

Façade Improvement Grant Program Application

Applicant Information

Applicant Name: Esmeralda Flores

Business Name: Taco Vallarta LLC

Street Address: 14021 US-87

Mailing Address: 10276 Shepherd Rd Atascosa Tx 78002

Work Phone: _____ Cell Phone: (210) 995-2637

Email: esmeralda-pis@hotmail.com

Property Owner Information (if different from Applicant)

Owner Name: Alee Sutoria Webbo

Business Name: _____

Street Address: _____

Mailing Address: _____

Work Phone: _____ Cell Phone: 210-371-2630

Email: _____

Property and Project Description

Address/Location of property to be considered:

14021 US-87 | Old Burger King
remodeling as a Mexican Restaurant

7

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

Is the building currently occupied by a business? If yes, please list the business name(s) and Certificate of Occupancy numbers below.

Currently Closed for Remodeling

Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before? If yes, please list the property address(es) and year(s) the grant was awarded below.

NO

Grant Request

1. Total Project Cost (for Façade Improvements Only) \$ _____
2. Eligible Grant Request (\$5,000 or 50% of the actual cost of the façade improvements) \$ 5,000.00

Project Description (Please Describe what improvements will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. May be submitted on a separate sheet of paper.

landscape improvement + palio fence with
lighting.

Application Check List

I, the applicant, verify that I have completed the following items in order to be considered for the La Vernia Municipal Development District Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met

8

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

- ☐ Complete Façade Improvement Grant application.
- ☐ Written cost proposal with itemized improvements.
- ☐ Exterior photos of the building before any improvements have been made.
- ☐ Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- ☐ The proposed façade improvements have not been completed prior to receipt and verification of a complete application by MDD staff.
- ☐ Filled out City of La Vernia Required Permits

What is the anticipated start and end date for the project? (Month/Year)

Start Date July or when grant is received End Date Approved

Applicant Signature: [Signature] Date _____

Property Owner Signature: _____ Date: _____
(if different from applicant)

MDD Office Use

Application Received: _____ MDD Meeting: _____

The decision of the LVMD Board of Directors: _____

Date applicant is notified: _____

LA VERNIA MUNICIPAL DEVELOPMENT DISTRICT STANDARD AGREEMENT FOR THE FAÇADE GRANT PROGRAM

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON §

9

Adopted April 11, 2013
Amended July 18, 2013
Amended October 22, 2014
Amended January 12, 2017
Amended April 9, 2023

THIS IS AN AGREEMENT, made and entered into by and between the La Vernia Municipal Development District, a Municipal Development District created by and through the laws of the State of Texas, hereinafter called "LVMD", acting by and through its duly authorized representative, and Esmeralda Flores, hereinafter called "GRANTEE," acting by and through its duly authorized representative.

W I T N E S S E T H:

WHEREAS, the La Vernia Municipal Development District has created and approved a process whereby buildings located within the City of La Vernia Central Business District may apply for a façade improvement grant from the LVMD; and

II.

WHEREAS, upon an affirmative vote of the majority of LVMD Board, on _____, the LVMD determined that GRANTEE qualified for a grant in the amount of _____ (the "funds") for façade improvements as provided for in its application and that said funds shall be distributed to GRANTEE under the following terms and conditions:

(a) For and in consideration of the distribution to GRANTEE by the LVMD, the funds distributed shall be used by GRANTEE for the sole purpose of

_____ (the "Project"). All funds shall be for the following expenditures:

(b) The remittance of the funds by LVMDD will be upon written request by GRANTEE. The written request will indicate what the funds will be used for and the date the project is to commence. LVMDD shall remit the funds within fifteen (15) days of receipt of the written request by GRANTEE.

(c) The Project shall be completed by _____. Should GRANTEE fail to complete the project by the specified completion date then, upon written demand by the LVMDD, GRANTEE shall, within 30 days of receiving the written demand, repay all funds received and shall remit 10% interest per annum on all funds received from the time GRANTEE received the funds from the LVMDD.

(d) Upon completion of the Project, GRANTEE shall submit a final financial accounting (the "report") to the LVMDD showing a line item accounting of all expenditures made during the Project which shall be accompanied by the check register of all related expenditures. Invoices, receipts, or other proofs of expenditures shall be presented with the report.

(e) Any funds GRANTEE receives that remain after the completion of the Project are to be returned to the LVMDD within 30 days of completion of the Project. If it is determined that GRANTEE has used the funds for any purpose other than those identified in paragraph II(a) of this contract or has breached this contract in any fashion, GRANTEE shall repay all improper expenditures and shall remit 10% interest per annum on all improper expenditures from the time GRANTEE received the funds from the LVMDD.

(f) All funds received from LVMDD shall be accounted for in a separate bank account and shall not be co-mingled with other cash funds.

(g) GRANTEE shall at all times comply with the ordinances of the City of La Vernia and the laws of the State of Texas.

III.

In the performance of this contract, GRANTEE shall not discriminate against any employee or applicant for employment or with any customer with respect to his hire, tenure, terms, conditions, or privileges because of his race, color, religion, national origin, sex, disability, or ancestry. A proven breach of this covenant may be regarded as a material breach of the contract causing its termination.

IV.

It is understood and agreed that in the event any provision of this contract is inconsistent with the requirements of law, the requirements of law will control and the parties shall revert to their respective positions which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

V.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties, relative to the funds made the basis hereof, and any other written or oral agreement with the LVMDD being expressly waived by GRANTEE.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals as of the date set forth above on this ____ day of _____ 20____.

LA VERNIA MUNICIPAL DEVELOPMENT
DISTRICT, TEXAS

BY: _____

12

Adopted April 11, 2013

Amended July 18, 2013

Amended October 22, 2014

Amended January 12, 2017

Amended April 9, 2023

[Grantee]

BY: _____

INVOICE

Velazquez Roofing & Welding

9974 Hackelberg Rd
Atascosa, Tx 78002

5/5/25

BILL TO

Omar Flores

14021 US 87
La Vernia, Tx 78121

Details

AMOUNT

Material

\$1,200.00

Labor

\$1,300.00

TOTAL \$2,500.00

Make all checks, or Zelle transactions payable to Miguel Angel Velazquez

If you have any questions concerning this invoice, use the following contact information:

Miguel Velazquez | (210)251-6104 | Mvelazquezroofing@yahoo.com

THANK YOU FOR YOUR BUSINESS!



David Miranda Landscaping
2806 Old Ranch Road
San Antonio, Tx 78217
210-218-5461

Date	Invoice#
5/2/2025	10033

Bill To:
Taco Vallarta LLC 14021 US 87 La Vernia, Tx 78121 Omar.f210@hotmail.com

Please Remit Payment To:
David Miranda Landscaping 2806 Old Ranch Road San Antonio, Tx 78217

Terms	Customer#	Amount	Balance Due
Due upon completion		\$8,800.73	\$8,800.73

Items	Per Unit	QTY	Price
Put 6 metal planters with a plant in between Colored flowers on each side of planters Would need 3 change of color plants per year Planters/Pots Includes dirt, gravel, planting and Labor	\$1,355.00	2	\$ 8,130.00

SubTotal: \$ 8,130.00
Taxes: \$670.73
Total: \$ 8,800.73

Please Remit Payment To: David Miranda Landscaping 2806 Old Ranch Road San Antonio, Tx 78217	Bill To: Taco Vallarta LLC 14021 US 87 La Vernia, Tx 78121 Omar.f210@hotmail.com
--	--







Against the wall