

**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
THURSDAY, MAY 23, 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 Thursday, May 23, 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. 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discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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 on second and final reading of the following:

- 1) Approval on 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 held on May 7, 2019; staffed by Planning and Code Enforcement Department.) Attachment
- 2) Approval on 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 held May 7, 2019; staffed by Planning and Code Enforcement Department.) Attachment
- 3) Approve Ordinance 2019-16 to rezone 723 N Padre, 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 and authorize the Mayor to execute any related documents. (First reading held on May 7, 2019; staffed by Planning and Code Enforcement Department.) Attachment
- 4) Approval 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 held May 7, 2019; staffed by Weslaco Economic Development Corporation.) Attachment

B. Authorization to continue participation in the LESO program allowing City to obtain military surplus equipment for law enforcement use and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

C. Authorization to apply for the FY2019 Texas State Library Interlibrary Loan Lending Reimbursement Program and authorize the Mayor to execute any related documents. (Staffed by the Library Department.) Attachment

IV. APPOINTMENTS

A. Discussion and consideration to approve Resolution 2019-52 appointing an official member and an alternate member to the Amigos del Valle, Inc. Board of Directors and authorize the Mayor to execute any related documents. Possible action.

(Requested by Amigos del Valle.) Attachment

V. OLD BUSINESS

- A. 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. (This item was tabled on May 7, 2019; staffed by Planning and Code Enforcement Department.) Attachment
- B. 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. (This item was tabled on May 7, 2019; staffed by Planning and Code Enforcement Department.) Attachment

VI. NEW BUSINESS

- A. Discussion and consideration to approve an Interlocal Agreement with Weslaco Independent School District and the City of Weslaco for community outreach through cooperative efforts by providing information regarding resources for the improvement of the health, safety, and welfare of individuals in Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment
- B. Discussion and consideration to contract Southern Trenchless, Buyboard Vendor Contract No. 555-18, for sewer line pipe bursting project on Texas Blvd. (from 3rd St. - 7th St.) in an amount not to exceed \$139,994 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment
- C. Discussion and consideration on Resolution 2019-53 suspending the June 5, 2019 effective date of AEP Texas Inc.'s request for rate change to permit City time to study; approving cooperation with Cities served by AEP; hiring LLoyd Gosselink Attorneys and Consulting Services to negotiate and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.) Attachment

- D. Discussion and consideration on Resolution 2019-54 authorizing intervention in AEP Texas Inc.'s requested rate change proceeding before the commission; approving cooperation with the cities served by AEP Texas; hiring Lloyd Gosselink Attorneys and Consulting Services to negotiate and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers Office.) Attachment
- E. Discussion and consideration on request from WesFAR Apts LLC for Traffic Impact Study Waiver for proposed 304 Unit Multi-Family Development and authorize cost participation for construction and installation of road improvements on Frost Proof Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers Office.) Attachment
- F. Discussion and consideration on Interlocal between City of Weslaco and the Hidalgo County Drainage District #1 for the reimbursement for improvements included in the Austin and Merida Crossings Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

VII. REPORTS

- A. Report by Library Department.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

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

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

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

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

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

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.
- B. Legal Consultation - Seek City Attorney opinion relating to the lawsuit with CDM as authorized by §551.071 of the Texas Government Code.
- C. Legal Consultation - Consultation with City Attorney regarding City of Weslaco v. Briones Consulting and Engineering as authorized by §551.071 of the Texas Government Code.
- D. Pending Litigation - Report by City Attorney regarding all pending litigation as provided to City Auditor as authorized by §551.071 of the Texas Government Code
- E. 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.
- F. Legal Consultation - Seek City Attorney opinion on potential litigation concerning a trailer located East of Pleasantview Drive on E Expressway Frontage as authorized by §551.071 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 17th day of May 2019 at 4:00 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Myra Ayala, City Secretary

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

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

Removed from Bulletin Board

Date:

Initials:



Standardized Agenda Request Form

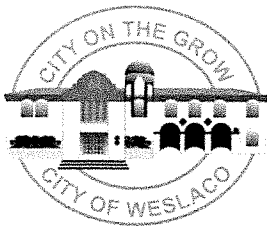
Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2436	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral recognition. E. Roll Call			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Molly Vallejo		Created/Initiated	
Aida Vega		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Father Luis F. Sanchez, St. Pius X Catholic Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2362
From: Benjamin Worsham		
Subject: Approval on 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 held on May 7, 2019; 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 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 Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval based on surrounding property.		
Attachments, if any: 413 N Kansas- Attachments, 413 N Kansas- Aerial, O2019-13 rezone 413 N Kansas		
Responsibilities upon Approval:		

Staff will notify applicant.



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 14 & 15 Block 4

Subdivision Name GONZALEZ ADDITION

Street Address 413 N. KANSAS

Existing Zoning RESIDENTIAL Existing Land Use R1

Proposed Zoning PARKING 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@mgc.net

OWNER

Name VANTAGE BANK Phone (956) 968-1511

Address 501 S. KANSAS Fax: _____

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

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

Signature _____

Date _____

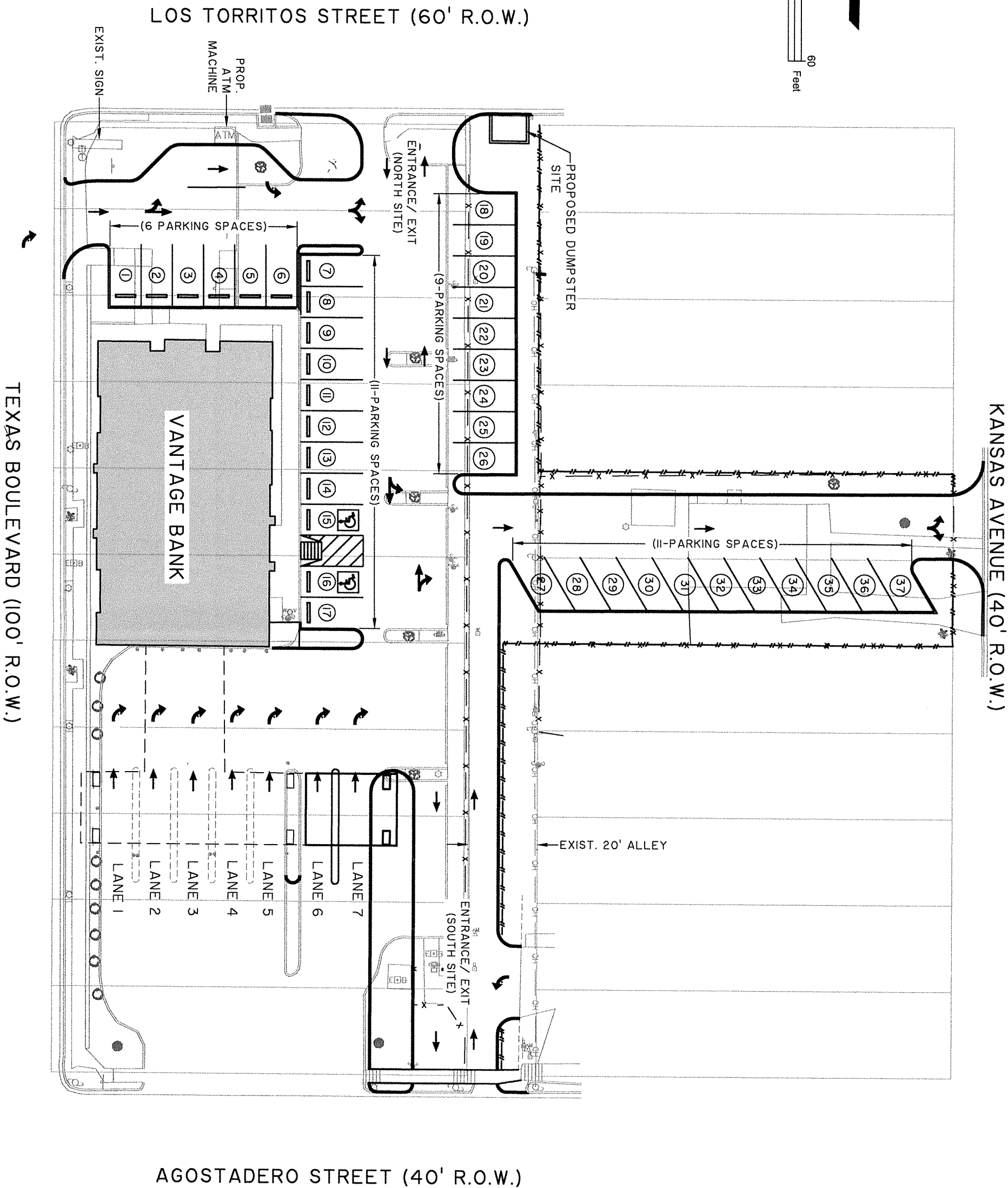
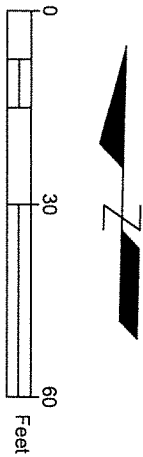
Signature [Signature] Owner

Date 3/15/2019

Signature Rain Applicant

Date 3/18/2019

Authorized Agent



**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.

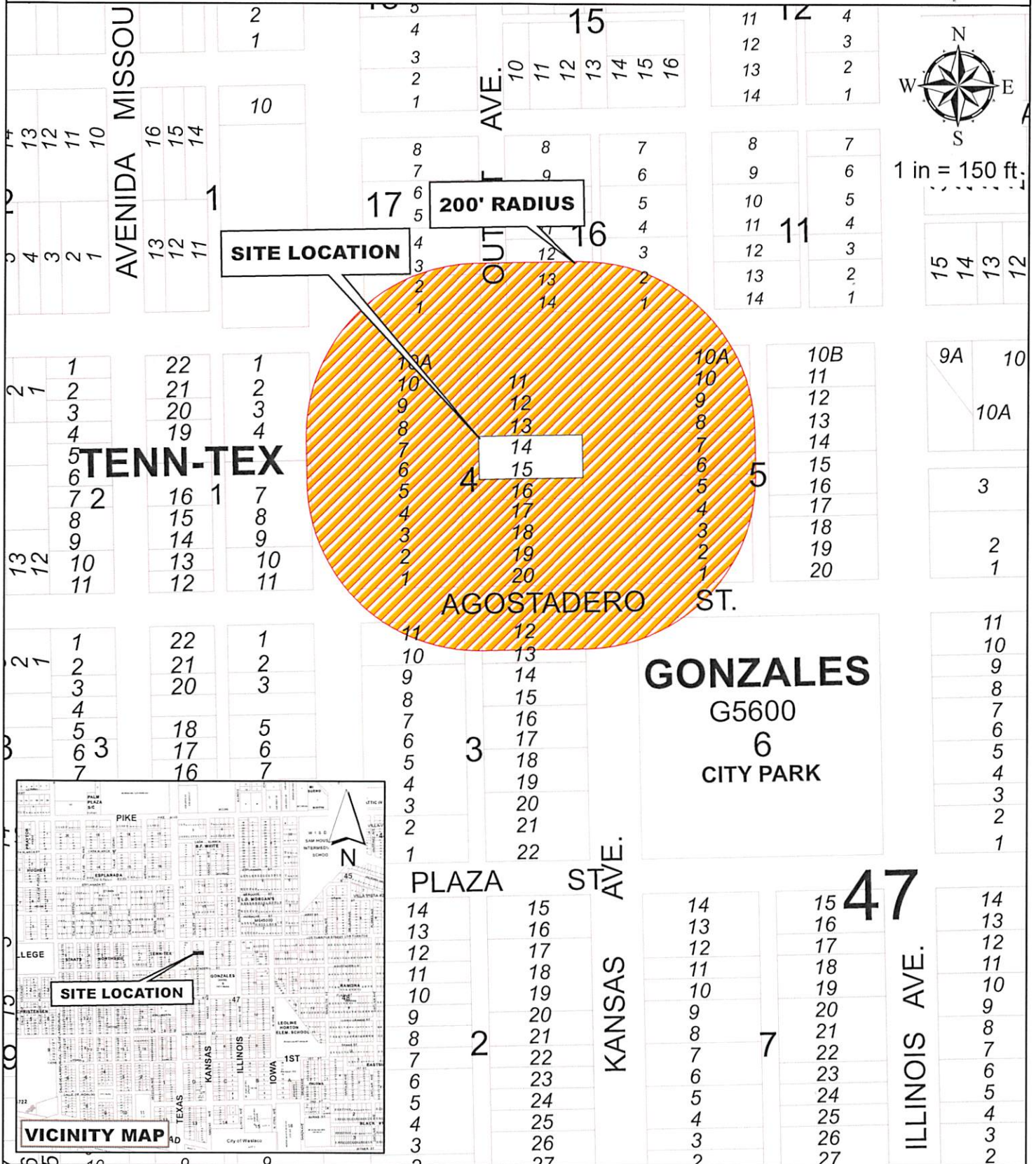
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

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

Rebekah de la Fuente
Senior Planner

CITY OF WESLACO



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



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 23rd 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 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2364
From: Benjamin Worsham		
Subject: Approval on 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 held May 7, 2019; 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 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 Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Staff recommended approval.		
Attachments, if any: 3520 N Milano- ATTACHMENTS, 3520 N Milanos- Aerial, O2019-15 rezone 3520 N Milano		

Responsibilities upon Approval:

Staff will notify applicant.



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block 1

Subdivision Name Avanti Legacy at Sienna Palms

Street Address 3520 N. Milano Road Weslaco, TX 78599

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

Proposed Zoning R-2 Proposed Land Use Multifamily

☒ \$300.00 non-refundable filing fee.

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

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

☒ City and school tax receipts attached.

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

APPLICANT

Name Avanti at Sienna Palms Legacy, LP Phone 5129140953

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

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

OWNER

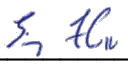
Name Jimmy Closner & Sons Construction Co., Inc. Phone 956-565-2688

Address PO Box 170 Fax: 956-565-0347

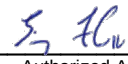
City Mercedes State TX Zip Code 78570 E-Mail: bclosner@jimmyclosner.com

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.

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

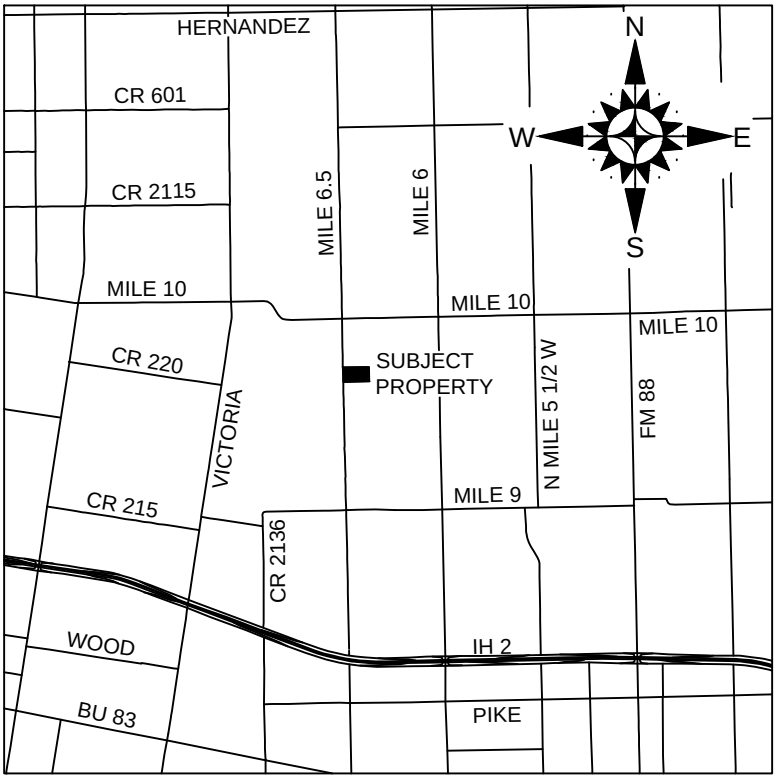
Receipt Date	Amount	Tax Year
2017-12-18	\$463.01	2017
2017-01-05	\$488.62	2016
2016-02-03	\$543.52	2015
2015-01-30	\$487.94	2014
2014-01-31	\$459.09	2013
2013-01-31	\$442.66	2012
2012-03-27	\$463.41	2011
2011-01-28	\$427.93	2010
2009-12-30	\$443.64	2009
2008-12-30	\$443.24	2008
2007-12-17	\$411.57	2007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

Terms of Use

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HIDALGO COUNTY TAX OFFICE
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____

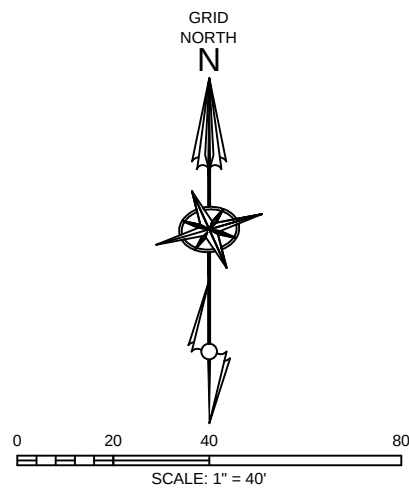
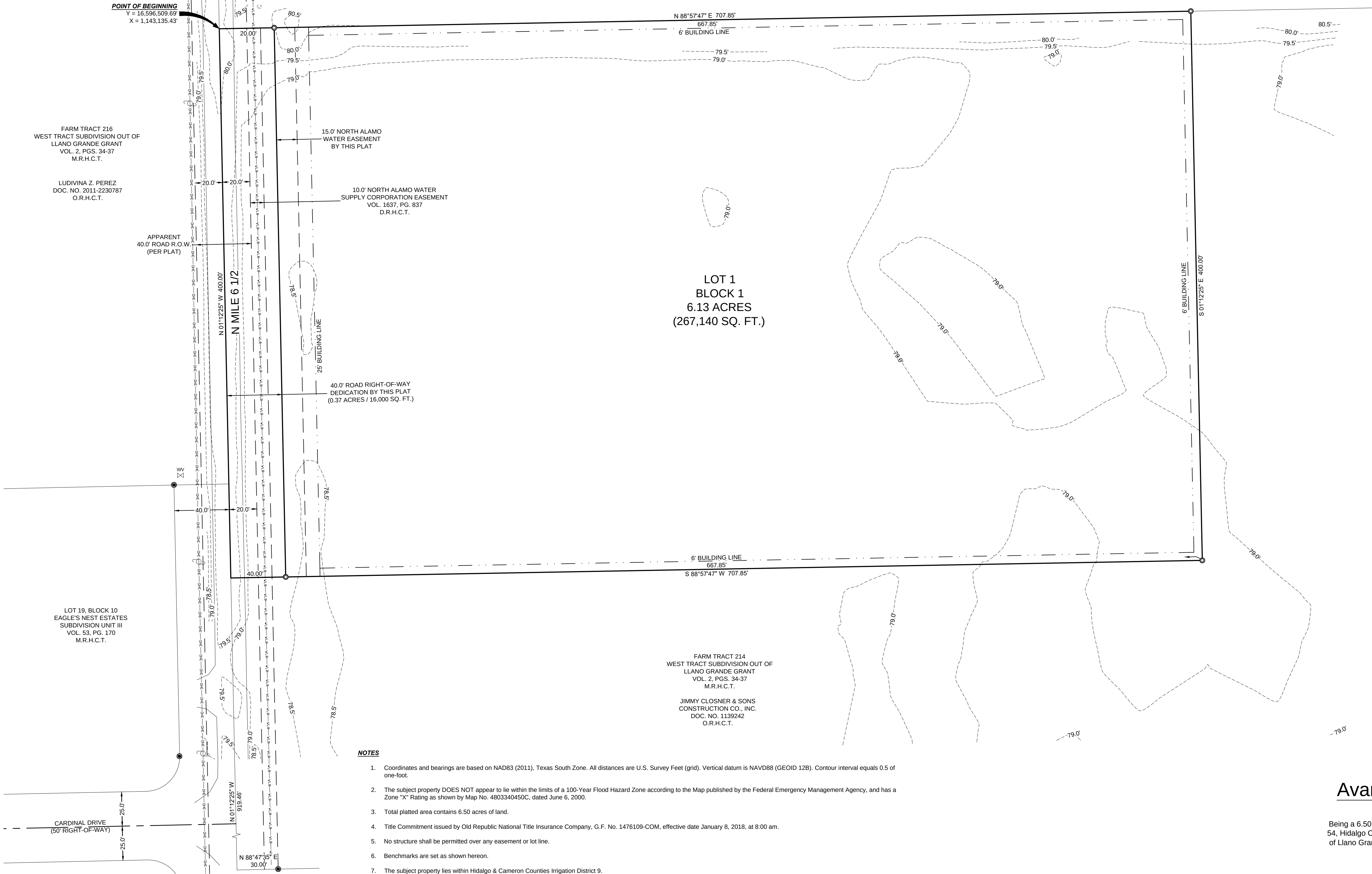
PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

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



OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

State of Texas
County of Hidalgo

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

David R. Closner
President

Date

State of Texas
County of Hidalgo

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

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

Notary Public
_____, County, Texas

RIGHT OF WAY EASEMENT

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

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

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

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

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

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

State of Texas
County of Hidalgo

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

Administrator/Planning and Zoning Department Director

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

State of Texas
County of Hidalgo

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

Hidalgo County Drainage District No. 1

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

Date

Avanti at Sienna Palms Legacy

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

On: _____ At: _____ AM / PM

Instrument Number
of the Map Records of Hidalgo County, Texas

By: _____
Deputy

PLOT DATE: 12/07/2018

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

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

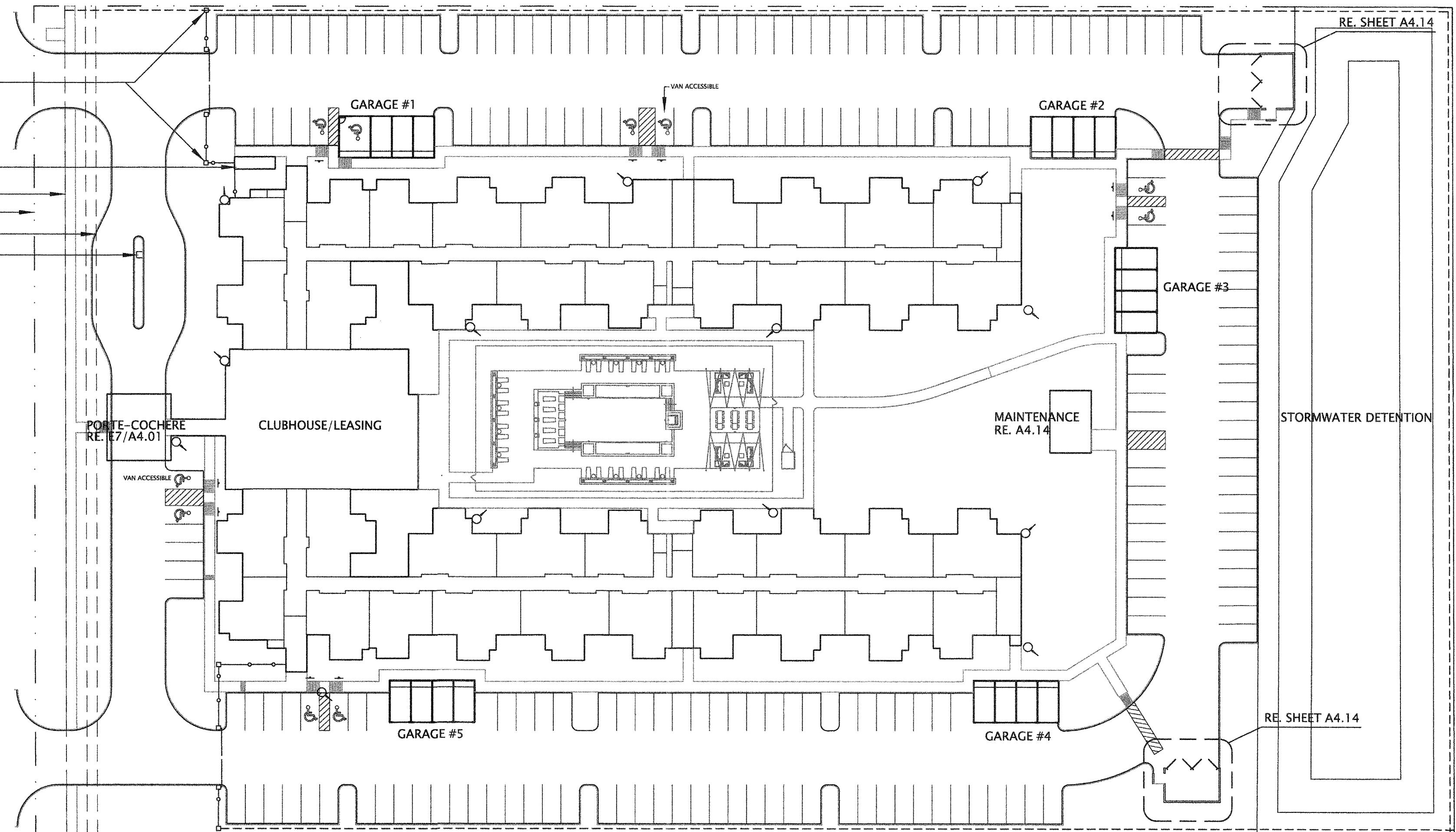
MAIL KIOSK RE. A4.12

20' R.O.W.

PROPERTY LINE

25' BUILDING SETBACK

CARD READER



LEGEND:

6'-0" TALL METAL FENCE

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

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

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

PROJECT INFORMATION

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

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.

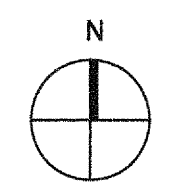
SHOULD CONFLICTS EXIST BETWEEN CIVIL DRAWINGS AND ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS SHALL GOVERN FOR PLACEMENT OF BUILDINGS, ROADWAYS, AND PARKING.

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.

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



AVANTI LEGACY AT SIENNA PALMS

WESLACO, TEXAS

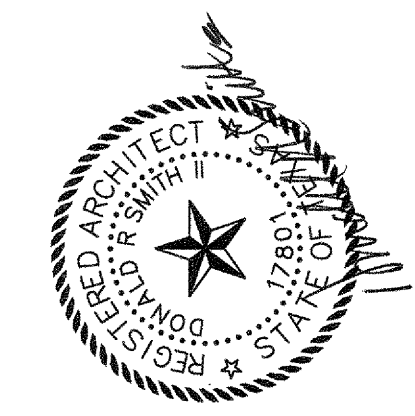
AVANTI AT SIENNA PALMS
LEGACY, L.P.

NDA PROJECT # 2018-03

A2.00 ARCHITECTURAL SITE PLAN

Issue Date Description

1 11/19/18 ISSUE FOR PERMIT



DATE OF AFFIRMATION: 11/19/18

northfield design associates, Inc.

1524 S. IH-35, STE. 233 AUSTIN, TX 78704

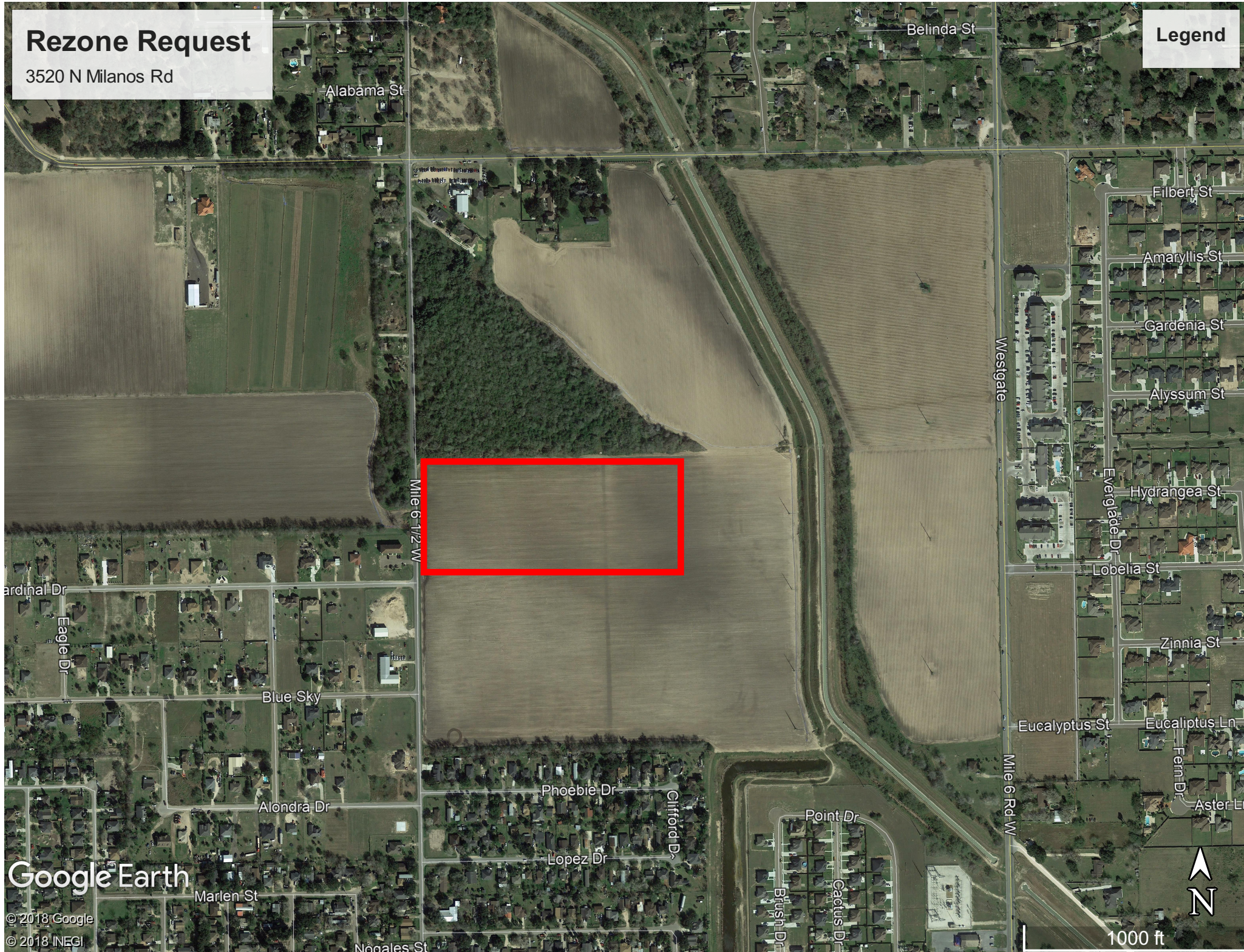
512/302-1458 v dsmith@nda-austin.com

THESE DRAWINGS AND THEIR CONTENTS REMAIN THE PROPERTY OF NORTFIELD DESIGN ASSOC. INC. AND MAY NOT BE USED FOR ANY PURPOSE EXCEPT THE CONSTRUCTION OF THE PROPERTY DESCRIBED HEREIN WITHOUT WRITTEN CONSENT FROM NORTFIELD 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.

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 23rd 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 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2420
From: Benjamin Worsham		
Subject: Approve Ordinance 2019-16 to rezone 723 N Padre, 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 and authorize the Mayor to execute any related documents. (First reading held on May 7, 2019; 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.		
Aida Vega Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved Final Approval
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



1 in = 200 ft

KRGV/CLEAR
CHANNEL

F.T. 41

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

K8630

ANDERSON

1 2 3 4 5 6
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

$$50 + 50 = 100 \text{ ft}$$

N Padre Ave

22

131

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

Pay by Credit Card

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

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

Property Site Address:
723 N PADRE AVE

Pay by eCheck

Legal Description:
EL TEXANO BLK 4 LTS 1 & 2

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

Current Tax Levy: \$2,696.39

Print Current Statement

Current Amount Due: \$0.00

Print Delinquent Statement

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

Register for Certified Statements by Email

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

Gross Value: \$98,816

Last Payer for Current Year Taxes:
AMIRTA TREJO

Land Value: \$50,000

Improvement Value: \$48,816

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

Capped Value: \$0

Active Lawsuits: None

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 23rd 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 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2434
From:		
Subject: Approval 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 held May 7, 2019; staffed by Weslaco Economic Development Corporation.)		
Background:		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Mike Perez	Created/Initiated New	
City Manager Comments: Approve.		
Staff Recommendation: Approve.		
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 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 23rd 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 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2444
From: Robert Lopez		
Subject: Authorization to continue participation in the LESO program allowing City to obtain military surplus equipment for law enforcement use and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: LESO Program Overview: The National defense Authorization Act authorizes the Secretary of Defense to transfer excess Department of Defense (DoD) personal property to Federal, state and local Law Enforcement Agencies (LEA) with special emphasis given to counter drug and counter terrorism. The LESO Program (formerly the 1033 Program) allows LEAs to receive DoD excess property. If you qualify and choose to participate, your organization will become one of over 13,000 local LEAs who have taken advantage of this unique program.		
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):		
Robert Lopez	Created/Initiated	
Robert Lopez	Approved	
Mike Perez	Final Approval	
City Manager Comments: Approve.		
Staff Recommendation: Recommends Approval		
Attachments, if any:		
Responsibilities upon Approval: Police Department will ensure compliance.		



Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2450
From:		
Subject: Authorization to apply for the FY2019 Texas State Library Interlibrary Loan Lending Reimbursement Program and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)		
Background: The Mayor Joe V Sanchez Public Library is receiving a federally funded reimbursement award from the Texas State Library and Archives Commission for participation in the state wide Inter-Library Loan (ILL) program. ILL is a statewide resource sharing initiative and your support helps meet the information needs of Texans. The amount reimbursed depends on the amount of libraries statewide that qualify and can not be estimated at this time.		
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: N/A		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A		
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time		
Maricarmen Garcia	Created/Initiated	
Arnold Becho	Approved	
Vidal Roman	Approved	
Mike Perez	New	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Memo - Request to apply for ILL Reinbursment Program, 2019 Guidelines and TCs ILL Lending Reimbursement Program		
Responsibilities upon Approval: Apply for reimbursement and coordinate with Finance for deposit upon receipt.		

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

Mike R. Perez, City Manager

May 8, 2019

To: David Suarez, Mayor; Greg Kerr, Mayor Pro-Tem; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Jose "J.P." Rodriguez, Commissioner; Josh Pedraza, Commissioner; Mike Perez, City Manager
CC: Martin J. Mata, Vidal Roman, Sonia Flores, MariCarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: Request to reapply for the FY 2019 Interlibrary Loan Lending (ILL) Reimbursement Program

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

As incentive for participation in the ILL program, the Texas State Library will reimburse institutions for postage, material expenditure and other costs. ILL is a statewide resource sharing initiative and your support helps meet the information needs of Texans. The amount reimbursed depends on the number of libraries statewide that qualify and cannot be estimated at this time.

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

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



TEXAS STATE LIBRARY
AND
ARCHIVES COMMISSION



SFY2019 ILL LENDING REIMBURSEMENT PROGRAM GUIDELINES AND TERMS & CONDITIONS

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

Program Description

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

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

The reimbursements apply to lends made during TSLAC's SFY2019, September 1, 2018 – July 31, 2019. While dispersed after the end of SFY2019, the reimbursement payments do need to be applied to costs associated with resource sharing costs expended *during* SFY2019. **Please discuss this program with your legal entity's accounting office so they are aware this is federal money and, if approved, to expect the payment after the end of the state fiscal year (August 31, 2019).**

Additional information is available online at <https://www.tsl.texas.gov/ld/ill2019>.

Award Information

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

Federal Award Identification Number (FAIN): LS-00-18-0044-18

Catalog of Federal Domestic Assistance (CFDA) Number: 45.310

Eligible participants will receive a reimbursement of \$9.00 per lend provided to other Texas libraries through the Navigator ILL system between **September 1, 2018 – July 31, 2019**.

Eligibility Information

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

Texas academic libraries that have agreed to lend materials to Texas public libraries are also eligible for reimbursement payments based on the number of lends made to Texas Navigator libraries in SFY2019.

Libraries must lend items to other Texas public libraries during SFY2019 using OCLC's Navigator system to be eligible for a reimbursement. OCLC will provide Navigator lending statistics to TSLAC for calculating reimbursements.

Before receiving payment, the library's legal entity (city, county, library board, school) must have a DUNS® Number and current, active System for Award Management (SAM) registration. If the entity's SAM registration is not active and current at the time of the award, payment cannot be dispersed. More information here: <https://www.grants.gov/web/grants/applicants/organization-registration.html>

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

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

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

Application and Submission Information

TSLAC recommends potential participants discuss this program with the accounting office of their legal entity due to the payments of federal funds arriving after the close of the state fiscal year ending August 31, 2019.

Application Components:

1. Opt into the program through TSLAC's Grant Management System portal and print out the system generated Grant Application Certification form.
2. Complete and submit the Grant Application Certification form into the Grant Management System portal by June 27, 2019.
*Signed by Legal Entity (City, County, Library Board, University)
3. Complete and submit a Performance Certification form in the Grant Management System by August 31, 2019 after receiving the library's award amount from TSLAC mid-August.
*Signed by Library Director
4. Complete and submit a Single Audit Certification form and submit to TSLAC by December 31, 2019.

Required forms are available in the GMS portal at grants.tsl.texas.gov under the Documents tab in the folder titled "2019 ILL Lending Reimbursement Program".

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

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

Submit forms:

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

Program Timeline

May 7, 2019	Libraries able to opt in to program through GMS portal
June 27, 2019	Signed Grant Application Certification form due in GMS portal
August 16, 2019	Participants receive reimbursement amount from TSLAC
August 31, 2019	Participation Certification forms due in GMS portal
September 2019	Payments dispersed

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

I. GENERAL TERMS AND CONDITIONS

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

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

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

- G. Subrecipient understands that acceptance of funds under this contract acts as acceptance of duly authorized representatives of TSLAC, IMLS, the Comptroller General of the United States, and the Texas State Auditor's Office, or any successor agencies, to conduct an audit or investigation in connection with those funds. Subrecipient further agrees to cooperate fully with said representatives in the conduct of the audit or investigation and agrees to provide access to all records requested necessary to conduct the audit and/or investigation. Subrecipient will ensure that this clause concerning the authority to audit funds received indirectly by Sub-Contractors through Subrecipient, and the requirement to cooperate, is included in any sub-grant awarded.
- H. The Subrecipient agrees to maintain all financial and programmatic records, supporting documents, statistical records, and other records relating to this grant award for three years after the last State Program Report for the Texas LSTA 5-Year Plan 2018-2022, is submitted on December 31, 2023. The Subrecipient will maintain their records through December 31, 2026.
- I. The Subrecipient agrees to develop or revise, as necessary, any specific written documentation of its current procedures for (1) collecting and reporting performance measures; (2) conducting a fixed asset inventory; and or, (3) any other issues identified in Subrecipient's internal audit report or grant activities. Drafts of this procedural documentation will be submitted to TSLAC by dates established mutually between TSLAC and Subrecipient. TSLAC will provide review and guidance to enable final versions to be approved on or before established deadlines.
- J. Subrecipient may copyright any work that is subject to copyright and was developed, or for which ownership was acquired, under a Federal award. Subrecipient understands that the federal awarding agency, IMLS, and TSLAC reserve a royalty-free, nonexclusive, and irrevocable right to reproduce, publish or otherwise use; and to authorize others to use, for Federal purposes (2 CFR §200.315).
- K. The Subrecipient agrees to submit an audit certification form for the auditable period encompassing August 31, 2019 to TSLAC no later than December 31, 2019, or other deadline as specified by TSLAC.
- L. If a single audit is required, the Subrecipient will comply with the Super Circular (2 CFR §200.512 Report Submission). The audit shall be completed and the required data collection form submitted to the Federal Audit Clearinghouse (FAC) within the earlier of 30 days after receipt of the auditor's report(s), or nine months after the end of the audit period, unless a longer period is agreed to in advance by the state agency that provided the funding or a different period is specified in a program-specific audit guide.

II. ENFORCEMENT

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



Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2452
From:		
Subject: Discussion and consideration to approve Resolution 2019-52 appointing an official member and an alternate member to the Amigos del Valle, Inc. Board of Directors and authorize the Mayor to execute any related documents. Possible action. (Requested by Amigos del Valle.)		
Background: A request from Amigos del Valle has been received for appointments of an Official and Alternate Member to the Amigos del Valle, Inc Board of Directors.		
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: Commission action on November 21, 2017, appointed Commissioner Lopez as the alternate member with Gerardo "Jerry Tafolla appointed on August 16, 2016 as the official member.		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Aida Vega Mike Perez		Created/Initiated Final Approval
City Manager Comments: Approve.		
Staff Recommendation: Approve.		
Attachments, if any: Request Amigos Del Valle, R2019-52 Amigos Del Valle		
Responsibilities upon Approval: Execute, retain and notify the agency.		



"Providing 43 Years of Service"
1974 - 2018

4138 Crosspoint Boulevard
Edinburg, Texas 78539

Phone: (956) 213-9400

Fax: (956) 213-8119

www.advrgv.org

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Mayor Pro-Tem, City of San Juan

CRISTELLA DELEON-HERNANDEZ
Commissioner, City of Mercedes

ROBERTO LUNA
Commissioner, City of Brownsville

SONIA FALCON
Finance / Banking

Executive Director - Amigos Del Valle, Inc.
ALEJANDRO GUERRA

May 07, 2019

Mr. Mike Perez
City of Weslaco City Manger
255 S. Kansas Ave.
Weslaco, TX 78596

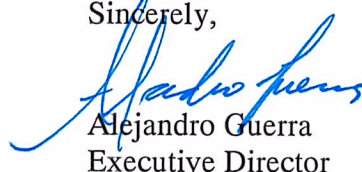
Dear Mr. Perez

Our Agency continues to need and depend on your Cities active participation in our Board of Directors through your appointed Board Representative and Alternate. We are kindly requesting a Representative and Alternate for the City of Weslaco, TX.

We are very grateful for your ongoing commitment and involvement with our agency as a member of our Board of Directors.

Should you have any questions, please do not hesitate to us (956) 213-9400 or by email; Alejandro Guerra, Executive Director aguerra@advrgv.org

Sincerely,



Alejandro Guerra
Executive Director



RESOLUTION NO. 2019-52

[illegible]

WHEREAS, the Amigos del Valle, Inc. has requested that a City of Weslaco elected official be appointed to serve as the official member of the Amigos del Valle, Inc. Board of Directors; and

WHEREAS, the City of Weslaco may elect to appoint an individual of the City of Weslaco to serve in place of the official member; and

WHEREAS, the Amigos del Valle, Inc. has requested that a City of Weslaco elected official be appointed to serve as an alternate member of the Amigos del Valle, Inc. Board of Directors; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO that _____ be appointed as the official member of the Amigos del Valle, Inc. Board of Directors.

BE FURTHER RESOLVED that _____, City Commissioner be appointed as an alternate member of the Amigos del Valle, Inc. Board of Directors and a copy of this Resolution shall be delivered to the Amigos del Valle, Inc. to evidence these appointments.

PASSED AND APPROVED this 23rd 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 23, 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. (This item was tabled on May 7, 2019; 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 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 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 Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends denial based on 2040 Land Use Map			
Attachments, if any: 416 w austin - attachments, 416 W Austin- Aerial, O2019-14 rezone 416 W Austin			

Responsibilities upon Approval:

Staff will notify applicant.



APPLICATION FOR REZONING

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

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

FILE NO. REZ19-00011

RECEIVED

FEB 18 2019

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 2 Block _____

Subdivision Name Apostolic Assembly Church Subdivision

Street Address 416 W Austin

Existing Zoning R-1 one family Existing Land Use Empty

Proposed Zoning Comercial B-2 Proposed Land Use Cabinet Shop

_____ \$300.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name FELIPE TORRES ESPINO Phone 956-245-6634

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

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

OWNER

Name FELIPE TORRES ESPINO Phone 245-6634

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

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

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

Signature _____ Date 02/18/2019
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

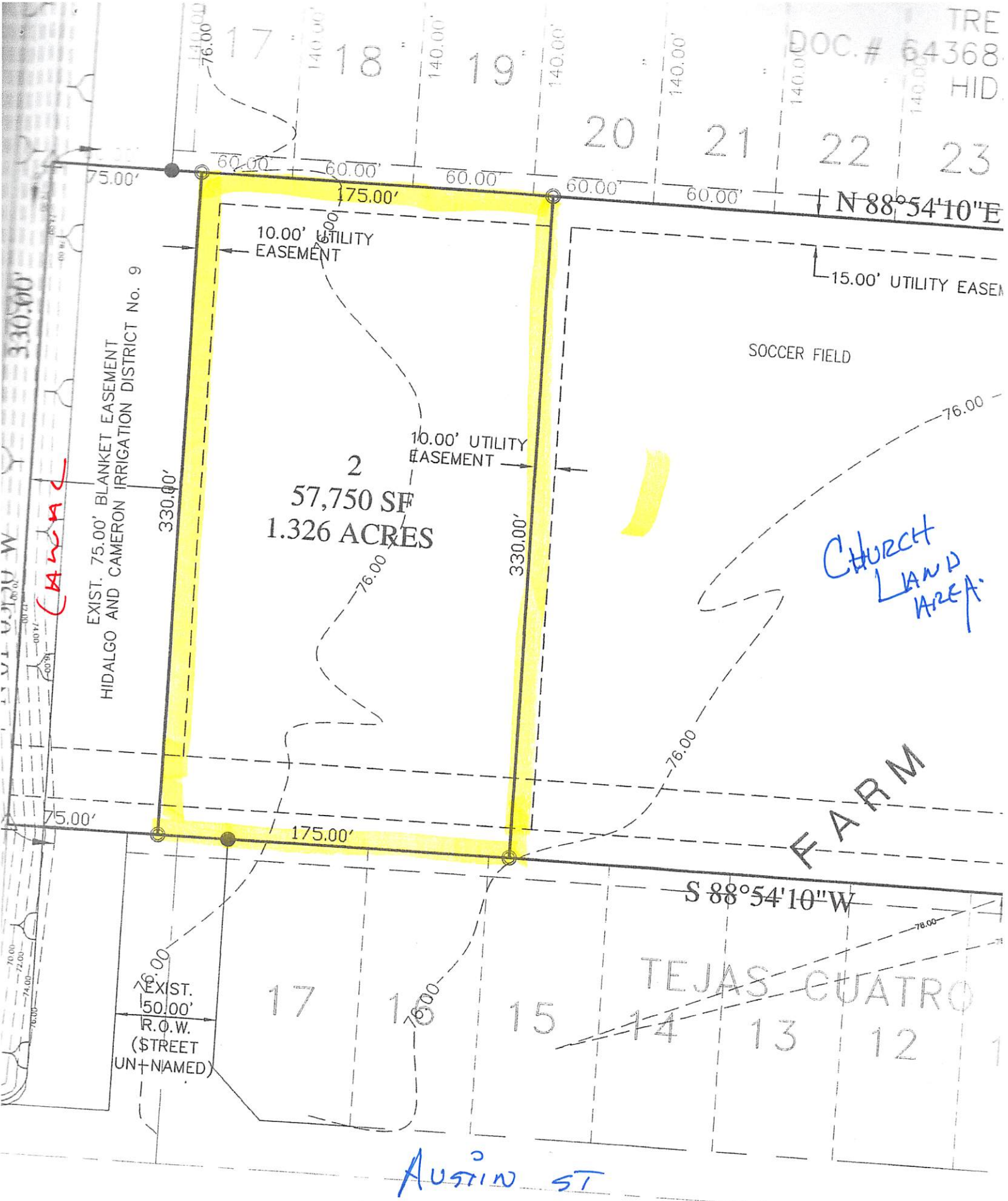
Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____



DATE OF PREPARATION: NOVEMBER, 2012

Downloaded from <http://ajph.org/> at University of California, San Francisco on June 11, 2015

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

March 22, 2019

Legal Notice

Dear Occupant:

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

REZONE REQUEST:

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

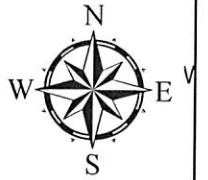
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

Rebekah de la Fuente
Senior Planner

W3800-00-115-0000-08



F.T. 1 in = 200 ft

NORTHCROSS

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

NORTH CROSS AVE

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

200' RADIUS

SITE LOCATION

FT 172

ATRO PH.2
CK 2

STREET

6 27 28 29

CROCKETT ST.

BLOCK 3

45 46 47 48

TRAVIS ST.

AUSTIN STREET
BLOCK 1

A5508-00-000-0000-00

APOSTOLIC ASSEMBLY CHURCH

1

TEJAS CUARTO

BLK 1

AUSTIN ST.

BLK 2

T125000

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

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

BLOCK 1

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

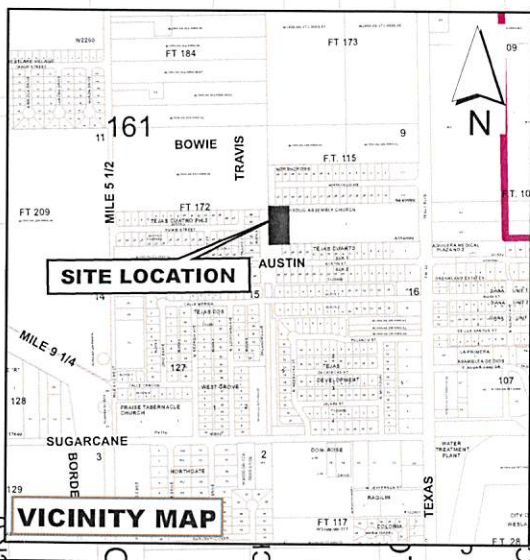
BLOCK 2

7 8 9 10

8 7 6 5 4 3 2

1

POLAN

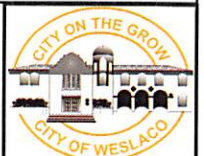


SITE LOCATION

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.

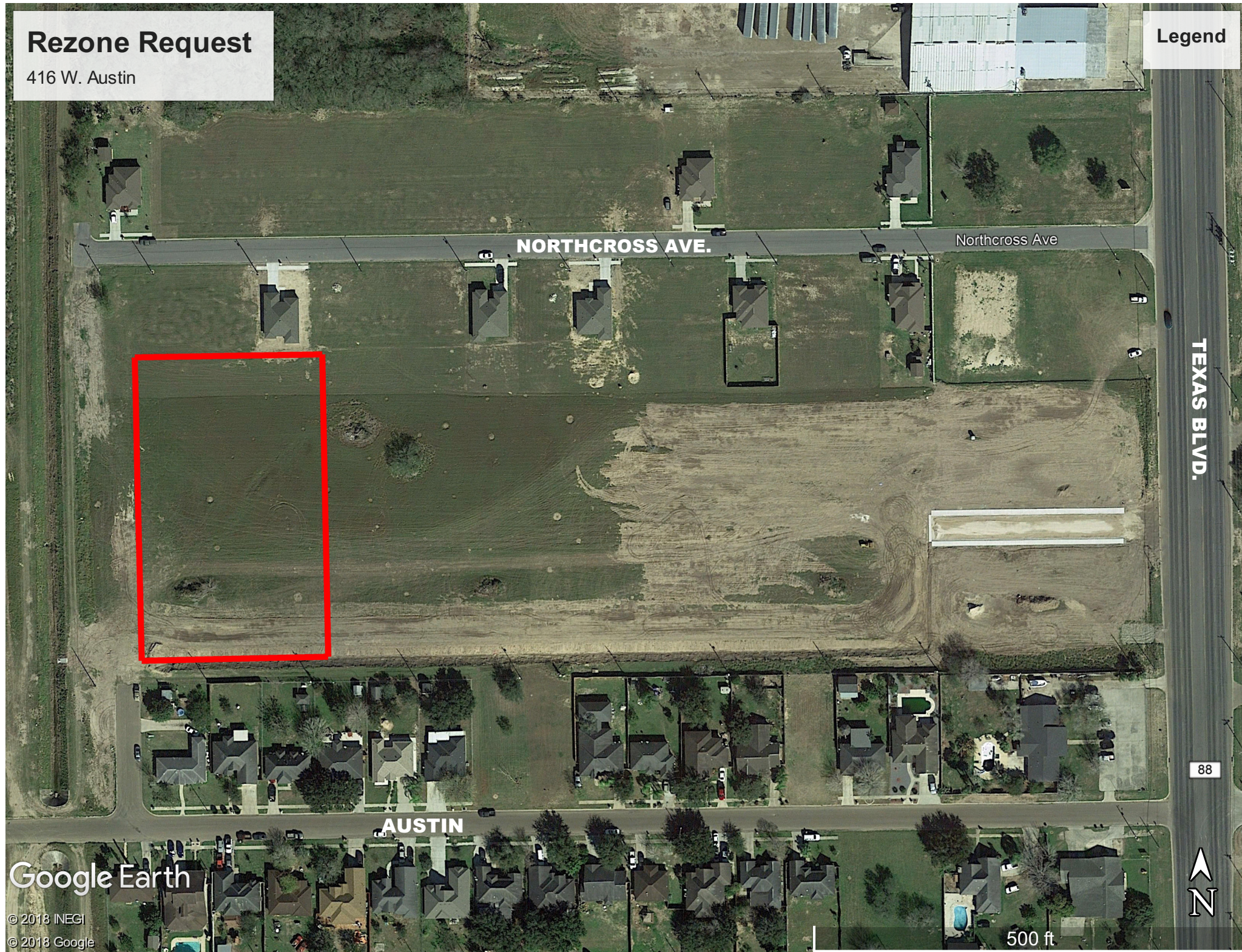
88

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 23rd 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**

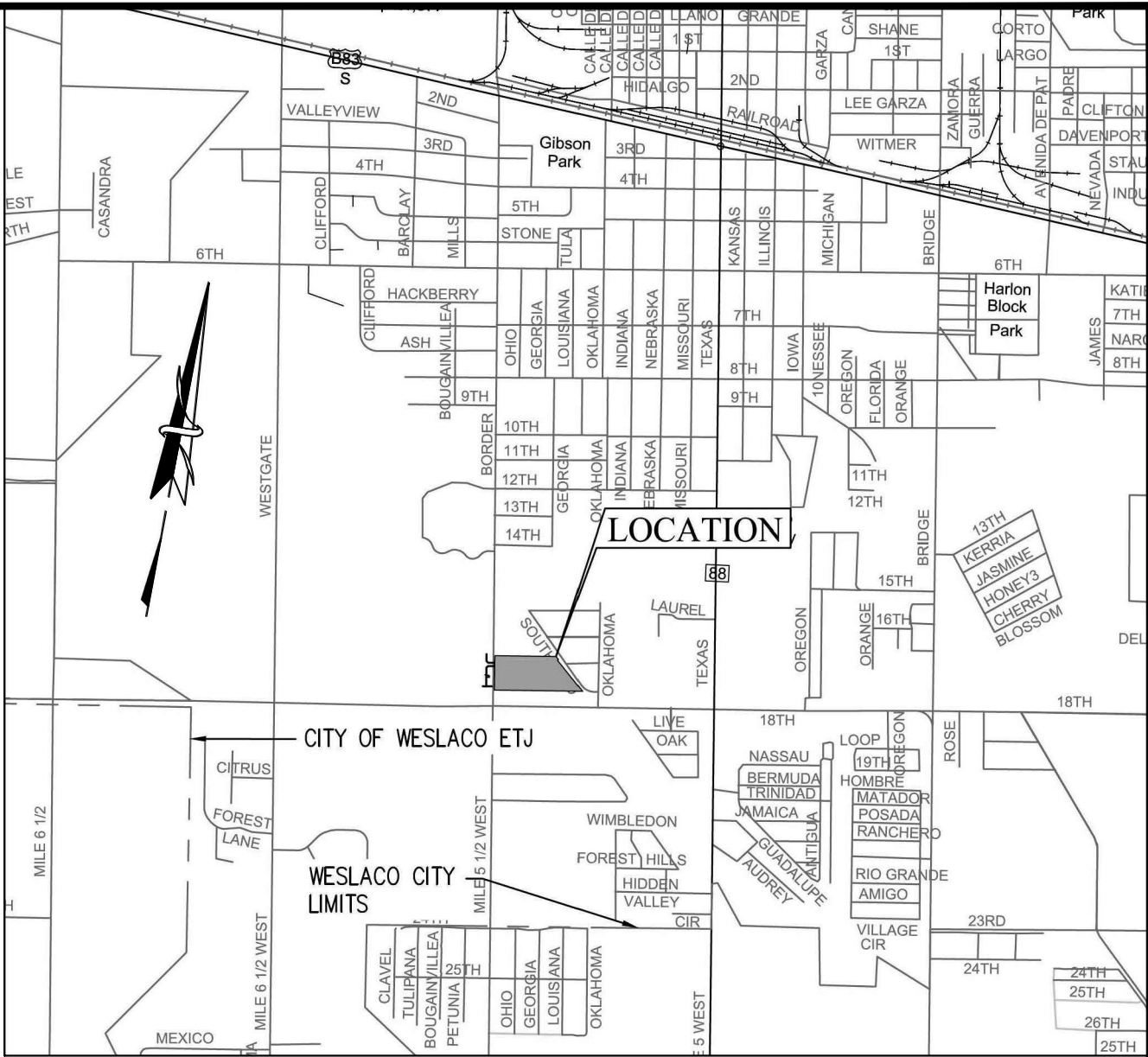
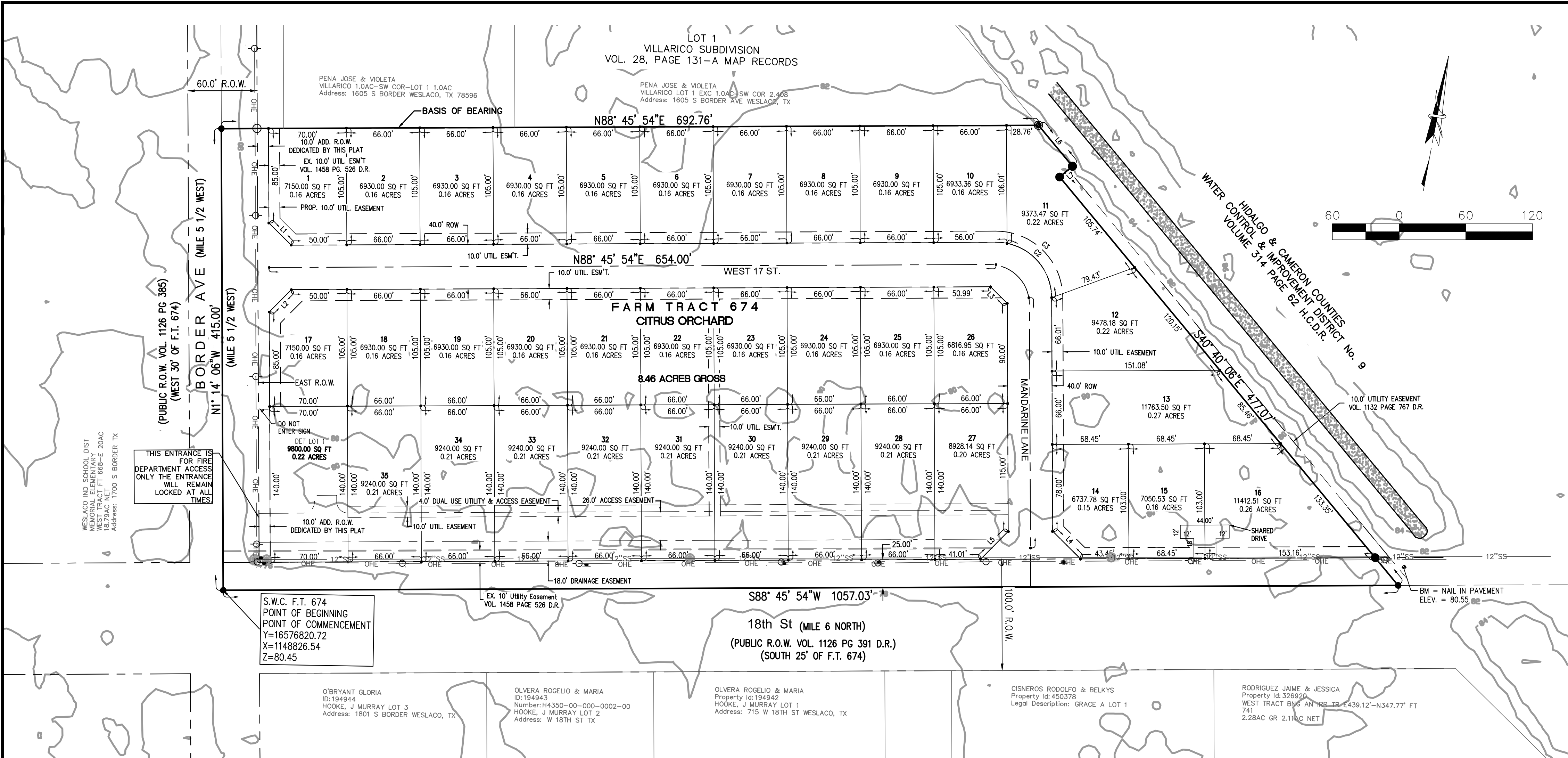


Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2422	
From: Benjamin Worsham			
Subject: 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. (This item was tabled on May 7, 2019; staffed by Planning and Code Enforcement Department.)			
Background: 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.			
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 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.			
Aida Vega Rebekah De La Fuente Benjamin Worsham Mike Perez		Created/Initiated Approved Approved Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval with compliance of the ordinance on the variance.			
Attachments, if any: CITRUS 647- Aerial, CITRUS 674- ATTACHMENTS			

Responsibilities upon Approval:

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 10' 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 TIDES & 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 HEREIN, 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 ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. SURVEYOR: RIO DELTA SURVEYING	JORGE GONZALEZ	2900 N. TEXAS BLVD., Ste 101	(956) 447-1048
	CRAIG A. GONZALEZ	1704 E. ROBERTS AVE., DONNA, TEXAS 78537	(956) 464-4710
	JOSE MARIO GONZALEZ	24593 FM 88, MONTE ALTO, TX 78538	(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.



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



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

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☐ YES ☐ NO Gas Utility	☐ YES ☐ NO Cable Utility
---	--	--

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ 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 & 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 & 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

- ☒ _____ 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

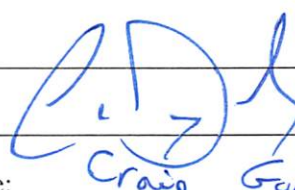
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I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

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: _____



RECEIVED

APR 26 2019

APPLICATION FOR SUBDIVISION VARIANCE

Planning &
Code Enforcement Dept.

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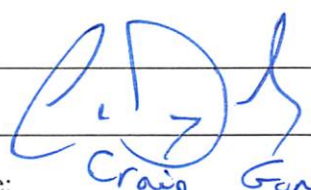
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Owner Printed Name: _____

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:



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

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

Revised 5-16-19

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 thirty-five (35) 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. 18th 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.

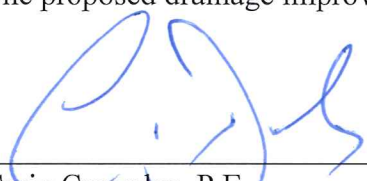
The proposed subdivision will be developed with 35 single-family residential lots. Improvements will include a new private road with curb and gutter, drainage piping, and sidewalks. It is

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 flowrate 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 0.44. The existing peak 10-year flowrate is approximately 3.57 cfs, and the proposed peak 50-year flow rate is approximately 11.72; that is an increase of 8.15 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 44,923 cf or 1.03 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

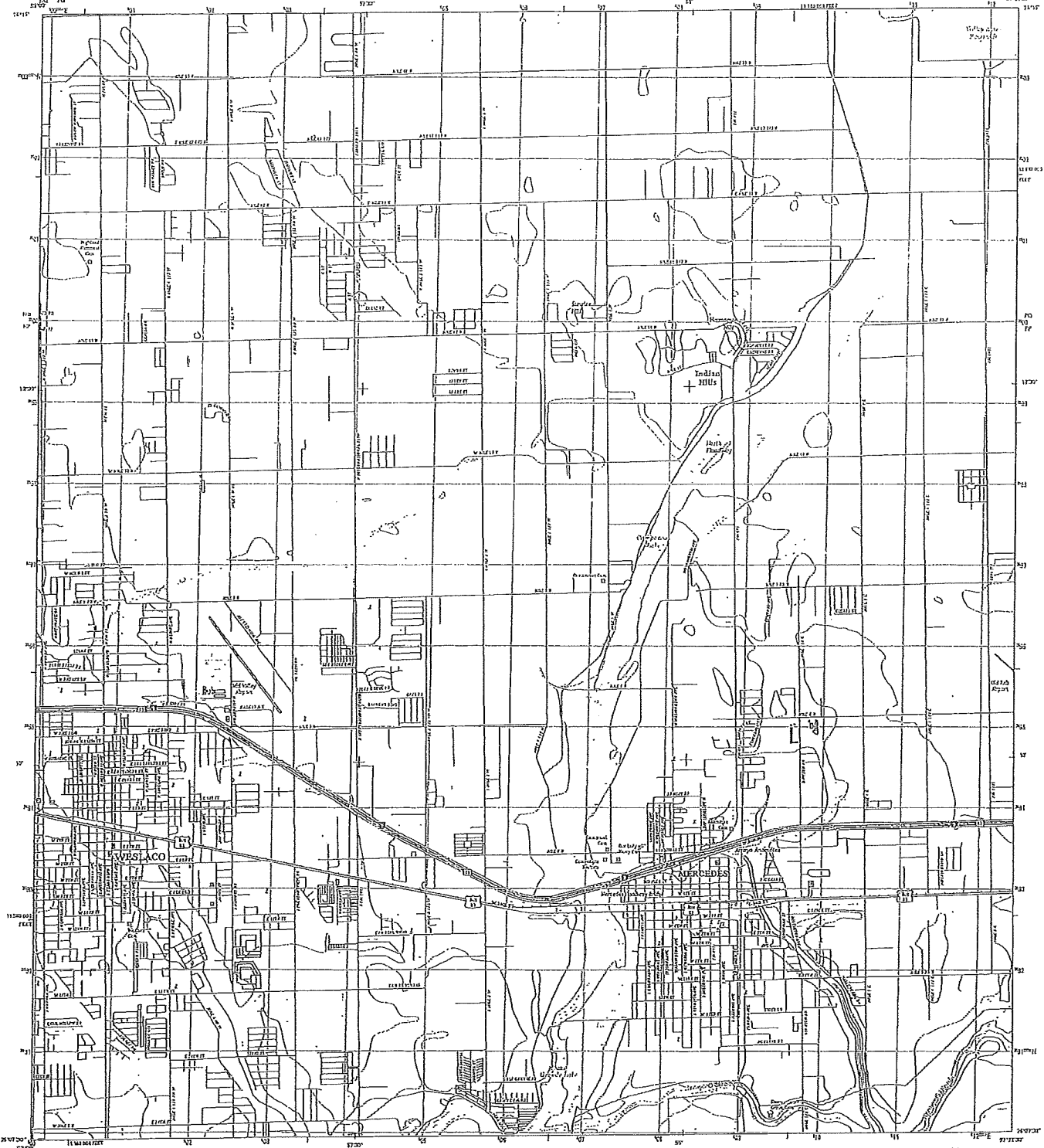
Location Map & Quad Map



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

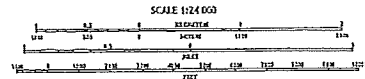
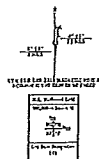
US Topo

MERCEDES QUADANGLE
TEXAS-OKLAHOMA CO.
2.5-MINUTE SCALE



Produced by the U.S. Department of the Interior
U.S. Geological Survey
Topographic Series of 1911 (2nd Ed.)
1:25,000 Scale (1 inch = 1 mile)
1:25,000 Scale (1 inch = 1 mile)
1:25,000 Scale (1 inch = 1 mile)

By authority of the U.S. Department of the Interior
U.S. Geological Survey
Topographic Series of 1911 (2nd Ed.)
1:25,000 Scale (1 inch = 1 mile)
1:25,000 Scale (1 inch = 1 mile)
1:25,000 Scale (1 inch = 1 mile)



Copyright 1911 by U.S. Geological Survey
Reprinted by permission of the U.S. Geological Survey
1911



MERCEDES, TEXAS

ROAD CLASSIFICATION
Topography: land for water
Land for water: land for water
Land for water: land for water
Land for water: land for water
Land for water: land for water

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

MERCEDES, TX
2016

Attachment B

FEMA Panel No. 4803490005B

Attachment C

Web Soil Survey



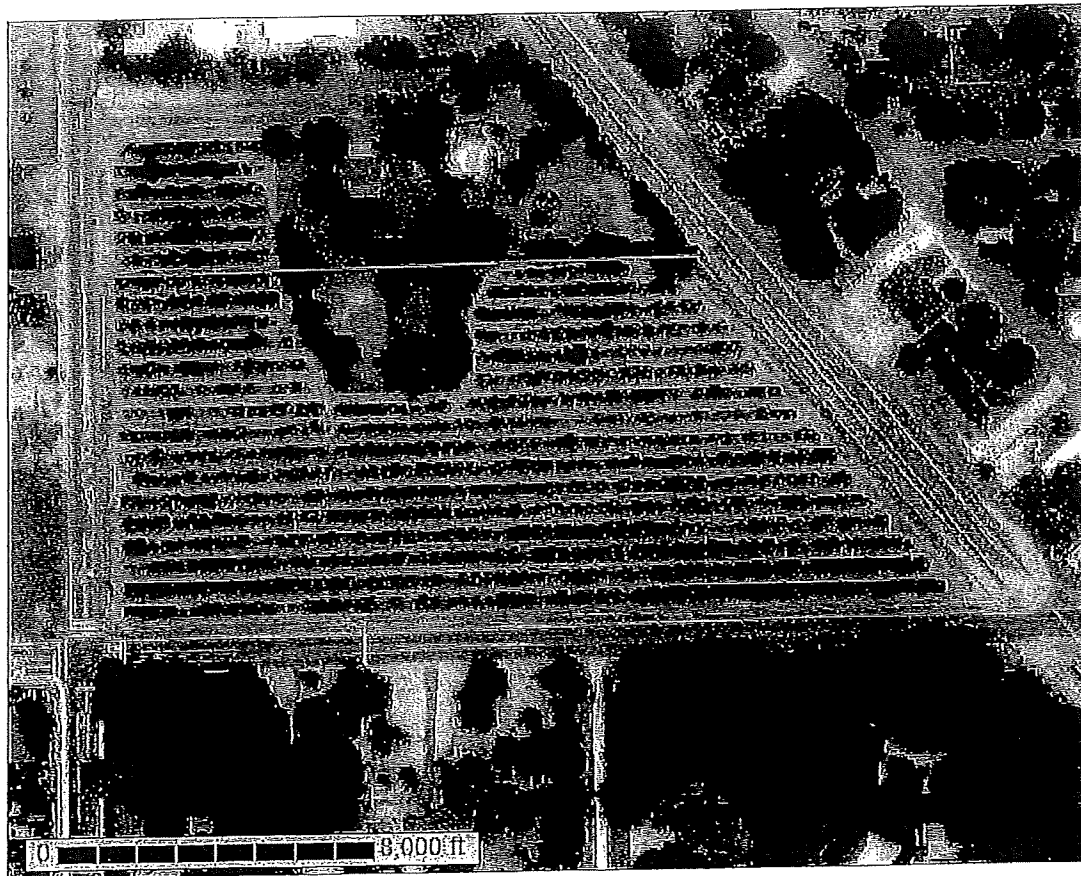
United States
Department of
Agriculture

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: 1:1,760 if printed on A landscape (11" x 8.5") sheet



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

Custom Soil Resource Report

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,

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxp

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: 2sxl
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.gov.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		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
26—Hidalgo fine sandy loam, 1 to 3 percent slopes														
Hidalgo	85 B	B	0-17	Fine sandy loam	CL, SC- SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100 -100	94-96-1 00	84-94-1 00	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	94-98-1 00	85-96-1 00	50-60- 75	30-35 -44	11-17-2 2
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-1 00	91-94-1 00	81-93-1 00	54-68- 81	30-38 -44	11-17-2 2
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-1 00	91-95-1 00	82-94-1 00	57-72- 84	30-38 -44	11-17-2 2
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85 B	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100 -100	95-98-1 00	86-96-1 00	44-54- 63	25-30 -39	11-15-1 8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100 -100	94-98-1 00	85-96-1 00	50-60- 75	30-35 -44	11-17-2 2
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-1 00	91-94-1 00	81-93-1 00	54-68- 81	30-38 -44	11-17-2 2
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-1 00	91-95-1 00	82-94-1 00	57-72- 84	30-38 -44	11-17-2 2

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
		In	L-RV4H Pct	L-RV4H Pct	L-RV4H Pct	RV Pct	RV Pct	RV Pct	RV Pct	RV Pct
28--Hidalgo fine sandy loam, 1 to 3 percent slopes										
	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										
	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
Weslaco, Texas

C Values

TxDOT Hydraulic Design Manual - Table 4-10

Type	Average C Value
Asphalt	0.9
Concrete	0.925
Roofs	0.85
Unimproved:	
Sandy Loam, 0-3%	0.2
Lawns:	
Clay Soil, flat 2%	0.1

Caliche

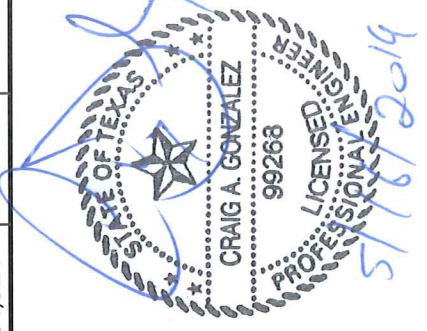
0.8

Existing				Proposed			
Asphalt	Concrete	Caliche	Roofs	Asphalt	Concrete	Caliche	Roofs
0	0	0	0	39,893	22,100	0	102,000

Soil Composite C

Exist. Soil:	Lawn	Unimp.	Prop. Soil:		Lawn	Unimp.
	0%	100%			100%	0%
	0.10	0.20			0.10	0.20
						0.10

Drainage Area	Total	Asphalt	Concrete	Caliche	Roofs	Open Space	C	IC %
Existing	368,517	0	0	0	0	368,517	0.20	0.00%
Proposed	368,517	39,893	22,100	0	102,000	204,524	0.44	44.50%



NRCS and Rational Methods

NRCS and Rational Methods			Sheet Flow			Shallow Concentrated Flow					Channel Flow												
	SF	Acres	L ft	n	2-year, 1 day rainfall in	Slope ft/ft	Tsh min	L ft	K	Slope ft/ft	Tsc min	L ft	n	Cross- Sectional Area sq ft	Wetted Perimeter ft	Slope ft/ft	Tch min	Tc min	C	Intensity (in/hr)	10-Year	50-Year	Peak Q (cfs)
Drainage Area																							
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	0.44	2.40	3.12	9.01	11.72

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	50.93	15,280	3.57	1,070	14,210
10	10.83	40.63	24,379	3.57	2,139	22,240
15	9.10	34.17	30,749	3.57	3,209	27,540
20	7.91	29.68	35,618	3.57	4,279	31,340
25	7.03	26.37	39,552	3.57	5,348	34,204
30	6.34	23.81	42,851	3.57	6,418	36,433
35	5.80	21.76	45,694	3.57	7,487	38,207
40	5.35	20.08	48,194	3.57	8,557	39,637
45	4.98	18.68	50,427	3.57	9,627	40,800
50	4.66	17.48	52,446	3.57	10,696	41,750
55	4.38	16.45	54,291	3.57	11,766	42,526
60	4.14	15.55	55,992	3.57	12,836	43,156
65	3.93	14.76	57,570	3.57	13,905	43,664
70	3.75	14.06	59,043	3.57	14,975	44,068
75	3.58	13.43	60,425	3.57	16,044	44,380
80	3.43	12.86	61,728	3.57	17,114	44,614
85	3.29	12.35	62,960	3.57	18,184	44,777
90	3.16	11.88	64,131	3.57	19,253	44,878
95	3.05	11.45	65,246	3.57	20,323	44,923

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 = 44,923 cubic feet or 1.03 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
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
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
Industrial:	
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
Unimproved areas:	
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
Lawns:	
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

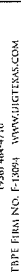
C_v = component of coefficient accounting for vegetal cover

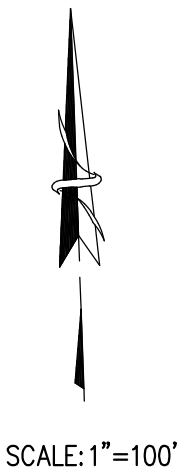
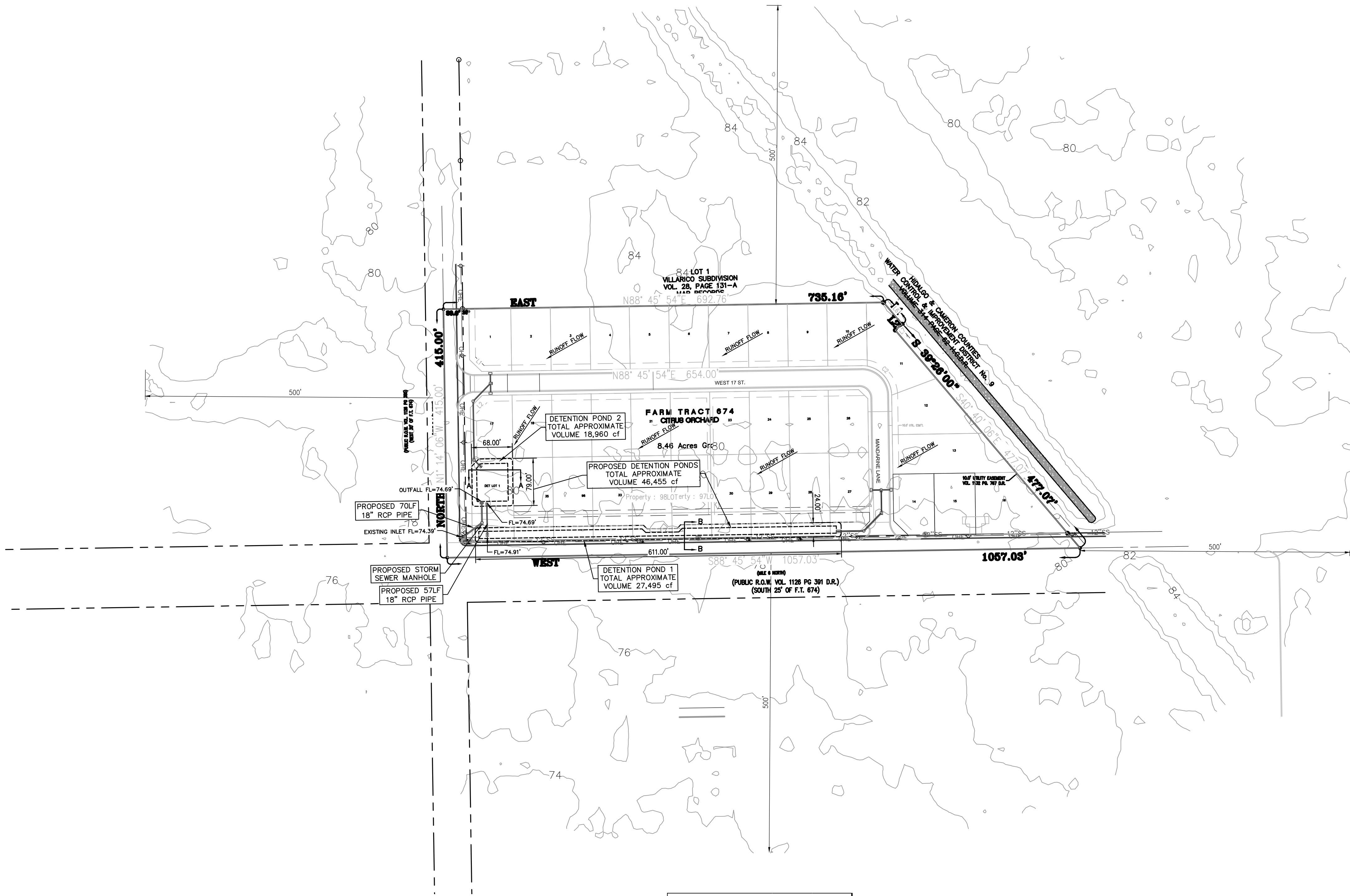
C_s = component of coefficient accounting for surface type

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

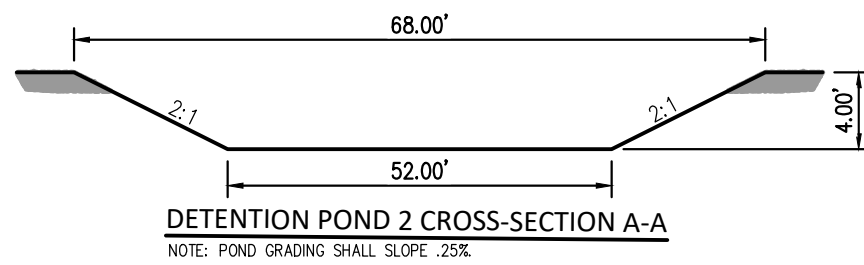
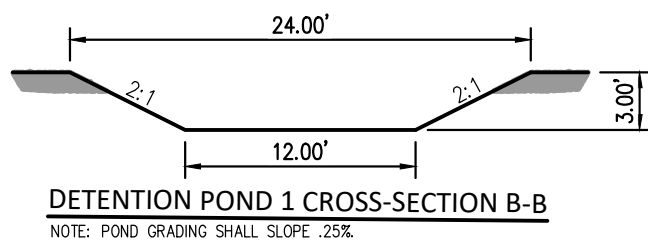




Trapezoidal Channel Design Section A-A	
Bottom	52 ft
SS	2 ft/ft
Depth	4 ft
Top Width	68 ft
Area	240 sf
Length	79 ft
Pond Volume	18,960 cf

Trapezoidal Channel Design Section B-B	
Bottom	12 ft
SS	2 ft/ft
Depth	2.5 ft
Top Width	24 ft
Area	45 sf
Length	611 ft
Pond Volume	27,495 cf

Total Volume Provided	46,455 CF
Required Volume	44,923 CF



NOTE: CONTOUR LINES WERE DEVELOPED FROM LIDAR DATA PROVIDED BY HIDALGO COUNTY.

CITRUS 674 SUBDIVISION
SUBDIVISION IMPROVEMENT PLANS
WESLACO, TEXAS
DRAINAGE AREA MAP





URBAN
INFRASTRUCTURE
GROUP, INC.

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

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

PROJECT NO:	121100
DATE	5/15/2019
DATE	AS NOTED ON PLANS
SHEET NUMBER:	MAT



Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2446	
From: Benjamin Worsham			
Subject: Discussion and consideration to approve an Interlocal Agreement with Weslaco Independent School District and the City of Weslaco for community outreach through cooperative efforts by providing information regarding resources for the improvement of the health, safety, and welfare of individuals in Weslaco and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: In preparation for the 2020 U.S. Census and community outreach staff has contacted the WISD is regards to creating a joint PSA message. This agreement will allow the City to participate not only in the PSA message but any other potential events or community outreach, which will include the use of KWES.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rebekah De La Fuente		Created/Initiated	
Benjamin Worsham		Approved	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Interlocal Agreement City & WISD			
Responsibilities upon Approval: Staff will coordinate with the Complete Count Committee and the school district to prepare a PSA message for the 2020 Census.			

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

INTERLOCAL COOPERATION AGREEMENT BETWEEN CITY OF WESLACO,
TEXAS AND WESLACO INDEPENDENT SCHOOL DISTRICT

THIS Agreement ("Agreement") is made on and entered into effective as of the ____ day of _____, 2019, by and between City of Weslaco, TEXAS, hereinafter referred to collectively as ("City") and WESLACO INDEPENDENT SCHOOL DISTRICT hereinafter referred to as ("the District"), pursuant to the provisions of the Texas Interlocal Cooperation Act ("Act").

The maintenance of the general health, safety and welfare of the citizens of Weslaco are common objectives of both parties. The aim of this Agreement is to establish cooperative efforts in the community to achieve a common goal of the parties in providing information regarding resources for the improvement of the health, safety, and welfare of individuals in WESLACO, TEXAS.

I. WITNESSETH:

WHEREAS, The District, a public-school district, is organized under the laws of the State of Texas, is a political subdivision as defined by the Act, and the District boundaries are within the city limits of Weslaco, Texas; and

WHEREAS, City is a "Local government" as defined by the Act, and a political subdivision of the State of Texas; and

WHEREAS, The District and City desire to enter into this Agreement for the public purpose of providing up-to-date public education and awareness information of emergency events and of resources provided by the City; and

WHEREAS, The District and City desire to enter into this mutual agreement to serve the parties objectives in improving the health, safety, and welfare of the citizens of both the City and the District; and

WHEREAS, an interlocal agreement may be entered into by any local government which includes a political subdivision, and which is defined in Section 791.003(4) of the Local Government Code;

NOW, THEREFORE, and in consideration of premises and the mutual covenants and agreements expressed hereinafter, City and the District agree as follows:

1. **City Responsibilities:** City agrees that it will, from time to time as it deems appropriate, provide notice(s) to the District, at the contact provided below for Notice, of information affecting the health, safety, and welfare of individuals located in the area encompassed by the District, including, but not limited to, evolving emergency events, disaster planning, mitigation, response, and recovery information, as well as applicable community events and resources

provided by the County.

2. **District Responsibilities:** The District agrees to receive notice(s) provided by the County as discussed in paragraph I above. Upon receipt of this notice, the District may, at its sole discretion, disseminate the notice to parents, students and staff using any and all means of communication it determines to be effective.
3. **Confidential information:** This Agreement does not affect, and is not meant to facilitate, the sharing of information between the parties that is confidential in nature, or not otherwise appropriate for public release. Confidential information will be shared outside the terms of this agreement, and both parties agree to use caution in determining whether or not information is shared under the terms of this agreement.
4. **Payment:** District and County have agreed that in an effort to be good stewards of public funds and for the benefit of the citizens of the District and City, there shall be no payment due under this Agreement.
5. **No Waiver of Immunities/Defenses:** Nothing in this Agreement is intended to and the District and City do not hereby waive, release or relinquish any right to assert any or the defenses the District or City may enjoy by virtue of the state or federal constitution. Laws, rules or regulations. and any sovereign, official or qualified immunity available to the District or City as to any claim or action of any person. Entity, or individual against the District or City.
6. **Indemnification:** To the extent Permitted by law, the Parties agree to indemnify and hold each other harmless from any and all claims, actions, liability, and expenses (including costs of judgments, settlements, court costs, and attorneys' fees, regard less of the outcome of such claim or action) caused by, resulting from, or alleging negligent or intentional acts or omissions or any failure to perform any obligation undertaken or any covenant in this Agreement.
7. **Non-Discrimination:** The Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or County and the District's policy, including without limitation race, color, national origin) religion, sex, age, veteran status, or disability.
8. **Notice:** All notices or communications to either party by the other will be delivered personally or sent by U.S. registered or certified mail, postage prepaid, addressed to such party at the following respective addresses for each and will be deemed given on the date so delivered or so deposited in the mail unless otherwise provided herein:

FOR City of Weslaco:

City of Weslaco
David R. Suarez, Mayor

255 S Kansas Ave
Weslaco, TX 78596

FOR THE DISTRICT:

Weslaco Independent School District
Attention: Dr. Priscilla Canales, Superintendent
Address: 319 West Fourth Street
Weslaco, Texas 78596

9. Appendix II to CFR 200-Contract Provisions. Pursuant to 2 CFR 200.326, a non-Federal entity's contracts must contain the applicable provisions described in Appendix II to 2 CFR 200-Contract Provisions for non-Fed Entity Contracts under Federal Awards. Therefore, if applicable, the provisions of Appendix II to 2 CFR 200 are incorporated by reference into this County contract should it be subject to Federal award.
10. Term of Agreement: This Agreement shall be in effect for a minimum period of three (3) years after date of signature (term). At the conclusion of such three (3) year period, this Agreement shall be reviewed by City and The District and may be extended as agreed to by the parties.
11. Conflict of Applicable Law: Nothing in this agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law; ordinance, or administrative executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent-necessary to bring them within the legal requirements and only during the time such conflict exists.
12. No Waiver: No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
13. Entire Agreement: this Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by the District and City, and not otherwise.
14. TEXAS LAW TO APPLY. THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATION OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS.
15. Additional Documents. The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to

effectuate and carry out the terms of this Agreement.

16. **Commitment of Current Revenues Only.** In the event that, during any term, hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party.
17. **Successors.** This Agreement shall be binding upon inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns where permitted by this Agreement.
18. **Assignment.** This Agreement shall not be assignable.
19. **Authority to Execute.** The execution and performance of this Agreement by the District and City have been duly authorize by all necessary laws, resolutions or corporate action, and this Agreement constitutes the obligations of the District and City in accordance with its terms.
20. **Governmental Purpose.** Each party hereto entering into this agreement for the purpose of providing for governmental service or functions and will pay for such services out of current revenues available to the paying party as herein provided. No funding will be provided by either party to the other under this Agreement.
21. **Termination.** This Agreement may be terminated for convenience by either party upon thirty (30) days written notice to the other party. The parties intend this provision to be a continuing right to terminate this Agreement.

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

CITY OF WESLACO

David Suarez, **MAYOR**

Date: _____

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

WESLACO INDEPENDENT SCHOOL DISTRICT

By: _____, Board President

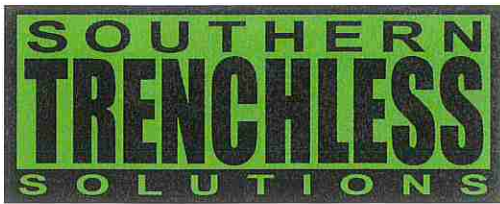
Date: _____

ATTEST: _____
_____, Secretary



Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2393	
From: Pete Garcia			
Subject: Discussion and consideration to contract Southern Trenchless, Buyboard Vendor Contract No. 555-18, for sewer line pipe bursting project on Texas Blvd. (from 3rd St. - 7th St.) in an amount not to exceed \$139,994 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Pipe bursting project was budgeted and approved during budget discussions for the Wastewater Capital Improvements- Non-Infrastructure Assets due to several sewer lines that are partially collapsed and need replacement.			
Funding Source (budget code, if applicable): 508-5324-550100			
Amount: \$139,994.00		Term of Impact: 1yr	Identified in Current Budget: yes
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):			
Lucy Espinoza Pete Garcia Mike Perez		Created/Initiated New	
City Manager Comments: Approve.			
Staff Recommendation: Staff recommends approval for the above mentioned.			
Attachments, if any: City of Weslaco Q# 9195 4.12.19			
Responsibilities upon Approval:			



P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Invoice Date: 4/9/2019

Date of Acceptance:

Quote#: 9195

Buyboard Invoice

Project: City of Weslaco - Pipe Bursting on Texas from 3rd St to 7th St

Buyboard Proposal Code No: 555-18

Line No.	Item No.	Description	QTY	UNIT	Unit Price	Total
1	377	Mobilization	1	EA	\$ 2,500.00	\$ 2,500.00
2	74	6" Clean and TV sanitary sewer	1,600	LF	\$ 5.50	\$ 8,800.00
3	36	Burst existing 6" or 8" to 8" IPS SDR 19 (0'-8' deep)	1,600	LF	\$ 45.00	\$ 72,000.00
4	126	External Reconnect (0'-8' deep)	60	EA	\$ 900.00	\$ 54,000.00
		Payment & Performance	1	EA	\$ 2,694.00	\$ 2,694.00
					Total	\$ 139,994.00

Exclusion:

- 1 Does Not Include Bypass or Point Repairs.
- 2 Water to be provided by the City of Weslaco at no charge to Southern Trenchless, LLC.
- 3 Waste site to be provided by City of Weslaco.

Instructions:

** Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____

Print Name: _____

Title: _____



We Appreciate Your Business!!!



Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2412	
From:			
Subject: Discussion and consideration on Resolution 2019-53 suspending the June 5, 2019 effective date of AEP Texas Inc.'s request for rate change to permit City time to study; approving cooperation with Cities served by AEP; hiring LLoyd Gosselink Attorneys and Consulting Services to negotiate and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager's Office.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega		Created/Initiated	
Mike Perez		Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: OJ Cities - Model Staff Report - AEP Texas Rate Case 2019, R2019-53 AEP suspending date to June 5 2019 Rate Case			
Responsibilities upon Approval:			

MODEL STAFF REPORT

*****ACTION MUST BE TAKEN TO SUSPEND THE EFFECTIVE DATE
BEFORE JUNE 5, 2019*****

PURPOSE:

AEP Texas Inc (“AEP Texas” or “Company”) filed an application on May 1, 2019 with cities retaining original jurisdiction seeking to increase system-wide distribution rates by \$38.3 million per year (an increase of 4.2%), and decrease system-wide transmission rates by \$3.16 million (a decrease of 0.7%).

The Company also asks the City to approve consolidated rates and tariffs for its Central and North Divisions. According to AEP Texas, the impact of this approval on an average residential customer would be an increase of about \$4.75 per month for customers in the Central Division, and a decrease of \$5.01 for customers in the North Division.

The resolution suspends the June 5, 2019 effective date of the Company’s rate change for the maximum period permitted by law to allow the City, working in conjunction with other Cities served by AEP Texas to intervene in the Public Utility Commission Docket No. 49494 to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, AEP Texas’s rate request is deemed approved.**

Purpose of this Resolution:

The purpose of this Resolution is to suspend the Statement of Intent to Change Rates proposed by AEP Texas and authorize the City to intervene in the Company’s rate case proceeding before the Public Utility Commission in Docket No. 49494.

Explanation of “Be It Resolved” Paragraphs:

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as “the maximum period allowed by law” rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on AEP Texas’ request to change rates by June 5, 2019.

Section 2. This provision authorizes the City to participate in a coalition of Cities served by AEP Texas (“Cities”) in order to more efficiently represent the interests of the City and their citizens and authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes Cities to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3. This section authorizes the City to intervene in and participate with Cities Served by AEP Texas as a party in the Company’s filing, PUC Docket No. 49494.

Section 4. The Company will reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to AEP Texas for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 5. This section provides that both AEP Texas’ counsel and counsel for the Cities will be notified of the City’s action by sending a copy of the approved and signed resolution to certain designated individuals.

RESOLUTION NO. 2019-53

RESOLUTION OF THE CITY OF WESLACO SUSPENDING THE JUNE 5, 2019 EFFECTIVE DATE OF AEP TEXAS INC.'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS AND AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S REQUESTED RATE CHANGE PROCEEDINGS BEFORE THE COMMISSION; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about May 1, 2019, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §§ 33.001 and 36.001 filed with the City of Weslaco ("City") a Statement of Intent to change electric delivery rates in all municipalities exercising original jurisdiction within its service area, effective June 5, 2019; and

WHEREAS, the City is an electric utility customer of AEP Texas and a regulatory authority with an interest in the rates and charges of AEP Texas; and

WHEREAS, the City is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, the City retains its rights as a city with original jurisdiction including the right to suspend the application; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility; and

WHEREAS, the City's consultants and attorneys recommend that the City suspend the application for further review.

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

SECTION 1. That the June 5, 2019, effective date of the rate request submitted by AEP Texas on or about May 1, 2019, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2. That the City joins other Cities Served by AEP Texas in this proceeding and, subject to the right to terminate employment at any time, hereby authorizes the hiring of Thomas Brocato of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

SECTION 3. That the City shall work with Cities Served by AEP Texas in the review and evaluation of whether the proposed rates are appropriate, fair, just, and reasonable; and, intervene as a necessary party in the Public Utility Commission of Texas' consideration of AEP Texas' rate filing in Docket No. 49494 as it affects the customers in the unincorporated areas of AEP Texas' service territory.

SECTION 4. That the City's reasonable rate case expenses shall be reimbursed by AEP Texas.

SECTION 5. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 6. A copy of this Resolution shall be sent to AEP Texas, care of Jennifer Frederick, American Electric Power Company, 400 West 15th Street, Suite 1520, Austin, Texas 78701 (jffrederick@aep.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this 23rd day of May 2019.

MAYOR – David Suarez

ATTEST:

City Secretary – Myra L. Ayala Garza

APPROVED AS TO FORM:

City Attorney – Juan E. Gonzalez



Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2469	
From:			
Subject: Discussion and consideration on Resolution 2019-54 authorizing intervention in AEP Texas Inc.'s requested rate change proceeding before the commission; approving cooperation with the cities served by AEP Texas; hiring Lloyd Gosselink Attorneys and Consulting Services to negotiate and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers Office.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Aida Vega Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: Non-OJ MModel Staff Report intervention of rate case 2019, R2019-54 intervention AEP 2019 Rate Case			
Responsibilities upon Approval:			

MODEL STAFF REPORT

PURPOSE:

AEP Texas Inc (“AEP Texas” or “Company”) filed an application on May 1, 2019 with cities retaining original jurisdiction and the Public Utility Commission seeking to increase system-wide distribution rates by \$38.3 million per year (an increase of 4.2%), and decrease system-wide transmission rates by \$3.16 million (a decrease of 0.7%).

The Company also asks the City to approve consolidated rates and tariffs for its Central and North Divisions. According to AEP Texas, the impact of this approval on an average residential customer would be an increase of about \$4.75 per month for customers in the Central Division, and a decrease of \$5.01 for customers in the North Division.

The resolution authorizes the City to intervene in the Company’s rate case proceedings before the Public Utility Commission of Texas in Docket No. 49494. The resolution authorizes the cooperation with the Cities Served by AEP Texas in order to prepare a common response. Additionally, the resolution authorizes the hiring of legal counsel and consultants to negotiate with the Company and direct necessary litigation.

Explanation of “Be It Resolved” Paragraphs:

Section 1. This provision authorizes the City to participate in a coalition of Cities served by AEP Texas (“Cities”) in order to more efficiently represent the interests of the City and their citizens and authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes Cities to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 2. This section authorizes the City to intervene in and participate with Cities Served by AEP Texas as a party in the Company’s filing, PUC Docket No. 49494.

Section 3. The Company will reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Cities Served by AEP Texas will submit monthly invoices that will be forwarded to AEP Texas for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the resolution was properly noticed.

Section 5. This section provides that both AEP Texas’ counsel and counsel for the Cities will be notified of the City’s action by sending a copy of the approved and signed resolution to certain designated individuals.

RESOLUTION NO. 2019-54

**RESOLUTION OF THE CITY OF WESLACO
AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S
REQUESTED RATE CHANGE PROCEEDING BEFORE
THE COMMISSION; APPROVING COOPERATION WITH
THE CITIES SERVED BY AEP TEXAS; HIRING LLOYD
GOSSELINK ATTORNEYS AND CONSULTING SERVICES
TO NEGOTIATE WITH THE COMPANY AND DIRECT
ANY NECESSARY LITIGATION AND APPEALS;
REQUIRING REIMBURSEMENT OF CITIES' RATE CASE
EXPENSES; FINDING THAT THE MEETING AT WHICH
THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC
AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS
RESOLUTION TO THE COMPANY AND LEGAL
COUNSEL**

WHEREAS, on or about May 1, 2019, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §§ 33.001 and 36.001 filed with the City of Weslaco ("City") a Statement of Intent to change electric delivery rates in all municipalities exercising original jurisdiction within its service area and the Public Utility Commission, effective June 5, 2019; and

WHEREAS, the City is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

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

SECTION 1. That the City joins other Cities Served by AEP Texas ("Cities") in this proceeding and, subject to the right to terminate employment at any time, hereby authorizes the hiring of Thomas Brocato of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

SECTION 2. That the City shall work with Cities Served by AEP Texas in the review and evaluation of whether the proposed rates are appropriate, fair, just, and reasonable; and, intervene as a necessary party in the Public Utility Commission of Texas' consideration of AEP Texas' rate filing in Docket No. 49494 as it affects the customers in the unincorporated areas of AEP Texas' service territory.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed by AEP Texas.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. A copy of this Resolution shall be sent to of Jennifer Frederick, American Electric Power Company, 400 West 15th Street, Suite 1520, Austin, Texas 78701 (jjfrederick@aep.com), and to Thomas Brocato, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this 23rd day of May 2019.

Mayor – David Suarez

ATTEST:

City Secretary – Myra L. Ayala Garza

APPROVED AS TO FORM:

City Attorney – Juan E. Gonzalez



Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2453	
From:			
Subject: Discussion and consideration on request from WesFAR Apts LLC for Traffic Impact Study Waiver for proposed 304 Unit Multi-Family Development and authorize cost participation for construction and installation of road improvements on Frost Proof Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Managers Office.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
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	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: TIA waiver and Road Improvement Agreement			
Responsibilities upon Approval:			

WesFAR Apts LLC
1501 N. Border Ave
Weslaco, TX 78599

May 1, 2019

City of Weslaco
Michael Perez, City Manager
Weslaco, TX 78596
mrperez@weslacotx.gov

Re: Traffic Impact Study Waiver for 304-Unit Multi Family Development

Mr. Perez,

As per our conversation earlier today, WesFAR Apts LLC (WesFAR) agrees to participate with the City of Weslaco (City) in the construction and installation of a partial section of FROST PROOF DRIVE. The road section will extend from the west edge of the existing Border Avenue to the proposed ingress/egress point for Phase 2 of the Weslaco Midtown Apartment development (exhibit A attached). In exchange for this participation, the City shall waive the need for any additional traffic impact assessments or corrective actions as both parties agree that the installation of this partial section of the roadway far exceeds any impacts caused by the development and mitigates the need for other traffic improvements.

WesFAR and the City agree to share the estimated cost of \$75 per linear foot for the installation of the 1,000 FT long, 30-ft wide road composed of 12 inches of compacted sub-base, 8 inches of caliche base, 2 inches of asphalt with a typical concrete curb and gutter boundary edge as described in the City's subdivision code as well as the installation of approximately 650 feet of a 24-inch underground storm sewer line with two inlets on Frost Proof Drive to the existing City Drainage canal. The total estimate for the 1,000 linear feet of road and 650 feet of storm sewer installation is \$98,400 of which each party will pay 50% of the cost.

Additionally, WesFAR shall pay for 100% the basic road and storm sewer design as described above, using Melden & Hunt Civil Engineer Firm as part of the complete civil engineering design for Phase 2. Any City utilities requiring relocation shall be at the sole expense of the City- as of the date of this letter, there are no city utilities located in the unimproved 50-ft ROW shown in Exhibit A.

Should you have any questions or comments, please do not hesitate to contact me to discuss.

WESFAR APTS LLC

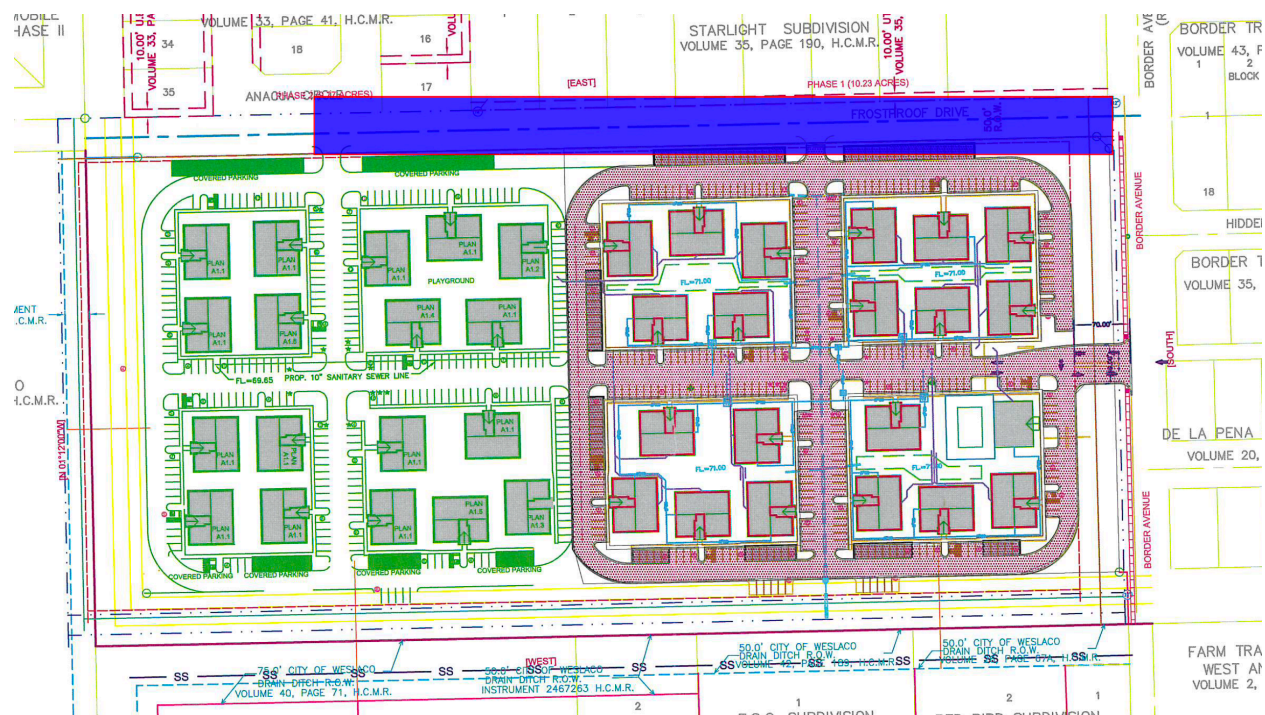


Ricardo Rubiano, Manager

City of Weslaco

Michael Perez, City Manager

Exhibit A: Proposed Road Installation





Standardized Agenda Request Form

Date of Meeting: May 23, 2019		Agenda Item No. (to be assigned by CSO): 2019-2457
From:		
Subject: Discussion and consideration on Interlocal between City of Weslaco and the Hidalgo County Drainage District #1 for the reimbursement for improvements included in the Austin and Merida Crossings Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)		
Background: Item is for the consideration of an Interlocal agreement between the City of Weslaco and the Hidalgo County Drainage District #1 for the funding of materials and labor included in the Austin & Merida Crossing Drainage Project. Item brought before County Commissioners Court on May 21, 2019.		
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):		
Benjamin Worsham	Created/Initiated	
Benjamin Worsham	Approved	
Mike Perez	New	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any:		
Responsibilities upon Approval:		