mar. 18-21, 2019

Mon.-Sat. Mar. 25-30, 2019

**Onion Fest**

Saturday Mar 23, 2019

**Opening Ceremonies**

Sat. Mar. 30, 2019

**Easter Break**

Fri.-Mon. Apr. 19-22, 2019

**Spring Season Ends**

**Subject to Change**

Thur. May 17, 2019

**2<sup>nd</sup> All Star Invitational**

**Subject to Change**

Mon.-Sat. June 10-15, 2019

**All Star Regionals**

**Subject to Change**

Mon.-Sat. June 24-29, 2019

**South Zone Softball World Series**

**Subject to Change**

July 16-20, 2019

Youngsville Sports Complex 801 Savoy Rd. Youngsville, Louisiana 70592

**South Zone Baseball World Series**

**Subject to Change**

Shetland 4 – Deer Park, Tx

July 12<sup>th</sup>

Pinto 7u – Deer Park, Tx

July 6<sup>th</sup>

Mustang 9u – Walnut, Ca

July 26<sup>th</sup> – 30<sup>th</sup>

Bronco 11u – Chesterfield, VA

July 26<sup>th</sup> – 30<sup>th</sup>

Shetland 6u – Youngsville, LA

July 11<sup>th</sup> – 14<sup>th</sup>

Pinto 8u – Youngsville, LA

July 11<sup>th</sup> – 14<sup>th</sup>

Mustang 10u – Youngsville, LA

Aug 2<sup>nd</sup> – 6<sup>th</sup>

Bronco 12u – Los Alamitos, CA

Aug 2<sup>nd</sup> – 6<sup>th</sup>



## 2020 Spring Schedule Dates

### Registration

Wed. Jan. 15, 2020  
Sat. Jan. 18, 2020  
Wed. Jan. 22, 2020  
Sat. Jan. 25, 2020  
Wed. Jan. 29, 2020  
Sat. Feb. 1, 2020  
Wed. Feb. 5, 2020  
Sat. Feb. 8, 2020  
Wed. Feb. 12, 2020  
Sat. Feb. 15, 2020  
Wed. Feb. 19, 2020  
Sat. Feb. 22, 2020 (team deadline)  
Wed. Feb. 26, 2020  
Sat. Feb. 29, 2020

### Tryouts

Mon. Mar. 2, 2020 (4U)  
Tues.-Sat. Mar. 3-7, 2020

### Practice

Mon.-Sat. Mar. 9-14, 2020  
Mon.-Sat. Mar. 16-21, 2020 (spring break)

### Pre-Season Tournament

Mon.-Thur. Mar. 23-26, 2020  
Mon.-Fri. Mar. 30-Apr.3, 2020

### Onionfest

Sat. Mar. 28, 2020

### Opening Ceremonies

Sat. Apr. 4, 2020

### Spring Season Start

Mon. Apr. 6, 2020

### Easter Break

Fri.-Mon. Apr. 10-13, 2020

### Mid-Season

Mon.-Sat. Apr. 27-May 2, 2020  
Mon.-Sat. May 4-9, 2020

Spring Season End  
Thur. May 16, 2020

1st All Star  
Mon.-Sat. June 1-6, 2020

2nd All Star  
Mon.-Sat. June 8-13, 2020

Sectionals  
Mon.-Sat. June 15-20, 2020

Regionals  
Mon.-Sat. June 22-27, 2020

All Star Team Practice  
Mon.-Sat. June 29-Jul. 4, 2020  
Mon.-Sat. Jul. 6-11, 2020  
Mon.-Sat. Jul. 13-18, 2020  
Mon.-Sat. Jul. 20-25, 2020



# Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                                                                                                                                   |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2434 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration after public hearing on Ordinance 2019-17 regarding the City's Participation in the Texas Enterprise Zone Program and nominating Kapal Cabinet House, LLC as an Enterprise Project and authorize the Mayor to execute any related documents. First reading of Ordinance 2019-17. Possible action. (Staffed by Weslaco Economic Development Corporation.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                      |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                  | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b>                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                            |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| Aida Vega<br>Mike Perez                                                                                                                                                                                                                                                                                                                                                                                  |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approved.                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
| <b>Staff Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Newspaper Public Notice, Letter from KAPAL re Enterprise Project, O2019-17<br>Enterprise Zone and Kapal Cabinet                                                                                                                                                                                                                                                           |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                              |  |

## **Public Notice Notice of Public Hearing**

Notice is hereby given in compliance with the City Charter of the City of Weslaco that the Weslaco City Commission will hold a Public Hearing on Tuesday, May 7, 2019 at 6:00 p.m. at the Weslaco City Hall, located at 255 S. Kansas Ave., Weslaco, Texas 78596.

The purpose of the Public Hearing will be to discuss the local incentives to be offered in the Weslaco Enterprise Zone and to nominate Kapal Cabinet House, LLC located at 508 S. Nevada Ave. in Weslaco, Texas 78596 as an Enterprise project.

All persons interested in the public hearing are encouraged to attend to express their views. Further information may be obtained by contacting the Economic Development Corporation of Weslaco at (956) 969-0838. Written comments may be submitted to Economic Development Corporation of Weslaco at 275 S. Kansas Ave., Suite A, Weslaco, Texas 78596.





April 25, 2019

Office of the Governor  
Economic Development and Tourism  
Texas Economic Development Bank  
Texas Enterprise Zone Program  
PO Box 12428  
Austin, Texas 78711



Mr. Mike Perez  
City Manager  
City of Weslaco  
255 South Kansas Avenue  
Weslaco, Texas 78596

Dear Mr. Perez,

Please accept this letter as a written request for the City of Weslaco to nominate Kapal Cabinet House, LLC and Kapal Companies as an Enterprise Project.

As you know, we recently decided to expand and move to Weslaco at 508 South Nevada Avenue that will serve as our international headquarters. Our facility will include a warehouse component along with a factory and showroom.

Our move to Weslaco facility will allow for us to build on our success of providing high volume, high quality, turn-key cabinets and countertops. We will house in-stock inventory of cabinets in one part of the facility, while manufacturing cabinets in another part of the building. Our customer base includes some of the fastest

growing hotel chains, as well as commercial, multi-family and residential cabinetry with integrated stone counter tops and shipping products all across North America.

The total capital investment we are making in Weslaco is over \$3 million that includes the acquisition and renovation of 80,000 square foot building and improvements to a hangar facility at the Weslaco Airport. There are approximately 30 employees working and we are expecting to grow to 60 employees within the next 3-5 years, totaling would be 100 employees from all Kapal Companies combined.

Kapal Cabinet House, LLC hereby certifies that the facility is located entirely at the qualified business site which is located in an enterprise zone in the City of Weslaco. Kapal Cabinet House, LLC also certifies that it will maintain separate books and records of the business activity conducted at the qualified business site or other information as required by the state and local government.

Kapal Cabinet House, LLC appreciates all the support received by the Weslaco community and are grateful for the consideration of nomination as an enterprise project. We look forward to working with the Weslaco community and the State of Texas in furthering the purposes of the Texas Enterprise Zone program and in strengthening our community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Irineo Capetillo', written over a horizontal line.

Irineo Capetillo  
President

## ORDINANCE 2019-17

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (ACT), PROVIDING TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING KAPAL CABINET HOUSE, LLC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM (EDT) THROUGH THE ECONOMIC DEVELOPMENT BANK (BANK) AS AN ENTERPRISE PROJECT (PROJECT).**

**WHEREAS**, the City Commission of the City of **Weslaco**, Texas desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the city and to provide employment to residents of such area; and

**WHEREAS**, the project or activity is located in an area designated as an enterprise zone; and

**WHEREAS**, pursuant to Chapter 2303, Subchapter F of the Act, **KAPAL Cabinet House, LLC** has applied to the City for designation as an enterprise project; and

**WHEREAS**, the City finds that **KAPAL Cabinet House, LLC** meets the criteria for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

**WHEREAS**, a public hearing to consider this ordinance was held by the City Commission on May 7, 2019;

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

- Section 1: **AUTHORITY OF LAW.** All requirements of law have been met in the passing of this Ordinance.
- Section 2: The City nominates **KAPAL Cabinet House, LLC** for enterprise project status.
- Section 3: The following local incentives, at the election of the governing body, are or will be made available to the nominated project:
- a) The City may amend the zoning ordinance of the municipality, as appropriate, to promote economic development.

- b) The City may fund infrastructure improvements to promote economic development.
- c) The City may make capital improvements in water and sewer facilities to promote economic development.
- d) The City may provide business and industrial development services to promote economic development.
- e) The City may provide promotion and marketing services to promote economic development.
- f) The City may provide job training and employment services to promote economic development.
- g) The City may provide foreign-trade zone services to promote economic development.
- h) The City may provide Freeport, and the Weslaco Independent School District, exemption to promote economic development.
- i) The City may provide economic development sales tax (4a) funds for economic development.
- j) The City and the EDC of Weslaco work diligently in recruiting business and industry, promoting our assistance in helping businesses navigate quickly through its permitting processes, as one of our valued incentive to prospective companies.
- k) The City is able to offer a Tax Abatement, Chapter 380, for businesses that are bringing high value development into the City.
- l) The EDC of Weslaco, working with South Texas College Mid Valley Campus, to design manufacturing and other relevant workforce training programs to provide manufacturing and technological skills to employees of firms doing business, or seeking to do business, in the City of Weslaco.
- m) The Capital Improvements Program of the City of Weslaco resurfaced and paved Utah Drive for traffic.
- n) The opening of the University of Texas Rio Grande Valley Commercialization and Innovation Center (UTRGV CIC) in August 2018 offers entrepreneurs a place to learn in the RGV and it is home to the Ph.D. Business program for the university. The UTRGV buses



serve this institution connecting to Edinburg and Harlingen's UTRGV.

The following local incentives, at the election of the governing body, are or will be made available in the enterprise zone, which are not applicable throughout the City.

- a) The City may establish simplified, accelerated or special permit procedures for enterprise projects.
- b) The City may give priority consideration to enterprise projects for use of ½ cent sales tax for economic development through the Economic Development Corporation of Weslaco.
- c) The City may give priority consideration to enterprise projects for infrastructure improvements.
- d) The EDC of Weslaco has targeted areas of the city for Weslaco 100 to maintain a viable and attractive Central Business for retail, commercial, office and loft apartments by focusing resources on a block- by-block strategy.
- e) The EDC of Weslaco Façade Renovations and Improvements policy is to maintain our corridors and the Central Business District attractive to retail, office and commercial operations by encouraging restoration and improvement of commercial property through financial incentives.

Section 4: The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 5: The City of Weslaco City Commission directs and designates its Executive Director of the Economic Development Corporation of Weslaco, Marie McDermott, as the City's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

Section 6: The City finds that **KAPAL Cabinet House, LLC** meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- (a.) **KAPAL Cabinet House, LLC** is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site located in an enterprise zone in the governing body's jurisdiction and at least

twenty-five percent (25%) of the business' new employees will be residents of an Enterprise Zone or economically disadvantaged individuals; and

- (b.) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- (c.) The designation of **KAPAL Cabinet House, LLC** as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 7: The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate on May 2024.

Section 8: This ordinance shall take effect from and after its passage as the law and charter in such case provides.

**PASSED AND APPROVED** this 7<sup>th</sup> day of May 2019.

**PASSED AND ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2447 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on Amendment No. 2 in the amount of \$27,000 to Halff Associates Civil Engineering Services for Storm Water Improvement Plan Contract for DR-4377 Hazard Mitigation Grant Application Assistance and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Background:</b><br>Staff received authorization to submit three (3) Notices of Intent to TDEM for Drainage Projects 3, 6 and 8 for Disaster Recovery Funds. Based on discussions with Halff, it is our recommendation to submit a HMGP application for Project 3 – Los Torritos Street and North Kansas Avenue and Project 8 – South Texas Boulevard and East 18th Street, as they are referred to in the Storm Water Improvements Plan that Halff has prepared for the City after the June 2018 rain event.<br><br>Halff is requesting that Task 9 be added to the scope of services for application assistance and administration for a fee not to exceed \$27,000. This will increase the Project Total from \$337,278 to \$364,278, before reimbursable expenses. These funds may be eligible as pre-award expenses, if funding is awarded by TDEM for these projects. |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b><br>At a Special meeting of October 23, 2013, the City Commission approved the Civil Engineering Services Agreement for Storm Water Improvement Plan and authorized the Mayor to execute any related documents. On December 4, 2018, the City City Commission approved Contract Amendment No. 1 to reduce the fee and eliminate Task 6 of the Scope of Services which included the preparation of an HMGP Application to TDEM for FEMA funding of the Villa Verde Detention Pond Project.                                                                                                                                                                                                                                                                                                         |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):<br>The item was not discussed with the Citizen Drainage Task Force.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                              |  |
| Aida Vega<br>Andrew Muñoz<br>Mike Perez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Created/Initiated<br>Approved<br>New                         |  |
| <b>City Manager Comments:</b><br>Approved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                              |  |

**Staff Recommendation:**

Staff recommends approval.

**Attachments, if any:**

34810 -Engineering Contract Amendment No. 2\_Revised

**Responsibilities upon Approval:**

Execute the amendment and issue Notice To Proceed with applications and submission of grant applications.





May 1, 2019  
34810.002

Mike Perez  
City Manager  
City of Weslaco  
255 South Kansas Ave.  
Weslaco, Texas 78596

Re: **Contract Amendment No. 2 –  
Civil Engineering Services for Storm Water Improvement Plan**

Dear Mr. Perez:

Halff Associates, Inc. (Halff) respectfully submits this contract amendment to alter the scope and fee of the Contract for the Civil Engineering Services for Storm Water Improvements Plan to add professional services related to the preparation and administration of Hazard Mitigation Grant Program (HMGP) Applications to the Texas Department of Emergency Management (TDEM) for Federal Emergency Management Administration (FEMA) funding related to DR-4377. At their Special meeting of October 23, 2013, the Weslaco City Commission approved the Civil Engineering Services Agreement for Storm Water Improvement Plan and authorized the Mayor to execute any related documents. On December 4, 2018, the City of Weslaco City Commission approved Contract Amendment No. 1 to reduce the fee and eliminate Task 6 of the Scope of Services which included the preparation of an HMGP Application to TDEM for FEMA funding of the Villa Verde Detention Pond Project because the scope of that project application is a component of Project No. 35 in Hidalgo County Drainage District No. 1's 2018 Drainage Bond Program Referendum that was voted on by Hidalgo County residents and passed on November 6, 2018.

It is our understanding that the City of Weslaco intends to submit an HMGP application for Project 3 – Los Torritos Street and North Kansas Avenue and Project 8 – South Texas Boulevard and East 18<sup>th</sup> Street, as they are referred to in the Storm Water Improvements Plan that Halff has prepared for the City after the June 2018 rain event. Halff is requesting that Task 9 be added to our scope of services for application assistance and administration and our fee be increased by \$27,000. This will increase the Project Total from \$337,278 to \$364,278, before reimbursable expenses. These funds may be eligible as pre-award expenses, if funding is awarded by TDEM for these projects.

We have prepared the attached proposed **Amendment No. 2** to add scope and increase the fee of the above referenced contract, as described above.

It has been a pleasure to work with you on this project. I will be available to meet with you to discuss the attached amendment scope at your convenience. Please contact me if you have any questions or need any additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "R. Saenz", is written over a horizontal line.

Robert L. Saenz, P.E., CFM, PMP  
Vice President

HALFF ASSOCIATES, INC.

5000 WEST MILITARY HIGHWAY, SUITE 100  
McALLEN, TX 78503-7446

TEL (956) 664-0286  
FAX (956) 664-0282

WWW.HALFF.COM

**AMENDMENT NO.2  
TO AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES  
ON A DEFINED SCOPE OF SERVICES BASIS  
BETWEEN CITY OF WESLACO  
AND  
HALFF ASSOCIATES, INC.  
FOR CIVIL ENGINEERING SERVICES FOR STORM WATER IMPROVEMENT PLAN**

THIS AMENDMENT NO. 2 is made as of the 5<sup>th</sup> day of May, in the year 2019, between The Weslaco City Commission (OWNER) and Halff Associates, Inc. (ENGINEER) for the Civil Engineering Services for Storm Water Improvement Plan Project in Weslaco, Texas (the PROJECT).

OWNER and ENGINEER in consideration of their mutual covenants herein agree in respect of the performance of professional engineering services by ENGINEER and the payment of those services by OWNER as set forth below.

WHEREAS, the OWNER and the ENGINEER executed the original Contract Agreement between Owner and Engineer for Engineering/Professional Services on the 26<sup>th</sup> day of October, in the year 2018; and, amended the Contract Agreement on December 4, 2018;

WHEREAS, it has become necessary to amend the contract to: add Task 9 to the Scope of Services and increase the Fee by \$27,000.

NOW, THEREFORE, premises considered, the OWNER and ENGINEER agree that said Agreement is amended to include the following Contract modifications:

1. Revise "EXHIBIT A – SCOPE OF SERVICES" as follows:

A. Add Task 9 to read as follows:

**Task 9: Assistance with two (2) Hazard Mitigation Grant Program Applications for DR-4377**

Assist the City of Weslaco prepare two Hazard Mitigation Grant Program (HMGP) Applications to the Texas Department of Emergency Management for Federal Emergency Management Administration (FEMA) funding for Project 3 – Los Torritos Street and North Kansas Avenue and Project 8 – South Texas Boulevard and East 18<sup>th</sup> Street, as they are referred to in the the Storm Water Improvements Plan that Halff has prepared for the City after the June 2018 rain event. Specifically, Halff will develop the scope of work narrative, refine the construction cost estimate for the project, prepare an environmental narrative and exhibits for use in completing the EHP Checklist, and refine the benefit cost analysis (BCA) for the projects utilizing the FEMA's Benefit Cost Toolkit Version 5.3. The City will utilize these components in their application for HMGP funding assistance and is solely responsible for the submission of the application to TDEM.

Professional services for project design and administration may be added as funding becomes available, with an approved contract amendment.

**AMENDMENT NO.2  
TO AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES  
ON A DEFINED SCOPE OF SERVICES BASIS  
BETWEEN CITY OF WESLACO  
AND  
HALFF ASSOCIATES, INC.  
FOR CIVIL ENGINEERING SERVICES FOR STORM WATER IMPROVEMENT PLAN**

2. Revise " FEE SCHEDULE" as follows:

A. Modify TABLE A.2 as follows:

| TASK DESCRIPTION                                     | FEE               |
|------------------------------------------------------|-------------------|
| Project Management                                   | \$ 90,470         |
| Base Model and Existing Hazard Identification        | \$ 51,780         |
| Future Conditions Analysis and Proposed Improvements | \$ 130,240        |
| Prioritize and Implementation Plan for Projects      | \$ 35,000         |
| Evaluate City's Short-Term Projects                  | \$ 16,350         |
| HMGP Application Assistance                          | \$ 3,085          |
| Preparation of Outreach Material                     | \$10,350          |
| DR-4377 HMGP Application Assistance                  | <b>\$ 27,000</b>  |
| <b>TOTAL</b>                                         | <b>\$364,275</b>  |
| Reimbursement                                        | \$ 32,500         |
| <b>TOTAL + Reimbursement</b>                         | <b>\$ 396,775</b> |

B. Modify maximum amount payable under original Contract Agreement dated the 26<sup>th</sup> day of October, in the year 2018, as defined below:

|                       |            |                       |
|-----------------------|------------|-----------------------|
| Original Contract:    | \$ 381,040 |                       |
| Thru Amendment No. 1: | \$ 369,775 | Decrease of \$ 11,265 |
| Amendment No. 2:      | \$ 396,775 | Increase of \$ 27,000 |

3. Revise " ATTACHMENT B" as attached:

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment as the day and year first above written.

OWNER:  
**CITY OF WESLACO**

ENGINEER:  
**HALFF ASSOCIATES, INC**

\_\_\_\_\_  
DAVID SUAREZ  
Mayor

DATE

5/7/19

\_\_\_\_\_  
ROBERT L. SAENZ, PE CFM PMP  
Vice President

| PROJECT TASK                                               | PRINCIPAL | PROJECT<br>MANAGER | Deputy PM | SR. H&H<br>ENGINEER | ENGINEER | EIT<br>ENGINEER | SURVEY<br>TECHNICIAN | GIS<br>ANALYST | GRAPHIC ART<br>/ MID<br>LANDSCAPE | SENIOR<br>ENVIRO | CLERICAL | SUBS         | EXPENSES | TOTAL        |
|------------------------------------------------------------|-----------|--------------------|-----------|---------------------|----------|-----------------|----------------------|----------------|-----------------------------------|------------------|----------|--------------|----------|--------------|
| CITY OF WESLACO - STORM WATER IMPROVEMENT PLAN             |           |                    |           |                     |          |                 |                      |                |                                   |                  |          |              |          |              |
| Labor Rate                                                 | \$330.00  | \$250.00           | \$195.00  | \$180.00            | \$128.00 | \$115.00        | \$90.00              | \$98.00        | \$115.00                          | \$185.00         | \$65.00  |              |          |              |
| Task 1 PROJECT MANAGEMENT & MEETINGS                       | 6         | 62                 | 128       | 76                  | 224      | 18              | 0                    | 0              | 28                                | 0                | 6        | 0            | \$10,500 | \$ 90,472.00 |
| 1.1. Project Meetings 12 + kick off +5 CC Mtgs (18 TOTAL)  | 2         | 24                 | 60        | 16                  | 80       | 10              |                      |                | 20                                |                  | 4        |              | \$5,000  | \$ 35,190.00 |
| 1.2. Project Management                                    | 4         | 32                 | 60        | 60                  | 140      |                 |                      |                |                                   |                  |          |              | \$3,000  | \$ 49,740.00 |
| 1.3. Project Outreach Meeting                              | 0         | 6                  | 8         |                     | 4        | 8               |                      |                | 8                                 |                  | 2        |              | \$2,500  | \$ 5,542.00  |
| Task 2 BASE MODEL AND EXISTING HAZARD IDENTIFICATION       | 0         | 14                 | 58        | 16                  | 104      | 44              | 16                   | 10             | 0                                 | 0                | 20       | \$12,000     | \$2,500  | \$51,782.00  |
| 2.1. GIS Data                                              |           | 2                  | 4         |                     | 16       | 10              |                      | 10             |                                   |                  | 20       |              |          | \$6,758.00   |
| 2.2. Field Reconnaissance                                  |           | 2                  | 20        |                     | 48       |                 | 16                   |                |                                   |                  |          | \$12,000     | \$2,500  | \$ 23,984.00 |
| 2.3. Existing Hydrologic and Hydraulic Models              |           | 2                  | 10        |                     | 16       | 10              |                      |                |                                   |                  |          |              |          | \$5,648.00   |
| 2.4. Identify Drainage Problems                            |           | 8                  | 24        | 16                  | 24       | 24              |                      |                |                                   |                  |          |              |          | \$15,392.00  |
| Task 3 FUTURE CONDITION ANALYSIS AND PROPOSED IMPROVEMENTS | 2         | 36                 | 176       | 123                 | 230      | 164             | 16                   | 10             | 0                                 | 40               | 0        | \$6,000      | \$5,000  | \$130,240    |
| 3.1. Prepare Future Hydrologic and Hydraulic Models        |           | 8                  | 80        | 45                  | 120      | 100             |                      | 10             |                                   |                  |          | \$6,000      |          | \$59,540     |
| 3.2. Identify Drainage Improvements                        |           | 16                 | 36        | 30                  | 30       | 24              |                      |                |                                   |                  |          |              | \$1,500  | \$ 23,020.00 |
| 3.3 Flood Reduction Alternative Analysis                   |           | 4                  | 40        | 40                  | 80       | 40              | 16                   |                |                                   | 40               |          |              | \$2,500  | \$ 39,680.00 |
| 3.4. Preliminary Opinion of Probable Construction Cost     | 2         | 8                  | 20        | 8                   |          |                 |                      |                |                                   |                  |          |              | \$1,000  | \$ 8,000.00  |
| 3.5. Recommend Drainage Criteria improvements              | 0         | 0                  | 0         | 0                   |          |                 |                      |                |                                   |                  |          |              | \$0      | \$ -         |
| Task 4 PRIORITIZE AND IMPLEMENTATION PLAN FOR PROJECTS     | 12        | 28                 | 52        | 20                  | 32       | 48              | 0                    | 0              | 0                                 | 0                | 10       | 22           | \$4,000  | \$34,988.00  |
| 4.1. Evaluate, Categorize and Prioritize Projects          | 4         | 24                 | 36        | 16                  | 24       | 48              |                      |                |                                   |                  | 10       | 22           | \$2,000  | \$26,484.00  |
| 4.2. Identify Possible Funding for Projects                | 8         | 4                  | 16        | 4                   | 8        |                 |                      |                |                                   |                  |          |              | \$2,000  | \$8,504.00   |
| Task 5 EVALUATE CITY'S SHORT-TERM DRAINAGE PROJECTS        | 1         | 2                  | 16        | 32                  | 16       | 40              | 0                    | 0              | 0                                 | 0                | 0        | 0            | \$1,500  | \$16,358.00  |
| 5.1. Evaluate benefits of City's Short-Term Projects       | 1         | 2                  | 16        | 32                  | 16       | 40              |                      |                |                                   |                  |          |              | \$1,500  | \$16,358.00  |
| Task 6 HMGP APPLICATION ASSISTANCE                         | 0         | 0                  | 0         | 0                   | 10       | 5               | 0                    | 5              | 0                                 | 4                | 0        | 0            | \$0      | \$3,085.00   |
| 6.1. Review Applications for Villa Verde HMGP Application  |           | 0                  | 0         | 0                   | 10       | 5               |                      | 5              |                                   | 4                |          |              |          | \$3,085.00   |
| 6.2. Update Applications for Villa Verde HMGP Application  |           | 0                  | 0         | 0                   | 0        | 0               |                      |                |                                   | 0                |          |              | \$0      | \$0.00       |
| Task 7 PREPARATION OF OUTREACH MATERIAL                    | 0         | 0                  | 0         | 0                   | 0        | 0               | 0                    | 0              | 90                                | 0                | 0        | 0            | \$7,000  | \$10,350.00  |
| 7.1. Prepare Graphic and Printed material pdf for bond     |           |                    |           |                     |          |                 |                      |                | 30                                |                  |          |              | \$1,000  | \$3,450.00   |
| 7.2. Prepare Presentation material                         |           |                    |           |                     |          |                 |                      |                | 20                                |                  |          |              | \$1,000  | \$2,300.00   |
| 7.3. Prepare videos and social media material for bond     |           |                    |           |                     |          |                 |                      |                | 40                                |                  |          |              | \$5,000  | \$4,600.00   |
| Task 9 DR- 4377 HMGP APPLICATION ASSISTANCE                | 1         | 2                  | 4         | 8                   | 40       | 130             | 0                    | 20             | 0                                 | 4                | 20       | 0            | \$2,000  | \$27,120.00  |
| 9.1. Application Assistance                                | 1         | 2                  | 4         | 8                   | 40       | 130             |                      | 20             |                                   | 4                | 20       |              | \$2,000  | \$27,120.00  |
| TOTAL Labor Summary                                        | 22.0      | 144.0              | 434.0     | 275.0               | 656.0    | 449.0           | 32.0                 | 45.0           | 118.0                             | 48.0             | 56.0     | \$ 18,022.00 | \$32,500 | \$364,395.00 |





# Standardized Agenda Request Form

|                                                                                                                                                                                                                              |                 |                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                       |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2449 |  |
| <b>From:</b>                                                                                                                                                                                                                 |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration on approval of an Ordinance canvassing election returns and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary's Department.) |                 |                                                              |  |
| <b>Background:</b><br>Commission action on February 13, 2019 approved Ordinance 2019-04 ordering a special bond election be held May 4, 2019.                                                                                |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                          |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                      | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature<br>Ordinance - First Reading                                                                                                                                         |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                 |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                    |                 |                                                              |  |
| Aida Vega<br>Aida Vega<br>Mike Perez                                                                                                                                                                                         |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approve contingent upon receiving unofficial canvass returns from Hidalgo County Elections Administration.                                                                                  |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Approve.                                                                                                                                                                                     |                 |                                                              |  |
| <b>Attachments, if any:</b>                                                                                                                                                                                                  |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                       |                 |                                                              |  |



## Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                           |                 |                                                              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------|--|
| <b>Date of Meeting:</b><br>May 7, 2019                                                                                                                                                                                                                                                                                    |                 | <b>Agenda Item No.</b> (to be assigned by CSO):<br>2019-2410 |  |
| <b>From:</b>                                                                                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>Subject:</b><br>Discussion and consideration to approve an Order of Special Election and Notice of Special Election to fill a vacancy for Commissioner District 4 to be held on July 16, 2019 and authorize the Mayor to execute any related documents. Possible action. (Staffed by the City Secretary's Department.) |                 |                                                              |  |
| <b>Background:</b>                                                                                                                                                                                                                                                                                                        |                 |                                                              |  |
| <b>Funding Source</b> (budget code, if applicable):                                                                                                                                                                                                                                                                       |                 |                                                              |  |
| Amount:                                                                                                                                                                                                                                                                                                                   | Term of Impact: | Identified in Current Budget:                                |  |
| <b>Additional Action Prompted:</b><br>Mayor's Signature                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>If item previously considered, provide date and action by Commission:</b>                                                                                                                                                                                                                                              |                 |                                                              |  |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b>                                                                                                                                                             |                 |                                                              |  |
| <b>Advisory Review, if any</b> (name of board/committee, date of action, recommendation):                                                                                                                                                                                                                                 |                 |                                                              |  |
| Aida Vega<br>Aida Vega<br>Mike Perez                                                                                                                                                                                                                                                                                      |                 | Created                                                      |  |
| <b>City Manager Comments:</b><br>Approved.                                                                                                                                                                                                                                                                                |                 |                                                              |  |
| <b>Staff Recommendation:</b><br>Approve                                                                                                                                                                                                                                                                                   |                 |                                                              |  |
| <b>Attachments, if any:</b><br>Order of Special Election, Notice of Special Election_Redacted                                                                                                                                                                                                                             |                 |                                                              |  |
| <b>Responsibilities upon Approval:</b>                                                                                                                                                                                                                                                                                    |                 |                                                              |  |

ORDER OF SPECIAL ELECTION FOR MUNICIPALITIES  
(ORDEN DE ELECCION ESPECIAL PARA MUNICIPIOS)

An election is hereby ordered to be held July 16, 2019 for the purpose of:  
(date)

Electing a City of Weslaco Commissioner District 4 for an unexpired term.

(Por la presente se ordena que se llevará a cabo una elección el día 16 Julio 2019 con el propósito de:)  
(fecha)

Elegir Ciudad de Weslaco Comisionado Distrito 4 por un término no vencido

Early voting by personal appearance will be conducted each weekday at  
(La votación adelantada en persona se llevará a cabo de lunes a viernes e:)

Business, Visitor and Event Center, 275 South Kansas, Weslaco, Texas 78596  
(location) (sitio)

Recommended but not required

between the hours of 7:00 a.m. and 7:00 p.m. beginning on (entre las 7:00 de la mañana y las 7:00 de la tarde empezando el July 1, 2019 and July 12, 2019/ 1 de Julio del 2019 y el 12 de Julio del 2019  
(date) (fecha)  
and ending on (y terminando el)(date) (fecha) July 1, 2019 and July 12, 2019.

between the hours of 8:00 a.m. and 5:00 p.m. beginning on (entre las 8:00 de la manana y las 5:00 de la tarde empezando el July 2, 2019/ 2 de Julio del 2019 and ending on (y terminado el) 11 de Julio del 2019.  
(date) (fecha)

Closed (cerrado) July 4, 2019 el día 4 de Julio del 2019.  
(date) (fecha)

Applications for ballot by mail shall be mailed to:  
(Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:)

Yvonne Ramon  
(Name of Early Voting Clerk)  
(Nombre del Secretario(a) de la Votación Adelantada)

101 S. 10th Avenue  
(Address) (Dirección)

Edinburg, Texas 78596  
(City) (Ciudad) (Zip Code) (Zona Postal)

Applications for ballots by mail must be received no later than the close of business on  
(Las solicitudes para boletas que se votarán en ausencia por correo deberán recibirse para el fin de las horas de negocio el)

July 5, 2019 / día 5 de Julio 2019

Issued this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
(Emitida este día \_\_\_\_\_ de \_\_\_\_\_, 20\_\_\_\_\_.)

\_\_\_\_\_  
Commissioner  
(Comisionado)

\_\_\_\_\_  
Commissioner  
(Comisionado)

\_\_\_\_\_  
Commissioner  
(Comisionado)

\_\_\_\_\_  
Signature of Mayor  
(Firma del Alcalde)

\_\_\_\_\_  
Commissioner  
(Comisionado)

\_\_\_\_\_  
Commissioner  
(Co)

**Instruction Note: A copy of this election order must be delivered to the county Clerk/elections Administrator and Voter Registrar immediately after ordering the election.**  
  
(Nota de instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes inmediatamente después de ordenar la elección.)

NOTICE OF SPECIAL ELECTION  
(AVISO DE ELECCION ESPECIAL )

To the registered voters of the City of \_\_Weslaco\_\_, Texas:  
(a los votantes registrados del Ciudad de \_\_Weslaco\_\_, Texas):

Notice is hereby given that the polling places listed below will be open from 7:00 a.m. to 7:00 p.m., on July 16, 2019, for voting in a Special election to elect City Commissioner District 4 for an unexpired term.  
(Notifíquese, por las presente, que las casillas electorales citadas abajo se abrirán desde las 7:00 a.m. hasta las 7:00 p.m. el 16 de Julio de 20 19 para votar en la Elección Especial para elegir Comisionado Distrito 4.)

LOCATION(S) OF POLLING PLACES  
(DIRECCION(ES) DE LAS CASILLAS ELECTORALES)  
Business, Visitor and Event Center, 275 South Kansas Avenue, Weslaco, Texas  
Stephen F. Austin, 514 W. 4th, Weslaco, Texas

Early voting by personal appearance will be conducted each weekday at  
(La votación adelantada en persona se llevará a cabo de lunes a viernes en)

Business, Visitor and Event Center, 275 South Kansas Avenue, Weslaco, Texas  
(location) (sitio)

Recommended but not required

between the hours of 7:00 a.m. and 7:00 p.m. beginning on (entre las 7:00 de la mañana y las 7:00 de la tarde empezando el July 1, 2019 and July 12, 2019/ 1 de Julio del 2019 ey 12 de Julio del 2019  
(date) (fecha)  
and ending on (y terminando el)(date) (fecha) July 1, 2019 and July 12, 2019.  
  
between the hours of 8:00 a.m. and 5:00 p.m. beginning on (entre las 8:00 de la manana y las 5:00 de la tarde empezando el July 2, 2019/ 2 de Julio del 2019 and ending on (y terminado el) 11 de Julio del 2019.  
(date) (fecha)

**Closed (cerrado) July 4, 2019 el dia 4 de Julio del 2019.**  
(date) (fecha)

Applications for ballot by mail shall be mailed to:  
(Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:)

Yvonne Ramon  
(Name of Early Voting Clerk)  
(Nombre del Secretario(a) de la Votación Adelantada)  
  
101 S. 10th Avenue  
(Address) (Dirección)  
  
Edinburg, Texas 78596  
(City) (Ciudad) (Zip Code) (Zona Postal)

Applications for ballots by mail must be received no later than the close of business on  
(Las solicitudes para boletas que se votarán en ausencia por correo deberán recibirse para el fin de las horas de negocio el)  
July 5, 2019 / dia 5 de Julio 2019  
(date) (fecha)

Issued this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
(Emitida este día \_\_\_\_\_ de \_\_\_\_\_, 20 \_\_\_\_\_.)

\_\_\_\_\_  
Signature of Mayor (Firma del Alcalde)



## Weslaco Area Chamber of Commerce

| April Advertising   |                                           |                   |
|---------------------|-------------------------------------------|-------------------|
| Item                | Description                               | Cost              |
| General Advertising | Clear Channel-Airport Nature Digital Sign | \$1,980.00        |
| Mexico Advertising  | deShopping                                | \$500             |
|                     | AIM Media                                 | \$1,575.00        |
| Texas Domestic      | Benchmark-Billboards I-2/Expressway 83    | \$2,300.00        |
| <b>Total:</b>       |                                           | <b>\$6,355.00</b> |

| Business, Visitor & Events Center |            |
|-----------------------------------|------------|
| Walk-In Visitors                  | 350        |
| Early Voters                      | 100        |
| In State Visitors                 | 23         |
| Out of State visitors             | 44         |
|                                   |            |
| <b>Total:</b>                     | <b>517</b> |

\*total of 14 facility reservations (conference center/board room)

### Highlights:

- ✓ Mexico digital campaign targeted display in both Mexico and Airport results:
  - Total Impressions: 348,974 (number of times displayed)
  - Total Clicks: 2,282
- ✓ Digital Airport Sign at Valley International Airport highlights Weslaco's 3 nature centers!



THE ECONOMIC DEVELOPMENT CORPORATION  
OF WESLACO

*Whether you are launching, expanding or relocation a business, it makes sense to choose Weslaco – it is the Business Center of the Rio Grande Valley!*

April 30, 2019

**Participated in Viva Fresh Tradeshow in San Antonio**

Staff participated in the tradeshow presented by Texas International Produce Association on April 25 – 27, 2019 in San Antonio, Texas. This is the 5<sup>th</sup> year show. The goal was to establish an event that would celebrate the impressive growth of the Tex-Mex region and offer opportunities for meaningful networking. This year's Keynote Luncheon featured Seamus Mullen, who shared his personal health and wellness journey focusing on the role of fresh fruits and vegetables in overcoming Rheumatoid Arthritis. Three Weslaco firms participated in the tradeshow.

**Preparing for International Council of Shopping Centers**

Staff is working on appointments for the tradeshow. The ICSC will consist of professional development workshops, conference sessions and appointments with commercial realtors, developers and retail representatives. ReCON is May 19 -22, 2019.

**July 4<sup>th</sup> Event**

The first committee meeting was held on April 10<sup>th</sup> with City of Weslaco personnel, Zach Sunderland, Eudy Carrillo, Tom Logan and Minerva Gonzalez of LRGVDC Transportation Center, Police Department and Customs and Border Patrol. Booked two out of 3 bands: Southern Ashes; and Jaime De Anda (headliner). Next committee meeting will be held on May 16, 2019.

**Summary of Leads List**

Staff is working a total of 55 leads.

|                      |         |           |                              |
|----------------------|---------|-----------|------------------------------|
| 2016/2017 TOTAL WINS | 14 WINS | JOBS: 296 | CAPITAL INVEST. \$15,302,638 |
| 2017/2018 TOTAL WINS | 23 WINS | JOBS: 266 | CAPITAL INVEST. \$31,083,199 |

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

**(956) 969-0838 • (956) 969-8611 Fax**

**[www.weslacoedc.com](http://www.weslacoedc.com)**

## NORTH SIDE FIRE STATION PROJECT

| General Information                                   |  |
|-------------------------------------------------------|--|
| <b>Phase:</b> Construction                            |  |
| <b>Scope:</b> Construction of North Side Fire Station |  |

| Team Members                   |                                  |
|--------------------------------|----------------------------------|
| Project Manager: Andrew Munoz  | Material Testing: MEG            |
| City Engineer: Ben Worsham     | Geo-Tech: MEG                    |
| Architect: Alvarado Architects | Contractor: Tri-Gen Construction |

| Scheduled Activities/Milestones           |           |           |            |
|-------------------------------------------|-----------|-----------|------------|
| Activity Description                      | Start     | Finish    | % Complete |
| Notice to Proceed                         | 3/22/2019 | 3/22/2019 | 100%       |
| Building Permit                           | 3/25/2019 | 4/5/2019  | 100%       |
| ESID #                                    | 3/22/2019 | 3/22/2019 | 100%       |
| AEP Review of Easement Notification       | 3/22/2019 | 5/16/2019 | 0%         |
| Order Builders Risk Policy                | 3/22/2019 | 3/26/2019 | 100%       |
| Mobilization                              | 4/8/2019  | 4/12/2019 | 100%       |
| Metal Bld Subml/Order                     | 4/1/2019  | 5/10/2019 | 0%         |
| Stake out Bld Corners & Ref. Benchmark    | 4/1/2019  | 4/1/2019  | 0%         |
| Clearing and Mowing                       | 4/5/2019  | 4/11/2019 | 100%       |
| Silt Fence                                | 4/11/2019 | 4/15/2019 | 100%       |
| Construction Entrance                     | 4/11/2019 | 4/15/2019 | 100%       |
| Temp Fence Around Building Pad            | 4/15/2019 | 4/17/2019 | 100%       |
| Submittals for Metal Building to Engineer | 5/13/2019 | 5/15/2019 | 0%         |
| Excavt. for Bldg Pad                      | 4/17/2019 | 5/6/2019  | 100%       |

| Issues/Challenges                            |
|----------------------------------------------|
| Review & Order Anchor Bolts & Metal Building |

| Financial Data                         |                 |
|----------------------------------------|-----------------|
| Original Contract Sum                  | \$ 1,338,745.35 |
| Net Change Orders                      | \$ -            |
| Total Completed & Stored to Date       | \$ 64,260.15    |
| Retainage (10%)                        | \$ 6,426.02     |
| Total Earned less Retainage            | \$ 57,834.13    |
| Balance to Finish, Including Retainage | \$ 1,280,911.22 |

| Status                                                                 |
|------------------------------------------------------------------------|
| There have been 25 submittals                                          |
| There have been 2 "Failed" Soil Density Tests - Retested (Owners Exp.) |
| Bi-Monthly meetings to discuss project status                          |

| 60 Day Look Ahead                                           |
|-------------------------------------------------------------|
| Reusing Dirt and Bringing in Select Fill Compaction Testing |
| Concrete Forming                                            |
| Approved Metal Building Plans Back to Vendor                |
| Knockout for FDC in Riser Room                              |
| Pest Control                                                |
| Plumbing Rough in                                           |
| Electrical Rough in                                         |
| Pour and Cure Concrete                                      |
| Forming Exterior Walls - Area 1                             |
| Exterior Sheathing - Area 1                                 |
| Dampproofing - Area 1                                       |
| CMU of Brick -Area 1                                        |



Date: April 26, 2019  
Project Name: North Side Fire Station  
Client: City of Weslaco  
AAA Project #: 1709

Contractor: TriGen Construction

## CONSTRUCTION OBSERVATION REPORT

### 1) OBSERVATIONS:

1. The site has been cleared.
2. The job sign is posted on site.
3. The Groundbreaking ceremony took place April 11, 2019.
4. The silt fence has been installed around the site.
5. The construction entrance is in place with large stone aggregate for compliance with SWPPP.
6. The building corners have been staked.
7. TriGen has excavated the site.
8. Select Fill has been brought to the site.
9. The select fill is being compacted in 6-inch lifts per the plans and specifications.
10. The Testing Lab has been on site for material testing.
11. A water truck is on site for dust control.
12. Portable restrooms have been brought in.
13. The job trailer is on site and it is operational.

### 2) IMAGES



Project Sign is posted on site.



Construction entrance – large stone.





Silt fence in place.



Select fill – 6 inch lifts.



Water truck on site for dust control.



Staking of building corners has taken place.

## NORTH SIDE SPORTS COMPLEX

|                                                               |
|---------------------------------------------------------------|
| General Information                                           |
| Phase: Design                                                 |
| Scope: Design and Construction of a North Side Sports Complex |

[illegible]

| Issues/Challenges |
|-------------------|
| None              |

| Team Members                  |                   |
|-------------------------------|-------------------|
| Project Manager: Andrew Munoz | Material Testing: |
| City Engineer: Ben Worsham    | Geo-Tech: EarthCo |
| Architect: Gignac             | Contractor:       |

| Financial Data                         |      |
|----------------------------------------|------|
| Original Contract Sum                  | \$ - |
| Net Change Orders                      | \$ - |
| Total Completed & Stored to Date       | \$ - |
| Retainage (10%)                        | \$ - |
| Total Earned less Retainage            | \$ - |
| Balance to Finish, Including Retainage | \$ - |

| Status                                                       |
|--------------------------------------------------------------|
| Finalizing Gignac Contract                                   |
| Pending Approval for Boring Locations - Environmental Review |
| Selection of Equipment Preference                            |

|                                              |
|----------------------------------------------|
| <b>60 Day Look Ahead</b>                     |
| May 8, 2019 visit with TX Parks and Wildlife |
| Geo-Tech Boring and Reports                  |
| June 1, 2019 Grant Award Date                |
| KCCF Semi-Annual Grant Report Due            |
| Maintain Site                                |