



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

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SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, February 11, 2020

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on Foxtail Cottage Development.

B. Presentation of Departmental Reports: Department of Planning and Zoning, Department of Sanitation, San Juan Memorial Library and Department of Parks and Recreation.

1. Department of Planning and Zoning Monthly Report.

2. Department of Sanitation Monthly Report

3. San Juan Memorial Library Monthly Report

4. Department of Parks and Recreation Monthly Report.

VI. PUBLIC HEARINGS

- A.** Hold a Public Hearing for a Conditional Use Permit to allow “My Party Venue” Event Center in a commercial area located at 654 E. Nolana Avenue Suite 2, legally described as Lots 4A and 4B, Wolverine Subdivision, as Requested by Ricardo Sanchez.
- B.** Hold a Public Hearing for a Conditional Use Permit to allow “Sebastian’s Event Center” in a commercial area located at 2211 S. Veterans Boulevard, Suite 10, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Paola Guzman.
- C.** Hold a Public Hearing for a Conditional Use Permit to allow “The Hall Event Center” in a commercial area located at 502 N. Veteran’s Boulevard Suite E, legally described as Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1, as Requested by Maria L. Santos.
- D.** Hold a Public Hearing for a Conditional Use Permit to allow “Gala Events” in a commercial area located at 905 W. 1st Street, Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Veronica Cortez.
- E.** Hold a Second Public Hearing for the Voluntary Annexation Petition of the Proposed Cesar Heights Subdivision being 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road.

VII. ORDINANCES

- A.** Discussion and Possible Action on Proposed Ordinance to Amend the City's Code of Ordinance To Repeal Article 5.04 Fire Department of Chapter 5 Fire Prevention and Protection and Amend Chapter 9 Personnel, Article 9.03 Police Department.

VIII. APPOINTMENTS

- A.** Consider Removal and/or Appointment of Board Member(s) Related to the City of San Juan Civil Service Board.

IX. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:

- A.** Preliminary and Final Plat Approval of the Valley Ranch Subdivision being a 23.70 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.
- B.** Preliminary and Final Plat Approval of the Royal Ridge Subdivision being a 14.121 acre tract of land out of Lot 17, M.L. Woods Properties Unit No. 1, located at the Southwest corner of San Antonio Avenue and Ridge Road, as Requested by Melden & Hunt, Inc.
- C.** Preliminary and Final Plat Approval of the Arrambide Subdivision being a 2.94 acre tract of land out of Lot 10, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Ridge and Stewart Roads, as Requested by NAIN Engineering, LLC.

X. CONTRACTUALS

- A.** Consider Interlocal Cooperation Agreement between the City of San Juan and County of Hidalgo, Texas, to Administer On-Site Sewage Facility (OSSF).

XI. RESOLUTIONS

- A.** Consider Resolution Authorizing the City Manager to Submit, Accept an Application for Funding to the Office of the Governor, Homeland Security Division for the City of San Juan Law Enforcement Emergency Regional Response Team (LEERRT) Enhancement Project.
- B.** Consider Resolution Authorizing the Submission of an Application Under the 2021 Local Border Security Program Solicitation to the Governor's Office Homeland Security Grant Division.
- C.** Consider Authorizing The City Manager Apply and Submit a Grant Application to the Governor's Office Criminal Justice Division.

XII. CONSENT AGENDA

- A.** Budget Expenditure Report-December 2019.

XIII. EXECUTIVE SESSION

A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq;

1. Pursuant to Section §551.071 Consultation with Attorney and §551.074 Personnel Matters; Discussion and Possible Action Regarding Chief Tirso Garza's Settlement Agreement Release.

XIV. RECONVENE

A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

XV. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the _____ in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the _____ of _____, 2020.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roberto Escobar, Planning Director

DATE: 2/4/2020

SUBJECT: Department of Planning and Zoning Monthly Report.

The City of San Juan Planning Department is busy processing subdivision plats, rezoning applications, applications for special/conditional use permits, applications for variances and undertaking other duties as listed below.

- 93 building permits were issued with a \$1,418,644.00 in total valuation.
- 160 garage sale permits were issued (\$2,400.00 in revenues).
- Provided customer service and support to 868 people and handled approximately 1,668 calls.
- The building inspectors made approximately 537 inspections.
- Nine (9) permits were issued for new houses \$665,782.00 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if the occupational licenses and health permits were up to date. Business owners are renewing their business permits with the city. A total of twenty-four (24) business permits were renewed with a \$1,200.00 in total valuation and twenty-one (21) health inspections were issued during the month of January with a \$2,075.00 in total valuation. On January 15, 2020 Planning Director and Health Inspector attended a Food Handlers Class in City of Edinburg.

CODE ENFORCEMENT

Code Enforcement Inspectors issued three (3) illegal dumping cases, three (3) commercial signs without permits, eight (8) garage sales without a permit, nine (9) rubbish complaints, three (3) banners without a permit, two (2) fowl odor complaints, ten (10) building without permit, sent sixteen (16) certified letters, twenty-two (22) abandoned car and five (5) street vendor violations. From January 13 to January 17, Officer Munoz, attended a Code Enforcement Class in San Antonio, Texas.

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BUILDING INSPECTORS

Building Inspectors attended an 811 Seminar and Residential / Commercial Plan Review Class at City of Mcallen. They attended to Energy Code Seminar in City of Harlingen during the month of January.

SUBDIVISIONS IN PROCESS

- Luna Subdivision
- Solis-Trevino Phase 1 Subdivision
- Valley Ranch Subdivision
- Cesar Heights Subdivision
- Arrambide Subdivision
- Royal Ridge Subdivision
- Garza Estates
- Carroll Estates
- The Trump Subdivision
- The Shops at HEB
- Black Hills Estates Subdivision
- Hacienda San Fernando Subdivision
- County Park Phase 1
- Perez-Garza Subdivision
- Kings Apartments
- Las Misiones de San Juan
- Arguello Subdivision
- Garco Subdivision

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Entourage CDB's at 816 N. Veterans Boulevard
- Five Mile Wings at 915 E. FM 495
- Lemus Learning Academy at 302 E. Business 83
- The Lexington Academy at 909 W. FM 495
- The Tooth Place at 826 W. Business 83

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST MONTH

- The Shops at HEB

CONDITIONAL USE PERMITS

- Barrett Auto Gallery at 411 E. IH 2
- Alcohol permit at "Ann's Restaurant" at 221 W. Business 83
- Alcohol permit for "Embajada Aztlan" Restaurant at 3014 N. Raul Longoria Road

SUBDIVISION REVIEW MEETINGS

- Cesar Heights Subdivision
- Arrambide Subdivision
- Sonic Restaurant

SUBDIVISION REVIEW MEETINGS

- Carroll Estates Subdivision

- Hacienda San Fernando
- The Shops at HEB

HIDALGO COUNTY URBAN COUNTY PROGRAM

During the month of January, the City Commission had a public hearing in compliance with the Community Development Block Grant (CDBG) requirements and approved Resolution 20-01 to adopt the Work Plan and Budget for Fiscal Year 33 (2020) for the Hidalgo County Urban County Program.

Approved budget for 2020 is General Administration \$3,000.00, Street Improvements \$268,282.00, Senior Services – Amigos del Valle \$7,500.00, Health Services – Nuestra Clinica del Valle \$5,000.00 and Abused and Neglected Children – CASA of Hidalgo \$2,000.00

The Street Improvements Project for 2020 will consist on paving Loma Bonita, Loma Azul and Loma Alta Streets at Loma Linda Estates Subdivision.

VOLUNTARY ANNEXATION

The Department is working on the annexation of a property located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road, the first public hearing to accept annexation petition was held on November 12, 2019 at the City Commission Meeting. Second public hearing will be held on February 2020 and two more hearings before the City Commission will be held on February and March for First and Second Readings of the Annexation Ordinance. City Commission approved a Resolution to accept voluntary annexation petition and setting dates and times for public hearings.

**The City of San Jun Planning & Zoning
January 2, 2020 Meeting Minutes
Page 1 of 3**

Commissioners Present: Fernando Guajardo
Eddie Alaniz
Irma Castillo
Adan Magallan
Eliza Yzaguirre
Valerie Cardenas
Victor Perez Jr.

Staff Present: Roberto Escobar, Director of Planning
Janie Soto, Administration Clerk

Guest Present: Robert De Mange
Teresa Chavarin
Juan O. Chavarin
Jorge Calleja-Barrett

THERE BEING A QUORUM, CHAIRWOMAN CASTILLO CALLED THE MEETING TO ORDER AT 6:00 P.M.

1. CALL TO ORDER

2. APPROVAL OF MINUTES: December 19, 2019 Regular Meeting.

Approval: Commissioner Cardenas made a motion to approve the minutes as presented by staff. Commissioner Guajardo seconded the motion, the motion passed unanimously with a (7-0) vote.

3. PUBLIC HEARINGS

A. Conditional Use Permit to allow "Barrett Auto Gallery" along the Expressway Corridor District (EC) at property located at 411 E. IH 2, legally described as Lot 6, ML Woods #3, as Requested by Jorge Calleja-Barrett.

Mr. Escobar explained that the conditional use permit was submitted by Barrett Auto Gallery located along the Expressway Corridor District. Applicant is proposing to relocate the luxury auto sales dealership from McAllen to San Juan. Property is located East of the Mercedes-Benz Dealership. All car dealerships along Expressway Corridor District require a conditional use permit thru the city. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius. Attached to the packet there are some standard conditions that are required like parking, landscaping, loading/unloading, permits from the Texas Department of Transportation (TxDOT) for any work along the Expressway, security cameras, occupational and conditional use permit thru the city.

Chairwoman Castillo asked for more lighting in the parking area.

The City of San Juan Planning & Zoning
January 2, 2020 Meeting Minutes
Page 2 of 3

Commissioner Alaniz made a motion to approve the conditional use permit as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 7-0 vote.

B. Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Ann’s Restaurant” located at 221 W. US Business 83, legally described as Lots 7 and 8, Block 29, San Juan Original Townsite, as Requested by Nadia Baughman.

Mr. Escobar said that the conditional use permit is to sell alcohol at Ann’s Restaurant for on-premise consumption. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius. The zoning for the property is a Neighborhood Commercial District and applicant can sell alcohol thru the conditional use permit. Attached to the packet there are some conditions like parking, security cameras, pay annual alcohol license thru the city, non-smoking inside the building, occupational, conditional use and health permits.

Commissioner Alaniz asked about the percentage of alcohol that can be sold in the restaurant. Mr. Escobar said that as long the restaurant sells more food because it is not a bar. Chairwoman Castillo asked who checks the alcohol sales; Mr. Escobar responded the Texas Alcoholic Beverage Commission (TABC).

Commissioner Cardenas made a motion to approve the conditional use permit to sell alcohol as presented by staff. Commissioner Guajardo seconded the motion. The motion passed unanimously with a 7-0 vote.

C. Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed “Embajada Aztlan Restaurant” located at 3014 N. Raul Longoria Road, legally described as Lot 6, Northgate Manor Subdivision Phase 1, as Requested by Juan Oscar Chavarin.

Mr. Escobar stated that conditional use permit is to sell alcohol at the proposed “Embajada Aztlan Restaurant”. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius. Property is zoned as General Business District and is at the commercial plaza where Taqueria La Curva is located. Attached to the packet there are some conditions like security cameras, pay annual alcohol license thru the city, non-smoking inside the building, occupational, conditional use and health permits.

Commissioner Alaniz asked if they can establish the operation hours since it is located in front of a school.

Juan O. Chavarin, applicant, said that they understand that they need to sell more food than alcohol as the alcohol will be a complement to the food only. They will be only selling one or two drinks only since it is a restaurant. Operation hours are from: 7:00 am to 10:00 pm, Saturdays, 7:00 am to 12:00 pm and Sundays 10:00 am to 9:00 pm.

The City of San Jun Planning & Zoning
January 2, 2020 Meeting Minutes
Page 3 of 3

Commissioner Alaniz made a motion to approve the conditional use permit to sell alcohol as presented by staff. Commissioner Perez seconded the motion. The motion passed unanimously with a 7-0 vote.

4. NEXT MEETING – January 16, 2020 (if necessary)

5. ADJOURNMENT

There being no further items to discuss, Commissioner Alaniz made a motion to adjourn; Commissioner Perez seconded the motion. The motion passed unanimously with a (7-0) vote and the meeting was adjourned at 6:15 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



Thursday, January 2, 2020

San Juan Memorial Library

6:00 p.m.

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Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Roel Garza, Sanitation Director
DATE: 2/3/2020
SUBJECT: Department of Sanitation Monthly Report

Sanitation Department January 2020

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site –789 Residents
- Residential – 782.61 Tons
- Commercial – 1094.83 Tons
- Roll-Off – 114.57 Tons 30 loads (rental)
- Brush – 683.98 & 169 loads of brush

Central Garage January 2020

- Open 15
- Closed 22
- 5 Residential Side Loaders operating, 1 Residential Side Loader on Standby
- 1 Commercial Side Loaders operating, 1 Commercial Side Loader on Stanby
- 2 Commercial Front Loaders operating, 1 Commercial Front Loader down
- 3 Brush truck operating
- 1 Brush tractor (grapple) operating
- 3 Brush Grapple Truck operating
- 3 Roll-Off Trucks operating

Recycling January 2020

- Cardboard:13.79 tons / \$624.33
- Mix Paper:2.42 tons / \$121.00
- Newspaper: 0.65 tons / \$26.00
- Curbside Rec:5.12 tons / \$0.0
- Tin Cans: 0.13 tons / \$15.60
- Alum Cans: 0.06 tons / \$50.32
- Aguilar (E-Waste)2.61 tons / \$208.36

Total Tons / Revenue: 24.72 tons / \$1,010.29



Mayor: Mario Garza
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Commissioners: Jesus “Jesse” Ramirez
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Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 2/4/2020

SUBJECT: San Juan Memorial Library Monthly Report

Enclosed is the January monthly report including statistics and programs:

For the month of January, we had, 3,710 visitors. Out of those visitors, 1,010 were here for computer use only. The library checked out a total of 1,106 items both adult and children. We had 101 in-house circulation items. We requested and received twenty-three (23) Interlibrary Loans (ILL). We had 91 new patrons added to our circulation system. We helped the public with an estimated 522 reference/informational questions. We had 56 fax transactions. The monthly amount deposited was \$1,623.05 both fines and fees.

Please see the attached statistical report.

During the month of January

- Attended the Directors’ meetings.
- Attended the City Commission meetings.
- Attended, during the Directors’ meeting, the presentation from a representative from the United Way.
- Hosted a library visit from Doedyns Elementary School with an attendance of 81 participants.
- Attended the Retirement party for Gracie Castillo.
- Went to City Hall to make the weekly money deposits for the library.
- Managed the day to day operations of the San Juan Memorial Library.

Meetings to be held in February 2020

Multipurpose Room

Dr. Edna Ochoa, February 3rd, 5th, 10th, 12th, 13th, 15th, 16th, 19th, 20th, 22nd, 23rd, 24th, 26th, & 29th

EDC Meetings, February 4th & 18th

Read Aloud Program, February 5th

United Way, February 6th, 7th, & 10th

Planning & Zoning, February 6th & 20th

San Juan Police Department, February 11th

City Commission meetings, February 11th & 25th

Directors' Meetings, February 12th & 26th

San Juan H.R. Department, February 13th & 14th

Planning & Zoning Workshops, February 18th & 26th

Civil Service Exam, February 19th

Training Room:

Spanish GED Classes, February 3rd through February 27th

Computer Classes, February 4th through February 27th

Futurity 1st Educational Medical Seminar, February 11th & 13th

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Mayor: Mario Garza
Mayor Pro-Tem: Pete Garcia
Commissioners: Ernesto “Neto” Guajardo
Jesus “Jesse” Ramirez
Leonardo “Lenny” Sanchez

MEMORANDUM

TO: Mr. Benjamin Arjona, City Manager
FROM: Armandina Sesin, Library Director
DATE: February 3, 2020
SUBJECT: January Monthly Report

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Civil Service Exam, February 19th

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Computer Classes, February 4th through February 27th

Futurity 1st Educational Medical Seminar, February 11th & 13th

**San Juan Memorial Library
January 2020 Statistics**

Statistics	
Total Visitors	3,710
Computer Users	1,010
Total Checkouts	1,106
In-House Use	101
Inter-Library Loans	23
New Patrons	91
Reference\ Informational Questions	522
FAX transactions	56
Children's Programs	13
Attendance	139

Multipurpose Room Reservations	Attendance
2nd Planning & Zoning	14
6th Directors Meeting	13
7th EDC Meeting	15
14th City Commission	40
15th Directors Meeting	13
15th City Secretary	6
23rd Murphy Middle School	50
27th EDC Meeting	15
28th City Commission	41
29th Directors Meeting	13
29th IT Training	4
30th Planning & Zoning - Executive Room	15
31st Doedyn's Elementary	81
31st Retirement Luncheon	39
Total	359

Training Room Reservations	Attendance
7th Computer Class	2
9th Computer Class	2
13th Spanish GED Class	9
14th Computer Class	2
15th Spanish GED Class	11
16th Computer Class	2
20th Spanish GED Class	13
21st Computer Class	2
22nd Spanish GED Class	16
23rd Computer Class	2
23rd Spanish GED Class	13
27th Spanish GED Class	14
28th Computer Class	2
29th Spanish GED Class	10
30th Computer Class	2
31st Spanish GED Class	14
Total	116

Checkouts	
DVDs	353
Books Juvenile	521
Books Adult	232
Total	1,106

WiFi Usage	
LibGuest	1,065
LibStaff	343
Total	1,408

Study Room Attendance	
Study Rooms	82

Facebook Page	
Likes	5
Visitors	10

SJML Homepage	
Visitors	1,066

Deposits	
Fines	\$ 245.80
Copies	\$ 1,377.25
Total	\$ 1,623.05

Computer Classes	
Attendance	16

Youth & Children's Programs/Attendance

Date	Program	Attendance
Tuesday, January 7, 2020	Story Time/Craft	9
Thursday, January 9, 2020	Play-Doh Time	4
Friday, January 10, 2020	Story Time/Color	3
Tuesday, January 14, 2020	Story Time/Craft	6
Friday, January 17, 2020	Story Time/Color	5
Saturday, January 18, 2020	Story Time/Craft	3
Saturday, January 18, 2020	Movie	4
Tuesday, January 21, 2020	Story Time/Craft	5
Wednesday, January 22, 2020	Toddler Time	4
Thursday, January 23, 2020	Play-Doh Time	7
Tuesday, January 28, 2020	Story Time/Craft	4
Friday, January 31, 2020	Doedyns Visit	81
Friday, January 31, 2020	Story Time/Color	4
Total	13	139

Minutes of the Meeting of the San Juan Memorial Library Advisory Board

Date: December 3, 2019
Time: 6:00 p.m.
Place: San Juan Memorial Library

Members Present: Maria Estella Ayala Maria A. Navarro
Nadia Baughman George Rodea
Iris Lara Elizabeth Saldaña
Teresa Sloss

Members Absent:

Liaison: Commissioner Jesus “Jesse” Ramirez
Library Director: Armandina A. Sesín
Visitors: Lucio Turner

ORDER OF BUSINESS

I Invocation

Maria A. Navarro led the Invocation.

II Pledge of Allegiance

Maria Estella Ayala led the Pledge of Allegiance.

III Call Meeting to Order

Elizabeth Saldaña called the meeting to order at 6:12 p.m.

IV Roll Call

All Board Members were present with exception of Nadia Baughman who called to let us know that she was running late.

V Review of Minutes

A motion to approve the minutes as corrected was made by Maria A. Navarro and seconded by George Rodea.

VI Old Business

Gathering in December for a gift exchange.

After the meeting, the Library Board agreed to stay for a Christmas dinner and the gift exchange.

VII New Business

Revised schedule of meetings for 2020.

A motion was made by Maria A. Navarro that according to the revised schedule of meetings, no meetings will be held on January, July, and August 2020. The motion was seconded by Iris Lara.

VIII Director's Report

The library director presented the November monthly report which included information about the presentation, at The Basilica, of the Tapete de Arena by the Oaxacan Artists, and the Lighting of the Christmas Tree on Thursday, December 5 at 5:00 p.m. It was mentioned to her that it was the tallest tree in the State of Texas. She also mentioned that a first Christmas event, at the library, for the children was going to take place on Tuesday, December 18th.

IX Adjournment

A motion to adjourn was made at 6:32 p.m. by Maria A. Navarro and seconded by Maria Estella Ayala. Next meeting will be Wednesday, February 5, 2020.

Nadia Baughman, Chair

Iris Lara, Secretary



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Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 2/4/2020

SUBJECT: Department of Parks and Recreation Monthly Report.

Parks Division, staff continues to maintain our city parks and landscape areas as needed. This past month staff worked on the following areas.

- Setting up the race route for the Friendly City 5K Run/Walk.
- Rented a lift from Briggs to for the two day process of taking down all holiday deco.
- Assisted Public Works cleaning and painting graffiti on the water sand pipes.
- Staff has been painting and cleaning up graffiti around several of our parks.
- Marking and preparing fields for city sports.
- Maintaining our city parks, baseball parks, and trimming trees.
- Working on a project welding and make soccer goals.

Events Division, Event Coordinator Ruben Rodriguez and staff having been working the following areas.

- Staff assisted with all areas of the Friendly City 5K Run/Walk.
- Staff assisted with seeking a few sponsors for the 5 K Events.
- Staff meetings on upcoming events.
- Crew Leaders weekly meetings going over weekly information and schedule.

Recreation Division, this past month staff has been coordinating and organizing upcoming fall events and leagues.

WINTER LEAGUES: Girls Basketball, Boys Soccer and Winter Baseball League Tournaments finished play the week of January 27th – 31st. There were a total of 16 Girls Basketball teams playing in four divisions K-1st, 2nd-3rd, 4th-5th grades and 6th

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grade. Games were played at Sorensen Elementary, Garza-Pena Elementary, Ruben Yzaguirre and Austin Middle Schools; 8 Winter Baseball teams played in two age divisions 6U and 8U with games played at The San Juan Sports Complex (Arcuate & Mayfield Ballparks); Boys Soccer league had 21 teams playing in three divisions Kinder-1st, 2nd-3rd, and 4th-5th grade with all games played at San Juan Municipal Park.

PICTURE DAY: On Saturday, January 18, Picture Day was held at Amigos del Valle for Boys Soccer, Girls Basketball and Winter Baseball.

PACK THE HOUSE: Pack the House was held on Friday, January 24 at 6pm for the girls' basketball league at PSJA High School gym. The players and staff met for the varsity girls' basketball game between La Joya Juarez Lincoln vs PSJA High School.

FRIENDLY 5K RUN & FUN RUN: On Saturday, January 25, the 3rd Annual Friendly City 5K Run/Walk and Fun Run was held at the San Juan Sports Complex. Staff assisted with preparing the race packets, race packet distribution, parking, street closures and medal distribution. This was a sold out event with 255 5K participants and over 40 fun run participants.

2nd WINTER LEAGUE COACHES MEETING: Thursday, January 30, staff conducted a coaches meeting for the Girls Soccer League at 5:30 pm and Boys Basketball League at 6:00 pm. Discussed was the league start/end dates, the new league tournaments, schedules and rules of the game. The meeting was held at the San Juan Parks & Recreation office.

PONY BASEBALL/SOFTBALL: Registration is ongoing for the upcoming 2020 PONY Baseball/Softball League until February 24. Anyone interested can register online or walk-in to the Parks & Recreation Office.

Recreation Supervisor, Ramiro Moreno, attended the PONY Presidents Meeting at 6:30 pm on Wednesday January 8 in Weslaco. A variety of topics were discussed for the upcoming 2020 PONY season. The City of San Juan secured some Mid-Season Tournaments (12U Softball and 10U & 12U Baseball) and All-Star Tournaments (14U Baseball & Softball and 6U & 8U Baseball) that the city will be hosting in April and June of the 2020 season.

Maintenance Division, staff continues to provide professional maintenance and custodial service throughout the city. The following areas were addressed this past month.

- Worked on the AC unit at the Old PD station.
- Working on restrooms and concession area at the San Juan Sports Complex in preparation for the upcoming season.
- Replaced sink and toilet at the Skate Park.
- Troubleshooting lighting issues at the Library.

This month the Building Maintenance Division would like to welcome Nereyda Cortes to our Custodial Team.

UPCOMING EVENTS:

March 2020 Opening Day for Baseball/Softball, TBA

On Friday January 31, 2020 MG Valley Construction began work on the baseball/softball field renovation project at San Juan Municipal Park. This project will bring a much need upgrade to the area and will address the need for more ballpark to meet the demand of our growing programs. This project will be ongoing for the next two months with a completion date scheduled for April 3, 2020.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Hold a Public Hearing for a Conditional Use Permit to allow “My Party Venue” Event Center in a commercial area located at 654 E. Nolana Avenue Suite 2, legally described as Lots 4A and 4B, Wolverine Subdivision, as Requested by Ricardo Sanchez.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Ricardo Sanchez is applying for a conditional use permit to open “My Party Venue” event center at the commercial plaza located at 654 E. Nolana Avenue Suite 2. The plaza has three (3) suites a barber shop and office occupy the two end suites. The suite size is 21 feet by 45 feet (945 square feet) and there are a total of 26 common parking spaces in the commercial plaza. The subdivision was developed on 2006 with a commercial area in the front and residential on the back, with a 20 feet alley in the middle.

According to the Fire Department, the occupancy load for this suite is for sixty (60) people. Off-street parking ordinance, Chapter 6, Section 3 established that dance halls required one parking space for each 200 square feet of indoor recreation area.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

During the regular meeting of February 6, 2020, the Planning and Zoning Commission unanimously recommended the approval of the Conditional Use Permit with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/06/2020
CITY COMMISSION – 02/11/2020
DATE PREPARED – 01/27/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “My Party Venue” event center in a commercial area.
APPLICANT:	Ricardo Sanchez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lots 4A and 4B, Wolverine Subdivision
LOCATION:	654 E. Nolana Avenue Suite 2
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Vacant; General Business District (C-2) <u>East</u> – Vacant; General Business District (C-2) <u>West</u> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access to Gambit Road.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Ricardo Sanchez is applying for a conditional use permit to open "My Party Venue" event center at the commercial plaza located at 654 E. Nolana Avenue Suite 2. The plaza has three (3) suites a barber shop and office occupy the two end suites. The suite size is 21 feet by 45 feet (945 square feet) and there is a total of 26 common parking spaces in the commercial plaza. The subdivision was developed on 2006 with a commercial area in the front and residential on the back, with a 20 feet alley in the middle.

According to the Fire Department, the occupancy load for this suite is for sixty (60) people. Off-street parking ordinance, Chapter 6, Section 3 established that *dance halls required one parking space for each 200 square feet of indoor recreation area*. (See attachment).

Suite size	21' x 45' (945 square feet)
Parking spaces	26 common parking spaces
Occupancy load as per Fire Dpt.	60 people
Required parking spaces	5 parking spaces

The following are the list of requirements for an event center:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;

**CONDITIONAL USE PERMIT
"MY PARTY VENUE"
FEBRUARY 11, 2020**

PAGE 3

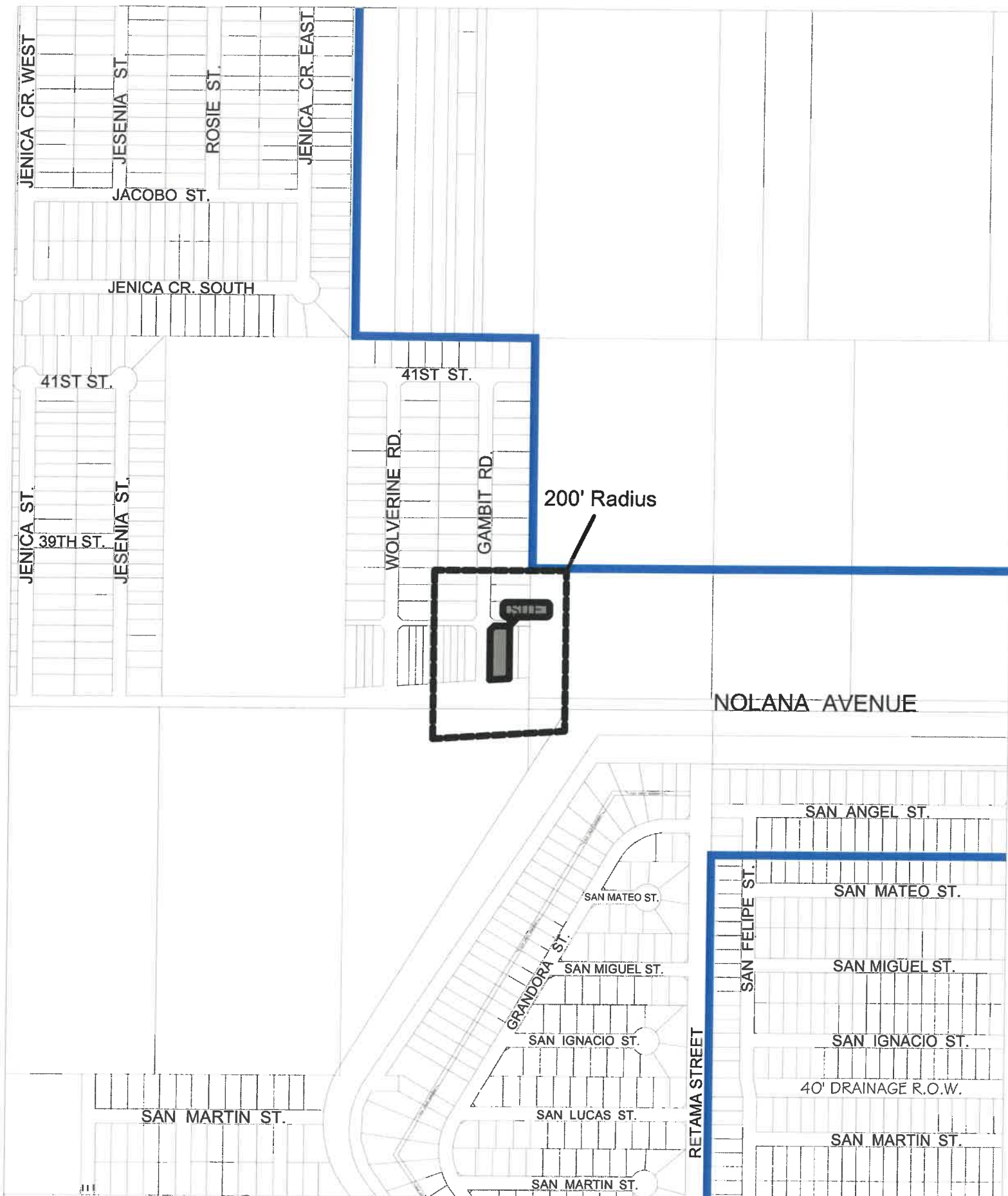
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Site Plan
Subdivision plat
Letter of intent from applicant
Section of parking ordinance
List of neighboring property owners receiving notice





Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow "My Party Venue" Event Center in a commercial area located at 654 E. Nolana Avenue Suite 2, legally described as Lots 4A and 4B, Wolverine Subdivision, as Requested by Ricardo Sanchez.



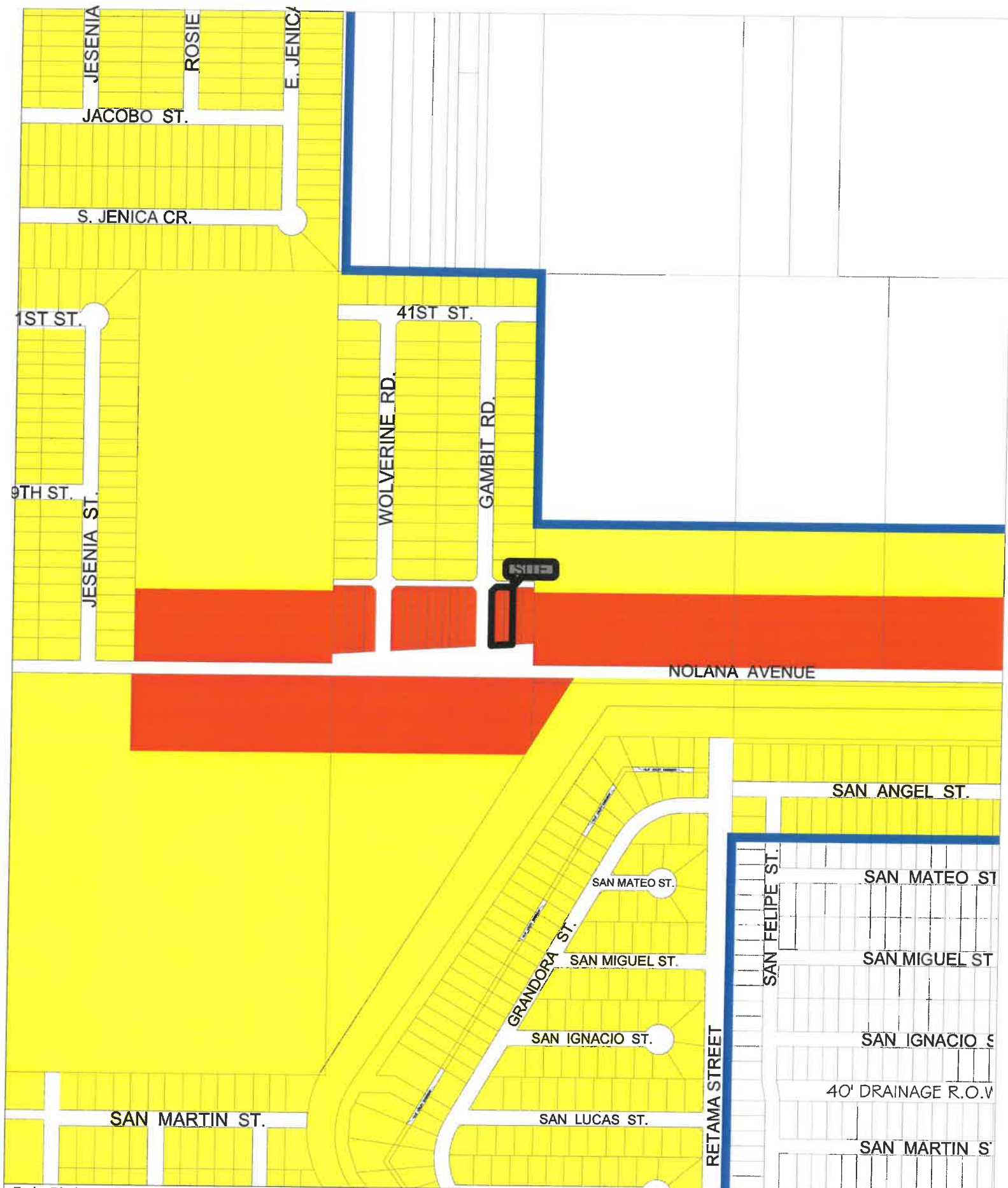


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "My Party Venue" Event Center in a commercial area located at 654 E. Nolana Avenue Suite 2, legally described as Lots 4A and 4B, Wolverine Subdivision, as Requested by Ricardo Sanchez.





Zoning Districts

- | | |
|---------------------------------|------------------------|
| Single Family Residential (R-S) | Heavy Commercial (C-3) |
| Manufactured Home (R-MH) | Light Industrial (I-1) |
| Multi-Family Residential (R-MF) | Heavy Industrial (I-2) |
| Neighborhood Commercial (C-1) | Open Space (O) |
| General Business (C-2) | Exp. Corridor (EC) |

Conditional Use Permit to allow "My Party Venue" Event Center in a commercial area located at 654 E. Nolana Avenue Suite 2, legally described as Lots 4A and 4B, Wolverine Subdivision, as Requested by Ricardo Sanchez.



January 6, 2020

To: The Honorable Planning Zoning Commission of the City of San Juan

Honorable members of the Planning and Zoning Commission, I, Ricardo Sanchez Hernandez, member in charge of Jomerilis LLC, am requesting permission to open a small events hall at **654 E Nolana Loop # 2, San Juan TX 78589**. This hall will be named My Party Venue and will serve our community by providing a place for families to celebrate any occasions as they please.

The hall is in rectangular shape measuring 21 ft x 45 ft, includes a restroom, two entrances, and 26 parking spots. No employees will be hired since it will be operated by myself as the business owner. The current legal description of the property 654 E Nolana Loop, San Juan Texas is commercial.

The hall will be rented for any legal activity during normal business hours, Monday through Sunday, from 7:00 am – 12:00 am if required.

Dear members of the Planning and Zoning Commission I thank you for your approval to this proposal. I also thank you for giving your time to make the city of San Juan a better place to live. Should you have any further question please do not hesitate to contact me at 469-733-0366 or by email at: ricardosh79@yahoo.com.

Respectfully,

Ricardo Sanchez Hernandez
Jomerilis LLC

SECTION 3.00: PUBLIC FACILITIES.

- (a) Private Club or Lodge: One parking space for each 100 square feet of floor area.
- (b) Church or Temple: One parking space for every five seats in the main auditorium.
- (c) School: (Except High School or College) one parking space for each ten seats in the auditorium or main assembly room or one space for each classroom, whichever is greater.
- (d) High School: One parking space for each eight seats in the main auditorium or three spaces for each classroom, whichever is greater, and one space for each two employees.
- (e) County Club or Golf Club: Five parking spaces for each hole.
- (f) Community Center, Library, Museum or Art Gallery: Ten parking spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 sq. ft.
- (g) Hospital: One parking space for each 250 sq. ft. of floor area.
- (h) Theater or Auditorium (except school): One parking space for each four seats or bench seating places, or (a) one space per 800 sq. ft. of outdoor area, (b) one space per 200 sq. ft. of indoor recreational area exceeding 2,000 sq. ft. and (c) one space per 100 sq. ft. of associated indoor use whichever is greater.
- (i) Sports Arena, Stadium, or Gymnasium: One parking space for each five seats or bench seating places.
- (j) Hotel: One parking space for each guest room two sleeping rooms or suites plus one space for each 200 sq. ft. of commercial floor area contained therein including convention facilities.
- (k) Tourist Home, Cabin or Motel: One parking space for each sleeping room or suite.
- (l) Dance Hall, Assembly or Exhibition Hall without Fixed Seats: One parking space per 800 sq. ft. of outdoor recreational area and one space for each 200 square feet of indoor recreational area, and one space per 100 sq. ft. of associated indoor use.

Conditional Use Permit to allow "My Party Venue" Event Center in a commercial area located at 654 E. Nolana Avenue Suite 2, legally described as Lots 4A and AB, Wolverine Subdivision, as Requested by Ricardo Sanchez.

Sanchez, Ricardo
3800 Gambit Rd.
San Juan, TX 78589

Hernandez, Oralia Licerio
4409 Beth Dr.
Edinburg, TX 78542

Avalos, Marcela D. and Liliana M.
Adriana L. Avalos
8511 N. 22nd Lane
McAllen, TX 78504

Garza, Edwin
300 Santa Elena
San Juan, TX 78589

Santos, Oscar
711 Toronoto Avenue, Apt F2
McAllen, TX 78503

Zapata, Cesar and Emilia
3800 Wolverine Rd.
San Juan, TX 78589

Country of Hidalgo
100 E. Cano Street Suite 302
Edinburg, TX 78539

Landa, Jose L.
205 Sunset Dr.
San Juan, TX 78589

Edwards, Kim L.
1001 W. 9th Street
Weslaco, TX 78596

ACJ, LLC.
Oscar Santos Jr.
409 E. Ridge Road
Pharr, TX 78577

Avalos, Liliana Maribel
3800 Gambit Rd.
San Juan, TX 78589

Vega, Juan Angel Arellano and Cruz
G. Villanueva
3806 Wolverine Road
San Juan, TX 78589

Rodriguez, Cesar G. and Alma D.
1801 Silverado St.
Alamo, TX 78516

Rio Land Inc.
Attn. Mrs. Jewell Amyx
9306 Great Hills Trl. Unit 165
Austin, TX 78759-7174

Valdez, Jaime A. and Lluvia S.
3806 Gambit Rd.
San Juan, TX 78589

Alvarez, Rodolfo Jr.
447 Monterrey Dr.
Alamo, TX 78516

Sanchez, Jose Emanuel
4409 Beth Dr.
Edinburg, TX 78542

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW "MY PARTY VENUE" EVENT CENTER IN A COMMERCIAL AREA LOCATED AT 654 E. NOLANA AVENUE SUITE 2, LEGALLY DESCRIBED AS LOTS 4A AND 4B, WOLVERINE SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Ricardo Sanchez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow "*My Party Venue*" Event Center in a commercial area.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Ricardo Sanchez has applied for a Conditional Use Permit to allow "*My Party Venue*" Event Center at 654 E. Nolana Avenue Suite 2, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 11th day of February, 2020.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2020.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

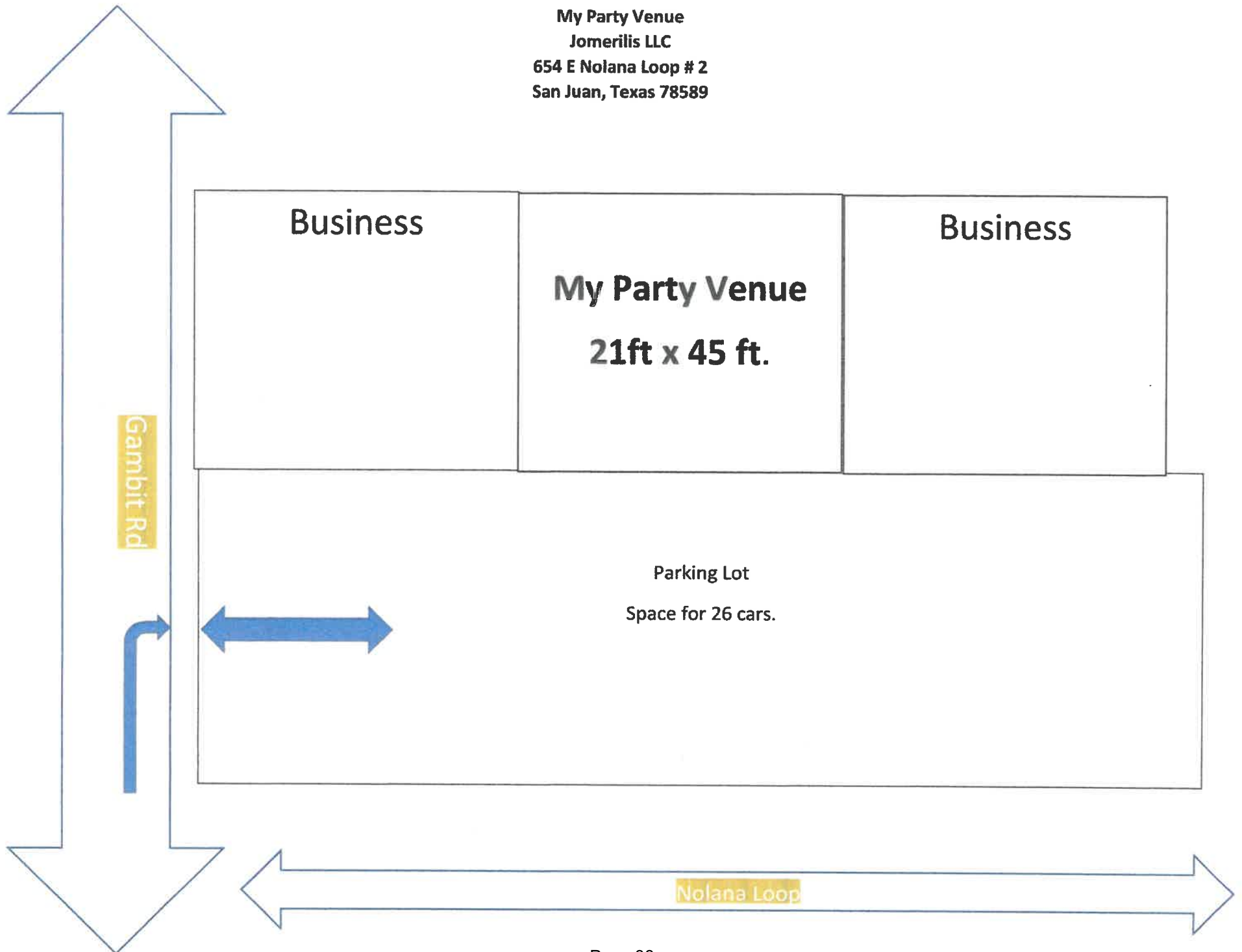
ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

**My Party Venue
Jomerilis LLC
654 E Nolana Loop # 2
San Juan, Texas 78589**



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Hold a Public Hearing for a Conditional Use Permit to allow “Sebastian’s Event Center” in a commercial area located at 2211 S. Veterans Boulevard, Suite 10, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Paola Guzman.

STAFF COMMENTS AND RECOMMENDATIONS:

Paola Guzman is applying for a conditional use permit to continue operating “Sebastian’s Event Center.” The business was opened on 2018 with no conditional use permit thru the City. The commercial plaza has a total of ten suites and event center will occupy one end suite. The suite size is 1,300 square feet and a total of 60 common parking spaces in the front and 21 parking spaces on the rear.

As per Fire Department the occupancy load for this suite is seventy-five (75) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that dance halls required one parking space for each 200 square feet of indoor recreation area.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twelve (12) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

During the regular meeting of February 6, 2020, the Planning and Zoning Commission unanimously recommended the approval of the Conditional Use Permit with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/06/2020
CITY COMMISSION – 02/11/2020
DATE PREPARED – 01/27/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Sebastian’s Event Center” in a commercial area.
APPLICANT:	Paola Guzman
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 3, Hacienda Palms Subdivision
LOCATION:	2211 S. Veterans Boulevard
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; General Business District (C-2) <i>South</i> – Vacant; Single-Family Residence District (R-S) <i>East</i> – Vacant; Single-Family Residence District (R-S) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access to Dalia Avenue and Veterans Boulevard.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Paola Guzman is applying for a conditional use permit to continue operating "Sebastian's Event Center." The business was opened on 2018 with no conditional use permit thru the City. The commercial plaza has a total of ten suites and event center will occupy one end suite. The suite size is 1,300 square feet and a total of 60 common parking spaces in the front and 21 parking spaces on the rear.

As per Fire Department the occupancy load for this suite is seventy-five (75) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that *dance halls required one parking space for each 200 square feet of indoor recreation area*. (See attachment).

Suite size	1,300 square feet
Parking spaces	60 common parking spaces
Occupancy load as per Fire Dpt.	75 people
Required parking spaces	7 parking spaces

The following are the list of requirements for an event center:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

**CONDITIONAL USE PERMIT
“SEBASTIAN’S EVENT CENTER”
FEBRUARY 11, 2020**

PAGE 3

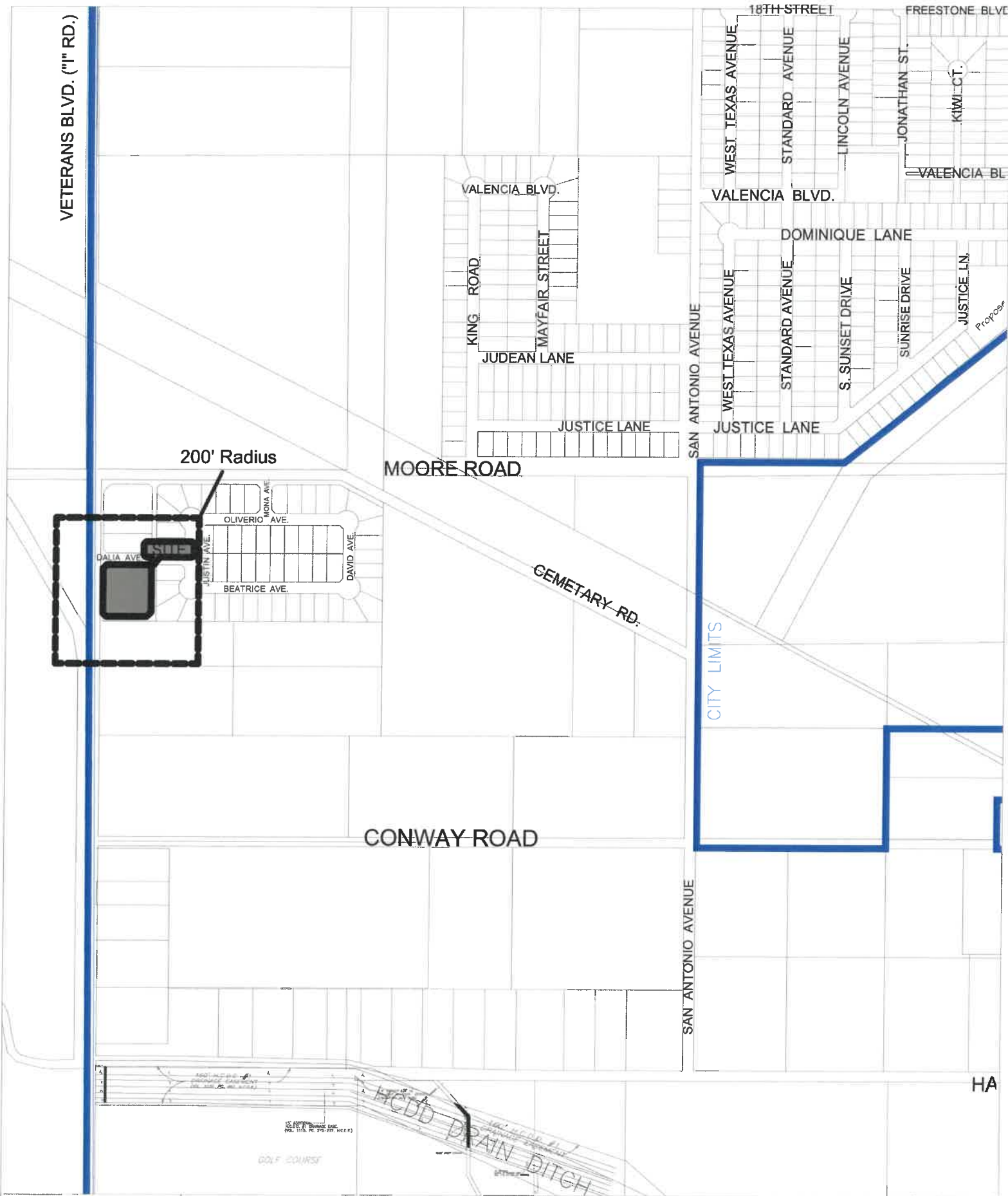
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city’s noise ordinance.
9. The business must comply with the City’s *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twelve (12) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Subdivision plat
Section of parking ordinance
List of neighboring property owners receiving notice
Ordinance



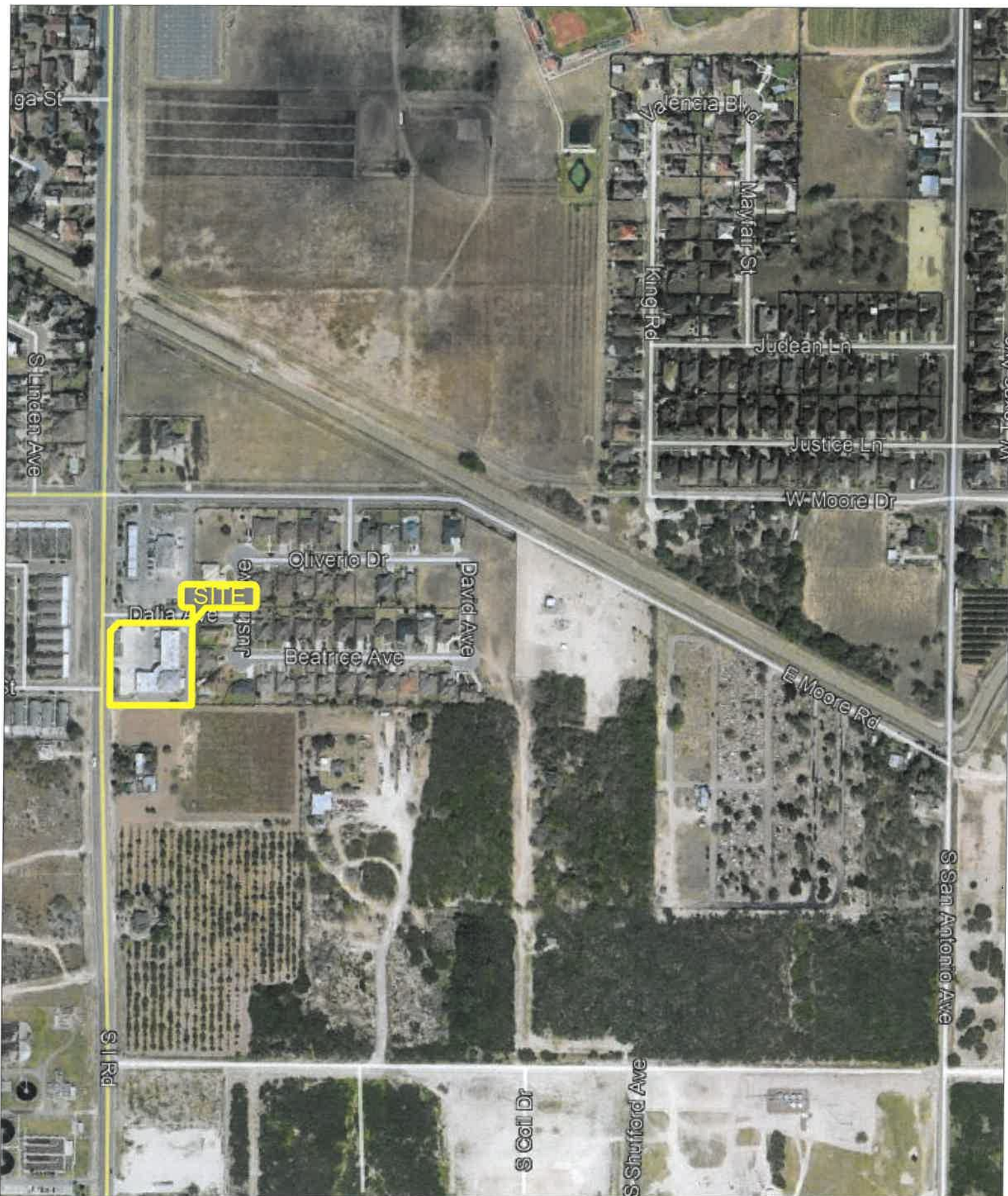


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "Sebastian's Event Center" in a commercial area located at 2211 S. Veterans Boulevard Suite 10, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Paola Guzman.



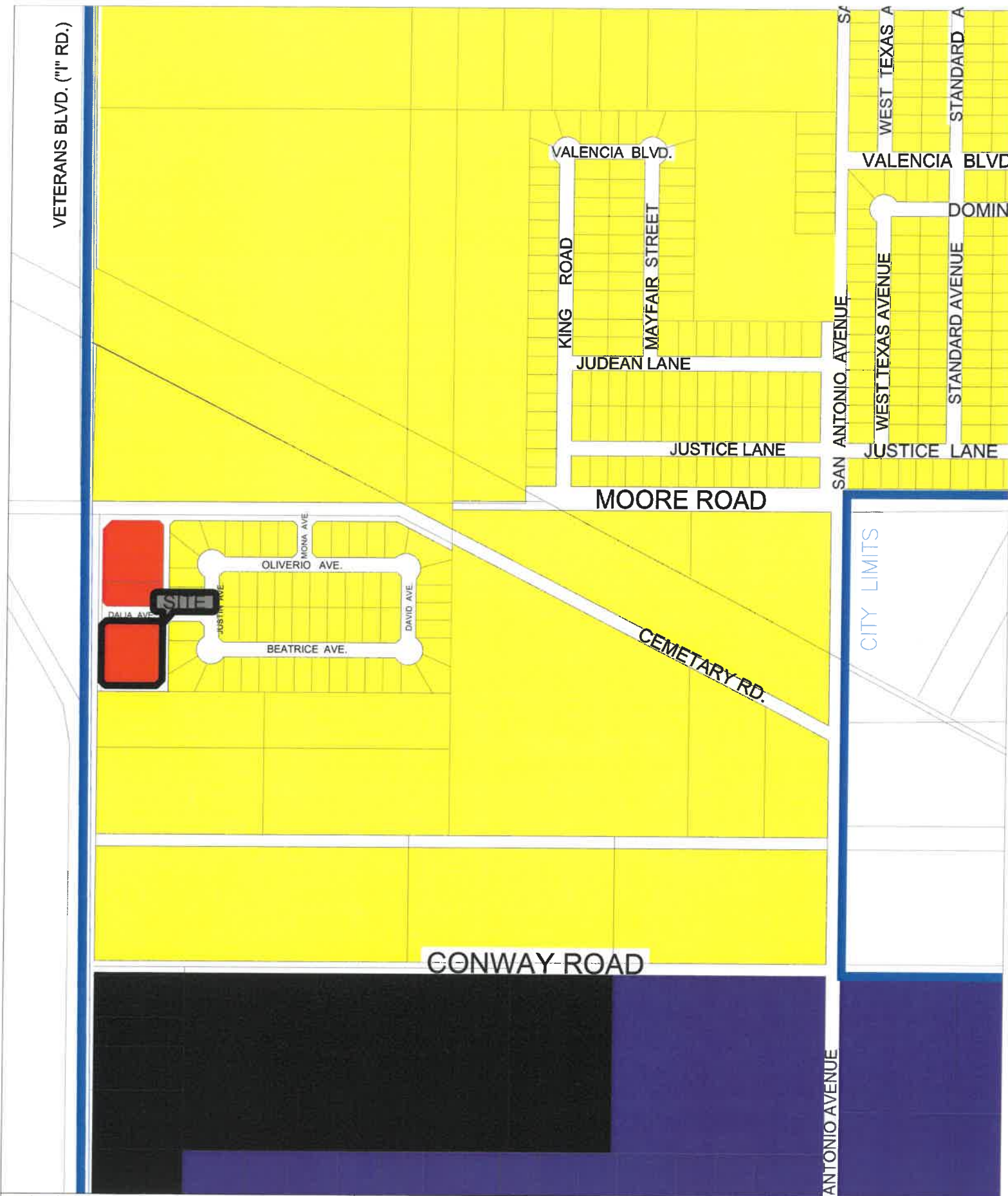


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "Sebastian's Event Center" in a commercial area located at 2211 S. Veterans Boulevard Suite 10, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Paola Guzman.





Conditional Use Permit to allow "Sebastian's Event Center" in a commercial area located at 2211 S. Veterans Boulevard Suite 10, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Paola Guzman.



SUBDIVISION PLAT OF HACIENDA PALMS SUBDIVISION

A TRACT OF LAND CONTAINING 16.75 ACRES, SITUATED IN HUALGO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF LOTS 7 AND 8 SAN JUAN HACIENDA ESTATES UNIT NO. 1, MAP REFERENCE: VOLUME 6, PAGE 35, H.C.M.R., SAID 16.75 ACRES OF LAND ALSO BEING A PART OF SAID CANAL RIGHT-OF-WAY, SAID 16.75 ACRES ALSO BEING A PART OR PORTION OF A TRACT OF LAND DEEDED TO RUBEN A. PEREZ AND REBECA A. PEREZ RECORDED IN DOCUMENT NO. 700986, H.C.D.R.

STATE OF TEXAS
COUNTY OF HUALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT ADDITION TO THE CITY OF SAN JUAN, HUALGO COUNTY, TEXAS, ARE SUBSCRIBED HERETO, HEREBY DEEDING TO THE USE OF THE COURSE, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHOSE INSTALLATION OF WHICH WE WILL CAUSE TO BE INSTALLED TO THE CITY OF SAN JUAN, ALL THE SAME FOR THE PURPOSES HEREIN SET FORTH, AND WE HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FAIR DEVELOPMENT, L.L.C.
PO BOX 2847
SAN JUAN, TEXAS 78408
BY: JERRY GARCIA, PRESIDENT

STATE OF TEXAS
COUNTY OF HUALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JERRY GARCIA, PRESIDENT OF FAIR DEVELOPMENT, L.L.C., WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME PURPOSES AND CAPACITY HEREIN STATED.

NOTARY PUBLIC FOR TEXAS
MY COMMISSION EXPIRES ON: 02-25-2008

THE UNDERSIGNED MAYOR OF THE CITY OF SAN JUAN TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY APPROVAL IS REQUIRED.

DATE: 02-25-2008

THIS SUBDIVISION PLAT OF HACIENDA PALMS SUBDIVISION, PLANNING COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AND IS HEREBY APPROVED BY THE PLANNING COMMISSION.

DATE: 02-25-2008

FAIR DEVELOPMENT, L.L.C.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HUALGO

JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE: 02-25-2008

JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HUALGO

JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE: 02-25-2008

JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE: 02-25-2008

JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE: 02-25-2008

JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE: 02-25-2008

JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE: 02-25-2008

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONE 7C ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0425 C, REVISED NOV. 16, 1982.
- FINISHED FLOOR ELEVATION SHALL BE 10' ABOVE TOP OF CURB AS SHOWN ON THE PLAT.
- A TOTAL OF 1.34 ACRES FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A TOTAL OF 666 CUBIC FEET OF STORMWATER DETENTION SHALL BE PROVIDED FOR EACH LOT.
- NO FENCES OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS EXCEPT LOTS 1-3.
- MINIMUM BUILDING SETBACKS SHALL BE:
FRONT: 10'
SIDE: 5'
REAR: 10'
LOT 1-3: 10'
LOT 4-5: 10'
LOT 6-7: 10'
LOT 8-9: 10'
LOT 10-11: 10'
LOT 12-13: 10'
LOT 14-15: 10'
LOT 16-17: 10'
LOT 18-19: 10'
LOT 20-21: 10'
LOT 22-23: 10'
LOT 24-25: 10'
LOT 26-27: 10'
LOT 28-29: 10'
LOT 30-31: 10'
- ALL COMMON PARKING EASEMENTS ARE HEREBY DESIGNATED AS SHOWN ON THE PLAT.
- LOTS 1, 2 & 3 ARE DESIGNATED AS COMMERCIAL LOTS.
- ONE SINGLE FAMILY DWELLING PER LOT FOR LOTS 4-5.
- NO SUBDIVISION REQUIRED ALONG FRONTAGE OF EACH LOT IS REQUIRED AT TIME OF THIS SUBDIVISION.
- THERE ARE NO WATER WELLS WITHIN 150' OF THE BOUNDARIES OF THE SUBDIVISION.
- APPROXIMATELY 110 FEET SOUTH OF THE SOUTHWEST CORNER OF THIS SUBDIVISION ON THE EAST SIDE OF "T" ROAD.
- CONTROL POWER AND LIGHT CORP. COMPANY IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR THE INSTALLATION AND MAINTENANCE OF STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHOSE INSTALLATION OF WHICH WE WILL CAUSE TO BE INSTALLED TO THE CITY OF SAN JUAN, ALL THE SAME FOR THE PURPOSES HEREIN SET FORTH.
- AN 8' BUFFER SHALL BE REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL ZONES AT BUILDING PERMIT STAGE.
- THE LOT OWNERS OF COMMERCIAL LOTS 1-3 SHALL BE RESPONSIBLE FOR MAINTAINING THE 20' ALLEY AND NOT THE CITY OF SAN JUAN.
- NO ACCESS OR LOT FRONTAGE SHALL BE PERMITTED ON MOORE ROAD.
- A 5' GRADE BUFFER IS REQUIRED ON LOTS 25-36 AT BUILDING PERMIT STAGE.

METES AND BOUNDS DESCRIPTION

LOT 1 AND 2 SAN JUAN HACIENDA ESTATES UNIT NO. 1, MAP REFERENCE: VOLUME 6, PAGE 35, H.C.M.R., SAID 16.75 ACRES OF LAND ALSO BEING A PART OF SAID CANAL RIGHT-OF-WAY, SAID 16.75 ACRES ALSO BEING A PART OR PORTION OF A TRACT OF LAND DEEDED TO RUBEN A. PEREZ AND REBECA A. PEREZ RECORDED IN DOCUMENT NO. 700986, H.C.D.R.

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THIS PLAT IS HEREBY APPROVED BY THE HUALGO COUNTY PLANNING COMMISSION ON THIS 25th DAY OF FEBRUARY, 2008.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES) SHALL BE CONSTRUCTED ON ANY EASEMENTS EXCEPT LOTS 1-3.

DATE: 02-25-2008

JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE: 02-25-2008

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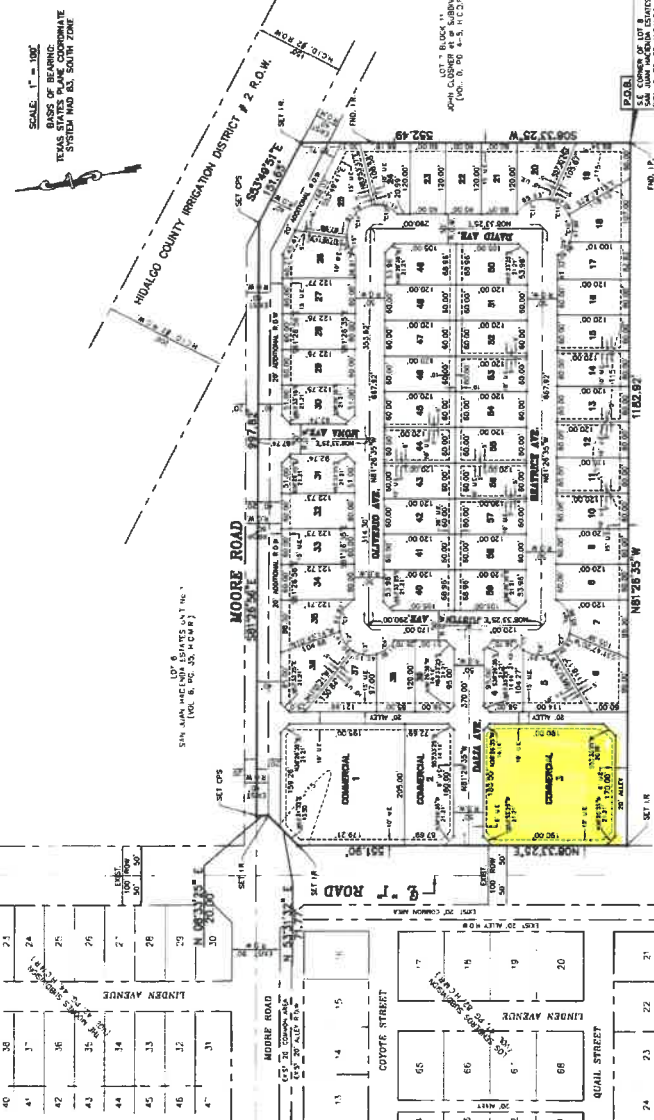
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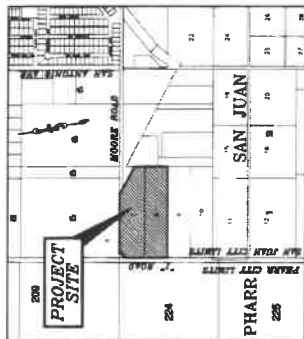
JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE: 02-25-2008



LOT #	AREA (ACRES)
1	42.462
2	10.760
3	10.760
4	7.659
5	8.193
6	7.725
7	7.250
8	7.250
9	10.358
10	7.709
11	8.088
12	8.088
13	8.088
14	8.088
15	8.088
16	8.088
17	8.088
18	8.088
19	8.088
20	8.088
21	8.088
22	8.088
23	8.088
24	8.088
25	8.088
26	8.088
27	8.088
28	8.088
29	8.088
30	8.088
31	8.088
TOTAL	40.4935038

CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH
"1"	71°57'14"	50.00'	38.32'	62.82'	58.77'
"2"	45°59'58"	50.00'	21.22'	40.41'	39.07'
"3"	48°16'23"	50.00'	22.40'	42.13'	40.09'
"4"	51°44'33"	50.00'	20.07'	38.17'	37.25'
"5"	61°37'49"	50.00'	30.00'	50.00'	50.00'
"6"	46°54'16"	50.00'	21.69'	45.93'	39.80'
"7"	75°34'52"	50.00'	38.77'	65.86'	61.28'
"8"	33°37'46"	50.00'	15.74'	29.58'	29.15'
"9"	54°59'26"	50.00'	26.02'	47.99'	46.17'
"10"	45°22'14"	50.00'	21.41'	40.47'	39.37'
"11"	74°44'33"	50.00'	38.15'	65.33'	60.70'
"12"	47°51'46"	50.00'	22.19'	41.77'	40.55'
"13"	93°43'08"	50.00'	53.36'	81.73'	72.97'
"14"	35°33'52"	50.00'	17.98'	34.53'	33.84'



LOCATION MAP

N.T.S.

DATE OF PREPARATION: APRIL 2005
DRAWN BY: P. GONZALEZ, L. HERNANDEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 L. COWE AVENUE, HUALGO, TEXAS 78004
PHONE (512) 898-1888



SECTION 3.00: PUBLIC FACILITIES.

- (a) Private Club or Lodge: One parking space for each 100 square feet of floor area.
- (b) Church or Temple: One parking space for every five seats in the main auditorium.
- (c) School: (Except High School or College) one parking space for each ten seats in the auditorium or main assembly room or one space for each classroom, whichever is greater.
- (d) High School: One parking space for each eight seats in the main auditorium or three spaces for each classroom, whichever is greater, and one space for each two employees.
- (e) County Club or Golf Club: Five parking spaces for each hole.
- (f) Community Center, Library, Museum or Art Gallery: Ten parking spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 sq. ft.
- (g) Hospital: One parking space for each 250 sq. ft. of floor area.
- (h) Theater or Auditorium (except school): One parking space for each four seats or bench seating places, or (a) one space per 800 sq. ft. of outdoor area, (b) one space per 200 sq. ft. of indoor recreational area exceeding 2,000 sq. ft. and (c) one space per 100 sq. ft. of associated indoor use whichever is greater.
- (i) Sports Arena, Stadium, or Gymnasium: One parking space for each five seats or bench seating places.
- (j) Hotel: One parking space for each guest room two sleeping rooms or suites plus one space for each 200 sq. ft. of commercial floor area contained therein including convention facilities.
- (k) Tourist Home, Cabin or Motel: One parking space for each sleeping room or suite.
- (l) Dance Hall, Assembly or Exhibition Hall without Fixed Seats: One parking space per 800 sq. ft. of outdoor recreational area and one space for each 200 square feet of indoor recreational area, and one space per 100 sq. ft. of associated indoor use.

Conditional Use Permit to allow "Sebastian's Event Center" in a commercial area located at 2211 S. Veterans Boulevard, Suite 10, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Paola Guzman.

Guzman, Paola
515 W. La Quinta Drive
Pharr, TX 78577

Gonzalez, David and Guillermina
Garcia
806 Beatrice Avenue
San Juan, TX 78589

Gonzalez, Epigmenio and Liliana
P.O. Box 2535
Edinburg, TX 78540

Luengo, Martha Susana
807 Oliverio Avenue
San Juan, TX 78589

National Retail Properties LP.
450 S. Orange Avenue Suite 900
Orlando, FL 32801-3339

MMGJ South Texas LLC.
13727 Noel Road Suite 1200
Dallas, TX 75240-7362

Sandoval, Artemio Jr.
P.O. Box 1529
San Juan, TX 78589

Villarreal, Daniel R. and Maria C.
2204 Justin Avenue
San Juan, TX 78589

Aranda, Jesus Alejandro Gomez
2206 Justin Avenue
San Juan, TX 78589

Munoz, Erik P. and Karla P.
2208 Justin Avenue
San Juan, TX 78589

Tapia, Elizabeth
2210 Justin Avenue
San Juan, TX 78589

Mendoza, Juan Jose Luviano
Av. Paseo de las Palomas 208B
Fracc. Las Alamedas
Atizapan de Zaragoza 52970
Mexico

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW "SEBASTIAN'S EVENT CENTER" IN A COMMERCIAL AREA LOCATED AT 2211 S. VETERANS BOULEVARD SUITE 10, LEGALLY DESCRIBED AS LOT 3, HACIENDA PALMS SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Paola Guzman has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow "*Sebastian's Event Center*" in a commercial area.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Paola Guzman has applied for a Conditional Use Permit to allow "*Sebastian's Event Center*" at 2211 S. Veterans Boulevard Suite 210, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 11th day of February, 2020.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2020.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Hold a Public Hearing for a Conditional Use Permit to allow “The Hall Event Center” in a commercial area located at 502 N. Veteran’s Boulevard Suite E, legally described as Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1, as Requested by Maria L. Santos.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Santos is applying for a conditional use permit to continue operating “The Hall Event Center” that was opened in 2017 with no conditional use permit thru the City. The event center is located at the Northeast corner of Veterans Boulevard and Chaparral Avenue, it has entrance on both streets. The suite size is 1,440 square feet and a total of 80 common parking spaces.

As per Fire Department the occupancy load for this suite is eighty (80) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that dance halls required one parking space for each 200 square feet of indoor recreation area.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twelve (12) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

During the regular meeting of February 6, 2020, the Planning and Zoning Commission unanimously recommended the approval of the Conditional Use Permit with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/06/2020
CITY COMMISSION – 02/11/2020
DATE PREPARED – 01/27/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “The Hall Event Center” in a commercial area.
APPLICANT:	Maria L. Santos
SURVEYOR/ENGINEER:	N/A
LEGAL:	Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1
LOCATION:	502 N. Veterans Boulevard, Suite E
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; General Business District (C-2) <i>South</i> – Commercial; General Business District (C-2) <i>East</i> – Commercial; Single-Family Residence District (R-S) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access to Veterans Boulevard and Chaparral Avenue.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Santos is applying for a conditional use permit to continue operating "The Hall Event Center" that was opened in 2017 with no conditional use permit thru the City. The event center is located at the Northeast corner of Veterans Boulevard and Chaparral Avenue, it has entrance on both streets. The suite size is 1,440 square feet and a total of 80 common parking spaces.

As per Fire Department the occupancy load for this suite is eighty (80) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that *dance halls required one parking space for each 200 square feet of indoor recreation area*. (See attachment).

Suite size	24' x 60' (1,440 square feet)
Parking spaces	80 common parking spaces
Occupancy load as per Fire Dpt.	80 people
Required parking spaces	8 parking spaces

The following are the list of requirements for an event center:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

**CONDITIONAL USE PERMIT
"THE HALL EVENT CENTER"
FEBRUARY 11, 2020**

PAGE 3

7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twelve (12) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Site Plan
Section of parking ordinance
List of neighboring property owners receiving notice



VETERANS BLVD. ("I" RD.)

HACKBERRY AVENUE

EBONY AVENUE

CITRUS AVENUE

OBLATE ST.

SAN JUAN

200' Radius

DOE ST.

ATHOL AVENUE

COUGAR ST.

MESQUITE AVENUE

MESQUITE AVENUE

BUFFALO ST.

HUISACHE STREET

ANTELOPE ST.

CHAPARRAL

CHAPARRAL AVENUE

1st STREET

Amigos Del Valle

W.O.W.

SAN JUAN MUNICIPAL PARK

CITY SHOP

STANDARD AVENUE

TMC CHURCH

COUGAR ST.

CAMINO REAL ST.

3rd STREET

HCID #2

FIESTA CIRCLE

FIESTA CIRCLE

HCID #2

CENTRAL READY MIX

BUS. 83

LIBERTY PARK

Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow "The Hall Event Center" in a commercial area located at 502 N. Veterans Boulevard Suite E, legally described as Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1, as Requested by Maria L. Santos.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "The Hall Event Center" in a commercial area located at 502 N. Veterans Boulevard Suite E, legally described as Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1, as Requested by Maria L. Santos.



VETERANS BLVD. ("I" RD)

OBLATE ST.

EBONY AVENUE

EBONY AVENUE

CITRUS AVENUE

CITRUS AVENUE

ATHOL AVENUE

ATHOL AVENUE

MESQUITE AVENUE

MESQUITE AVENUE

DOE ST.

COUGAR ST.

BUFFALO ST.

ANTELOPE ST.

HUISACHE STREET

CHAPARRAL AVENUE

CHAPARRAL AVENUE

FIRST STREET

COUGAR ST.

Amigos Del Valle

W.O.W.

SAN JUAN MUNICIPAL PARK

TMC CHURCH

HCID #2

HCID #3

CENTRAL READY MIX

THIRD STREET

FIESTA CIRCLE

FIESTA CIRCLE

CAMINO REAL ST.

Zoning Districts

- | | |
|---|--|
|  Single Family Residential (R-S) |  Heavy Commercial (C-3) |
|  Manufactured Home (R-MH) |  Light Industrial (I-1) |
|  Multi-Family Residential (R-MF) |  Heavy Industrial (I-2) |
|  Neighborhood Commercial (C-1) |  Open Space (O) |
|  General Business (C-2) |  Exp. Corridor (EC) |

Conditional Use Permit to allow "The Hall Event Center" in a commercial area located at 502 N. Veterans Boulevard Suite E, legally described as Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1, as Requested by Maria L. Santos.



24 feet

60 feet

The Hall Event Center

Parking area

Commercial Plaza

EXISTING BUILDING NOT IN CONTRACT

EXISTING CONCRETE

EXISTING BUILDING N.I.C.

5' SIDEWALK

A.E.T.O.P. 101.00'

FLOW

(7) 9'x18' PARKING=55'

PROPOSED (12) 18'x9' PARKING

A.E.T.O.P. 99.00'

PROP. CONC. FUME

18'

5 FT

DETENTION POND

EXIT

ENTRANCE

VETERANS BLVD.

(5) 9'x18' PARKING=45'

18'

72'

162'

NOTE

SECTION 3.00: PUBLIC FACILITIES.

- (a) Private Club or Lodge: One parking space for each 100 square feet of floor area.
- (b) Church or Temple: One parking space for every five seats in the main auditorium.
- (c) School: (Except High School or College) one parking space for each ten seats in the auditorium or main assembly room or one space for each classroom, whichever is greater.
- (d) High School: One parking space for each eight seats in the main auditorium or three spaces for each classroom, whichever is greater, and one space for each two employees.
- (e) County Club or Golf Club: Five parking spaces for each hole.
- (f) Community Center, Library, Museum or Art Gallery: Ten parking spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 sq. ft.
- (g) Hospital: One parking space for each 250 sq. ft. of floor area.
- (h) Theater or Auditorium (except school): One parking space for each four seats or bench seating places, or (a) one space per 800 sq. ft. of outdoor area, (b) one space per 200 sq. ft. of indoor recreational area exceeding 2,000 sq. ft. and (c) one space per 100 sq. ft. of associated indoor use whichever is greater.
- (i) Sports Arena, Stadium, or Gymnasium: One parking space for each five seats or bench seating places.
- (j) Hotel: One parking space for each guest room two sleeping rooms or suites plus one space for each 200 sq. ft. of commercial floor area contained therein including convention facilities.
- (k) Tourist Home, Cabin or Motel: One parking space for each sleeping room or suite.
- (l) Dance Hall, Assembly or Exhibition Hall without Fixed Seats: One parking space per 800 sq. ft. of outdoor recreational area and one space for each 200 square feet of indoor recreational area, and one space per 100 sq. ft. of associated indoor use.

Conditional Use Permit to allow "The Hall Event Center" in a commercial area located at 502 N. Veteran's Boulevard Suite E, legally described as Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1, as Requested by Maria L. Santos.

Santos, Ezequiel and Maria Luisa
800 W. Chaparral St.
San Juan, TX 78589

Gutierrez, Emilio
905 Mesquite St.
San Juan, TX 78589

Rubio, Oscar M.
Alejandro Cortazar
13203 Park Manos St.
San Antonio, TX 78230

Trevino, Catalina G.
201 E. Round Grove Rd. Apt #914
Lewisville, TX 75067

De Leon, Heraclio R. and Herminia
901 W. Chaparral St.
San Juan, TX 78589

Reyes, Susana
813 W. Chaparral St.
San Juan, TX 78589

Correa, Yvette and Federico G.
904 W. Chaparral St.
San Juan, TX 78589

Garcia, Antonio M.
900 W. Chaparral St.
San Juan, TX 78589

Garcia, Antonio M. and Dahlia
900 W. Chaparral St.
San Juan, TX 78589

Salazar, Jaime and Laura I.
810 W. Chaparral Street
San Juan, TX 78589

Montes, Rafael and Leonor
901 Mesquite St.
San Juan, TX 78589

Calvo, Eleazar and Nohemi G.
903 Mesquite Avenue
San Juan, TX 78589

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW "THE HALL EVENT CENTER" IN A COMMERCIAL AREA LOCATED AT 502 N. VETERANS BOULEVARD SUITE E, LEGALLY DESCRIBED AS KNIGHTS SOUTH 125.50 FEET, OF THE WEST 196.00 FEET OF LOT 15, BLOCK 5, SJ TR AND WEST 196.00 FEET OF LOT 1, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Maria L. Santos has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow "*The Hall Event Center*" in a commercial area.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Maria L. Santos has applied for a Conditional Use Permit to allow "*The Hall Event Center*" at 502 N. Veterans Boulevard Suite E, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 11th day of February, 2020.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2020.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Hold a Public Hearing for a Conditional Use Permit to allow “Gala Events” in a commercial area located at 905 W. 1st Street, Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Veronica Cortez.

STAFF COMMENTS AND RECOMMENDATIONS:

Veronica Cortez is applying for a conditional use permit to open “Gala Events” at commercial plaza located at Southeast corner of Veterans Boulevard and 1st Street. The plaza has six (6) suites in total, with a Child Event Center and EDC Offices occupying two suites each business. Each suite is 1,200 square feet and there are a total of 60 common parking spaces in the commercial plaza. The property has two entrances along First Street.

As per Fire Department the occupancy load for this suite is one hundred and forty (140) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that dance halls required one parking space for each 200 square feet of indoor recreation area.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twelve (12) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

During the regular meeting of February 6, 2020, the Planning and Zoning Commission unanimously recommended the approval of the Conditional Use Permit with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/06/2020
CITY COMMISSION – 02/11/2020
DATE PREPARED – 01/27/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Gala Events” in a commercial area.
APPLICANT:	Veronica Cortez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, B.T. No. 1 Subdivision
LOCATION:	905 W. 1 st Street, Suites A and B (Located at Southeast corner of Veterans Boulevard and 1 st Street)
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> – Commercial; General Business District (C-2) <u>West</u> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access to 1 st Street
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to comply with conditions in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Veronica Cortez is applying for a conditional use permit to open "Gala Events" at commercial plaza located at Southeast corner of Veterans Boulevard and 1st Street. The plaza has six (6) suites in total, with a Child Event Center and EDC Offices occupying two suites each business. Each suite is 1,200 square feet and there are a total of 60 common parking spaces in the commercial plaza. The property has two entrances along First Street.

As per Fire Department the occupancy load for this suite is one hundred and forty (140) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that *dance halls required one parking space for each 200 square feet of indoor recreation area*. (See attachment).

Suite size	2,400 square feet total
Parking spaces	60 common parking spaces
Occupancy load as per Fire Dpt.	140 people
Required parking spaces	12 parking spaces

The following are the list of requirements for an event center:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;

**CONDITIONAL USE PERMIT
“GALA EVENTS”
FEBRUARY 11, 2020**

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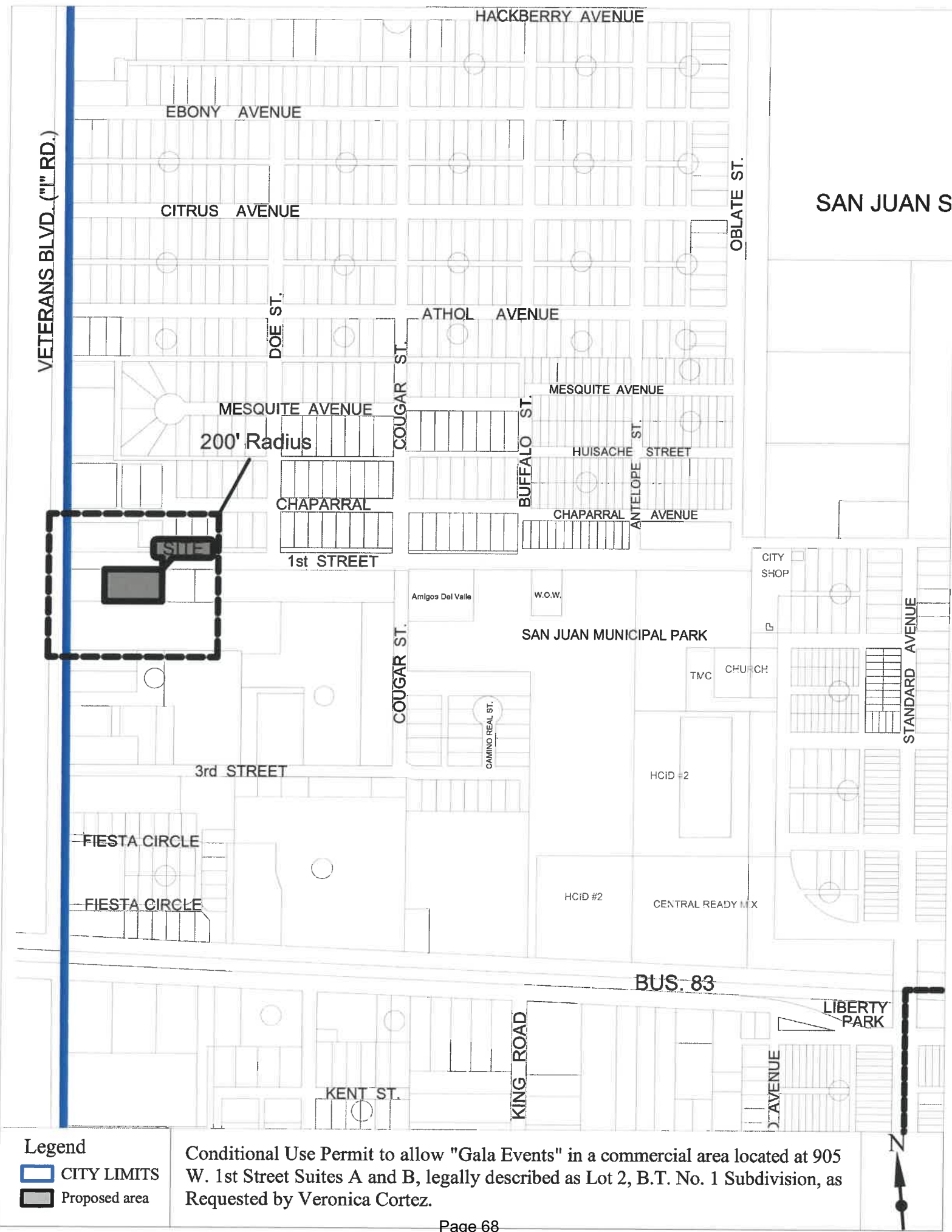
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city’s noise ordinance.
9. The business must comply with the City’s *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twelve (12) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

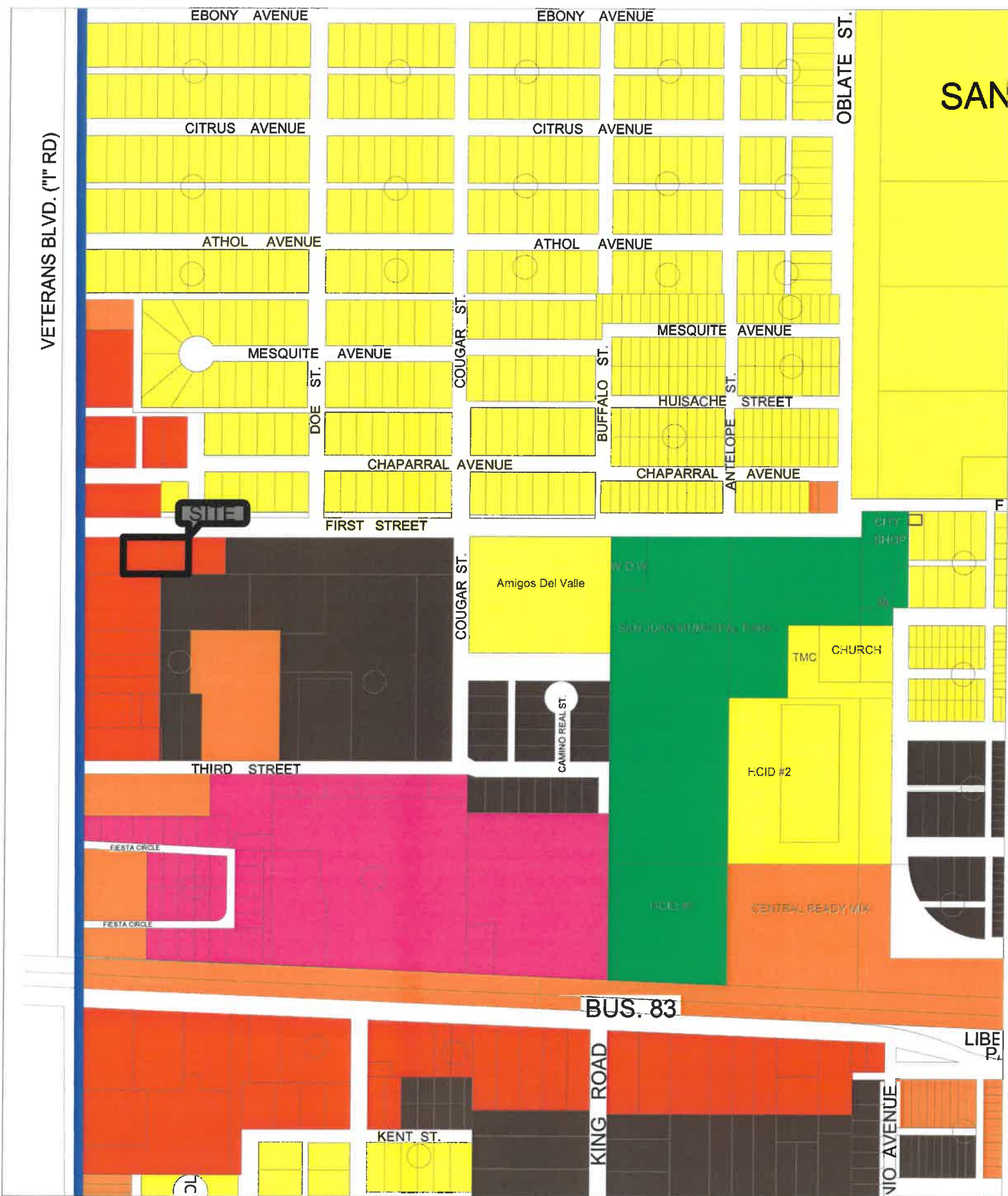
Location Map
Aerial Photo
Zoning Map
Site Plan
Subdivision Plat
Section of parking ordinance
List of neighboring property owners receiving notice
Ordinance





SAN JUAN S

Conditional Use Permit to allow "Gala Events" in a commercial area located at 905 W. 1st Street Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Veronica Cortez.



Zoning Districts

 Single Family Residential (R-S)	 Heavy Commercial (C-3)
 Manufactured Home (R-MH)	 Light Industrial (I-1)
 Multi-Family Residential (R-MF)	 Heavy Industrial (I-2)
 Neighborhood Commercial (C-1)	 Open Space (O)
 General Business (C-2)	 Exp. Corridor (EC)

Conditional Use Permit to allow "Gala Events" in a commercial area located at 905 W. 1st Street Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Veronica Cortez.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "Gala Events" in a commercial area located at 905 W. 1st Street Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Veronica Cortez.



SECTION 3.00: PUBLIC FACILITIES.

- (a) Private Club or Lodge: One parking space for each 100 square feet of floor area.
- (b) Church or Temple: One parking space for every five seats in the main auditorium.
- (c) School: (Except High School or College) one parking space for each ten seats in the auditorium or main assembly room or one space for each classroom, whichever is greater.
- (d) High School: One parking space for each eight seats in the main auditorium or three spaces for each classroom, whichever is greater, and one space for each two employees.
- (e) County Club or Golf Club: Five parking spaces for each hole.
- (f) Community Center, Library, Museum or Art Gallery: Ten parking spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 sq. ft.
- (g) Hospital: One parking space for each 250 sq. ft. of floor area.
- (h) Theater or Auditorium (except school): One parking space for each four seats or bench seating places, or (a) one space per 800 sq. ft. of outdoor area, (b) one space per 200 sq. ft. of indoor recreational area exceeding 2,000 sq. ft. and (c) one space per 100 sq. ft. of associated indoor use whichever is greater.
- (i) Sports Arena, Stadium, or Gymnasium: One parking space for each five seats or bench seating places.
- (j) Hotel: One parking space for each guest room two sleeping rooms or suites plus one space for each 200 sq. ft. of commercial floor area contained therein including convention facilities.
- (k) Tourist Home, Cabin or Motel: One parking space for each sleeping room or suite.
- (l) Dance Hall, Assembly or Exhibition Hall without Fixed Seats: One parking space per 800 sq. ft. of outdoor recreational area and one space for each 200 square feet of indoor recreational area, and one space per 100 sq. ft. of associated indoor use.

Conditional Use Permit to allow "Gala Events" in a commercial area located at 905 W. 1st Street, Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Veronica Cortez.

Cortez, Veronica
1923 Loma Bonita Street
San Juan, TX 78589

Acevedo, Nestor I. Sanchez
809 W. Chaparral Avenue
San Juan, TX 78589

AAAR Family LTD.
317 Campo Verde Circle
San Juan, TX 78589

Zavala, Francisca and Maria E.
Ocana Minor
807 W. Chaparral St.
San Juan, TX 78589

Nuestra Clinica del Valle Inc.
P.O. Box 1689
Pharr, TX 78577

Cantu, Raquel
310 N. Veterans Blvd.
San Juan, TX 78589

Nava, Gregorio Jr. and Cynthia R.
900 Sundance Ln.
San Juan, TX 78589

Coronado, Joel and Crimilda
601 E. Evans Avenue
Pharr, TX 78577

Rubio, Oscar M.
Alejandro Cortazar
13203 Park Manor St.
San Antonio, TX 78230

De Leon, Heraclio R. and Herminia
901 W. Chaparral St.
San Juan, TX 78589

Reyes, Susana
813 W. Chaparral St.
San Juan, TX 78589

Martinez, Jorge Antonio and
Claudia Edith Cavazos
811 W. Chaparral St.
San Juan, TX 78589

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO
ALLOW "GALA EVENTS" IN A COMMERCIAL AREA LOCATED AT
905 W. 1ST STREET SUITES A AND B, LEGALLY DESCRIBED AS LOT 2,
B.T. NO. 1 SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE
ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY,
TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE;
PROVIDING FOR A CODE DISPOSITION.**

WHEREAS, Veronica Cortez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow "*Gala Events*" in a commercial area.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Veronica Cortez has applied for a Conditional Use Permit to allow "*Gala Events*" at 905 w. 1st Street, Suites A and B, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 11th day of February, 2020.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2020.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Hold a Second Public Hearing for the Voluntary Annexation Petition of the Proposed Cesar Heights Subdivision being 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located approximately a quarter or a mile South of Moore Road, along the West side of Cesar Chavez Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On November 12, 2019 the City Commission approved a Resolution 19-20 accepting petition for voluntary annexation and setting dates and times for public hearings.

The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Hold the Second Public Hearing for a Voluntary Annexation of the proposed Cesar Heights Subdivision.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



Planning & Zoning Department

VOLUNTARY ANNEXATION SCHEDULE

Subject Property	Being 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by Ricardo Cazares.
Wednesday, November 6, 2019	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, November 6, 2019	Negotiate written service agreement with property owner and City.
Tuesday, November 12, 2019	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, January 1, 2020	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, January 14, 2020	City Commission holds public hearing on Voluntary Annexation.
Wednesday, January 29, 2020	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, February 11, 2020	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, February 25, 2020	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, March 10, 2020	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

RESOLUTION NO. 19-20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR VOLUNTARY ANNEXATION; SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on December 10, 2019. The second public hearing shall be held at the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on January 14, 2020 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

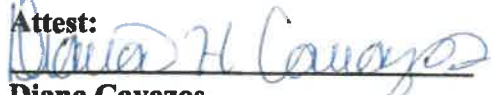
Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this 12th day of **November, 2019**, at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.



Mario Garza
Mayor

Attest:



Diana Cavazos
City Secretary

Exhibit "A"

Date: _____
Taken by: _____

**REQUEST FOR ANNEXATION
BY THE OWNER OF AREA ANNEXED**

To: The Honorable Mayor and
Board of Commissioners of the city of san Juan.

The undersigned owner of the hereinafter described land hereby request that you extend the present corporate limits of the city of San Juan so as to include as part of the city of San Juan, Hidalgo County, Texas, the following described property;

A 1.61 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

See attached Survey and Metes and Bounds.

I certify that the above described tract of land lies adjacent to and adjoins the city of San Juan , Texas, and that petition is signed and dully acknowledged be each and every person owning any interest in said land.

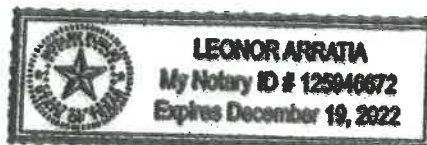
WITNESS my hand this 9th day of October 2019


Owner: Ricardo Cazares
Address: 1337 W. Moore Road
Alamo Texas 78516

State of Texas
County of Hidalgo

Sworn and subscribed before me on the 9th day of October, 2019


Notary Public
State of Texas



METES AND BOUNDS

A 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company Subdivision, according to the map recorded in volume 1, pages 24-26, map records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a point on the south line of Lot 4 for the southeast corner of this tract, said point bears, N 81°15' W, 957.00 feet from the southeast corner of lot 4;

THENCE; N 81°15' W, along the south line of Lot 4, a distance of 213.00 feet to a point for the southwest corner of this tract;

THENCE; N 08°45' E, a distance of 330.00 feet to a point for the northwest corner of this tract;

THENCE; S 81°15' E, a distance of 213.00 feet to a point for the northeast corner of this tract;

THENCE; S 08°45' W, a distance of 330.00 feet to the point of beginning and containing 1.61 acres of land more or less.

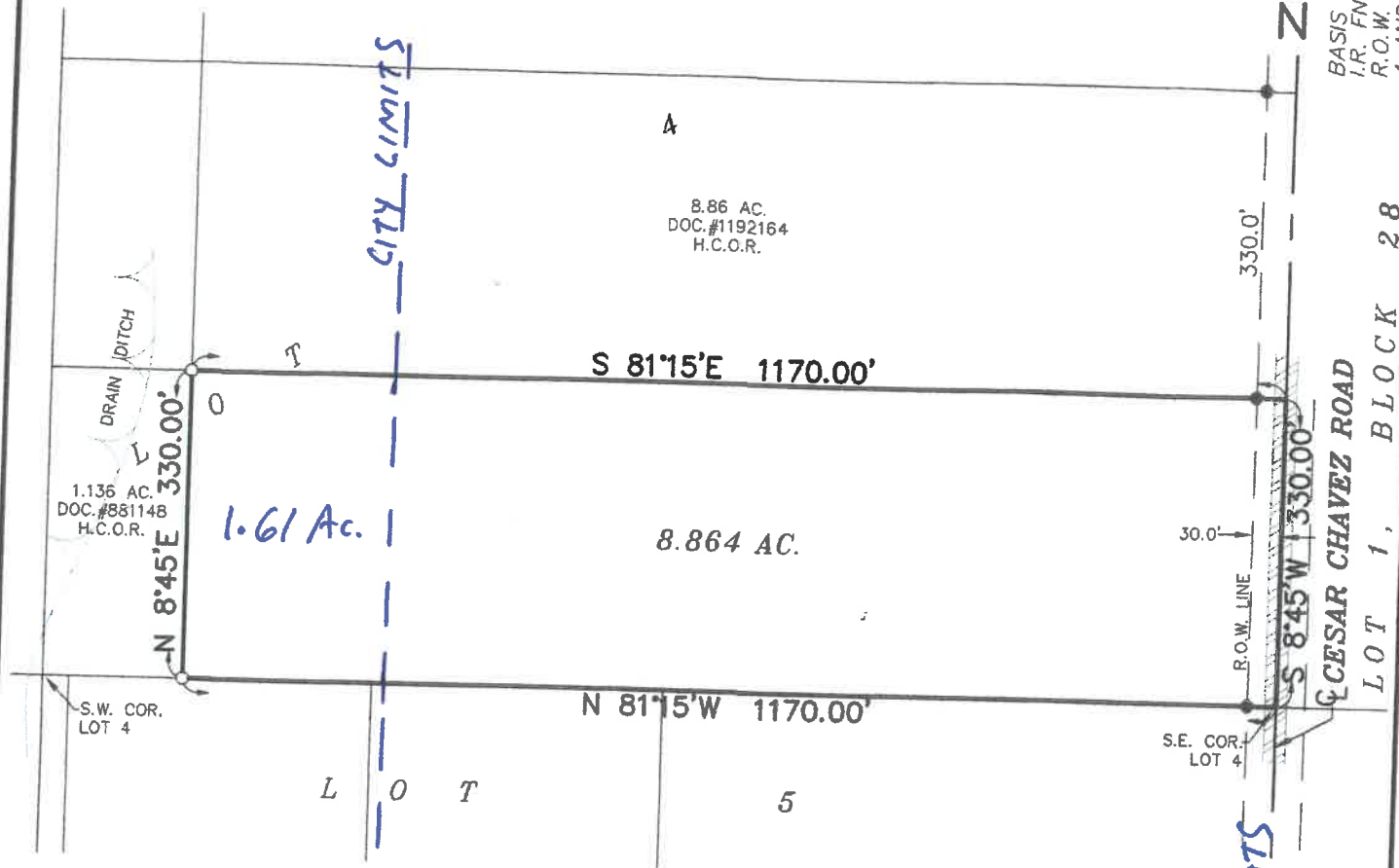
ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"

20160

BASIS OF BEARINGS: 1/2"
I.R. FND ON CESAR CHAVEZ
R.O.W. AT SOUTH LINE LOT
4 AND 660 FT. NORTH



SURVEY PLAT OF
8.864 ACRES OF LAND OUT OF
LOT 4, BLOCK 27,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, H.C.M.R.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL
LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY
CERTIFY THAT THE ABOVE PLAT REPRESENTS A
SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION,
THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE
AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT
AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY
LIES IN FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF THE 100
YR AND 500-YR FLOOD; OR CERTAIN AREAS SUBJECT TO
100-YR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE
FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS
THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES
FROM THE BASE FLOOD) OF FIRM COMMUNITY PANEL NO.
480334 0425 C, DATED NOVEMBER 16, 1982.

Reynaldo Robles
REYNALDO ROBLES, R.P.L.S. #4032

PREPARED FOR: RICARDO CAZARES

RA

ROBLES &
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HURSACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 5-21-19

DRAWN BY: JR/5-23-19

SCALE: 1"=200'

JOB No. 20160

TITLE
COMMITMENT No.

REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
EMBOSSED SEAL OF SURVEYOR OF RECORD.

© COPYRIGHT 2019



 CITY LIMITS
 Proposed area

LEGAL NOTICE



PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:
The City of San Juan, Texas will conduct a public hearing on **Tuesday, February 11, 2020 at 6:00 p.m.** at the San Juan Memorial Library located at 1010 S. Standard Avenue, regarding the following annexation petition:

DESCRIPTION OF ACRES OF LAND

Consider petition for the voluntary annexation of the 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision as per map recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road.

The public is invited to attend the public hearing and express support or opposition of this annexation request.

WITNESS MY HAND AND SEAL; this 28th day of January, 2020.

Robert Escobar
Planning Director

(Published in the Advance News Journal on January 29, 2020.)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Discussion and Possible Action on Proposed Ordinance to Amend the City's Code of Ordinance To Repeal Article 5.04 Fire Department of Chapter 5 Fire Prevention and Protection and Amend Chapter 9 Personnel, Article 9.03 Police Department.

STAFF COMMENTS AND RECOMMENDATIONS:

On October 27, 2009 the City adopted Ordinance No. 09-17 wherein the City Commission authorized the classified positions for the Fire Department in accordance with Section 143.021 of the Texas Local Government Code. On November 26, 2013 the City adopted Ordinance No. 13-28 wherein the City Commission authorized additional categories of pay specifically for the City's firefighters whose positions are classified as having civil service protection in accordance with Section 143.021 of the Texas Local Government Code and such additional categories of pay were incorrectly codified to the City's Code of Ordinances by creating Section 9.03.002 Categories of Pay under Chapter 9 Personnel, Article 9.03 Police Department. On December 9, 2014, the City adopted Ordinance No. 14.36 wherein the City Commission specifically amended the assignment pay category for the City's firefighters whose positions are classified as having civil service protection in accordance with Section 143.021 of the Texas Local Government Code and such amendment to the assignment pay category has not been codified to the City's Code of Ordinances.

RECOMMENDATION:

Recommend as Presented.

PREPARED BY:

Adelaida Cordero,
Director of Human
Resources

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, REPEALING ARTICLE 5.04 FIRE DEPARTMENT OF CHAPTER 5 FIRE PREVENTION AND PROTECTION AND AMENDING CHAPTER 9 PERSONNEL, ARTICLE 9.03 POLICE DEPARTMENT BY REMOVING SECTION 9.03.002 CATEGORIES OF PAY AND ADDING ARTICLE 9.04 FIRE DEPARTMENT WHEREIN CLASSIFIED POSITIONS AND ADDITIONAL CATEGORIES OF PAY FOR THE FIRE DEPARTMENT SHALL BE CODIFIED AND TO CLARIFY THAT SUCH ADDITIONAL CATEGORIES OF PAY ARE APPLICABLE ONLY TO FIREFIGHTERS HAVING CIVIL SERVICE PROTECTION PURSUANT TO SECTION 143.021 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICAITON; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, on October 27, 2009, the City of San Juan, Texas (hereinafter referred to as the “City”) adopted Ordinance No. 09-17 wherein the City Commission authorized the classified positions for the Fire Department in accordance with Section 143.021 of the Texas Local Government Code and such classified positions were codified by creating Article 5.04 Fire Department, Section 5.04.001 Classified Position under Chapter 5 Fire Prevention and Protection of the City’s Code of Ordinances; and

WHEREAS, on November 26, 2013, the City adopted Ordinance No. 13-28 wherein the City Commission authorized additional categories of pay specifically for the City’s firefighters whose positions are classified as having civil service protection in accordance with Section 143.021 of the Texas Local Government Code and such additional categories of pay were incorrectly codified to the City’s Code of Ordinances by creating Section 9.03.002 Categories of Pay under Chapter 9 Personnel, Article 9.03 Police Department; and

WHEREAS, on December 9, 2014, the City adopted Ordinance No. 14-36 wherein the City Commission specifically amended the assignment pay category for the City’s firefighters whose positions are classified as having civil service protection in accordance with Section 143.021 of the Texas Local Government Code and such amendment to the assignment pay category has not been codified to the City’s Code of Ordinances; and

WHEREAS, the City Commission desires to amend the codification of the Fire Department’s Classified Positions and additional Categories of Pay to provide for all such provisions under Chapter 9 Personnel of the City’s Code of Ordinances by creating Article 9.04 titled Fire Department; and

WHEREAS, the City Commission also desires to further clarify the applicability of the additional Categories of Pay so that it is understood that such additional categories of pay are applicable only to the firefighters whose positions are defined under the Classified Positions of the newly created Article 9.04 in accordance with Section 143.021 of the Texas Local Government Code, specifically excluding the head of the Fire Department (hereinafter referred to as the “Fire Chief”) and person(s) the Fire Chief appoints in accordance with Section 143.014 or 143.102 of the Texas Local Government Code; and

WHEREAS, City makes no effort or asserts no intent to modify any provisions contained in any other Ordinance making reference to the classified positions or additional categories of pay for the San Juan

Police Department; that is, this Ordinance only amends the classified positions and additional categories of pay specifically mentioned herein for the San Juan Fire Department.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF SAN JUAN, TEXAS AS FOLLOWS:

SECTION I: **Incorporation of Recitals.** The City Commission finds that the statements set forth in the Recitals of this Ordinance are true and correct and the City Commission hereby incorporates such Recitals as part of this Ordinance.

SECTION II: The City Commission hereby repeals Article 5.04 Fire Department in its entirety, which found under Chapter 5 Fire Prevention and Protection.

SECTION III: The City Commission hereby repeals Section 9.03.002 Categories of Pay in its entirety, which is found under Chapter 9 Personnel, Article 9.03 Police Department.

SECTION IV: The City Commission hereby authorizes the amendment of Chapter 9 Personnel of the City's Code of Ordinances by adding Article 9.04 titled Fire Department wherein the provisions regarding the Fire Department's Classified Positions and Additional Categories of Pay shall be delineated as follows:

Sec. 9.03.001 Classified Positions

- (a) As per the authority specified in section 143.021, Texas Local Government Code, and as amended hereafter, the following classifications are hereby created and recognized in the City's Fire Department below the position of the Department Head:

Deputy Chief – Fire Marshal
Lieutenant
Driver – Engineer
Firefighter

- (b) The number of budgeted positions within each classifications recognized above shall be determined as a component of the City's budgetary process.

Sec. 9.03.002 Categories of Additional Pay

The following additional categories of pay shall be allowed pursuant to the criteria set forth herein.

(1) Certification Pay.

- (A) The City Commission authorizes the payment of certification pay to each ~~member~~ firefighter in a classified position of the Fire Department, excluding the Fire Chief and person(s) the Fire Chief appoints in accordance with Section 143.014 or 143.102 of the Texas Local Government Code, in the following amounts as specified below:

<u>TCFP Certification</u>	<u>Yearly Rate</u>
Intermediate	\$600.00
Advanced	\$900.00

Master \$1,200.00

- (B) Fire Personnel must provide acceptable proof of TCFP Certification to the Department in order to qualify to receive certification pay.
- (C) Disputes over qualification for certification pay shall be handled administratively by the Fire Chief, whose decision shall be final.

(2) Education Pay.

- (A) The City Commission hereby authorized the payment of education pay to those firefighters in a classified position of the Fire Department, other than the Fire Chief and person(s) the Fire Chief appoints in accordance with Section 143.014 or 143.102 of the Texas Local Government Code, who have successfully completed courses at an accredited college or university as follows:

Education Hours/Degree	Yearly Rate
30 hours or more	\$300.00
Associate's Degree	\$600.00
Bachelor's Degree	\$900.00

*Associate's Degree education pay shall also be paid to firefighters who have not yet attained a Bachelor's Degree.

- (B) Firefighters must provide acceptable proof of education hours or degree in the form of a certified transcript or diploma to the department in order to qualify to receive education pay.
- (C) Disputes over qualification of education hours or degree shall be handled administratively by the Fire Chief, whose decision shall be final.

(3) Other Criteria. The following criteria apply to the payment of education pay and certification pay:

- (A) Education pay and certification pay are not cumulative and eligible firefighters shall receive only the highest level for which the firefighter qualifies.
- (B) A firefighter who for any reason loses the certification or education level entitling that firefighter to additional pay shall immediately cease to be eligible for the pay. If applicable, the firefighter shall revert to the next highest level of pay for which the firefighter is eligible. A firefighter who loses eligibility for education or certification pay shall be paid through the last date of eligibility.
- (C) Education and certification pay shall be paid on regular payroll dates at the effective hourly rate associated with appropriate level of pay.

(4) Assignment Pays.

- (A) The City Commission hereby authorizes the following assignment pays ~~within to those~~ firefighters in the classified positions of the Fire Department, excluding the Fire Chief and person(s) the Fire Chief appoints in accordance with Section 143.014 or 143.102 of the Texas Local Government Code, subject to the administrative discretion of the Fire Chief, in accordance with the following terms and conditions.

Assignment	Authorized Slots	Annual Amount (Prorated)
EMT	4	\$600.00
Fire Inspectors	4	\$600.00
Instructor	4	\$600.00
Fitness Specialist	2	\$600.00
Training Coordinator	2	\$600.00
Fire Investigator	6	\$600.00

- (B) Assignment pay shall be earned only by those firefighters who are specifically assigned to the assignment pay categories identified above by the Fire Chief.
- (C) The Fire Chief shall determine which firefighters hold special assignments and each ~~officer~~ firefighter holds such assignment at the pleasure of the Fire Chief.
- (D) Nothing in this Ordinance requires the Fire Chief to make any particular assignment or to fill authorized categories or slots. firefighters shall not have any property interest in assignment pays.
- (E) Assignment pay shall be paid on regular payroll dates at the effective hourly rate associated with the actual assignment period.
- (F) In the event of multiple assignments, a firefighter shall not earn more than the highest two assignment pays held by that firefighter.

(5) Longevity Pay.

- (A) Longevity pay shall be paid on regular payroll dates at the effective hourly rate associated with the actual assignment period.
- (B) The City Commission hereby authorizes the following longevity pay to those firefighters in the classified positions of the Fire Department, excluding the Fire Chief and person(s) the Fire Chief appoints in accordance with Section 143.014 or 143.102 of the Texas Local Government Code, based on the years of service as follows ~~following criteria apply to the payment of longevity pay:~~

Longevity	Annual	Per Pay Period	Longevity	Annual	Per Pay Period
1 year or more	\$100.00	\$3.846	8 years or more	\$3,000.00	\$115.384

2 years or more	\$200.00	\$7.692	10 years or more	\$3,500.00	\$134.615
3 years or more	\$1,000.00	\$38.461	12 years or more	\$4,000.00	\$153.846
4 year or more	\$1,200.00	\$46.153	14 years or more	\$4,500.00	\$173.076
6 year or more	\$2,000.00	\$76.923	16 years or more	\$5,000.00	\$192.307

SECTION V: Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and wherein such second reading is not made until fifteen (15) days has passed after its first reading.

SECTION VI. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause this ordinance to be published in accordance with the applicable laws of this State.

SECTION VII: Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion shall be deemed separate, distinct, and an independent provision and such holding shall not affect the validity of the remaining parts of this ordinance.

SECTION VIII. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas.

SECTION IX. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON THE FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 11th day of February, 2020.

READ, PASSED AND APPROVED ON THE SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of _____, 2020.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Diana Cavazos, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Consider Removal and/or Appointment of Board Member(s) Related to the City of San Juan Civil Service Board.

STAFF COMMENTS AND RECOMMENDATIONS:

The Civil Service Board consists of three (3) members serving staggered terms. As per the Civil Service By-laws if absent more than three (3) consecutive times the individual shall automatically be dropped from membership. At the time the current members are Eric Sanchez, Rolando Casas and Juan Vasquez.

On April 23, 2019 Mr. Vasquez was reappointed for a term that expires on February 13, 2020. Also Mr. Rolando Casas was appointed on June 13, 2017 and his term expired on June 2019. Mr. Vasquez and Mr. Casas have both expressed their interest to continue their service on the Civil Service Board via email, which are included in the packet.

RECOMMENDATION:

Consider Appointment/Reappointment/Removal from the Civil Service Board.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

Civil Service Board 2019-2020

Name/Address	Phone	Email	Term Expires	Appointed
Eric Sanchez	225-3361	esanchezsdfd@yahoo.com	2020	6/13/2017
1110 E. 10th St				
San Juan, TX 78589				
Rolando Casas	342-6150	rcasas956@gmail.com	2019	6/13/2017
425 W. 12th				
San Juan, TX 78589				
Juan J. Vasquez			2020	4/23/2019

**2019 CIVIL SERVICE MEETINGS
ATTENDANCE RECORD**

NAME	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE
SANCHEZ, Eric (<i>Chair</i>)	1/14/2019	Yes		2/21/2019	Yes		3/7/2019	Yes		3/28/2019	Yes		5/30/2019	Yes	
CASAS, Rolando (<i>Vice-Chair</i>)	1/14/2019	Yes		2/21/2019	Yes		3/7/2019	Yes		3/28/2019	Yes		5/30/2019	Yes	
VASQUEZ, Juan Jose (<i>Commissioner</i>)	1/14/2019	No	Working	2/21/2019	Yes		3/7/2019	Yes		3/28/2019	No	Working	5/30/2019	Yes	

NAME	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE
SANCHEZ, Eric (<i>Chair</i>)	6/26/2019	Yes		8/16/2019	Yes		10/4/2019	No	Wk. Training	11/1/2019	Yes		12/13/2019	Yes	
CASAS, Rolando (<i>Vice-Chair</i>)	6/26/2019	No	Wk. Training	8/16/2019	Yes		10/4/2019	Yes		11/1/2019	Yes		12/13/2019	Yes	
VASQUEZ, Juan Jose (<i>Commissioner</i>)	6/26/2019	Yes		8/16/2019	Yes		10/4/2019	Yes		11/1/2019	Yes		12/13/2019	Yes	

NAME	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE	MTG DATE	ATTEND	EXCUSE
SANCHEZ, Eric (<i>Chair</i>)	12/30/2019	Yes													
CASAS, Rolando (<i>Vice-Chair</i>)	12/30/2019	No	Out of Town												
VASQUEZ, Juan Jose (<i>Commissioner</i>)	12/30/2019	Yes													

Diana Cavazos

From: Joe Vasquez <joe.vasquez1972@yahoo.com> on behalf of Joe Vasquez
Sent: Wednesday, January 8, 2020 1:01 PM
To: dcavazos@sjtx.us
Cc: Adelaida Cordero; Yolanda Jackson; barjona@sjtx.us
Subject: Current Civil Service Commissioner

Good Afternoon Ms Diana Cavazos.

This is Juan José Vasquez and I am sending this email to advise you that my current (1) one-year term as Civil Service Commissioner on the City of San Juan Civil Service Commission will expire for me this coming February 28, 2020.

I humbly ask to be part of another term as a Civil Service Commissioner.

I have over 19 years of law enforcement experience and I Pray that I am aloud another term as a Civil Service Commissioner, so I may continue Serving Our City of San Juan Fire and Police Departments through the Civil Service Commission.

Thank You for your time.

Respectfully,
Juan José Vasquez

Diana Cavazos

From: Rolando Casas <rcasas956@gmail.com> on behalf of Rolando Casas
Sent: Friday, February 7, 2020 3:52 PM
To: Diana Cavazos; Yolanda Jackson
Subject: Civil Service Board

Good afternoon Diana,

I like you to know that I am still interested in continuing my position on the Civil Service Board. If you have any questions or concerns please let me know. Thank you

Rolando Casas
956-342-6150

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Preliminary and Final Plat Approval of the Valley Ranch Subdivision being a 23.70 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 23.70 acre tract into 39 residential lots. The lots will be half an acre and will be a private subdivision. The subdivision will have three (3) private streets and one entrance along Hall Acres Road. Water service is provided by the Military Highway Water Supply Corporation (MHWSC) and sewer is provided by the City of San Juan.

It is noted that Project Engineer is requesting the following variances:

1. To not comply with the secondary exit as requested by the Fire Department.
2. To not comply with the water line looping as requested by the Utilities Department.

RECOMMENDATION:

During the regular meeting of February 6, 2020, the Planning and Zoning Commission recommended approval of the Preliminary and Final Plat of the Valley Ranch Subdivision and to not comply with the water line looping.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/06/2020
CITY COMMISSION – 02/11/2020
DATE PREPARED – 01/27/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of the Valley Ranch Subdivision.

APPLICANT: OC Development, Ltd.

SURVEYOR/ENGINEER: Quintanilla, Headley and Associates, Inc.

LEGAL: Being a 23.70 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision

LOCATION: Located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road

LOT/TRACT SIZE: 23.70 acre tract

CURRENT USE OF PROPERTY: Vacant

EXISTING LAND USE AND ZONING: North – Vacant; Outside City Limits
South – Vacant; Outside City Limits
West – Agriculture; Outside City Limits
East – Agriculture; Outside City Limits

ACCESS AND CIRCULATION: The property has access onto Hall Acres Road.

PUBLIC SERVICES: Water service is provided by the Military Highway Water Supply Corporation and sewer is provided by the City of San Juan.

VARIANCE REQUEST: The applicant is requesting the following variances (see enclosed letter):
3. To not comply with the secondary exit as requested by the Fire Department.
4. To not comply with the water line looping as requested by the Utilities Department.

RECOMMENDATION: Staff recommends denial based on the variances requested against our city and fire codes.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide a 23.70 acre tract into 39 residential lots. The lots will be half an acre and will be a private subdivision. The subdivision will have three (3) private streets and one entrance along Hall Acres Road. Water service is provided by the Military Highway Water Supply Corporation (MHWSC) and sewer is provided by the City of San Juan.

It is noted that the Project Engineer is requesting the following variances:

1. To not comply with the secondary exit as requested by the Fire Department.
2. To not comply with the water line looping as requested by the Utilities Department.

PLAT REQUIREMENTS

Plat:

1. A 15' utility easement is required along perimeter and at the rear of all lots. Lot 20 along west side missing easement.
2. Label entire right-of-way after dedications on Hall Acres Road.
3. Correct Metes and Bounds as noted on plat.

Miscellaneous:

1. Prior to construction of Sanitary Sewer System, approval of construction drawings including Lift Station, need to be submitted to TCEQ for review.
2. During review process, further comments may need to be addressed.

Water:

1. Proposed is to tie into an 8 inch water line on Hall Acres Road which belongs to Military Highway Water Supply Corporation (MHWSC).
2. Proposed 8 inch water line needs to be looped.
3. Fire hydrants will need to be installed according to the City of San Juan Fire Department.

Sewer:

1. Proposed is to install a lift station at the southeast corner of the property. Location may need to be changed.
2. Calculations and construction drawings will need to be submitted for review.
3. Size of lift station, including depth of wet well and receiving manhole need to be designed to accommodate the areas north and east of proposed subdivision.
4. Upsize of 8 inch to 12 inch along Hall Acres Road may need to be necessary.
5. Construction drawings for will need to be submitted for review.

Streets and Drainage:

1. Approved Drainage Report needs to be submitted for review.
2. Streets will be private.
3. Construction Drawings will need to be submitted for review.

**PRELIMINARY AND FINAL PLAT APPROVAL
VALLEY RANCH SUBDIVISION
FEBRUARY 11, 2020**

PAGE 3

Fire Department:

1. Water line shall be looped with an 8 inch minimum.
2. 30 feet in front of hydrant curb shall be painted in red and white lettering reading NO PARKING.
3. Must install reflective BLUE markers in front of each hydrant. (Center of Street)
4. Subdivision must have a Secondary Exit from Subdivision.
5. Between lots 20 and 21 must provide a cul-de-sac or hammerhead turn around.

Park Fees:

1. \$650.00 per lot being platted for single-family residential purposes. (\$25,350.00)

Additional Fees:

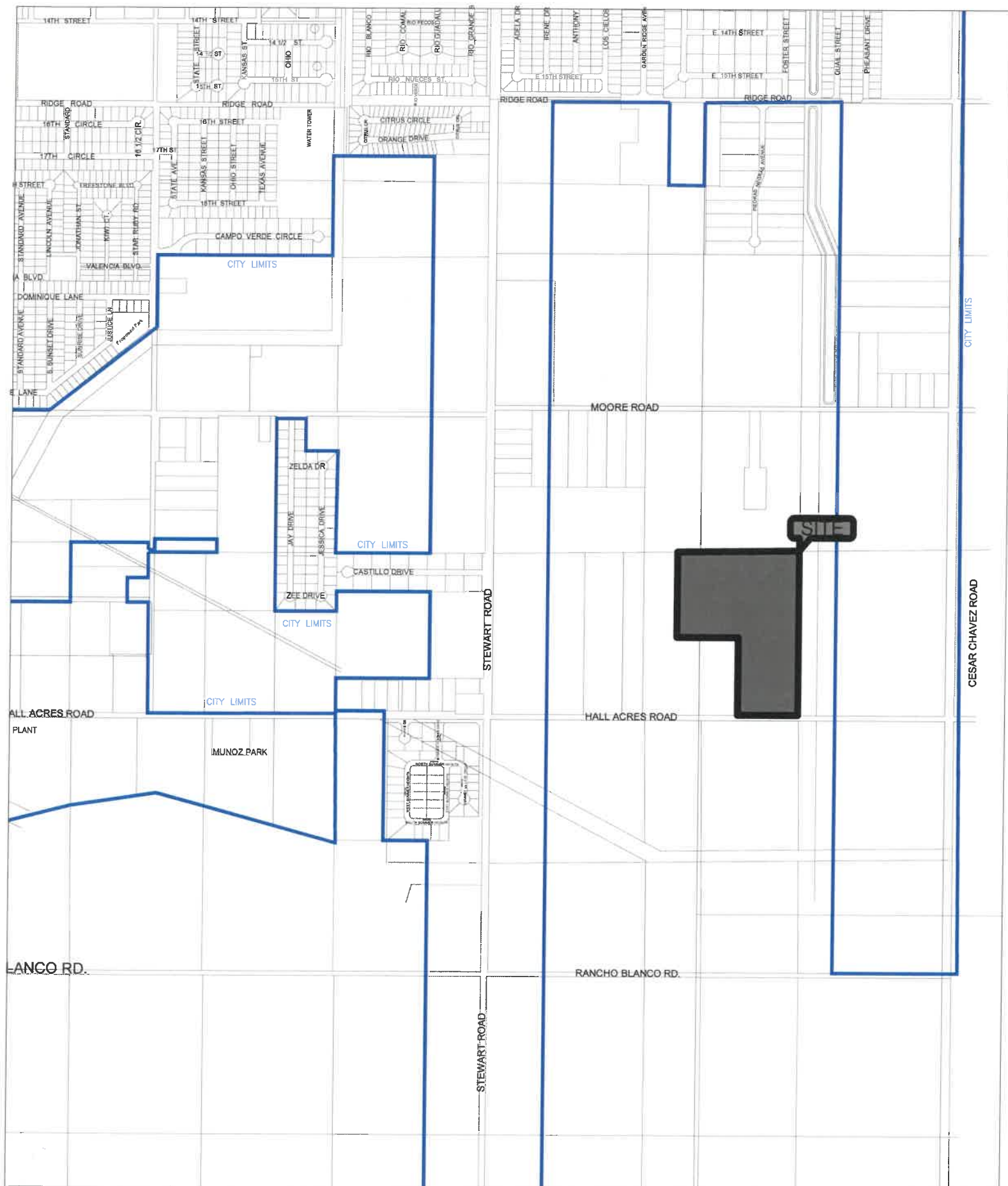
1. Recording Fee \$106.00
2. Hidalgo County Drainage District \$250.00
3. 4% Inspection Fee

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Variance Request Letters
Comments from City Engineer and Fire Department
E-mail from Fire Chief with Section of Fire Code
Subdivision Plat



Proposed Site

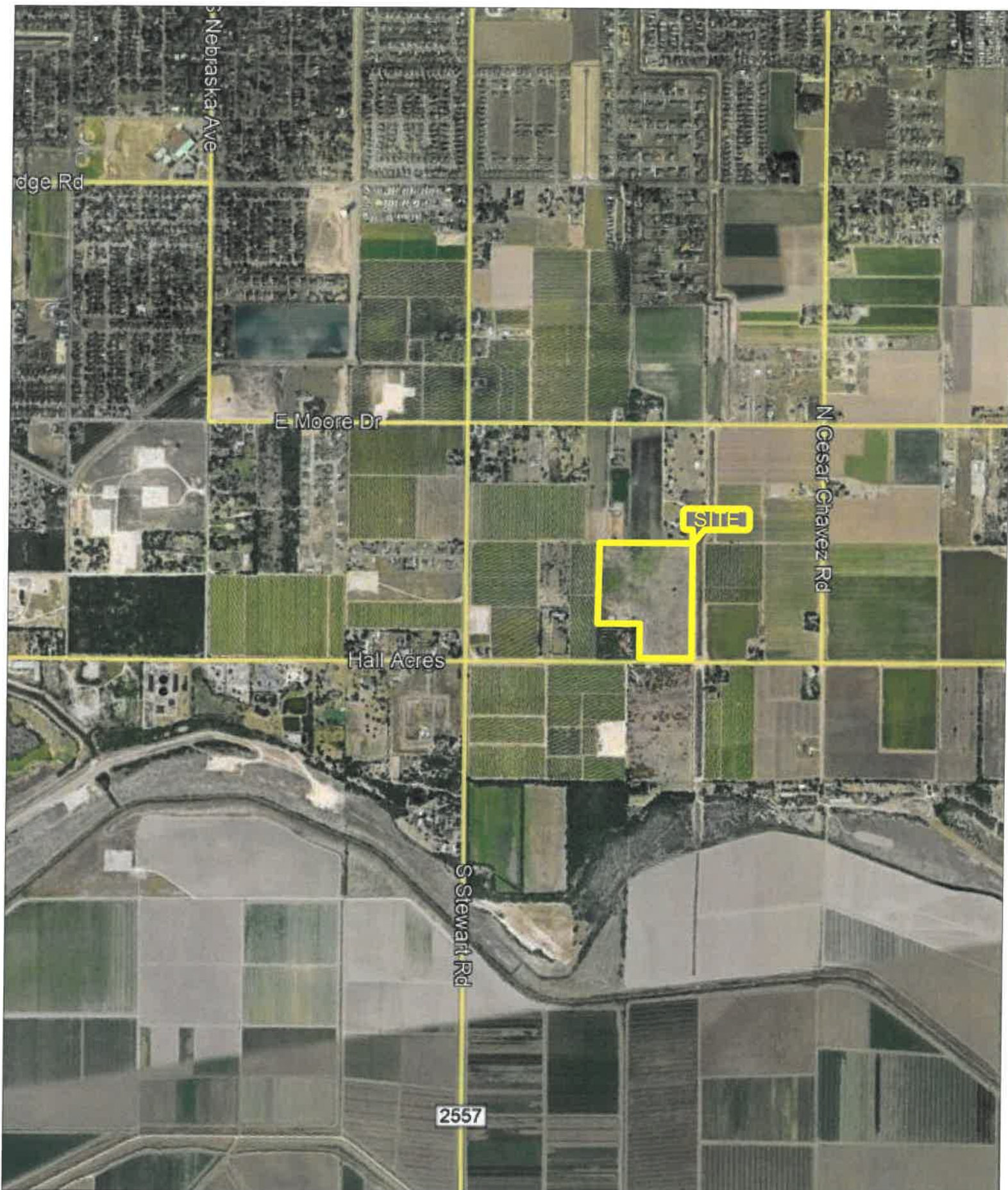


Legend

- CITY LIMITS
- Proposed area

Preliminary Plat Approval of the Valley Ranch Subdivision being a 23.70 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.



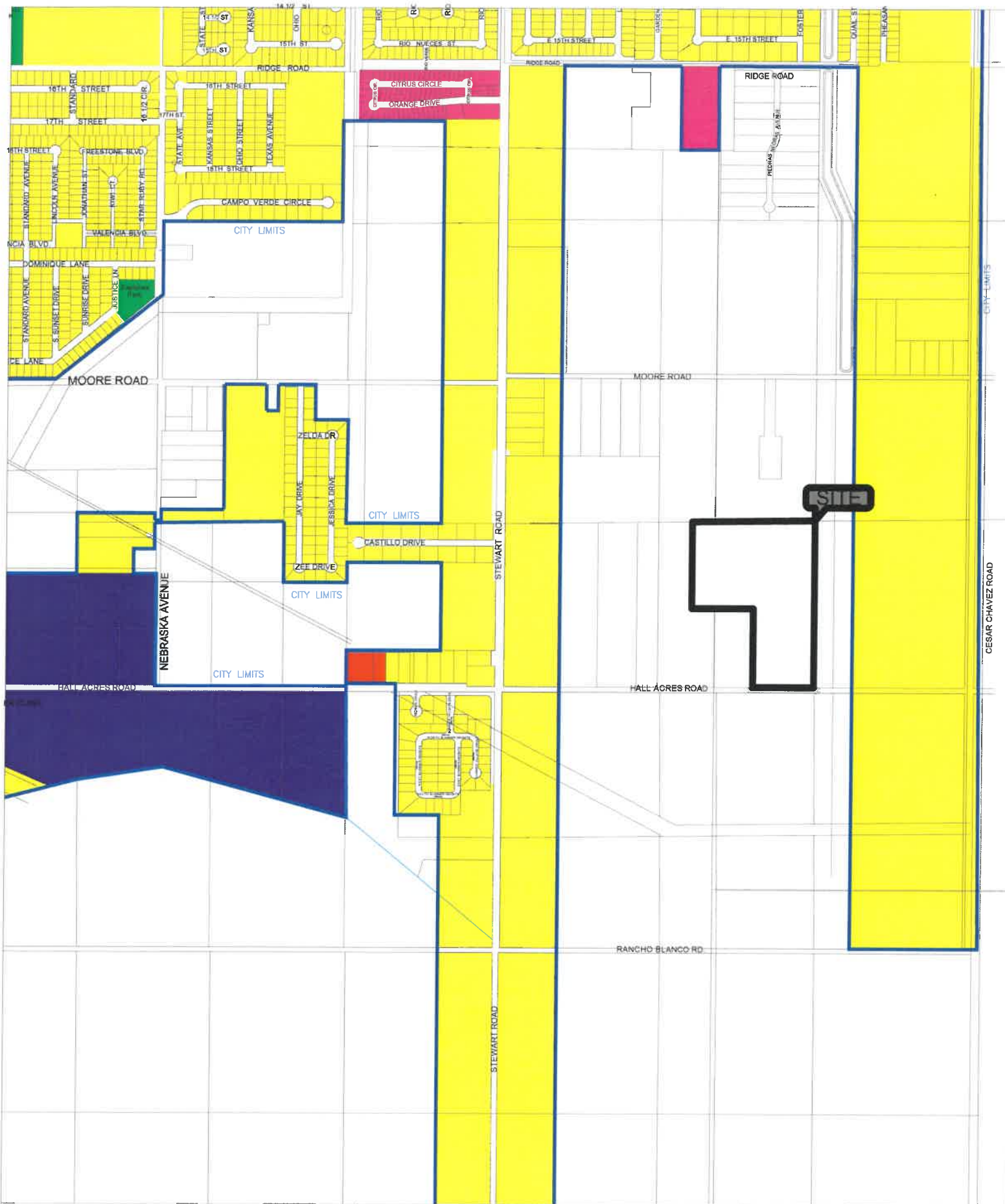


Legend

- CITY LIMITS
- Proposed area

Preliminary Plat Approval of the Valley Ranch Subdivision being a 23.70 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.



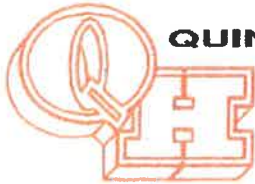


Zoning Districts

- | | |
|--|--|
| Single Family Residential (R-S) | General Business (C-2) |
| Manufactured Home (R-MH) | Heavy Commercial (C-3) |
| Multi-Family Residential (R-MF) | Light Industrial (I-1) |
| Neighborhood Commercial (C-1) | Heavy Industrial (I-2) |
| | Expressway Corridor (EC) |

Preliminary Plat Approval of the Valley Ranch Subdivision being a 23.70 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

January 23, 2020

Mr. Robert Escobar
Director of Planning
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589

Re: Valley Ranch Subdivision

Dear Mr. Escobar,

On behalf of the developer, I am hereby requesting the following variance:

- Secondary Exit from Subdivision

Due to the size and configuration of the property development, two separate street entrances to Hall Acres Road are not viable.

Please present this plat along with this request to the Planning and Zoning Commission for their consideration. Should you have any questions or need additional information, please feel free to contact me at 381-6480.

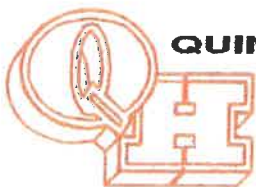
Respectfully,

Eulalio Ramirez, P.E.
Project Engineer

RECEIVED

JAN 23 2020

Planning Department



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. #95534 R.P.L.S #4856 Eulalio Ramirez, P.E. #77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

January 27, 2020

Mr. Robert Escobar
Director of Planning
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589

Re: Valley Ranch Subdivision

Dear Mr. Escobar,

On behalf of the developer, I am hereby requesting the following variance:

- Water Line Loop: Military Highway Water Supply Corporation (MHWSC) does not allow water lines to be placed in rear of residential lots due to potential access issues. This property is located within the MHWSC CCN and therefore cannot comply with loop requirement of City.

Please present this request to the Planning and Zoning Commission for their consideration. Should you have any questions or need additional information, please feel free to contact me at 381-6480.

Respectfully,

Eulalio Ramirez, P.E.
Project Engineer

RECEIVED

JAN 27 2020

Planning Department



Tirso Garza,
Fire Chief

Carlos Alaniz,
Deputy Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Valley Ranch Subdivision

Address: East Hallacres

Date Reviewed: 1/15/2020

After reviewing plans the following requirements shall be needed as per the Fire Protection System per IFC 2012:

1. Water line shall be looped with an 8" minimum.
2. 30' in front of hydrant curb shall be painted red and white lettering reading NO PARKING.
3. Must install reflective BLUE markers in front of each hydrant. (Center of Street).
4. Subdivision must have a Secondary Exit from Subdivision.
5. Between Lot 20 and 21 must provide a cul de sac or hammerhead turn around.

Station #1

707 S. Nebraska
San Juan, TX 78589

Station #2

2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470

Fax: (956) 783-3441

Plans Reviewed By,
Jose J. Salinas, Fire Inspector

CRUZ-HOGAN *Consultants, Inc.*

ENGINEERS | PLANNERS | CONSULTANTS

McAllen | Harlingen | Weslaco

TBPE Firm Reg No F-4860

To: Roberto Escobar, Director of Planning & Zoning

From: Ronnie Cruz, P.E., CFM

CRUZ-HOGAN *Consultants, Inc.* 

Re: Valley Ranch Subdivision

Date: January 14, 2020

Valley Ranch Subdivision is a 39 lot residential subdivision located on Carroll Road between Stewart & Cesar Chavez.

Water:

1. Proposed is to tie into a 8" Water Line on Hall Acres Road which belongs to Military Highway Water Supply Corporation (MHWSC).
2. Proposed 8" Waterline needs to be looped.
3. Fire hydrants will need to be installed according to City of San Juan Fire Department.

Sewer:

1. Proposed is to install a Lift Station at the southeast corner of the property. Location may need to be changed.
2. Calculations and construction drawings will need to be submitted for review.
3. Size of Lift Station, including depth of wet well and receiving manhole need to be designed to accommodate the areas north and east of proposed subdivision.
4. Upsize of 8" to 12" along Hall Acres may need to necessary.
5. Construction Drawings for will need to be submitted for review.

Streets & Drainage:

1. Approved Drainage Report needs to be submitted for review.
2. Streets will be private.
3. Construction Drawings will need to be submitted for review.

Plat:

1. A 15' easement is required along perimeter and at the rear of all lots. Lot 20 along west side is missing easement.
2. Label entire R.O.W. after dedications on Hall Acres Road.
3. Correct Metes & Bounds as noted on Plat.

Miscellaneous:

1. Prior to construction of Sanitary Sewer System, approval of construction drawings including Lift Station, need to be submitted to T.C.E.Q. for review.
2. During review process, further comments may need to be addressed.

If you have any questions, please feel free to call us at 956-682-5022.



Monica Gomez <mgomez@sjtx.us>

One or Two Family Residential Developments

Sandra Guajardo <sguajardo@sjtx.us>

Fri, Jan 24, 2020 at 10:20 AM

To: Monica Gomez <mgomez@sjtx.us>, Roberto Escobar <rescobar@cityofsanjuantexas.com>

Cc: Tirso Garza <tgarza@cityofsanjuantexas.com>

Ms. Monica and Mr. Escobar:

As per Tirso Garza, Fire Chief, attached is the 2012 International Fire Code stating were One or Two Family Residential Developments where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements. Should you need further clarification, do not hesitate to contact Chief.

Thank you,

Sandra Guajardo
Administrative Assistant
San Juan Fire Department
2301 N. Raul Longoria Road
San Juan, Texas 78589
Phone: (956) 223-2470
Fax: (956) 783-3441

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SECTION D106**MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

SECTION D107**ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS**

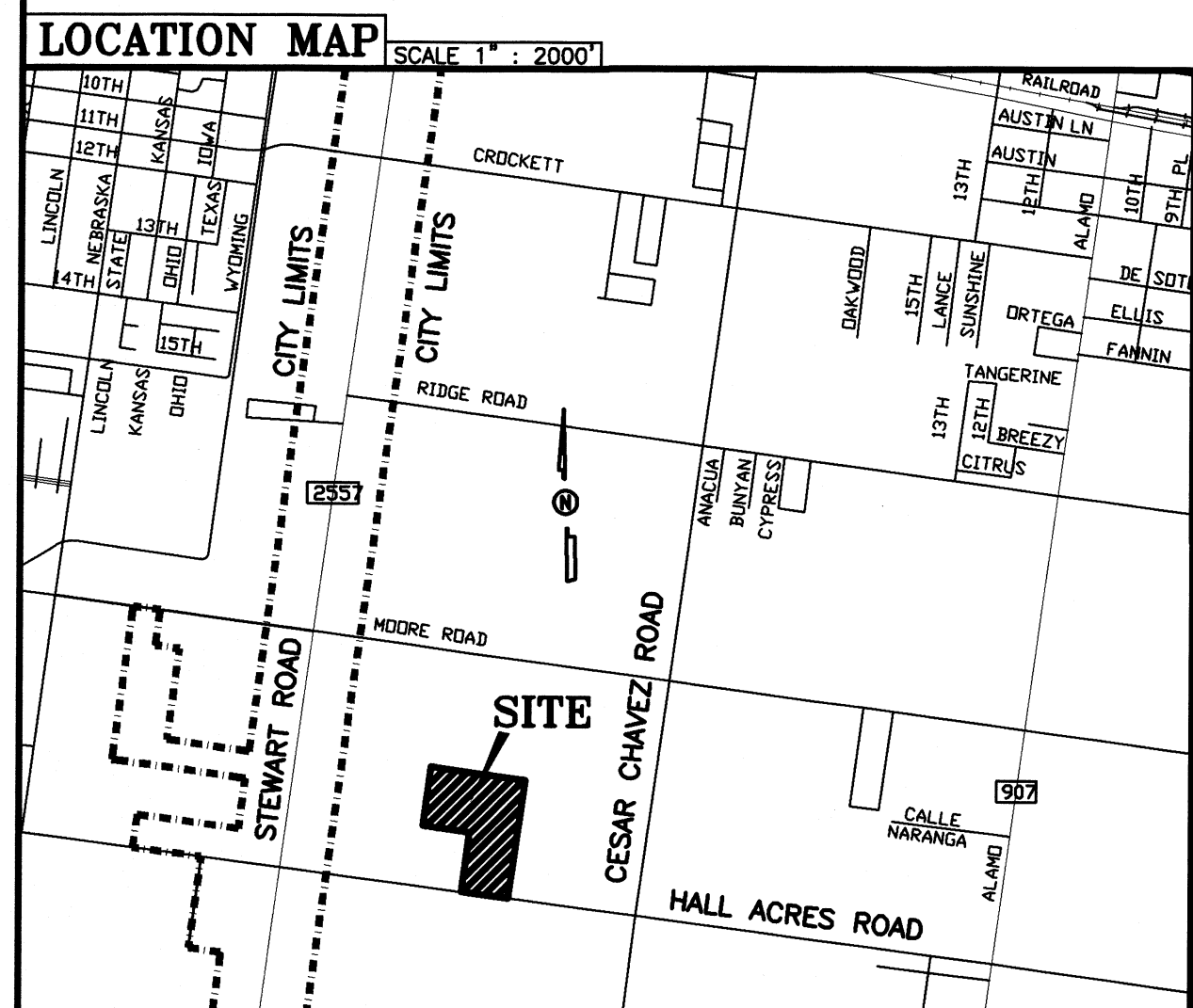
D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D108**REFERENCED STANDARDS**

ASTM	F 2200—05	Standard Specification for Automated Vehicular Gate Construction	D103.5
ICC	IFC—12	International Fire Code	D101.5, D107.1
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through February 2006	D103.5



AREA TABLE			
LOT	AREA	(S.F)	AREA (AC.)
1	21632.50		0.50
2	21598.75		0.50
3-10	21830.00		0.50
11	22449.40		0.51
12	33530.01		0.77
13	31397.23		0.72
14	21919.39		0.50
15-20	21780.00		0.50
21	21818.32		0.51
22-23	21930.83		0.50
24	28740.93		0.66
25	28742.21		0.66
26	21857.75		0.50
27	21819.25		0.50
28	21783.75		0.50
29	21783.18		0.50
30	21821.68		0.50
31-37	21821.68		0.50
38	21590.43		0.50
39	21623.95		0.50

- 1.- FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR 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 (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIAN SHADING)
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
- 2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SPECULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.
APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 3.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- 4.- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 5.- MINIMUM BUILDING SETBACK LINES:

FRONT	25.00'
REAR	15.00'
CORNER	10.00'
SIDE	5.00'
GARAGE	18.00'

OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7.- DRAINAGE DETENTION REQUIRED FOR THE ENTIRE SUBDIVISION IS 59,169.47 C.F. (1.36 ACRE- FEET), AS PER APPROVED DRAINAGE REPORT. DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED WITH SUBDIVISION.
- 8.- BENCH MARK NO. 1= ELEV. 105.21 FOOT OF MANHOLE LOCATED 549.78 FEET WEST AND 33.98 FEET SOUTH FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION WEST. NAD. 88 DATUM.
- 9.- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE.
A 5.00 FOOT SIDEWALK AND SWAMPS ALONG THE NORTH SIDE OF HALL ACRES ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- 10.- THERE SHALL BE NO ACCESS ALLOWED TO HALL ACRES ROAD FROM LOTS 1 AND 39.
- 11.- THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS, ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AND ALONG HALL ACRES ROAD.
- 12.- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE OF THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS AND PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS. MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.
- 13.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTRY CONSTRUCTION SPECIFICATIONS 5.1.4.
- 14.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS DEVELOPER OWNED CERTIFY THAT ALL OTHER EASEMENTS HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 15.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY THIS PLAT DEVELOPER AND OWNER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 16.- E.E. DENOTES ELECTRICAL EASEMENT.
U.E. DENOTES UTILITY EASEMENT.
- 17.- FIRE HYDRANTS ON N.H.W.S.C. WATERLINES ARE FOR FILLING PURPOSES.
THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.
- 18.- SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.

SHEET 1 -- HEADING LINE: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DEDICATION, RIGHTS AND BOUNDS; ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION: COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF ALAMO MAYOR CERTIFICATION, CITY OF ALAMO PLANNING DEPT. CERTIFICATION; STATE OF CALIFORNIA HIGHWAY WATER SUPPLY CORPORATION STATEMENT, IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2 -- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSSF OR WASTE WATER TREATMENT FACILITY NO. ENGINEERING CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVER CERTIFICATE & STATEMENT, REVISION NOTES.

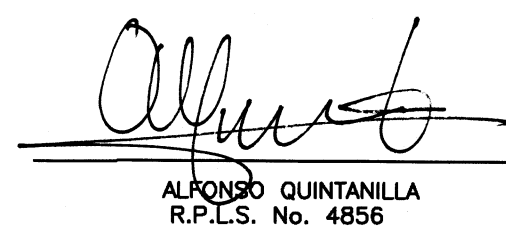
SHEET 3 -- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

VALLEY RANCH SUBDIVISION, IS LOCATED IN HIDALGO COUNTY ON THE NORTH SIDE OF HALL ACRES ROAD APPROXIMATELY 1442.10 FEET WEST OF CESAR CHAVEZ ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SAN JUAN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF SAN JUAN (POPULATION 36,634). VALLEY RANCH SUBDIVISION, LIES OUTSIDE THE CITY LIMITS AND IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021, AND LIES IN PCT. NO. 2.

	Name	Address	City & Zip	Phone	Fax
OWNER:	OC DEVELOPMENT LTD EDUARDO CANTU, MEMBER	2912 S JACKSON ROAD	MCALLEN, TX 78503	(956) 800-1333	
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527

BEARINGS ARE IN ACCORDANCE WITH VIANEY ESTATES, RECORDED IN VOLUME 45,PAGE 125, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION



THIS PLAT, VALLEY RANCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE THIS _____ DAY OF _____, 20_____

APPROVED BY: _____
MANAGER

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 THE 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

RAUL SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

[illegible]

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS VALLEY RANCH SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF SAN JUAN AND THE CITY OF HOLLYWOOD FOR THE USE OF THE CITY STREETS, SIDEWALKS, TRAFFIC LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OF THE CITY OF SAN JUAN AND THE CITY OF HOLLYWOOD OPERATING UNDER FRANCHISE TO THE CITY OF SAN JUAN AND RESIDENTS OF THE SUBDIVISION AND THEIR VEHICLES. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAN, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THEREFORE THE CITY OF HOLLYWOOD, THE CITY OF SAN JUAN, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS. THE CITY OF HOLLYWOOD SUBDIVISION THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY VEHICLES AND THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT OR FOR ANY GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF SAN JUAN.

OC DEVELOPMENT, LTD.
EDUARDO CANTU, MEMBER
2912 S JACKSON ROAD
MCALLEN, TX 78503

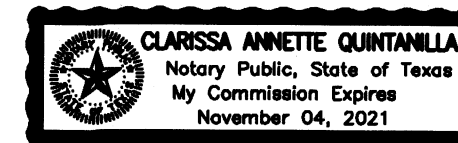
DATE

BEFORE ME, the undersigned notary public, on this day personally appears

EDUARDO CANTU, MEMBER OF OC DEVELOPMENT,

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20_____



CLARISSA ANNETTE QUINTANILLA- NOTARY PUBLIC

WE THE UNDERSIGNED CERTIFY that this plat of the VALLEY RANCH SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____

WE THE UNDERSIGNED CERTIFY that this plat of the VALLEY RANCH SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____, 20____.

Hidalgo County Judge _____ date _____
ATTEST:
Hidalgo County Clerk _____ date _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2
ON THIS _____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: _____
SECRETARY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF **SAN JUAN**, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE _____ CHAIRMAN PLANNING COMMISSION _____

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

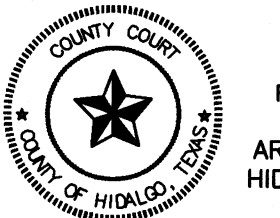
CITY SECRETARY _____ MAYOR _____

DATE _____

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



ALFONSO QUINTANILLA
P.E. No. 95534



ON: _____ AT _____ AM/PM

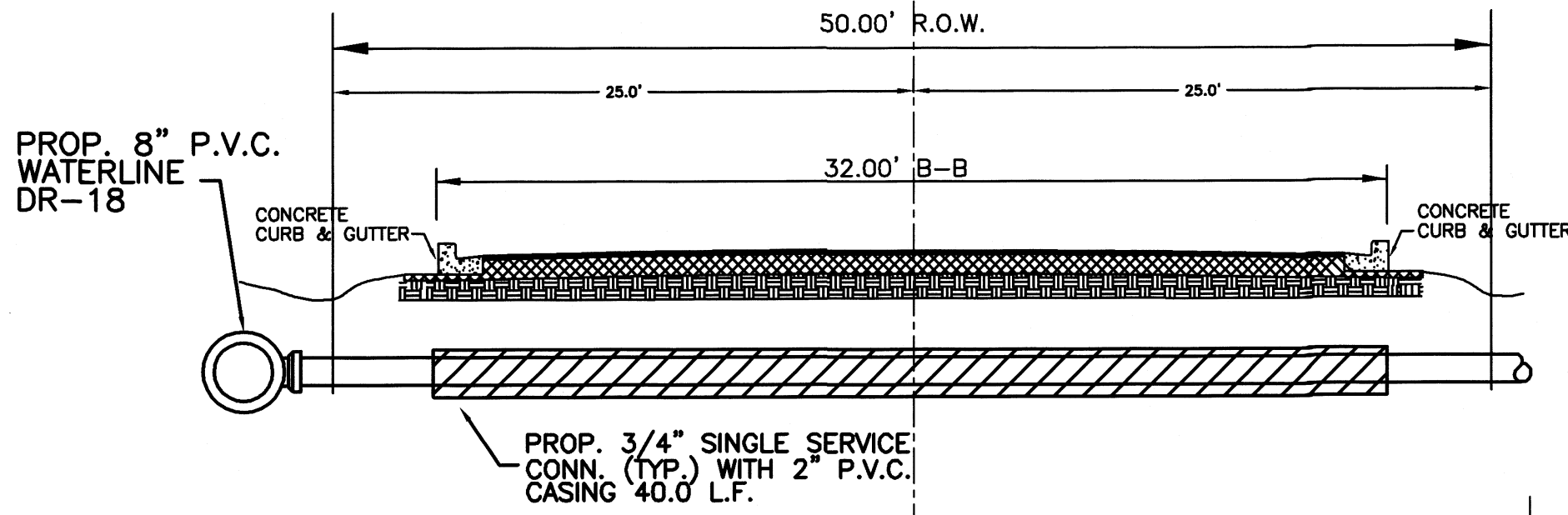
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUT

DATE OF PREPARATION: OCTOBER 28, 2019			
F:\DATA\SUBDIVIS\SAN JUAN\VALLEY RANCH SUBDIVISION\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
10-28-2019	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

M.H.W.S.C. NOTES:

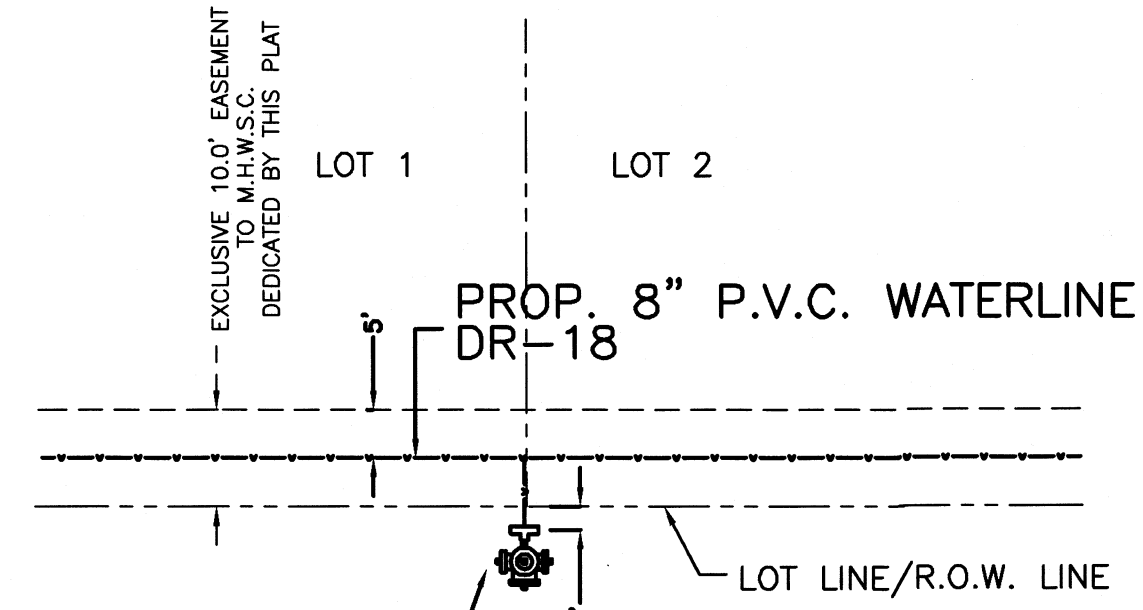
- 1.- FIRE HYDRANTS 2.0' FROM PROPERTY CORNER.
- 2.- WATERLINE TO HAVE 3.5' MINIMUM COVER.
- 3.- METER BOXES 1.0' INSIDE LOT.



CASING CROSSING DETAIL

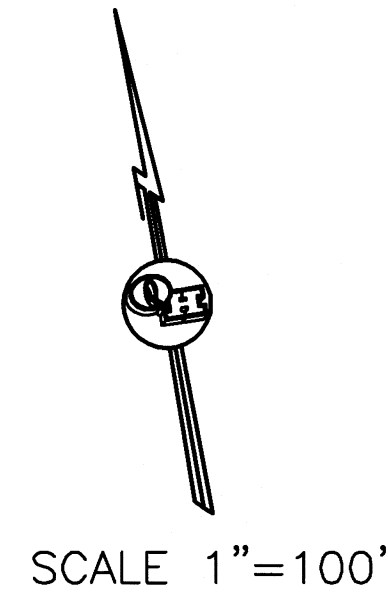
LEGEND

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE



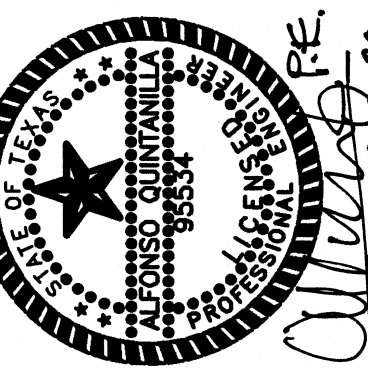
10.0' M.H.W.S.C. EASEMENT DETAIL

N.T.S.



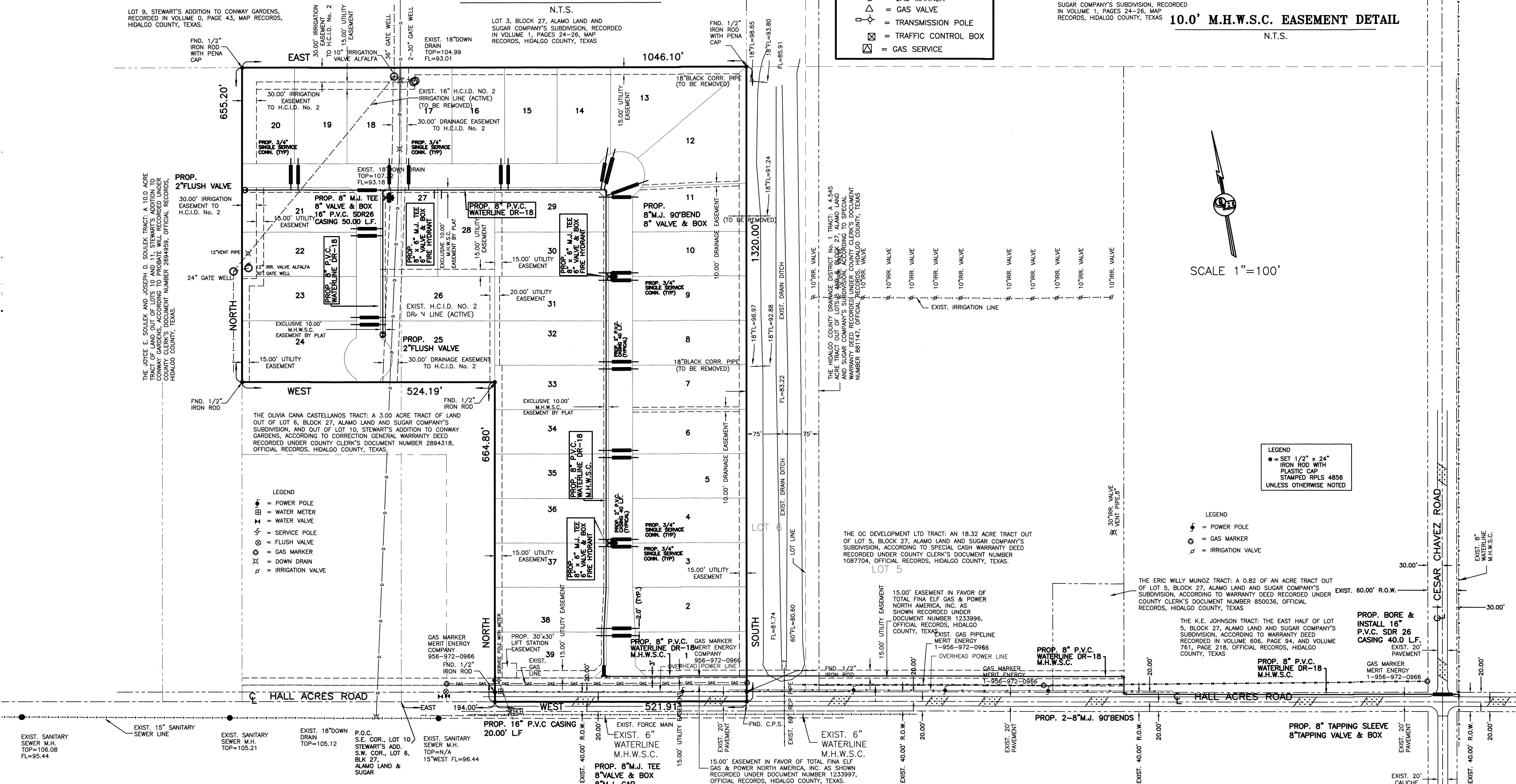
SCALE 1"=100'

VALLEY RANCH SUBDIVISION WATER DISTRIBUTION SYSTEM LAYOUT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

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



- LEGEND
- = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED

- LEGEND
- = POWER POLE
 - = GAS MARKER
 - = IRRIGATION VALVE

PROP. BORE & INSTALL 16" P.V.C. SDR 26 CASING 40.0 L.F. EXIST. 20' PAVEMENT

PROP. 8" P.V.C. WATERLINE DR-18 M.H.W.S.C. EXIST. 20' PAVEMENT

GAS MARKER MERIT ENERGY 1-956-972-0966

EXIST. 20' CALICHE

EXIST. 40.0' R.O.W.

EXIST. 20' PAVEMENT

EXIST. 20' CALICHE

EXIST. 40.0' R.O.W.

EXIST. 20' PAVEMENT

EXIST. 20' CALICHE

EXIST. 40.0' R.O.W.

EXIST. 20' PAVEMENT

EXIST. 20' CALICHE

EXIST. 40.0' R.O.W.

EXIST. 20' PAVEMENT

EXIST. 20' CALICHE

EXIST. 40.0' R.O.W.

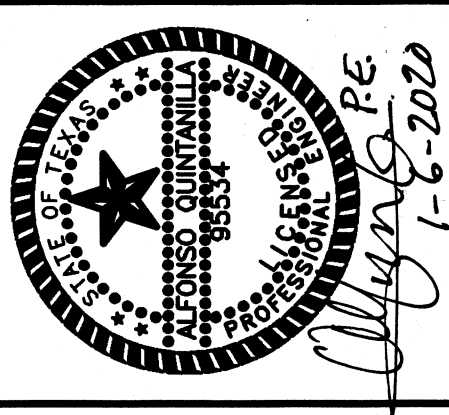
EXIST. 20' PAVEMENT

EXIST. 20' CALICHE

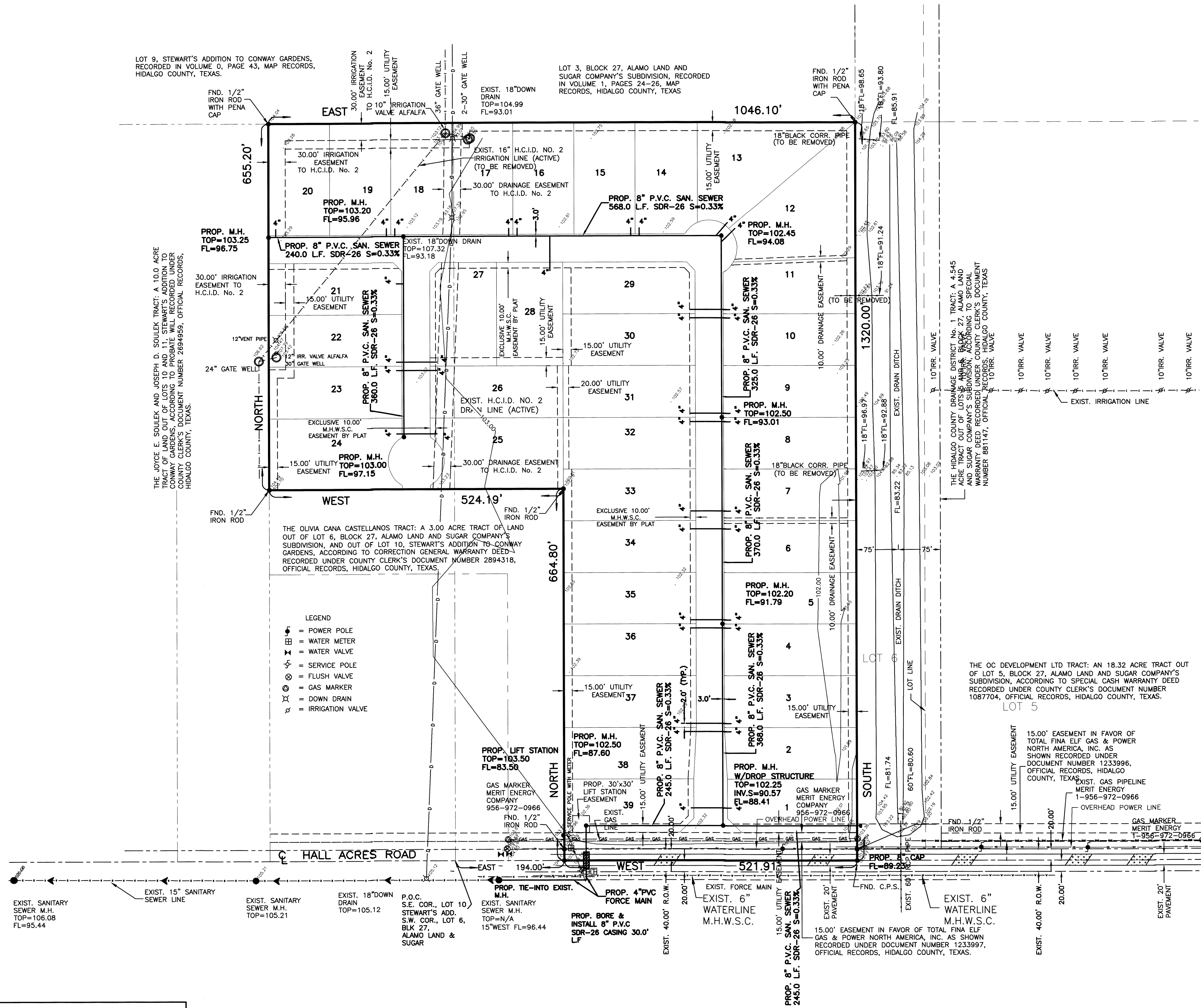
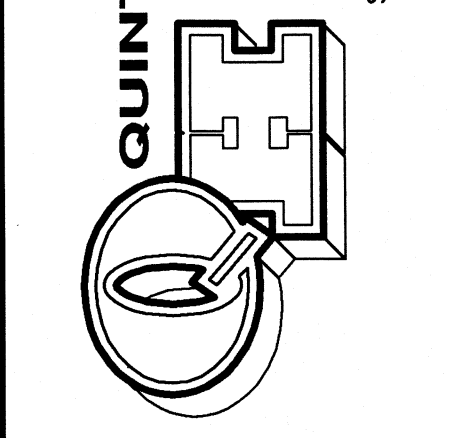
F:\DATA\SUBD\SAN JUAN\VALLEY RANCH SUBD\WATER SEWER PAVE			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-30-19	XX		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	12-30-19
DATE	12-30-19
REVISION	1"=100'
SCALE	1"=100'
DRAWN BY	XX
SHEET	

VALLEY RANCH SUBDIVISION SANITARY SEWER COLLECTION SYSTEM OFFSITE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0827
ALFONSO@QHA-ENG.COM



LEGEND

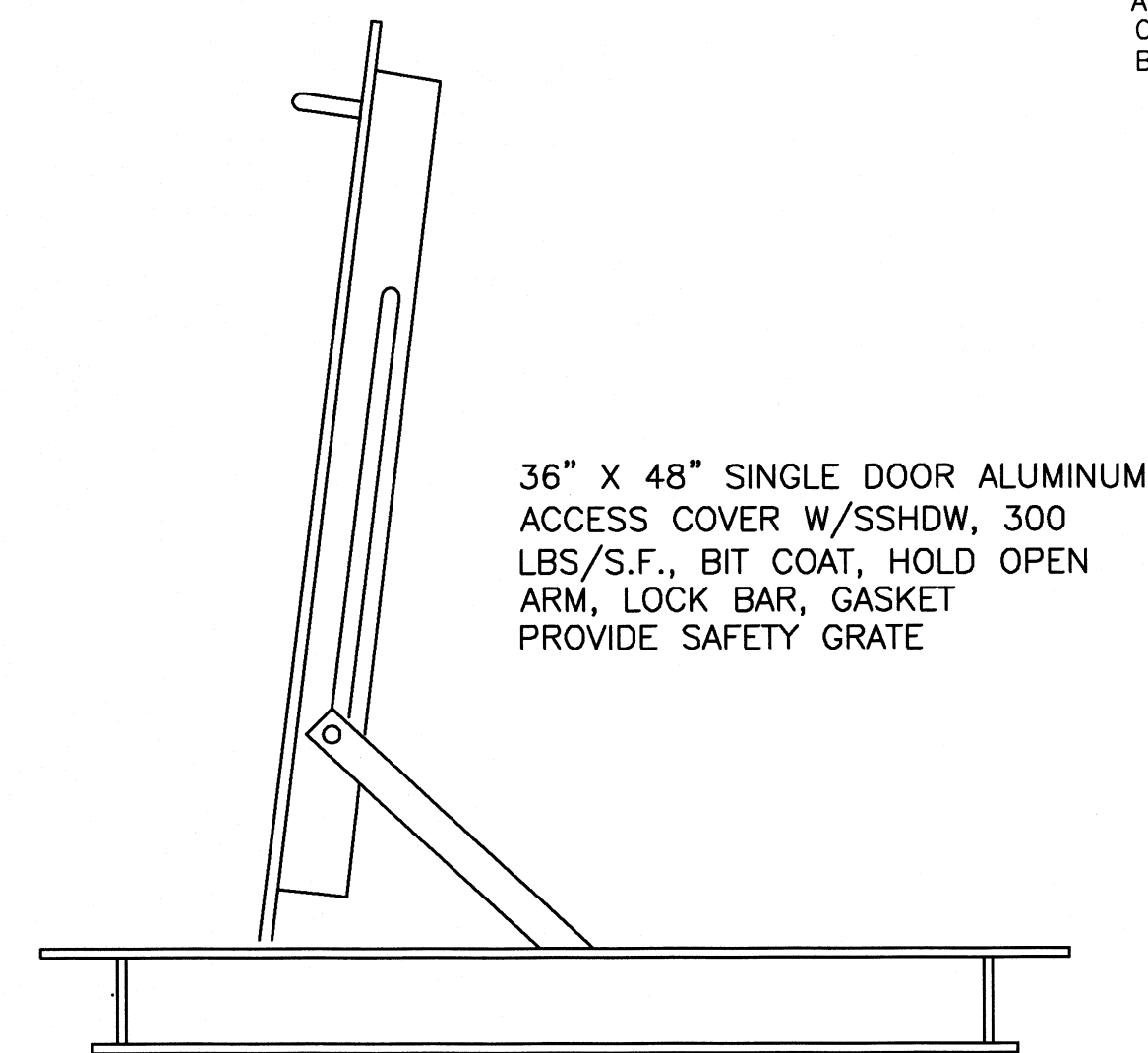
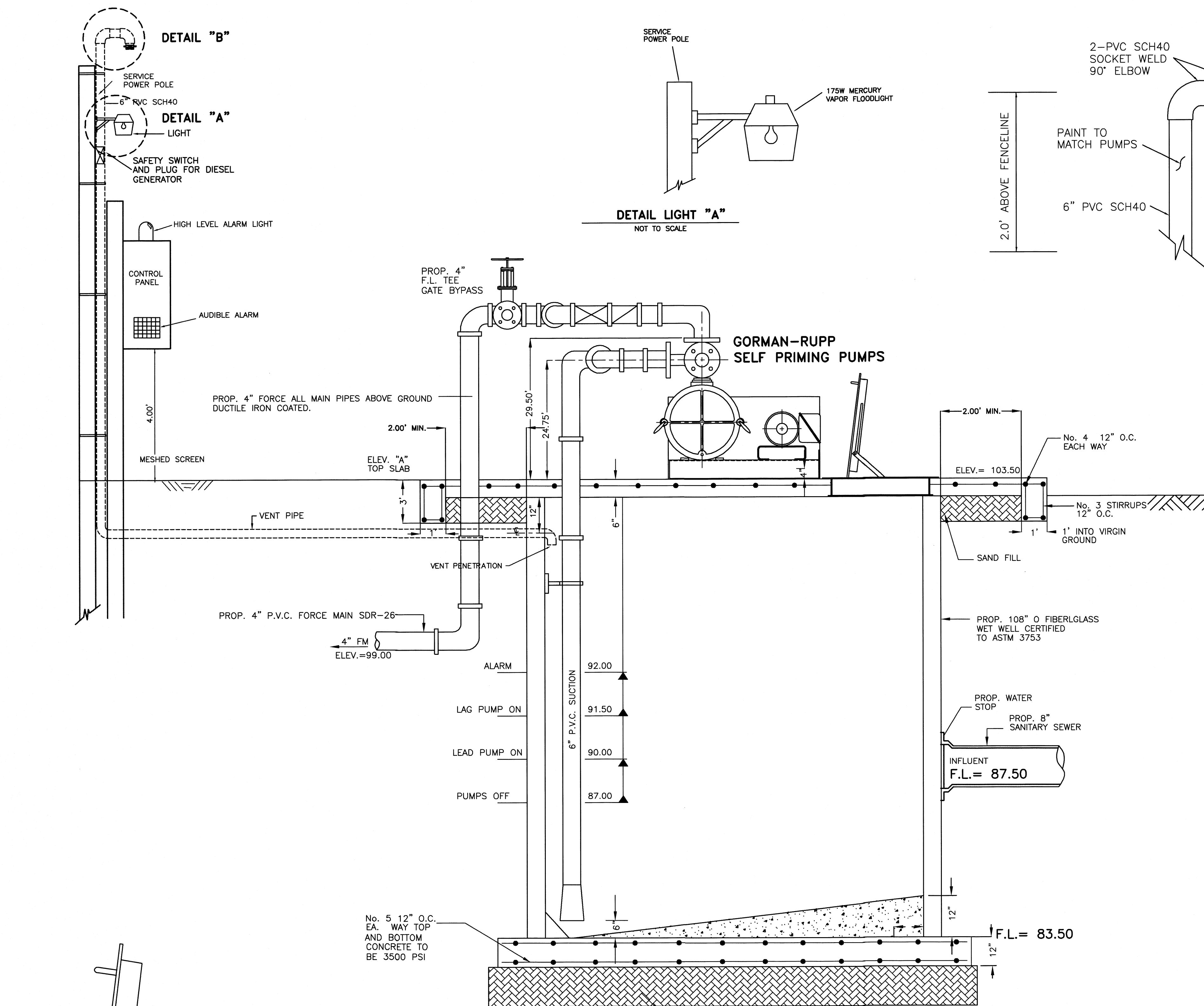
- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

SCALE 1"=100'

- NOTE:**
- MANHOLE COVERS SHALL BE CAP COMPOSITE MANHOLE COVERS WITH RFID MARKERS AND HAVE CITY OF SAN JUAN LOGO
 - FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H2O RATING
 - SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
 - 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)—SEE SEWER SERVICE DETAIL
 - 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
 - HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
 - STRIKE 1&I BARRIER ON ALL MANHOLES
 - ALL MANHOLES MUST BE RFG MONOLITHIC CONSTRUCTION

ALL SANITARY SEWERS SHALL BE DESIGNED IN CONFORMANCE WITH THE MOST CURRENT REVISION OF TCEQ'S DESIGN CRITERIA FOR SEWERAGE SYSTEMS (30 TAC CHAPTER 217) AND THE CITY OF SAN JUAN STANDARDS. THE MOST STRINGENT REQUIREMENTS SHALL APPLY WHERE THE STANDARDS CONFLICT.

F:\DATA\SUBD\SAN JUAN\VALLEY RANCH SUBD\WATER SEWER P&E				
DATE PREPARED	12-30-19	PREPARED BY	XX	CHECKED BY
DATE REVISED		REVISED BY		CHECKED BY
				APPROVED BY



HATCHED DOOR DETAIL
NOT TO SCALE

- STEEL NOTES**
1. CHAMFER ALL EXPOSED CONC. CORNERS
 2. REINFORCING STEEL CLEARANCES
FACES EXPOSED TO WATER = 2-1/2"
FACES EXPOSED TO EARTH = 3"
FACES EXPOSED TO AIR = 2"
 3. LAP OR ANCHOR ALL STEEL A MINIMUM OF 30" DIA.'S ALL HORIZ. STEEL CONTINUOUS AROUND CORNERS.
 4. ALL REINFORCING STEEL TO BE 60K
 5. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3500 P.S.I. AT 28 DAYS
- NOTES**
- ALL REINFORCING STEEL TO BE #5 @ 12" E.W. @ FOUNDATION OF WELL

- CONTRACTOR'S NOTE:**
- CONTRACTOR IS RESPONSIBLE FOR ALTERING ANY & ALL DIMENSIONS, CAPACITIES, SIZES, TYPE & LOCATION OF ANY COMPONENT TO ACCOMMODATE ANY PUMP OR ACCESSORY OTHER THAN THE ONE NAMED ON THIS PLAN. DIMENSIONS, SIZES, CAPACITIES & LOCATIONS THAT MAY BE AFFECTED BY SUBSTITUTION OF PUMPS OR ACCESSORIES MAY INCLUDE BUT ARE NOT LIMITED TO: PUMP SPACING & LOCATION, PIPING LOCATION, ACCESS HATCH SIZE & LOCATION, CONTROL PANEL COMPONENT SIZES, HOIST SIZE & LOCATION.
- NOTES**
1. ALL FITTINGS INSIDE WETWELL & VALVE VAULT TO BE FASTENED USING 316 SS NUTS, BOLTS & WASHERS.
 2. ALL WETWELL PIPE PENETRATIONS TO BE GLASSED IN USING FRP.
 3. BENCHING OR STEPPING OF WETWELL BOTTOM PROHIBITED.
 4. PUMP BASE MUST UTILIZE AT LEAST 4 ANCHOR BOLTS.

GORMAN-RUPP SELF PRIMING PUMPS

4" DISCHARGE

5 H.P.

2.50" SOLIDS

THREE PHASE TEFU

460 VOLTS

Q= 105 GPM

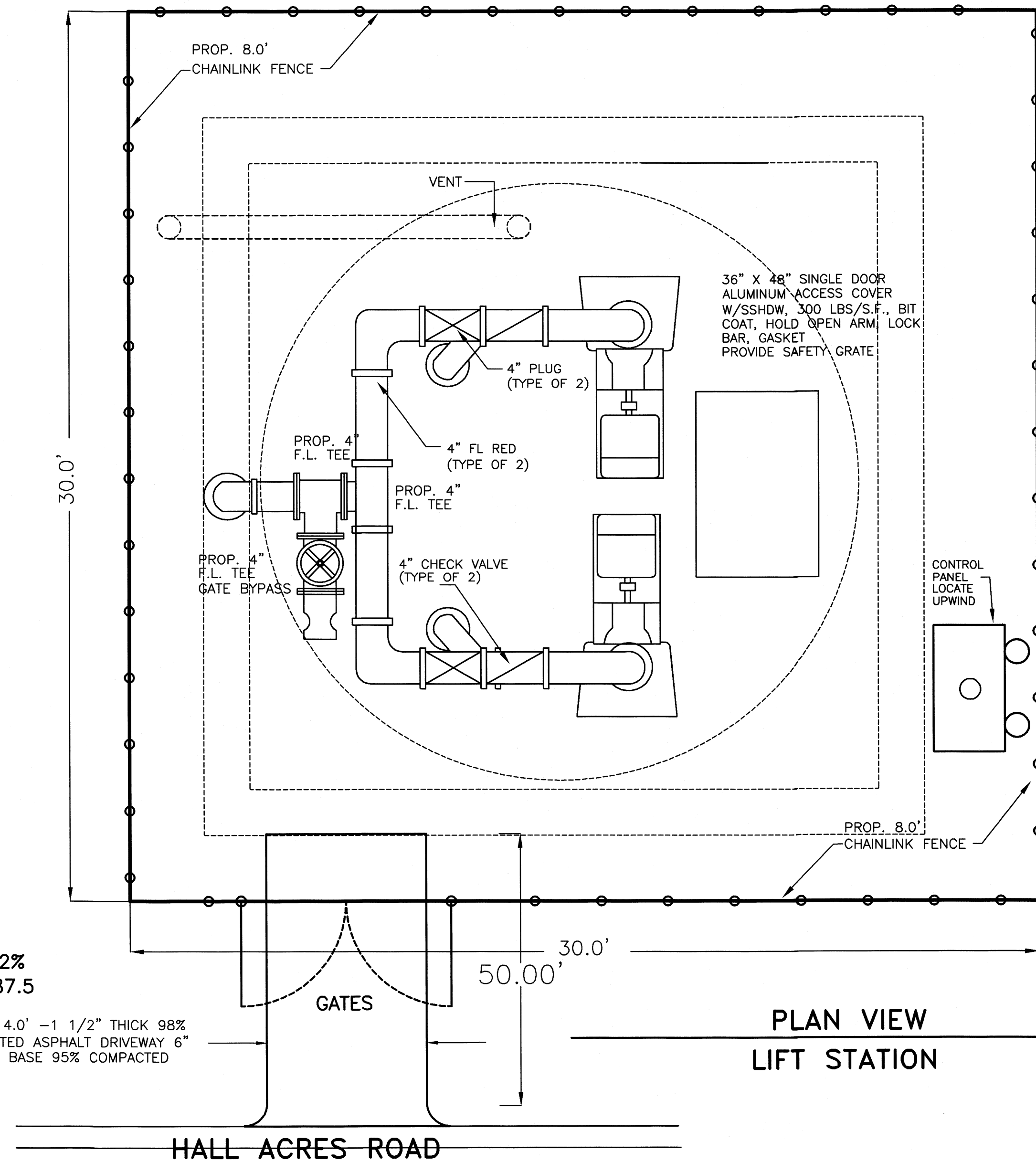
HEAD= 22 FEET

MINI HYDRAULIC EFF: 52%

MINI ELECTRICAL EFF: 87.5

1800 RPM

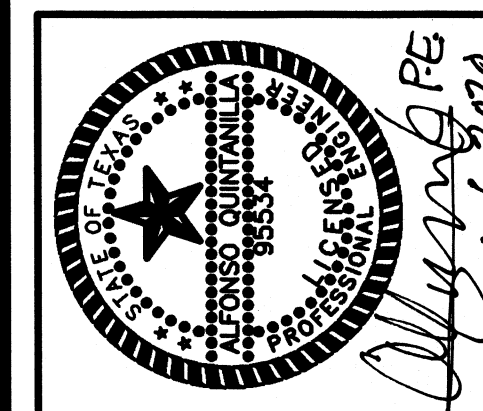
PROP. 14.0' - 1 1/2" THICK 98% COMPACTED ASPHALT DRIVEWAY 6" CALICHE BASE 95% COMPACTED



NOTES:

1. OTHER ENCLOSURES AND PUMP CONFIGURATION MAY BE SUBSTITUTED UPON APPROVAL OF THE ENGINEER.
2. ALL PIPING INTERIOR TO WETWELL SHALL BE P.V.C. C-900 SDR26 PIPE WITH VAN STONE FLANGE + ALL EXTERIOR PIPING SHALL BE DUCTILE IRON PIPE 150.
3. EACH PUMP SHALL HAVE A TIMER INDICATING HOURS OF OPERATION FOR EACH PUMP. GORMAN-RUPP
4. ALL PUMP MOTORS SHALL BE 3 PHASE 240 VOLTS. EPACT EFFICIENT
5. ALL ELECTRICAL ENCLOSURES TO BE N.E.M.A. 4 X FRP
6. H.O.A. SWITCHES AND RUN LIGHTS SHALL BE PROVIDED FOR EACH PUMP.
7. ALARM LIGHT MEETS OVERLOAD TRIP A RED FLASHING HIGH WATER ALARM LIGHT SHALL BE MOUNTED ON TOP OF THE ENCLOSURE. THE LIGHT SHALL BE A N.E.M.A. 4X RATED AND THE RED LEXAN LENS SHALL BE OF SHATTER RESISTANT PLASTIC AND SHALL BE SUITABLE FOR USE WITH A 40 WATT STANDARD BASE BULB.
8. ALARM HORN: AN ALARM HORN SHALL BE MOUNTED TO THE OUTSIDE OF THE ENCLOSURE. THE HORN SHALL OPERATE ON 120 VOLTS AC AND SHALL HAVE A MINIMUM RATING OF 90 dbb.
9. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO MAKE THE LIFT STATION OPERATIONAL IN HIS BID PRICE. THIS TO INCLUDE ALL ELECTRICAL SERVICE REQUIRED.
10. PUMP OPERATION SHALL ALTERNATE.
11. CABLE SEALS ON PUMP CONDUCTORS PRIOR TO ENTERING THE PANEL.
12. 10% SLOPE TO PUMP INTAKE ON BOTTOM OF WET WELL WITH SMOOTH FINISH.
13. LZEMTWS ARRESTOR, PHASE MONITOR, AND 110 V OUTLET 16 AMP. SHALL BE INCLUDED IN CONTROL PANEL
14. PUMPS SHALL BE SUPPLIED BY AUTHORIZED PUMP DISTRIBUTED WITH SERVICE CONTROL AND STOCKED PARTS WITHIN A 50 MILE RADIUS OF PROJECT.

**VALLEY RANCH SUBDIVISION
LIFT STATION DESIGN**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

LAND SURVEYORS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539

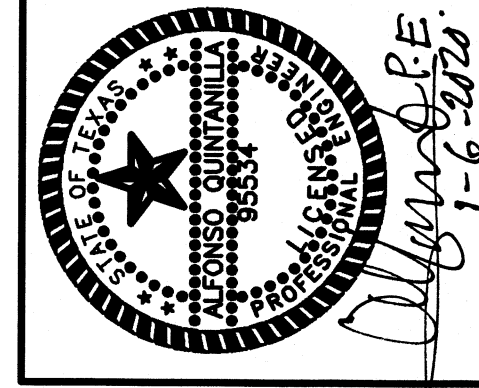
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

REGISTRATION NUMBER F-1513

JOB NO.	12-30-19
DATE	REVISION
SCALE	1"= 100'
DRAWN BY	G.C.
SHEET	

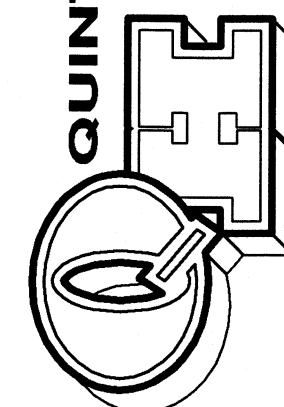
JOB NO.	12-30-19
DATE	REVISION
SCALE	1"=100'
DRAWN BY	XX
SHEET	

VALLEY RANCH SUBDIVISION PAVING AND DRAINAGE LAYOUT

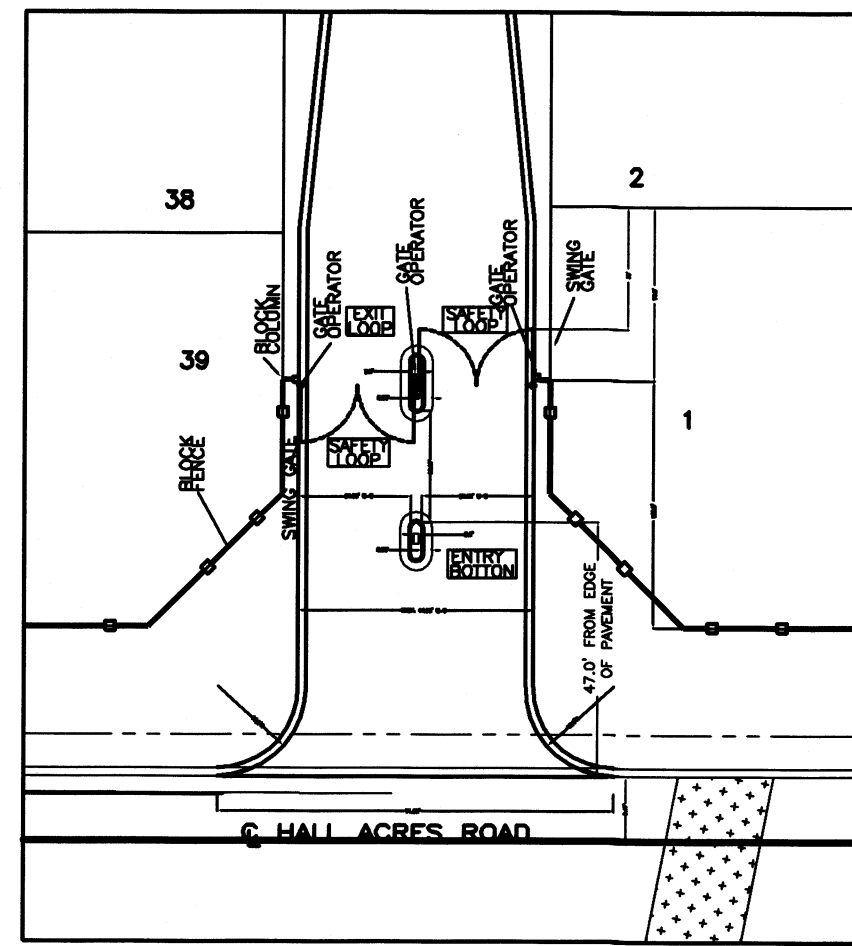


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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



F:\DATA\SUBD\SAN JUAN\VALLEY RANCH SUBD\WATER SEWER PAVE				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
12-30-19	XX			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	



SCALE 1"=100'

LEGEND

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

NOTES:
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER

LEGEND
TOTAL DETENTION REQUIRED - 59,169.47 C.F.
TOTAL DETENTION PROVIDED - C.F.
00.00 L.F. X 00.00 S.F.)

NOTE:
1.- ALL GATES SHALL BE SIREN ACTIVATED AND HAVE MANUAL OVERRIDE IN CASE OF POWER OUTAGE. GATES ARE TO BE OPERATIONAL AT ALL TIMES.

LOT 9, STEWART'S ADDITION TO CONWAY GARDENS, RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE JOYCE E. SOULEK AND JOSEPH D. SOULEK TRACT: A 10.0 ACRE TRACT OF LAND OUT OF LOTS 10 AND 11, STEWART'S ADDITION TO CONWAY GARDENS, RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS.

- = POWER POLE
- = WATER METER
- = WATER VALVE
- = SERVICE POLE
- = FLUSH VALVE
- = GAS MARKER
- = DOWN DRAIN
- = IRRIGATION VALVE

LOT 3, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS

THE OLIVIA CANA CASTELLANOS TRACT: A 3.00 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AND OUT OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO CORRECTION GENERAL WARRANTY DEED, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2894318, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE OC DEVELOPMENT LTD TRACT: AN 18.32 ACRE TRACT OUT OF LOT 5, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO SPECIAL CASH WARRANTY DEED, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1087704, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

15.00' EASEMENT IN FAVOR OF TOTAL FINA ELF GAS & POWER NORTH AMERICA, INC. AS SHOWN RECORDED UNDER DOCUMENT NUMBER 1233996, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

EXIST. GAS PIPELINE
MERIT ENERGY
1-956-972-0966
OVERHEAD POWER LINE

GAS MARKER
MERIT ENERGY
1-956-972-0966

EXIST. 6" WATERLINE
M.H.W.S.C.
FND. 1/2" IRON ROD
15.00' EASEMENT IN FAVOR OF TOTAL FINA ELF GAS & POWER NORTH AMERICA, INC. AS SHOWN RECORDED UNDER DOCUMENT NUMBER 1233997, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PROP. 18" R.R.G.C.P. WITH SAFETY END TREATMENTS 56.00' (72.00' L.F. TOTAL)

EXIST. FORCE MAIN
WATERLINE
M.H.W.S.C.

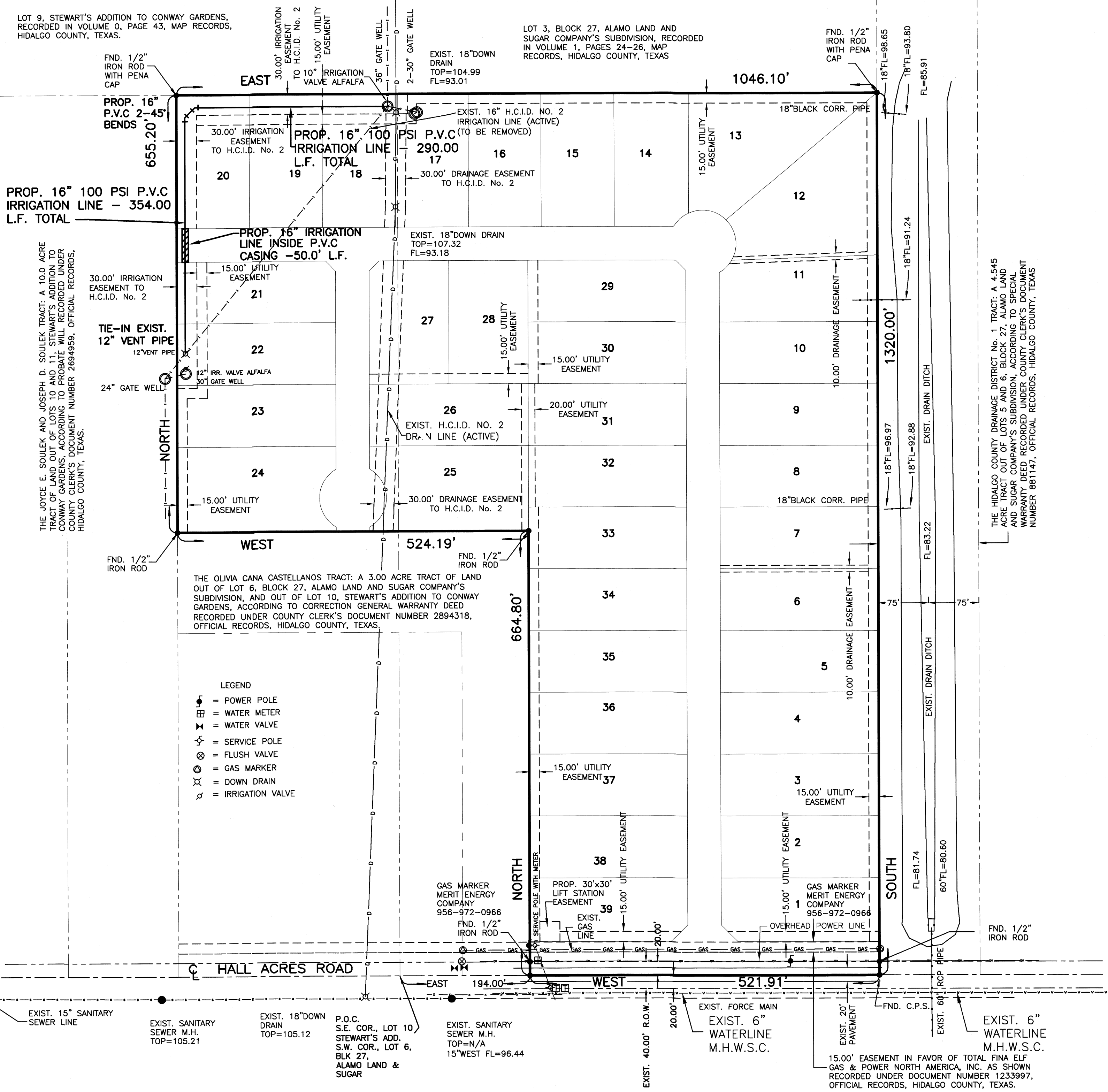
EXIST. SANITARY SEWER M.H. TOP=N/A 15" WEST FL=96.44

EXIST. 18" DOWN DRAIN TOP=105.12

EXIST. SANITARY SEWER M.H. TOP=106.08 FL=95.44

EXIST. SANITARY SEWER M.H. TOP=108.57

SCALE: 1" = 100'



VALLEY RANCH SUBDIVISION
IRRIGATION
SYSTEM LAYOUT



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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
XX	XX		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Preliminary and Final Plat Approval of the Royal Ridge Subdivision being a 14.121 acre tract of land out of Lot 17, M.L. Woods Properties Unit No. 1, located at the Southwest corner of San Antonio Avenue and Ridge Road, as Requested by Melden & Hunt, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 14.121 acre tract into a residential subdivision. The proposed property is located at the Southwest corner of Ridge Road and San Antonio Avenue. He is proposing one (1) commercial lot facing Ridge Road and fifty-six (56) residential lots facing San Antonio Avenue. The subdivision will have five (5) interior streets that will connect to San Antonio Avenue.

Water service will be provided by the City of San Juan. An existing 8-inch water line is located along the North side of Ridge Road and an 8-inch water line along the East side of San Antonio Avenue.

Sewer service is provided by the City of San Juan and an 8-inch sewer line is available along the East side of San Antonio Avenue.

It is noted that the Project Engineer is requesting the following variances:

1. To not comply with the widening of San Antonio Avenue or escrow the paving and drainage improvements due to economic hardship.

RECOMMENDATION:

During the regular meeting of February 6, 2020, the Planning and Zoning Commission recommended denial of the variance request to not comply with the widening of San Antonio Avenue or escrow the paving and drainage.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/06/2020
CITY COMMISSION – 02/11/2020
DATE PREPARED – 01/27/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of the Royal Ridge Subdivision.

APPLICANT: Royal3 Developers, LLC.

SURVEYOR/ENGINEER: Melden & Hunt, Inc.

LEGAL: Being a 14.121 acre tract of land out of Lot 17, M.L. Woods Properties Unit No. 1

LOCATION: Located at the Southwest corner of San Antonio Avenue and Ridge Road

LOT/TRACT SIZE: 14.121 acre tract

CURRENT USE OF PROPERTY: Agriculture

EXISTING LAND USE AND ZONING: North – Vacant; Neighborhood Commercial District (C-1)
South – Residential; Single-Family Residence District (R-S)
West – School; Single-Family Residence District (R-S)
East – Residential; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: The property has access onto Ridge Road and San Antonio Avenue.

PUBLIC SERVICES: Water and sewer services are provided by the City of San Juan.

VARIANCE REQUEST: The applicant is requesting the following variances (see enclosed letter):
1. To not comply with the widening of San Antonio Avenue or escrow the paving and drainage improvements.

RECOMMENDATION: Staff recommends denial based on the variances requested against city codes.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide a 14.121 acre tract into a residential subdivision. The proposed property is located at the Southwest corner of Ridge Road and San Antonio Avenue. He is proposing one (1) commercial lot facing Ridge Road and fifty-six (56) residential lots facing San Antonio Avenue. The subdivision will have five (5) interior streets that will connect to San Antonio Avenue.

Water service will be provided by the City of San Juan. An existing 8-inch water line is located along the North side of Ridge Road and an 8-inch water line along the East side of San Antonio Avenue.

Sewer service is provided by the City of San Juan and an 8-inch sewer line is available along the East side of San Antonio Avenue.

It is noted that the Project Engineer is requesting the following variances:

1. To not comply with the widening of San Antonio Avenue or escrow the paving and drainage improvements due to economic hardship.

PLAT FEES

Park Fees:

1. \$625.00 per lot being platted for single-family residential purposes. (\$35,000.00)
2. \$575.00 per acre being platted for commercial purposes. (\$1,276.50)

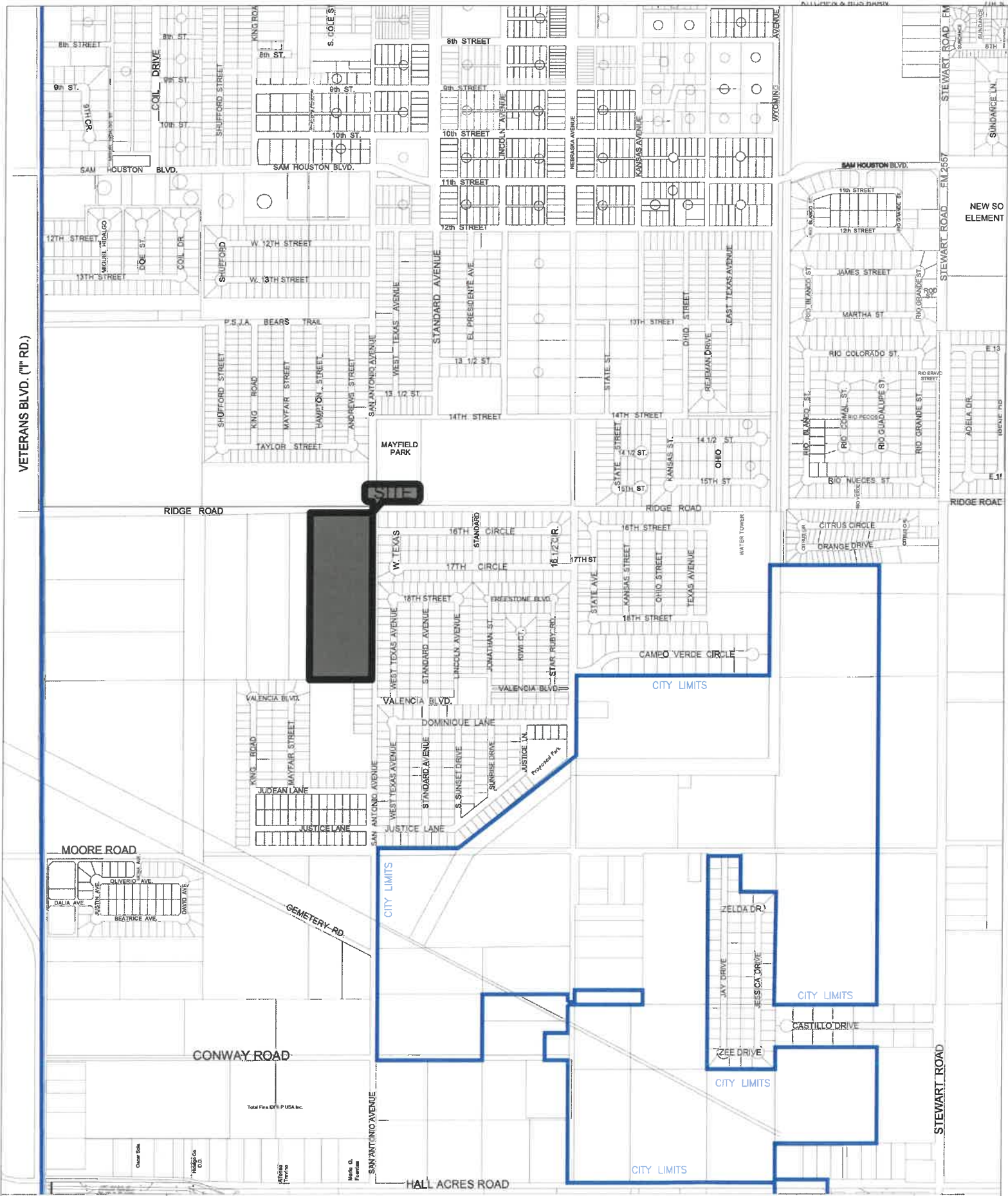
Additional Fees:

1. Recording Fee \$106.00
2. Hidalgo County Drainage District \$250.00
3. 4% Inspection Fee

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Variance Request Letter
Comments from City Engineer, Fire and Utilities Departments
Subdivision Plat



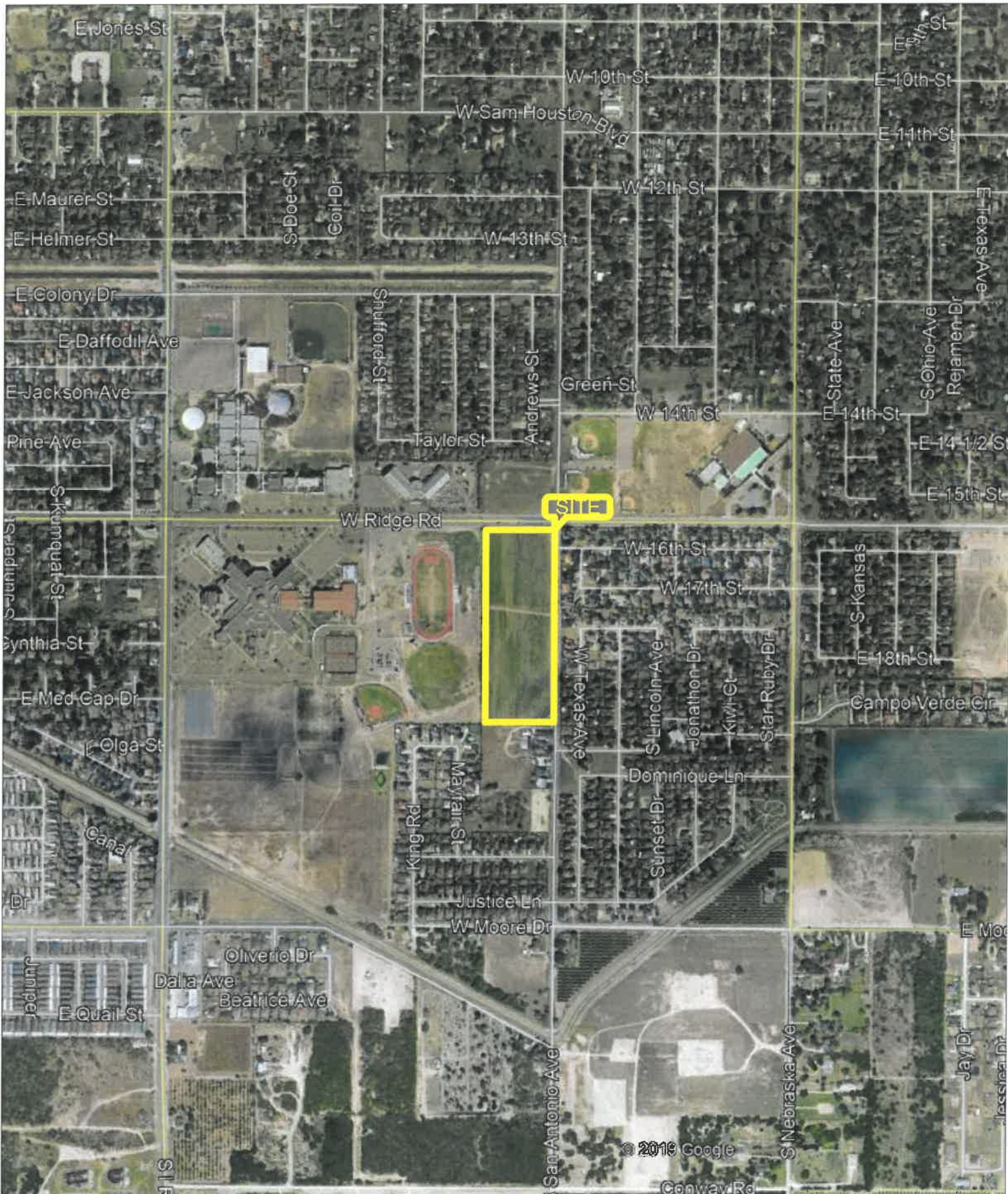


Legend

- CITY LIMITS
- Proposed area

Preliminary Plat Approval of the Royal Ridge Subdivision being a 14.121 acre tract of land out of Lot 17, M.L. Woods Properties Unit No. 1, located at the Southwest corner of San Antonio Avenue and Ridge Road, as Requested by Melden & Hunt, Inc.



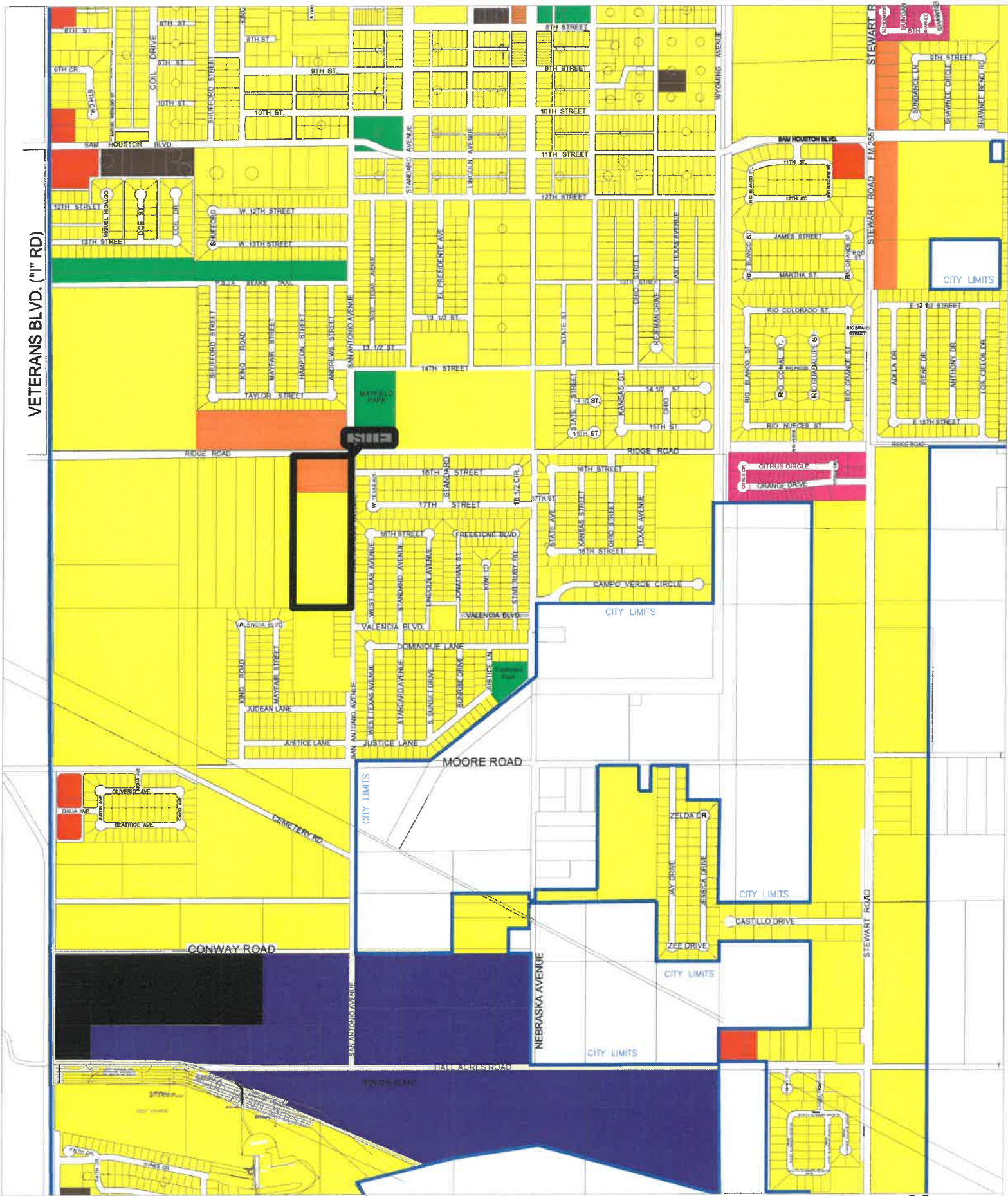


Legend

- CITY LIMITS
- Proposed area

Preliminary Plat Approval of the Royal Ridge Subdivision being a 14.121 acre tract of land out of Lot 17, M.L. Woods Properties Unit No. 1, located at the Southwest corner of San Antonio Avenue and Ridge Road, as Requested by Melden & Hunt, Inc.





- Zoning Districts**
- Single Family Residential (R-S)
 - Manufactured Home (R-MH)
 - Multi-Family Residential (R-MF)
 - Neighborhood Commercial (C-1)
 - General Business (C-2)
 - Heavy Commercial (C-3)
 - Light Industrial (I-1)
 - Heavy Industrial (I-2)
 - Expressway Corridor (EC)

Preliminary Plat Approval of the Royal Ridge Subdivision being a 14.121 acre tract of land out of Lot 17, M.L. Woods Properties Unit No. 1, located at the Southwest corner of San Antonio Avenue and Ridge Road, as Requested by Melden & Hunt, Inc.





TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA

January 14, 2020

City of San Juan Planning Dept.
Mr. Robert Escobar, Planning Director
Via: San Juan Planning & Zoning Commission
709 S. Nebraska
San Juan, Texas 78589

Re: Royal Ridge Subdivision – Variance Request

Dear Mr. Escobar:

On behalf of the owner, Royal3 Developers, LLC, we respectfully request a variance to not widen San Antonio Avenue or escrow the paving and drainage improvements along San Antonio Avenue due to the unique configuration of this proposed development. These costs would be detrimental and not economically feasible and in turn would not allow for the development to move forward. The owner had agreed to install streetlights and sidewalks along San Antonio Avenue to add safer routes and lighting to and from school and the surrounding area parks for the welfare of the children.

Your consideration on this request is appreciated. If you have any questions, please feel free to contact us at 381-0981.

Respectfully,

Mario A. Reyna, P.E.
Vice-President

Cc: Royal3 Developer, LLC, Owner

RECEIVED

JAN 15 2020

Planning Department



PLAT REVIEW COMMENTS

TO: ROBERTO ESCOBAR
DIRECTOR OF PLANNING
SAN JUAN, TEXAS

FROM: JORGE D. PEREZ, P.E., R.P.L.S.

DATE: September 22, 2019

SUBJECT: ROYAL RIDGE SUBDIVISION
San Juan, Texas
Preliminary Subdivision Plat and Engineering Review #1

ENGINEER: Mario Reyna, P.E.
Melden & Hunt . Inc.
115 W. McIntyre
Edinburg, Texas 78541

Note: All minimum requirements for this development shall be in accordance with the "Unified Subdivision Code of the City of San Juan, Texas, and the City Development Standards, latest publication.

A. DRAINAGE STATEMENT

1. Please revise the drainage calculations for both existing and future conditions as follows:

- Existing conditions time of concentration should be re-calculated to reflect realistic drainage area length and slopes.
- Runoff Coefficient for developed conditions needs to reflect proposed residential and the proposed commercial development.
- Provide revised calculations.

B. SUBDIVISION PLAT

1. 15' x 15' Corner clips required at all street intersections. Intersection of Ridge Road and S. San Antonio Avenue requires a 25' x 25' corner clip.
2. Plat Note: The owner(s)/developer is responsible for the maintenance of all storm water detention facilities.

C. SITE PLAN

N.A.

D. ENGINEERING PLANS

a. WATER DISTRIBUTION SYSTEM LAYOUT

- Incomplete and subject to review by Utility Department
-

b. SANITARY SEWER SYSTEM LAYOUT

- Incomplete and subject to review by Utility Department
-

c. PAVING AND DRAINAGE PLANS

- Not included in review submittal
 - All street and drainage improvements shall be in accordance with the latest edition of the City of San Juan *STANDARD DESIGN GUIDE FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS*.
 - The Drainage Master Plan calls for construction of a 36" storm sewer line along S. San Antonio Avenue.
-

E. ESCROW AND ENGINEERING ESTIMATES:

1. Submit engineering estimate(s) for all public infrastructure and sidewalks.
2. Subdivision may be subject to reimbursements for water and sanitary sewer connections.

Please refer to additional comments from Planning, Public Works, Utility and Fire Departments.



Tirso Garza,
Fire Chief

Carlos Alaniz,
Deputy Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

Station #1
707 S. Nebraska
San Juan, TX 78589

Station #2
1301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470
Fax: (956) 783-3441

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Royal Ridge Subdivision

Address: _____

Date Reviewed: 12/4/2019

After reviewing plans the following requirements shall be needed as per the Fire Protection System per IFC 2012:

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.

RECEIVED

DEC 04 2019

Planning Department

Plans Reviewed By,
Jose J. Salinas, Fire Inspector



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Jesus "Jesse" Ramirez
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

MEMORANDUM

RECEIVED

TO: Roberto Escobar, Planning & Zoning Director
FROM: David Salinas, Director of Utilities
DATE: December 13, 2019
SUBJECT: Royal Ridge Subdivision

DEC 13 2019
Planning Department

Water Distribution

- All domestic water systems shall be designed in conformance with the most current revision of TCEQ's Drinking Water Rules (30 TAC Chapter 290) and the City of San Juan Standard Details and Specifications. The most stringent requirements shall apply where the standards conflict.
- Service taps are one inch (1") and reduce to ¾" at property, one service per lot
- Two inch (2") casing for all service connections crossing street
- Set of Construction plans and specifications must be submitted to City for review and approval prior to construction.
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction
- Additional Comments will be provide at the time of construction plan review

Wastewater Collection System

- All sanitary sewers shall be designed in conformance with the most current revision of TCEQ's Design Criteria for Sewerage Systems (30 TAC Chapter 217) and the City of San Juan standards. The most stringent requirements shall apply where the standards conflict.
- Set of Construction plans and specifications must be submitted to City for review and approval prior to construction.
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction
- Additional comments will be provided at the time of construction plan review.
- 8' gravity sewer is locate on eastside of San Antonio. All utility crossing under roads must be bored and encase per TXDOT Standards.



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Jesus "Jesse" Ramirez
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

Fire Department May Have Additional Comments
City Engineer May Have Additional Comments.

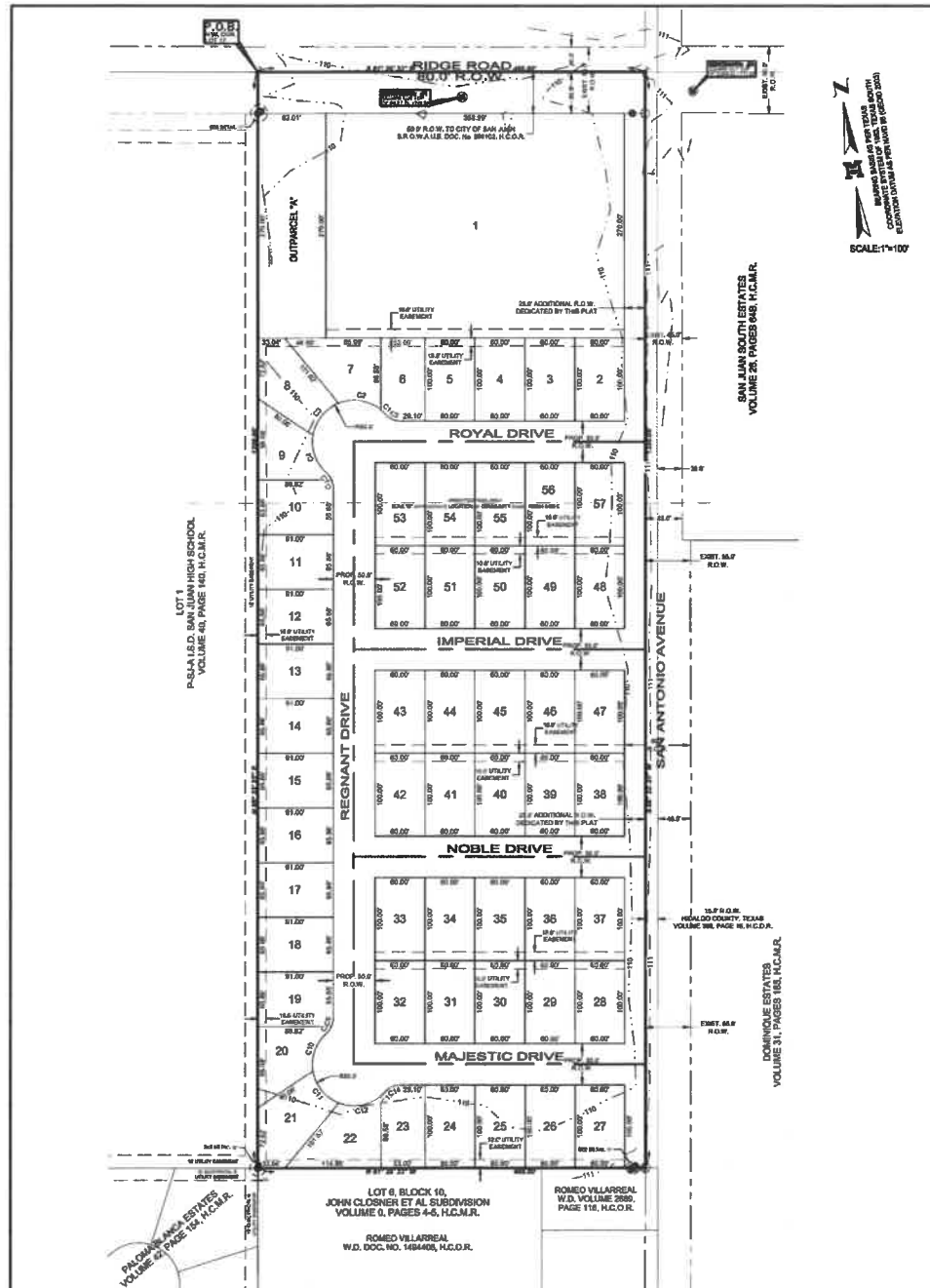


Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Jesus "Jesse" Ramirez
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

MEMORANDUM

To: Utility Director, David Salinas
From: Ramiro Ramirez Jr, Distribution Supervisor
Date: November 25, 2019
Subject: Royal Ridge Subdivision.

Distribution has reviewed the preliminary plans for Royal Ridge Subdivision, comments are as follows, no service connections are to be within 5' of mechanical joints, service connections are to be stamped in front of curb, and valves are to have a concrete collar, all lots must have 1" single service connections. Submittals will be needed for all and every part that will be installed for this project. Further comments may be given upon review of plans submitted for construction.



DRAWN BY: CF DATE: 11-07-18
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____



LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
N.E. COR. - NORTH-EAST CORNER
P.O.B. - POINT OF BEGINNING
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE
() - RECORDED PLAT CALLS
L - LOT LINE

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947 www.meldenandhunt.com

PLAT OF ROYAL RIDGE SUBDIVISION

BEING A RESUBDIVISION OF 14.121 ACRES SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 17, M.L. WOODS PROPERTIES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 43, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 14.121 ACRES SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 17, M.L. WOODS PROPERTIES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 43, HIDALGO COUNTY MAP RECORDS, WHICH SAID 14.121-ACRE TRACT WAS CONVEYED TO ROYAL3 DEVELOPERS, LLC, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3017151, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.121 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 17, AND WITHIN THE EXISTING RIGHT-OF-WAY OF RIDGE ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;

1. THENCE, S 81° 26' 33" E ALONG THE NORTH LINE OF SAID LOT 17 AND WITHIN THE EXISTING RIGHT-OF-WAY OF RIDGE ROAD, A DISTANCE OF 485.00 FEET, TO A NAIL SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 33' 27" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF SAN ANTONIO AVENUE, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO AN "X" MARK SET ON CONCRETE, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 26' 33" W AT A DISTANCE OF 15.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 488.00 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 1, P-S-J-A 1&D, SAN JUAN SCHOOL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40, PAGE 140, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 33' 27" E ALONG THE EAST LINE OF SAID LOT 1, AT A DISTANCE OF 1,270.00 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.121 ACRES, OF WHICH 0.535 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF RIDGE ROAD, LEAVING A NET OF 13.586 ACRES OF LAND, MORE OR LESS.

NOTES:

1. NO PUBLISH FLOOD MAP FOR THE CITY OF SAN JUAN DOES NOT HAVE A PRINTED FLOOD INSURANCE RATE MAP. THE ENTIRE COMMUNITY LIES ON ZONE "B".
2. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURBS AS MEASURED AT CENTER OF LOT OR 18" ABOVE NATURAL GROUND WHICHEVER IS GREATER.
3. BENCHMARK:
#1 N: 16595961.8520, E: 1094760.3820 ELEV: 109.64 "SQUARE CUT TOP OF INLET"
#2 N: 16595927.8280, E: 1095036.8830 ELEV: 111.22 "SQUARE CUT TOP OF INLET"
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 51,433 CUBIC FEET (0.757 AC-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 52,054 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 8" BLEEDER LINE INTO THE EXISTING CITY OF SAN JUAN INLET.
5. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25' OR AS PER CITY ORDINANCE
REAR: 10' OR GREATER FOR EASEMENT
SIDE: 6' OR GREATER FOR EASEMENT
CUL-DA-SAC: 15' OR GREATER FOR EASEMENT
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. LOT 1 FOR COMMERCIAL USE ONLY.
8. LOT OWNERS SHALL INSTALL A 5 FOOT SIDEWALK ALONG SAN ANTONIO AVENUE & RIDGE ROAD AT BUILDING PERMITS STAGE.
9. DRAINAGE PLAN APPROVAL BY THE CITY OF SAN JUAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT.
10. NO CONSTRUCTION OF ANY STRUCTURES ARE ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
11. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
12. OUTPARCEL "A" IS TO BE USED FOR DETENTION

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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. BESIN, P.E., C.F.M.
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

PRESIDENT _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

ROYAL3 DEVELOPERS, LLC
GREGORIO SOLANO MANAGER
301 CAMPO VERDE CIR
SAN JUAN, TX. 78589

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORIO SOLANO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS
DATE PREPARED: 03-15-19
ENGINEERING JOB NO. _____



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS
DATE SURVEYED: 10/23/2018
T-1087-PG.9
SURVEY JOB # 18172.08



THIS PLAT IS HEREBY APPROVED BY THE CITY COMMISSION OF SAN JUAN, TEXAS ON THIS, THE _____ DAY OF _____, 20____.

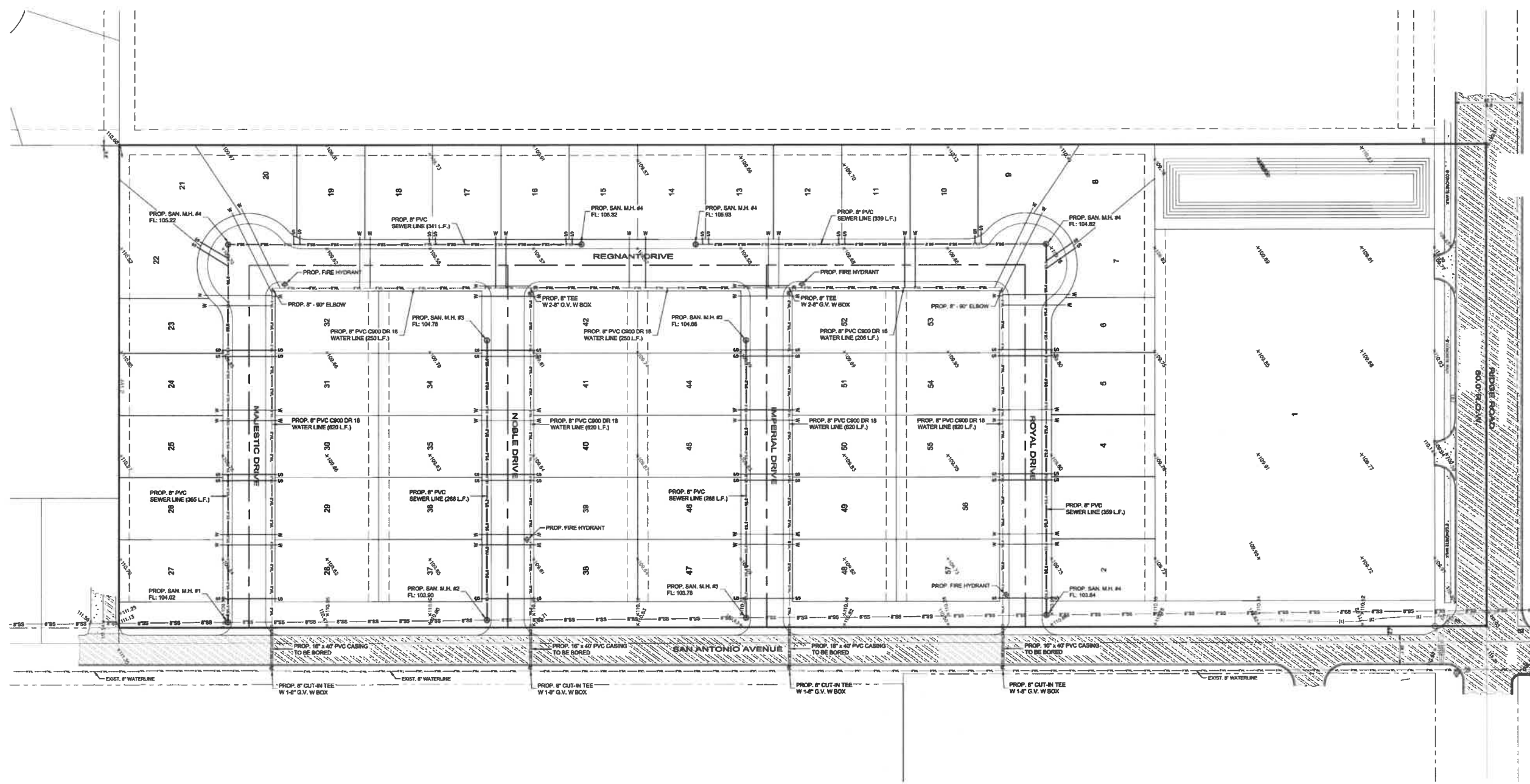
CITY MANAGER, CITY OF SAN JUAN _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



REMARKS: SEE PLAN FOR TEXAS
COORDINATE SYSTEM OF 1983 (NAD 83)
ELEVATION DATUM AS PER MVD 11 (2000 2001)

SCALE: 1"=50'

JOB No. 19147.01	
REVISION	DATE
BY MELDEN & HUNT INC.	
CONSULTANTS: ENGINEERS & SURVEYORS 10000 N. FARM ROAD DALLAS, TEXAS 75243 PH: (214) 381-0881 FAX: (214) 381-0881 WWW.MELDENANDHUNT.COM	
PROJECT: ENG. MARIO REYNA	1. RELEASE DATE: 11/10/16 PG. 38
1. RELEASE DATE: 11/10/16 PG. 38	2. RELEASE DATE: 11/10/16 PG. 38
2. RELEASE DATE: 11/10/16 PG. 38	3. RELEASE DATE: 11/10/16 PG. 38
3. RELEASE DATE: 11/10/16 PG. 38	SCALE: AS NOTED
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR ENGINEERING.	
ROYAL RIDGE SUBDIVISION SAN JUAN, TEXAS HIDALGO COUNTY	
UTILITY LAYOUT	
Copyright 2017 Melden & Hunt, Inc. All Rights Reserved. File Name: 17099.00	
SHEET 1 OF 1	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Preliminary and Final Plat Approval of the Arrambide Subdivision being a 2.94 acre tract of land out of Lot 10, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Ridge and Stewart Roads, as Requested by NAIN Engineering, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 2.94 acre tract of land into three (3) residential lots. Property is located at the Southeast corner of Ridge and Stewart Roads. There is an existing house in the middle of the property and owner is proposing to divide the property into his family.

Water service will be provided by the City of San Juan. An existing 6-inch water line is located along the West side of Stewart Road. An 8-inch sewer line is available at Orangewood Estates, along the West side of Stewart Road.

It is noted that the Project Engineer is requesting the following variances:

1. To use septic tank system
2. To escrow the cost of an 8-inch PVC to replace the existing 2-inch water line located along the West side of Stewart Road.

RECOMMENDATION:

During the regular meeting of February 6, 2020, the Planning and Zoning Commission recommended approval of the Preliminary and Final Plat Approval of the Arrambide Subdivision, the use of septic tank system and escrow the cost of an 8-inch PVC to replace the existing 2-inch water line located along Stewart Road.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/06/2020
CITY COMMISSION – 02/11/2020
DATE PREPARED – 01/27/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of the Arrambide Subdivision.

APPLICANT: Jose Arrambide

SURVEYOR/ENGINEER: NAIN Engineering, LLC.

LEGAL: Being a 2.94 acre tract of land out of Lot 10, Block 31, Alamo Land and Sugar Company's Subdivision

LOCATION: Located at the Southeast corner of Ridge and Stewart Roads

LOT/TRACT SIZE: 2.94 acre tract

CURRENT USE OF PROPERTY: Agriculture

EXISTING LAND USE AND ZONING: North – Residential; Single-Family Residence District (R-S)
South – Residential; Single-Family Residence District (R-S)
West – Residential; Single-Family Residence District (R-S)
East – Residential; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: The property has access onto Stewart Road

PUBLIC SERVICES: Water and sewer services are provided by the City of San Juan.

VARIANCE REQUEST: The applicant is requesting the following variances (see enclosed letter):
1. To use septic tank system since there is no sewer available.
2. To escrow the cost of an 8-inch PVC to replace the existing 2-inch water line located along the West side of Stewart Road.

RECOMMENDATION: Staff recommends denial based on the variances requested against city and fire codes.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide a 2.94 acre tract of land into three (3) residential lots. Property is located at the Southeast corner of Ridge and Stewart Roads. There is an existing house in the middle of the property and owner is proposing to divide the property into his family.

Water service will be provided by the City of San Juan. An existing 6-inch water line is located along the West side of Stewart Road. An 8-inch sewer line is available at Orangewood Estates, along the West side of Stewart Road.

It is noted that the Project Engineer is requesting the following variances:

1. To use septic tank system
2. To escrow the cost of an 8-inch PVC to replace the existing 2-inch water line located along the West side of Stewart Road.

PLAT FEES

Park Fees:

1. \$625.00 per lot being platted for single-family residential purposes. (\$1,875.00)

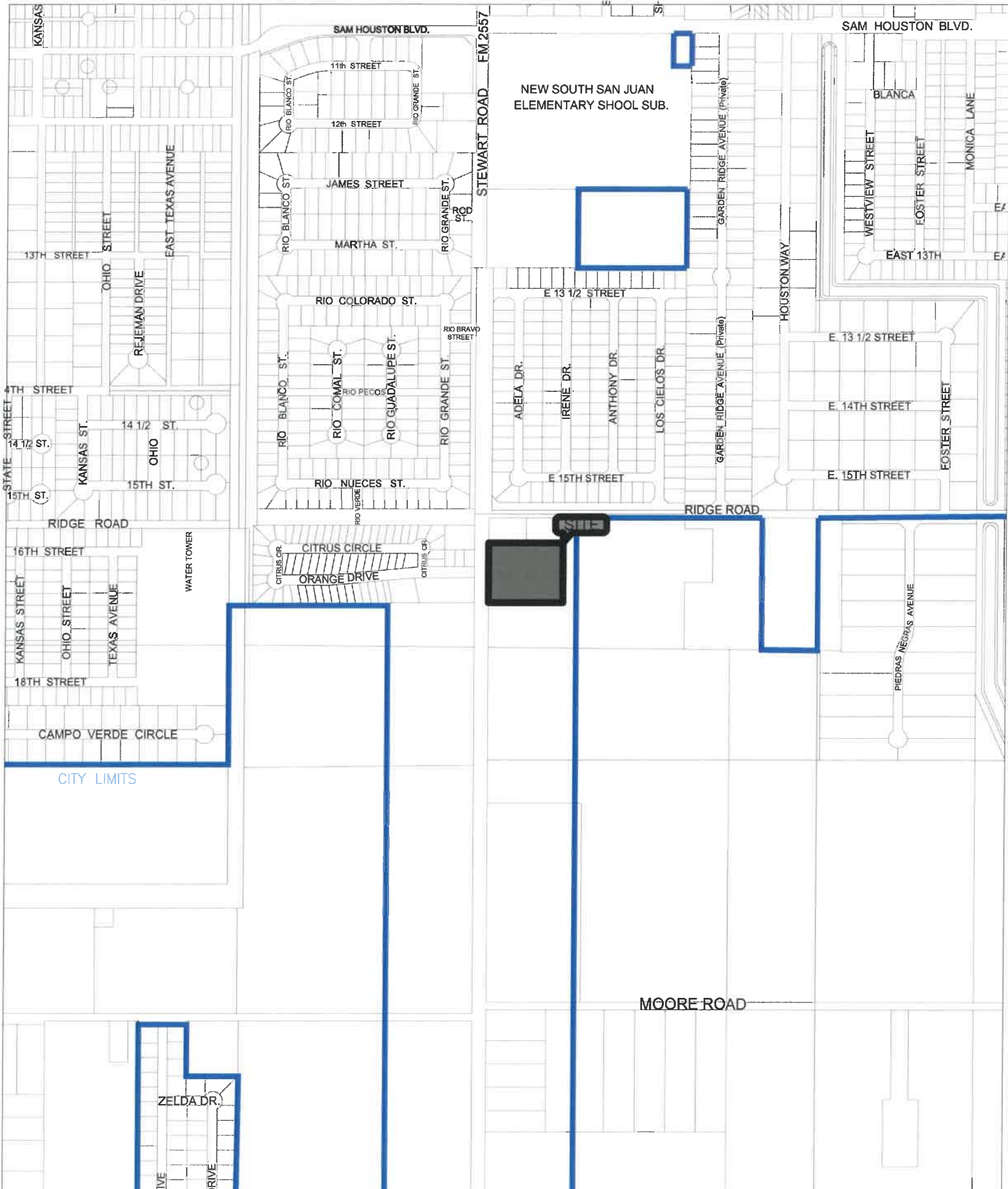
Additional Fees:

1. Recording Fee \$106.00
2. Hidalgo County Drainage District \$250.00
3. 4% Inspection Fee

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Variance Request Letter
Comments from City Engineer, Fire and Utilities Departments
Subdivision Plat





Legend

- CITY LIMITS
- Proposed area

Preliminary Plat Approval of the Arrambide Subdivision being a 2.94 acre tract of land out of Lot 10, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Ridge and Stewart Road, as Requested by NAIN Engineering, LLC.



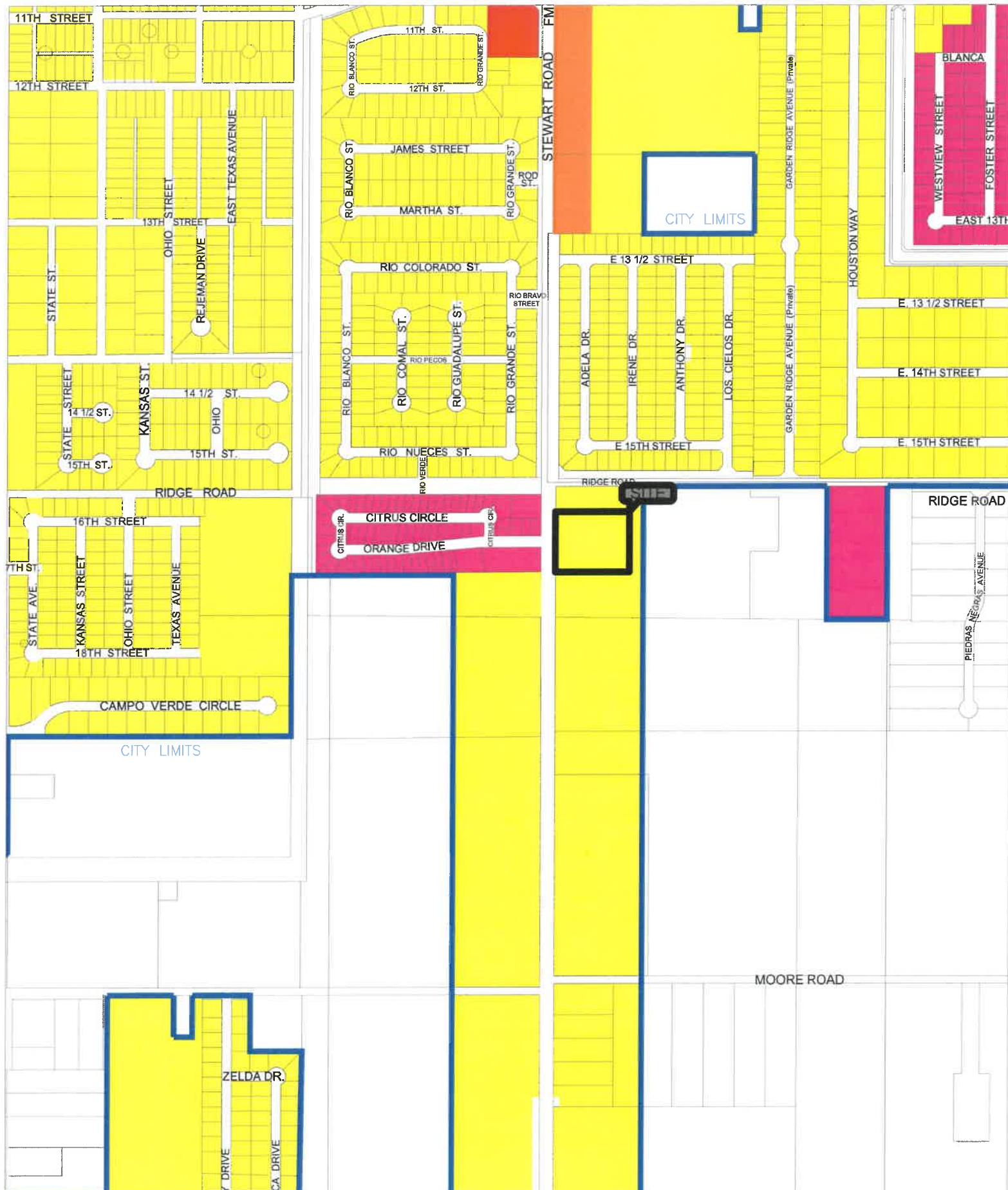


Legend

- CITY LIMITS
- Proposed area

Preliminary Plat Approval of the Arrambide Subdivision being a 2.94 acre tract of land out of Lot 10, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Ridge and Stewart Road, as Requested by NAIN Engineering, LLC.





Zoning Districts

- | | |
|---|---|
| Single Family Residential (R-S) | General Business (C-2) |
| Manufactured Home (R-MH) | Heavy Commercial (C-3) |
| Multi-Family Residential (R-MF) | Light Industrial (I-1) |
| Neighborhood Commercial (C-1) | Heavy Industrial (I-2) |
| | Expressway Corridor (EC) |

Preliminary Plat Approval of the Arrambide Subdivision being a 2.94 acre tract of land out of Lot 10, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Ridge and Stewart Road, as Requested by NAIN Engineering, LLC.



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-90050

November 14, 2019

To: Roberto Escobar
Director Planning Department
City of San Juan

Re: ARRAMBIDE SUBDIVISION

Mr. Escobar,

As agent for the owner of the above reference subdivision, I hereby request a Variance for use Septic Tank System, there is no sanitary sewer available at this time.


Willie Arratia, P.E.

RECEIVED

JAN 16 2020

Planning Department

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-90050

January 11, 2020

To: Roberto Escobar
Director Planning Department
City of San Juan

Re: ARRAMBIDE SUBDIVISION

Mr. Escobar,

As agent for the owner of the above reference subdivision, I hereby request a Variance for escrow the cost for an 8 inch PVC to replace the existing 2 inch waterline located on the west side of Stewart Road, also due that the property on the west side is not develop we ask to share the cost of said 8 inch waterline.


Willie Arratia, P.E.

RECEIVED

DEC 16 2019

Planning Department



PLAT AND ENGINEERING REVIEW COMMENTS

TO: ROBERTO ESCOBAR
DIRECTOR OF PLANNING
SAN JUAN, TEXAS

DAVID SALINAS, UTILITY MANAGER

FROM: JORGE D. PEREZ, P.E., R.P.L.S.

J. D. Perez, P.E., R.P.L.S.

DATE: December 13, 2019

SUBJECT: PRELIMINARY SUBDIVISION PLAT AND ENGINEERING REVIEW # 1
ARRAMBIDE SUBDIVISION
SAN JUAN, TEXAS

ENGINEER: GUILLERMO A. ARRATIA, P.E.
NAIN ENGINEERING L.L.C.
526 N. 5 TH STREET
DONNA, TEXAS 78537

Note: All minimum requirements for this development shall be in accordance with the "Unified Subdivision Code of the City of San Juan, Texas, and City Development Standards, latest publication.

A. DRAINAGE STATEMENT

1. Drainage Detention Calculations will need to be revised to increase the developed condition runoff coefficient (C) to 0.48 or provide calculations to justify as shown.
2. Time of concentration calculations will require calculations. Use K intercept coefficient for "Short Grass Pasture" (0.213).
3. Please describe method for detention pond/swale system control discharge into the roadway. Storm Water Retention is not permitted. A Variance will have to be requested outlining the reasons for the use of "Retention Facilities".
4. Drainage Statement will require HCDD#1 approval. Please provide approved Drainage Statement.

B. SUBDIVISION PLAT

1. 15-ft. Utility Easements will be required around perimeter of the subdivision.
2. See plat mark-up comments.
3. Subject to additional comments from Planning Department.

C. SITE GRADING PLAN (S)

N/A

D. ENGINEERING PLANS

a. WATER DISTRIBUTION SYSTEM LAYOUT

See attached marked-up Utility Layout – Subject to further review by the Utility Department.

b. SANITARY SEWER SYSTEM LAYOUT

No Layout Provided

(Subject to further review by Utility Department)

c. STREET AND DRAINAGE PLANS

1. Drainage Plans not submitted.
2. Provide roadway cross-section for future widening of Stewart Road. Refer to the City of San Juan Design Standards for cross-section required.
3. TxDot Driveway Permits will be required along Stewart Road, FM 2557.

E. ESCROW AND ENGINEERING ESTIMATES:

1. Submit engineering estimate(s) for all public infrastructure such as pavement widening, water lines fire hydrants and sidewalks.
2. Subdivision may be subject to reimbursements for water and sanitary sewer connections.

Please refer to additional comments on the Plat/Plans and from Planning, Utility, Public Works and Fire Departments.



Tirso Garza,
Fire Chief

Carlos Alaniz,
Deputy Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

Station #1
707 S. Nebraska
San Juan, TX 78589

Station #2
301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470
Fax: (956) 783-3441

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Arrambide Subdivision

Address: _____

Date Reviewed: 1/22/2020

After reviewing plans the following requirements shall be needed as per the Fire Protection System per IFC 2012:

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. **NOTED:** Hydrant on Orange Drive will not be taken into consideration due to crossing the main roadway.


Plans Reviewed By,
Jose J. Salinas, Fire Inspector



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sancel
Commissioners: Jesus "Jesse" Ramirez
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

MEMORANDUM

RECEIVED

DEC 18 2019

Planning Department

TO: Roberto Escobar, Planning & Zoning Director
FROM: David Salinas, Director of Utilities
DATE: December 18, 2019
SUBJECT: Arrambide Subdivision

Water Distribution

- All domestic water systems shall be designed in conformance with the most current revision of TCEQ's Drinking Water Rules (30 TAC Chapter 290) and the City of San Juan Standard Details and Specifications. The most stringent requirements shall apply where the standards conflict.
- 8" waterline must be extended south from intersection of Orange Dr. approximately 220'.
- Service taps are one inch (1") and reduce to ¾" at property, one service per lot
- Two inch (2") casing for all service connections crossing street. All utility crossing under roads must be bored and encase per TXDOT Standards.
- Set of Construction plans and specifications must be submitted to City for review and approval prior to construction.
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction
- Additional Comments will be provide at the time of construction plan review

Wastewater Collection System

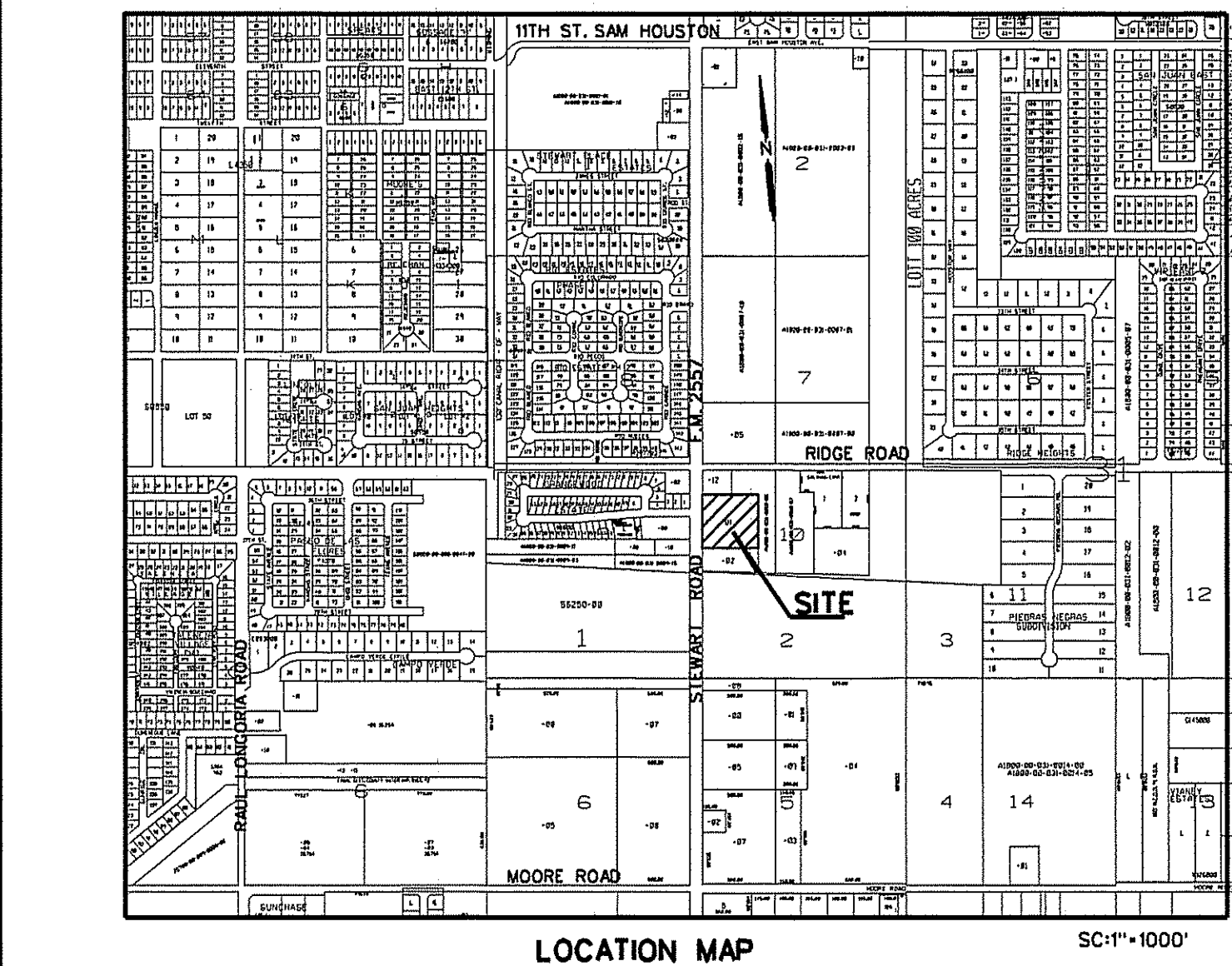
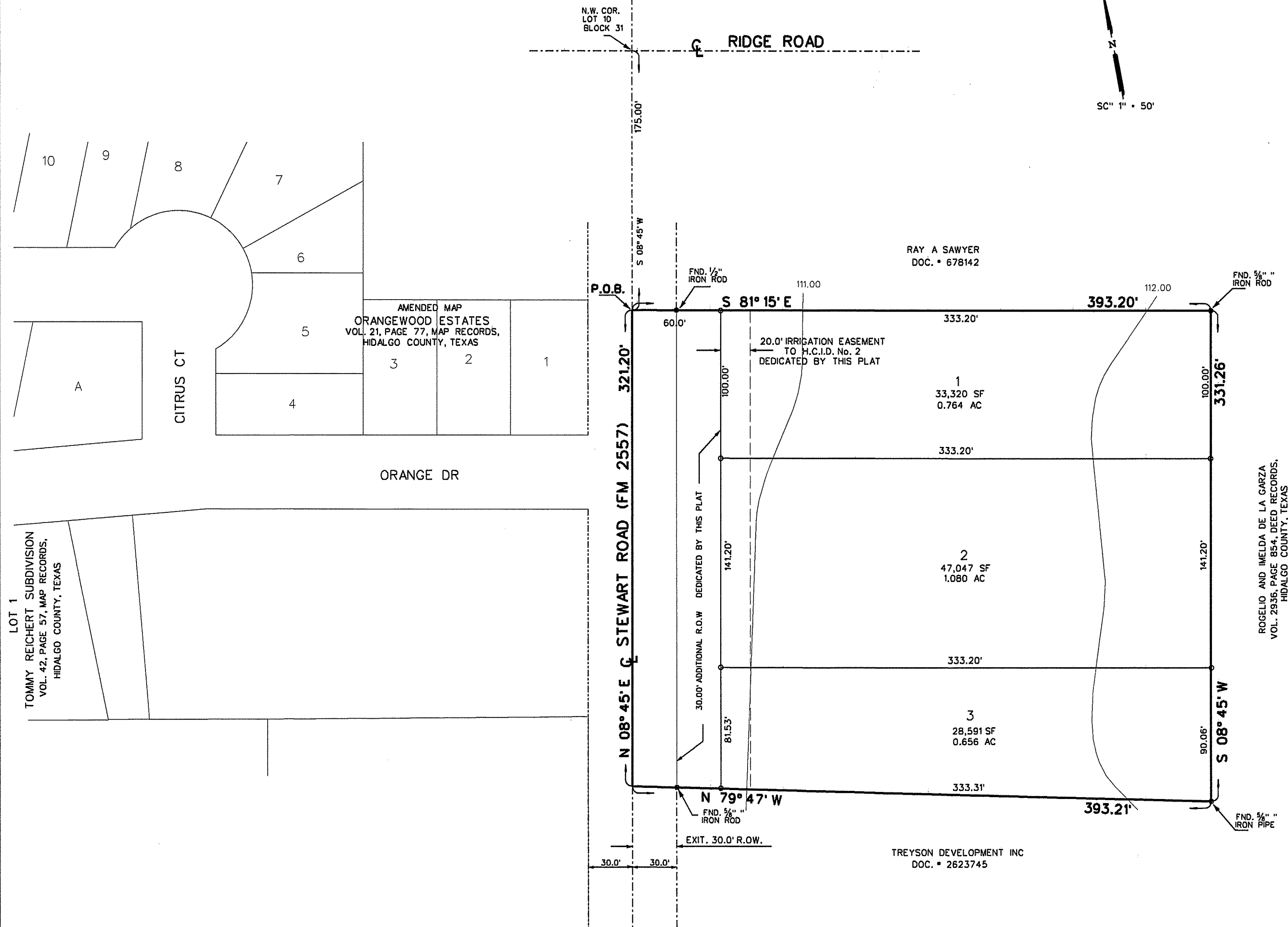
- All sanitary sewers shall be designed in conformance with the most current revision of TCEQ's Design Criteria for Sewerage Systems (30 TAC Chapter 217) and the City of San Juan standards. The most stringent requirements shall apply where the standards conflict.
- Sewer is locate across Stewart Road in Orangewood Estates subdivision must extend sewer.
- Service taps are four inch (4") with a two-way cleanout at the property line, one 4" service per residential lot.
- All utility road crossings must be bored and encase per TXDOT Standards.



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sancel
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

- Set of Construction plans and specifications must be submitted to City for review and approval prior to construction.
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction
- Additional comments will be provided at the time of construction plan review.

Fire Department May Have Additional Comments
City Engineer May Have Additional Comments.



ARRAMBIDE SUBDIVISION

A 2.94 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 31, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY TEXAS.

METES AND BOUNDS
BEING 2.94 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF LOT 10, BLOCK 31, PAGES 24-26 OF THE HIDALGO COUNTY MAP RECORDS AND SAID 2.94 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 AND THE CENTERLINE OF STEWART ROAD (FM 2557) FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS S 08°45' W, 175.00 FEET FROM THE NORTHWEST CORNER OF LOT 10;

THENCE: S 81°15' E, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE EAST R.O.W. LINE OF STEWART ROAD (FM 2557), A TOTAL DISTANCE OF 393.20 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: S 08°45' W, A DISTANCE OF 331.26 FEET TO A 3/8" IRON PIPE FOR THE SOUTHWEST CORNER TRACT;

THENCE: N 79°47' W, PASSING A 3/8" IRON ROD FOUND AT 363.46 FEET FOR THE EAST R.O.W. LINE OF STEWART ROAD (FM 2557), A TOTAL DISTANCE OF 393.21 FEET TO A POINT ON THE WEST LINE OF LOT 10 AND IN THE CENTERLINE OF STEWART ROAD (FM 2557) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 08°45' E, ALONG THE EAST LINE OF LOT 10 AND THE CENTERLINE OF STEWART ROAD (FM 2557) A DISTANCE OF 321.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.94 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25.00' OR GREATER FOR EASEMENTS
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION: 16" ABOVE CENTERLINE OF STREET MEASURED AT THE FRONT CENTER OF THE LOT.
- FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL No. 480334 C 0425 C
MAP REVISED: NOVEMBER 15, 1982. (medium shading)
- - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○ - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
^ - DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
- DRAINAGE DETENTION: 4.876 CF (0.11 AC-FT)
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVEMENTS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
- BENCH MARK: NAIL IN POWER POLE, LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION ON THE EAST R.O.W. LINEELEV. = 112.75 (NAVD 88)
- ALL UTILITY ESEMENTS AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY WITH CULVERT REINFORCE CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- NO RESIDENTIAL STRUCTURE OR ACCESSORY BUILDING SHALL BE OVER 500' FROM A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS ARRAMBIDE SUBDIVISION TO THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JOSE E. ARRAMBIDE
ADDRESS: 1609 S STEWART ROAD
SAN JUAN, TEXAS, 78589

OWNER: FELIS O. ARRAMBIDE
ADDRESS: 1609 S STEWART ROAD
SAN JUAN, TEXAS, 78589

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE E. ARRAMBIDE AND FELIS O. ARRAMBIDE, 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 THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2

ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAYS OR EASEMENTS.

ATTEST:
PRESIDENT SECRETARY

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 CODES 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

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER DATE

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

CITY SECRETARY MAYOR
DATE

THIS PLAT OF CESAR HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2019.

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

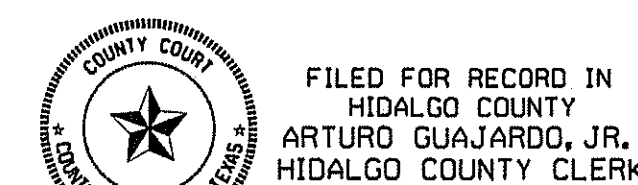
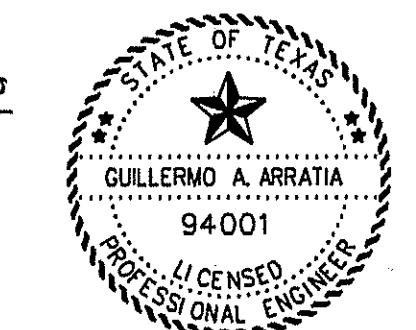
I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR # 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS, 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo A. Arratia
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER # 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



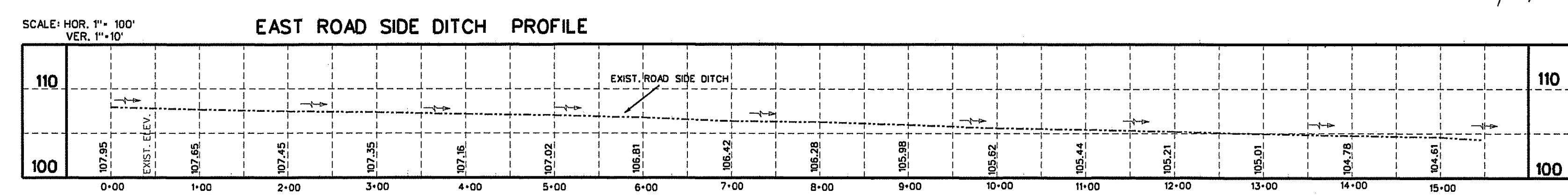
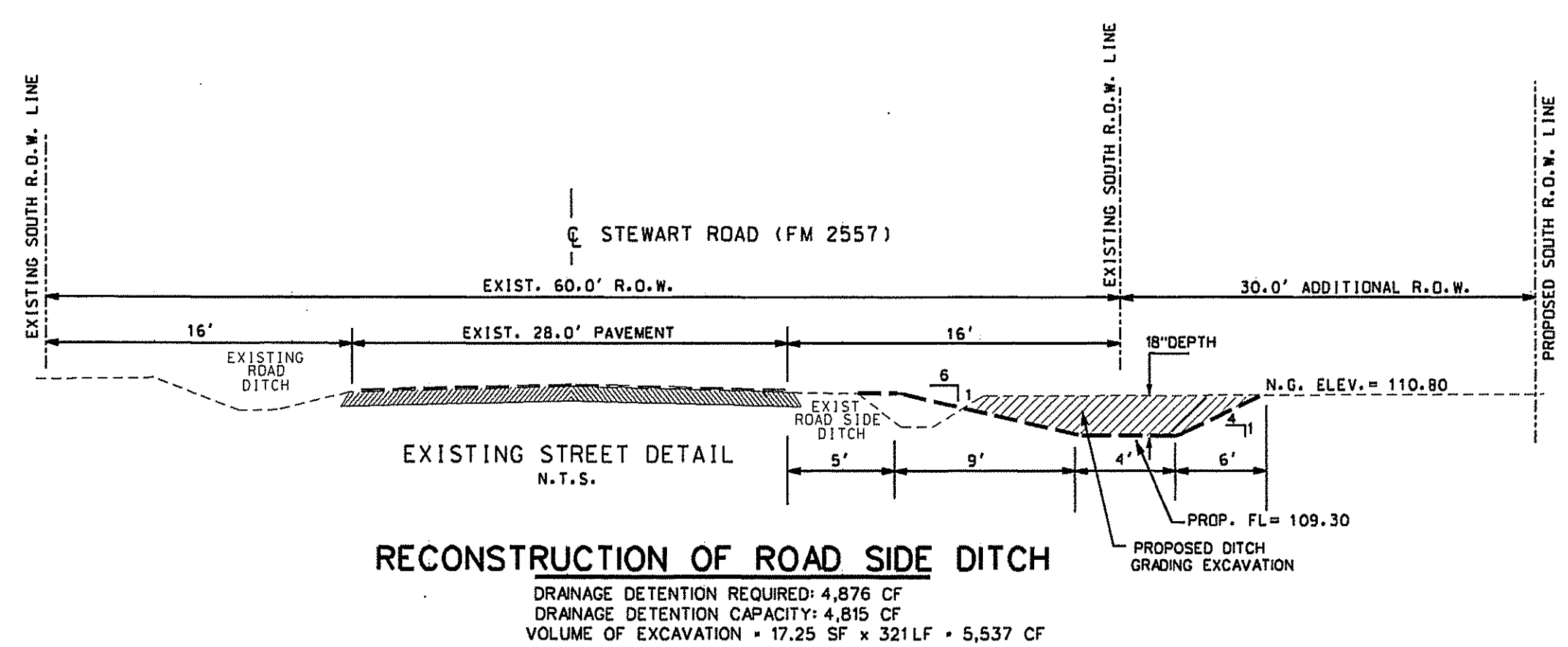
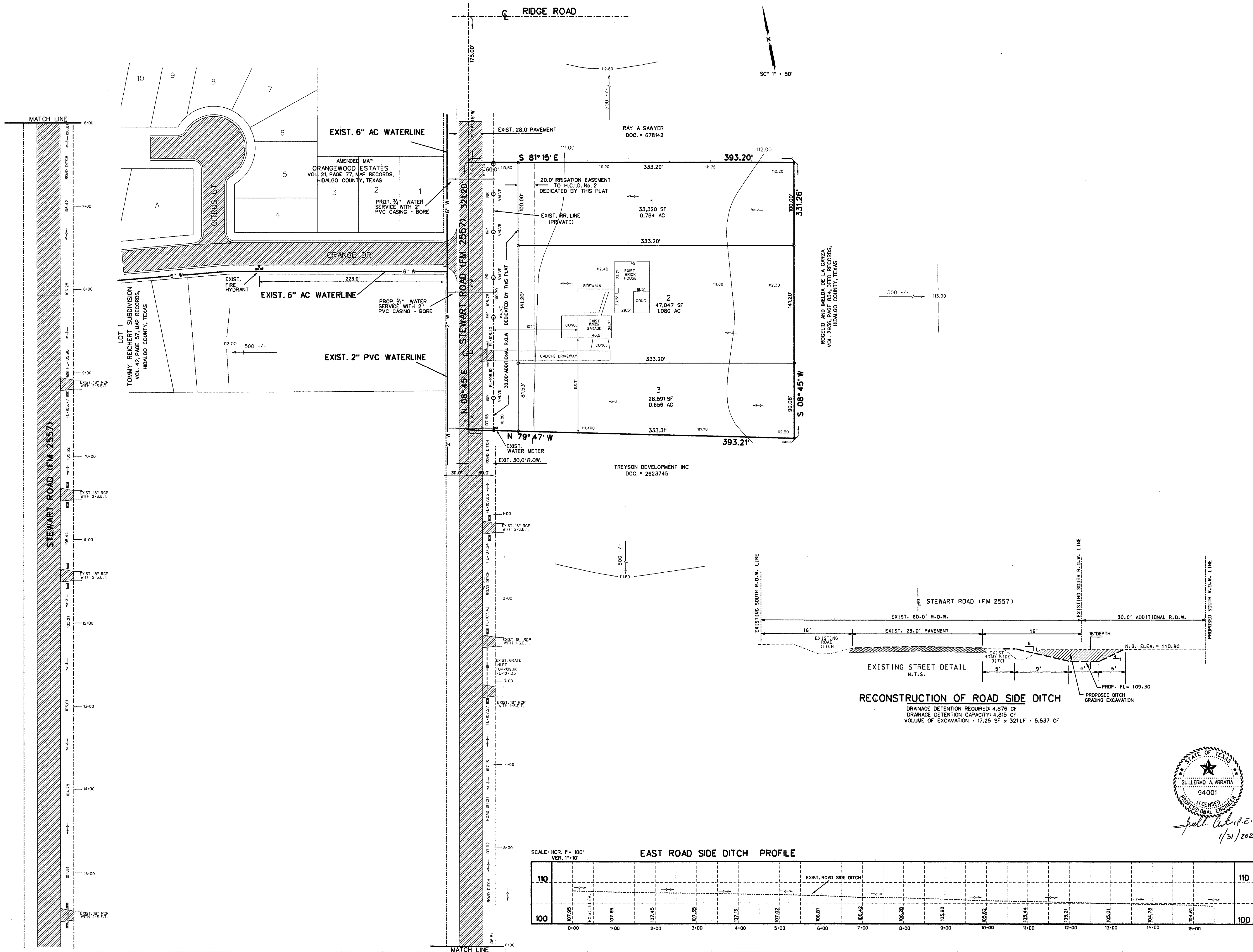
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: JOSE E. ARRAMBIDE 1609 S STEWART RD SAN JUAN, TEXAS, 78589 (956) 283-4932
ENGINEER: GUILLERMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
SURVEYOR: REYNALDO ROBLES 107 W. HUISACHE ST. WESLACO, TEXAS, 78596 956-968-2422

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET DONNA, TEXAS, 78537 FIRM NO. F-9050 DATE PREPARED: NOVEMBER 29, 2019
PH. (956) 784-0218 E-MAIL: NAINENGINEERING@YAHOO.COM



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS 78537

UTILITY LAYOUT

ARRAMBIDE SUBDIVISION

PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

FIRM NO. F-9050

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Consider Interlocal Cooperation Agreement between the City of San Juan and County of Hidalgo, Texas, to Administer On-Site Sewage Facility (OSSF).

STAFF COMMENTS AND RECOMMENDATIONS:

Allow the City of San Juan and Hidalgo County Health & Human Services enter into an Inter Local agreement where the County is an authorized On-Site Sewage Facility (OSSF) and where the City is in need of obtaining services for Inspection and permitting OSSF disposal systems within the City of San Juan jurisdiction and desires to obtain services from Hidalgo County Health and Human Services. See attached.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS
COUNTY OF HIDALGO

§
§

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

If to Hidalgo County:	Hidalgo County Health & Human Services Attn: Eduardo Olivarez, Chief Administrative Officer 1304 South 25 th Avenue Edinburg, Texas 78542
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If to City:	City of San Juan 709 S. Nebraska San Juan, Texas 78589
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Any other demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

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

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

of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of the Agreement. The parties intend this provision to be continuing right to terminate this Agreement at the expiration each budget period of each party hereto.

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

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

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Diana Cavazos, City Secretary

HIDALGO COUNTY, TEXAS

_____, Hidalgo County Judge

ATTEST:

Arturo Guajardo, Jr. Hidalgo County Clerk

APPROVED AS TO FORM:

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

By: _____
Victor M. Garza, Assistant District Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Consider Resolution Authorizing the City Manager to Submit, Accept an Application for Funding to the Office of the Governor, Homeland Security Division for the City of San Juan Law Enforcement Emergency Regional Response Team (LEERT) Enhancement Project.

STAFF COMMENTS AND RECOMMENDATIONS:

The Homeland Security Grants Division of the Governor's Office is soliciting applications for projects that support state and local efforts in preventing terrorist attacks and criminal enterprises from operating successfully in Texas. Seeing as the Rio Grande Valley is a high threat area making it vulnerable to terrorism, transnational gang activity, and violent crimes. The San Juan Police Department is submitting an application for funding for their regional SWAT unit called the Law Enforcement Emergency Regional Response Team (LEERT) comprising of Police, Fire and EMS agencies across the Rio Grande Valley. All equipment purchased with the grant will be used to meet the LEERT continued growth supplying the Regional members with vital safety gear.

The application requires no match funds.

RECOMMENDATION:

Adopt the Resolution Authorizing the City of San Juan to Submit an Application for Funding to the Office of the Governor, Homeland Security Division for the City of San Juan Law Enforcement Emergency Regional Response Team Enhancement Project.

PREPARED BY:

Juan Gonzalez, Chief
of Police

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION No. _____

**RESOLUTION AUTHORIZING THE CITY OF SAN JUAN TO SUBMIT AN
APPLICATION FOR FUNDING TO THE OFFICE OF THE GOVERNOR,
HOMELAND SECURITY GRANT DIVISION FOR THE CITY OF SAN JUAN
LAW ENFORCEMENT EMERGENCY REGIONAL RESPONSE TEAM
ENHANCEMENT PROJECT**

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, Texas, that the San Juan Police LEERRT Enhancement Project- 2020 Gear Project be operated for the 2020; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Homeland Security Grant Program grant application; and

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

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

NOW THEREFORE, BE IT RESOLVED that the City of San Juan approves submission of the grant application for the San Juan Police Department LEERRT Enhancement Project-2020 Gear Project to the Office of the Governor.

Passed and Approved this _____ of February , 2020

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

City Secretary

Grant Number:# 4033901

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Consider Resolution Authorizing the Submission of an Application Under the 2021 Local Border Security Program Solicitation to the Governor's Office Homeland Security Grant Division.

STAFF COMMENTS AND RECOMMENDATIONS:

The Homeland Security Grants Division (HSGD) of the Governor's Office is soliciting grant applications for projects that support Local Border Security during the 2021 grant cycle. The purpose of the program is to sustain inter-agency law enforcement operations and enhance local law enforcement patrols in an effort to reduce border-related criminal activity in Texas, such as drug and human smuggled through the Mexican border. San Juan Police Department is requesting grant funding which will be used to reimburse the city for personnel overtime and benefits associated with meeting the goals of the program.

No match is required.

RECOMMENDATION:

Approve Resolution Authorizing the City of San Juan to Submit a FY 2021 Local Border Security Program Application to the Governor's Office Homeland Security Grants Division.

PREPARED BY:

Juan Gonzalez, Chief
of Police

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION No. _____

RESOLUTION AUTHORIZING THE CITY OF SAN JUAN TO SUBMIT A
2021 LOCAL BORDER SECURITY PROGRAM APPLICATION TO THE
OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS
DIVISION

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, Texas, that the Local Border Security Program be operated for the 09/01/2020 to 08/31/2021; and

WHEREAS, City of San Juan, Texas agrees that in the event of loss or misuse of the Homeland Security Grant Division Funds, The City of San Juan, Texas assures that the funds will be returned to the Homeland Security Grant Division in full.

WHEREAS, City of San Juan, Texas designates The San Juan City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of San Juan, Texas approves submission of the 2021 Local Border Security Program grant application to the Governor's Office Homeland Security Grant Division.

Approved and adopted by the board of commissioners of the City of San Juan, Texas on this _____ of February, 2019

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

City Secretary

Grant Number: # 2988806

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 11, 2020

Consider Authorizing The City Manager Apply and Submit a Grant Application to the Governor's Office Criminal Justice Division.

STAFF COMMENTS AND RECOMMENDATIONS:

The grant application is for the purchase of 20 Rifle resistance carriers and armor plates to the Governor's Office, Criminal Justice Division. These rifle resistance carriers and armor plate will provide added protection for our Officers from high velocity rifles such as the ones use in the Dallas shooting and other instances.

This grant has no matching funds.

RECOMMENDATION:

Adopt the Resolution Authorizing the City of San Juan to Submit an Application for Funding to the Office of the Governor, Criminal Justice Division.

PREPARED BY:

Juan Gonzalez, Chief
of Police

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION No. _____

**RESOLUTION AUTHORIZING THE CITY OF SAN JUAN TO SUBMIT AN
APPLICATION FOR FUNDING TO THE OFFICE OF THE GOVERNOR,
CRIMINAL JUSTICE GRANT DIVISION FOR THE CITY OF SAN JUAN
RIFLE RESISTANT BODY AMOR GRANT PROGRAM**

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, Texas, that the Rifle Resistant Body Armor Grant Program be operated for the FY 2021; and

WHEREAS, The City of San Juan agrees that in the event of loss or misuse of the 2021 San Juan Rifle Resistant Body Armor Program Funds, The City of San Juan assures that the funds will be returned to the Office of the Governor in full.

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

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the 2021 Rifle Resistant Body Armor Grant Program application to the Office of the Governor.

Passed and Approved this _____ of February, 2020

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

City Secretary

Grant Number:# 4034001



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Jesus "Jesse" Ramirez
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: January 28, 2020
Subject: Budget Expenditure Report – December 31, 2019

Attached you will find the above mentioned report for the City of San Juan, Texas.

The funds are listed as follows:

<u>Approved Budgets:</u>	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1 – 5
• Enterprise Funds		
a. Solid Waste	22	6
b. Utility Fund	56	7 - 8
c. Utility I & S	60	9
d. Water & Sewer I & S	61	10
• Special Revenue Fund:		
a. Municipal Court-Building Security	20	11
b. Municipal Court-Technology	21	12
c. Revolving Loan	23	13
d. Parks Sport Fee	25	14
e. Parks Development	26	15
f. Wrecker Law Enforcement	27	16
g. Asset Forfeiture-State	28	17
h. Miscellaneous Grants	30	18
i. Crime Victims Liaison Grant	32	19
j. Hotel/Motel Occupancy Tax	33	20
k. Asset Forfeiture-Federal Sharing	35	21
l. Storm Water Fund	55	22
• Debt Service Fund	36	23
<u>Other City Funds:</u>		
• Capital Projects		
a. Bond Series 2019	42	24
b. Bond Series 2019-A	43	25
c. CIP-Street-Series 2015	44	26
d. Capital Projects	45	27
e. 2018 Construction	46	28
f. Certificate of Obligation 2018	47	29
g. Certificate of Obligation 2017	48	30

Other City Funds –Continue

h. Certificate of Obligation 2007	52	31
i. 2014 Bond	54	32

Component Unit:

• San Juan E.D.C.	24	33
• San Juan Economic Development Corp.	29	34

C: Mayor, Mario Garza

Mayor Pro-Tem, - Leonardo “Lenny” Sanchez

Commissioners: Jesus “Jesse” Ramirez

Ernesto “Neto” Guajardo

Marco “Markie” Villegas

City of San Juan, Texas
Budget Expenditures Report
December 31, 2019

Budget
Target
25%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	5,954,817	2,818,608	-	3,136,209	386,430	2,268,503	47.33
SALES TAX REVENUE	3,040,422	546,790	-	2,493,632	278,715	264,534	17.98
FRANCHISE TAX	988,000	99,697	-	888,303	46,626	39,888	10.09
LICENSES & PERMITS	411,500	96,602	-	314,898	34,814	33,507	23.48
FEES & FINES	289,088	40,006	-	249,082	13,949	10,864	13.84
INTERGOVERNMENTAL REVENUE	787,578	171,299	-	616,279	58,159	54,562	21.75
OTHER REVENUE	322,681	88,377	-	234,304	41,320	29,787	27.39
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	11,794,086	3,861,379	-	7,932,707	860,013	2,701,645	32.74
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	22,500	4,840	-	17,660	1,919	570	21.51
SUPPLIES	6,800	2,278	405	4,118	1,197	83	39.44
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	125,500	88,111	4,765	32,624	411	7,400	74.00
LEGISLATIVE	154,800	95,229	5,170	54,401	3,527	8,054	64.86
CITY MANAGER							
SALARIES & WAGES/BENEFIT	167,110	36,797	-	130,313	13,121	13,836	22.02
PURCHASED PROF/TECH SRVS	126,000	33,500	74,900	17,600	10,250	8,000	86.03
PUR PROP SRVS & OTH SRVS	6,050	1,254	-	4,796	855	-	20.73
SUPPLIES	930	238	-	692	152	-	25.56
CAPITAL OUTLAY	10,000	-	-	10,000	-	-	-
MISCELLANEOUS	750	-	-	750	-	-	-
CITY MANAGER	310,840	71,789	74,900	164,151	24,379	21,836	47.19
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	123,014	26,889	-	96,125	9,696	10,028	21.86
PURCHASED PROF/TECH SRVS	9,000	3,037	-	5,963	737	1,547	33.75
PUR PROP SRVS & OTH SRVS	6,300	1,904	-	4,396	901	857	30.22
SUPPLIES	4,490	743	152	3,595	165	-	19.93
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	36,900	26,626	177	10,097	-	-	72.64
CITY SECRETARY	179,704	59,199	329	120,176	11,499	12,432	33.13
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	165,284	36,608	-	128,676	13,145	13,658	22.15
PURCHASED PROF/TECH SRVS	65,281	4,979	60,603	(301)	2,347	2,434	100.46
PUR PROP SRVS & OTH SRVS	6,800	1,997	183	4,620	379	1,444	32.06
SUPPLIES	3,858	714	277	2,867	456	53	25.70
CAPITAL OUTLAY	500	-	-	500	-	-	-
MISCELLANEOUS	240	55	-	185	-	55	22.92
MUNICIPAL COURT	241,963	44,354	61,063	136,546	16,327	17,645	43.57

City of San Juan, Texas
Budget Expenditures Report
December 31, 2019

Budget Target 25%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	357,875	76,300	-	281,575	27,168	29,060	21.32
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	10,000	4,540	402	5,058	217	1,466	49.42
SUPPLIES	3,710	2,264	107	1,339	442	525	63.91
CAPITAL OUTLAY	1,700	-	-	1,700	-	-	-
MISCELLANEOUS	3,010	565	1,132	1,313	83	289	56.37
FINANCE	379,795	83,669	1,640	294,485	27,910	31,340	22.46
PLANNING							
SALARIES & WAGES/BENEFIT	467,121	102,634	-	364,487	37,080	38,470	21.97
PURCHASED PROF/TECH SRVS	26,080	7,842	4,005	14,233	500	500	45.42
PUR PROP SRVS & OTH SRVS	14,000	3,401	1,595	9,004	781	1,463	35.69
SUPPLIES	20,405	4,901	3,307	12,196	1,939	1,522	40.23
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	13,000	50	55	12,895	-	50	0.81
PLANNING	540,606	118,828	8,963	412,815	40,299	42,005	23.64
POLICE							
SALARIES & WAGES/BENEFIT	3,487,412	734,720	-	2,752,692	275,017	265,365	21.07
PURCHASED PROF/TECH SRVS	24,684	5,395	16,906	2,384	3,501	741	90.34
PUR PROP SRVS & OTH SRVS	73,296	13,576	1,205	58,514	6,836	4,497	20.17
SUPPLIES	120,750	30,525	16,752	73,472	12,373	9,835	39.15
CAPITAL OUTLAY	3,550	-	-	3,550	-	-	-
MISCELLANEOUS	21,706	5,446	3,017	13,243	5,446	-	38.99
POLICE	3,731,398	789,663	37,880	2,903,855	303,173	280,438	22.18
FIRE							
SALARIES & WAGES/BENEFIT	1,585,142	290,470	5,650	1,289,022	102,704	112,512	18.68
PURCHASED PROF/TECH SRVS	6,040	576	920	4,545	176	-	24.76
PUR PROP SRVS & OTH SRVS	66,450	18,593	5,603	42,254	7,464	6,637	36.41
SUPPLIES	57,050	19,325	4,735	32,991	5,752	7,612	42.17
CAPITAL OUTLAY	56,630	8,069	3,194	45,368	2,719	5,350	19.89
DEBT SERVICE	107,601	54,900	-	52,701	-	-	51.02
MISCELLANEOUS	8,000	2,396	99	5,505	-	491	31.19
FIRE	1,886,913	394,328	20,200	1,472,385	118,815	132,602	21.97
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	269,148	49,768	-	219,380	17,505	20,259	18.49
PUR PROP SRVS & OTH SRVS	258,000	84,819	2,100	171,081	47,490	15,355	33.69
SUPPLIES	45,000	21,440	9,734	13,826	12,340	3,277	69.28
CAPITAL OUTLAY	7,000	5,839	-	1,161	-	-	83.41
MISCELLANEOUS	1,000	240	-	760	-	240	24.00
STREETS, ALLEY, OTHER	580,148	162,106	11,834	406,207	77,335	39,131	29.98

City of San Juan, Texas
Budget Expenditures Report
December 31, 2019

							Budget Target 25%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	65,866	15,208	-	50,658	5,769	5,637	23.09
PUR PROP SRVS & OTH SRVS	3,500	1,524	70	1,906	171	104	45.55
SUPPLIES	5,918	1,131	1,948	2,839	364	312	52.02
CAPITAL OUTLAY		-	-	-	-	-	-
CENTRAL GARAGE	75,284	17,863	2,018	55,403	6,303	6,053	26.41
PARKS							
SALARIES & WAGES/BENEFIT	481,750	103,443	-	378,307	37,271	38,596	21.47
PURCHASED PROF/TECH SRVS	1,750	459	-	1,291	116	158	26.25
PUR PROP SRVS & OTH SRVS	116,550	37,152	284	79,114	23,686	5,138	32.12
SUPPLIES	27,000	6,934	7,684	12,383	1,806	2,523	54.14
CAPITAL OUTLAY	102,756	17,613	-	85,143	1,613	-	17.14
DEBT SERVICE	58,394	-	-	58,394	-	-	-
MISCELLANEOUS	1,350	-	-	1,350	-	-	-
PARKS	789,550	165,601	7,968	615,981	64,492	46,415	21.98
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	234,164	46,017	-	188,147	16,809	17,226	19.65
PURCHASED PROF/TECH SRVS	500	-	-	500	-	-	-
PUR PROP SRVS & OTH SRVS	25,200	15,921	-	9,279	12,141	794	63.18
SUPPLIES	43,226	8,983	8,285	25,958	4,202	2,906	39.95
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
BUILDING MAINTENANCE	303,090	70,921	8,285	223,884	33,152	20,926	26.13
LIBRARY							
SALARIES & WAGES/BENEFIT	268,641	57,414	-	211,227	20,650	21,493	21.37
PURCHASED PROF/TECH SRVS	2,000	1,209	-	791	1,114	50	60.45
PUR PROP SRVS & OTH SRVS	27,520	7,668	247	19,605	6,086	573	28.76
SUPPLIES	2,100	1,271	202	627	114	1,157	70.16
CAPITAL OUTLAY	1,950	-	-	1,950	-	-	-
MISCELLANEOUS	10,445	2,243	519	7,684	1,523	720	26.44
LIBRARY	312,656	69,805	968	241,883	29,486	23,993	22.64

City of San Juan, Texas
Budget Expenditures Report
December 31, 2019

							Budget Target 25%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
RECREATION							
SALARIES & WAGES/BENEFIT	343,380	74,971	-	268,409	31,311	25,042	21.83
PURCHASED PROF/TECH SRVS	800	153	-	647	43	52	19.11
PUR PROP SRVS & OTH SRVS	6,700	3,252	289	3,159	1,186	526	52.85
SUPPLIES	11,600	1,235		10,365	362	343	10.65
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	199,500	63,055	11,099	125,346	30,222	11,196	37.17
RECREATION	561,980	142,667	11,388	407,926	63,124	37,159	27.41
PURCHASING/RISK MGMT.							
SALARIES & WAGES/BENEFIT	-	1,175	-	(1,175)	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	2	-	(2)	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
PURCHASING/RISK MGMT.	-	1,177	-	(1,177)	-	-	-
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	396,252	69,289	-	326,963	4,493	44,548	17.49
PUR PROP SRVS & OTH SRVS	167,735	43,921	(633)	124,447	15,998	14,415	25.81
SUPPLIES	1,640	185	-	1,455	46	89	11.29
DEBT SERVICE	127,900	-	-	127,900	-	-	-
MISCELLANEOUS	51,500	169,443	9,454	(127,397)	18,682	150,761	347.37
ADMINISTRATION	745,027	282,839	8,820	453,368	39,219	209,814	39.15
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	197,338	42,785	-	154,553	15,501	16,230	21.68
PURCHASED PROF/TECH SRVS	15,000	(510)	3,510	12,000	1,190	(1,700)	20.00
PUR PROP SRVS & OTH SRVS	9,300	130	628	8,542	16	1	8.15
SUPPLIES	2,620	944	51	1,625	76	718	37.97
CAPITAL OUTLAY	850	-	-	850	-	-	-
MISCELLANEOUS	785	225	-	560	-	-	28.66
HUMAN RESOURCES	225,893	43,573	4,189	178,131	16,783	15,249	21.14
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	294,059	52,400	-	241,659	17,885	22,048	17.82
PURCHASED PROF/TECH SRVS	106,425	52,340	(385)	54,470	23,152	30,396	48.82
PUR PROP SRVS & OTH SRVS	133,229	55,325	222	77,682	25,500	13,383	41.69
SUPPLIES	6,050	2,377	1,877	1,797	68	1,255	70.31
CAPITAL OUTLAY	11,300	10,038	(748)	2,010	5,915	2,387	82.22
MISCELLANEOUS	47,144	30,648	6,440	10,056	6,600	64	78.67
INFORMATION TECHNOLOGY	598,207	203,127	7,406	387,674	79,119	69,533	35.19

City of San Juan, Texas
Budget Expenditures Report
December 31, 2019

Budget Target 25% % RECEIV. EXPENDED
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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	15,000	15,000	-	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
EMERGENCY MANAGEMENT	15,000	15,000	-	-	-	-	100.00
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	70,125	12,150	-	57,975	4,230	5,849	17.33
PURCHASED PROF/TECH SRVS	3,260	444	-	2,816	-	444	13.62
SUPPLIES	11,980	1,413	175	10,392	398	587	13.26
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	120,200	7,075	102,925	10,200	720	6,355	91.51
ANIMAL CONTROL	205,565	21,082	103,100	81,383	5,348	13,236	60.41
TOTAL EXPENDITURES	11,838,419	2,852,820	376,121	8,609,478	960,290	1,027,859	27.28
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(44,333)	1,008,559	(376,121)	676,771	-	1,673,786	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	(44,333)	1,008,559	(376,121)	676,771	-	1,673,786	(1,426.56)
=====							

City of San Juan, Texas
Budget Expenditures Report
December 31, 2019

22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,187,500	811,021	-	2,376,479	270,403	344,232	25.44
OTHER REVENUE	36,450	4,342	-	32,108	619	2,217	11.91
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	3,223,950	815,363	-	2,408,587	271,022	346,449	25.29
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,294,018	201,385	-	1,092,633	95,375	94,111	15.56
PUR PROF/TECH SRVS	10,000	250	-	9,750	-	250	2.50
PUR PROP SRVS & OTH SRVS	261,990	66,858	5,280	189,852	27,980	18,394	27.53
SUPPLIES	314,377	102,100	30,196	182,081	23,492	33,878	42.08
CAPITAL OUTLAY	156,750	86,040	-	70,710	-	86,040	54.89
MISCELLANEOUS	572,684	100,997	359,205	112,482	52,506	47,495	80.36
SANITATION	2,609,819	557,630	394,681	1,657,508	199,354	280,167	36.49
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	77,700	20,050	-	57,650	6,606	13,444	25.80
PUR PROP SRVS & OTH SRVS	36,960	9,821	-	27,139	3,274	3,274	26.57
DEBT SERVICE	285,541	-	-	285,541	-	-	-
MISCELLANEOUS	213,930	53,718	-	160,212	17,619	18,479	25.11
ORGANIZATIONAL	614,131	83,589	-	530,542	27,499	35,197	13.61
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,223,950	641,219	394,681	2,188,050	226,853	315,364	32.13
REVENUES OVER/(UNDER) EXPENDITURES	-	174,145	(394,681)	(220,536)	44,168	31,085	-

**City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 25%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,642,500	637,256	-	2,005,244	227,114	206,074	24.12
SEWER SYSTEMS	2,560,000	653,207	-	1,906,793	232,819	270,918	25.52
OTHER REVENUES	-	-	-	-	-	-	-
OTHER REVENUES	111,600	48,776	-	62,824	5,893	18,912	43.71
OTHER	(1,533,157)	(658,978)	-	(874,179)	(219,659)	(219,659)	42.98
TOTAL REVENUES	3,780,943	680,261	-	(3,100,682)	246,167	276,245	17.99
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	236,130	31,499	-	204,631	18,623	19,305	13.34
PURCHASED PROF/TECH SRVS	30,208	1,464	1,338	27,406	732	732	9.28
PUR PROP SRVS & OTH SRVS	104,085	26,310	24,668	53,107	9,392	12,908	48.98
SUPPLIES	35,315	6,523	2,529	26,263	4,730	913	25.63
CAPITAL OUTLAY	2,050	1,234	(1,234)	2,050	-	1,234	-
MISCELLANEOUS	46,027	10,521	1,097	34,409	3,313	3,715	25.24
UTILITY BILLING & COLLEC	453,815	77,551	28,398	347,866	36,789	38,808	23.35
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	157,063	24,940	-	132,123	12,417	10,895	15.88
PURCHASED PROF/TECH SRVS	12,000	-	700	11,300	-	-	5.83
PUR PROP SRVS & OTH SRVS	16,847	811	-	16,036	(417)	120	4.81
SUPPLIES	8,840	1,442	756	6,642	356	140	24.86
CAPITAL OUTLAY	10,666	-	-	10,666	-	-	-
MISCELLANEOUS	2,000	414	-	1,586	-	-	20.70
UTILITY ADMINISTRATION	207,416	27,607	1,456	178,353	12,356	11,155	14.01
WATER PLANT							
SALARIES & WAGES/BENEFIT	420,431	79,144	-	341,287	32,799	35,533	18.82
PURCHASED PROF/TECH SRVS	45,000	3,888	(521)	41,634	-	2,582	7.48
PUR PROP SRVS & OTH SRVS	149,500	43,989	8,239	97,272	20,852	20,672	34.94
SUPPLIES	305,800	49,555	29,659	226,586	14,024	24,660	25.90
CAPITAL OUTLAY	46,700	3,825	(2,464)	45,339	-	3,825	2.91
MISCELLANEOUS	71,500	24,486	85	46,929	5,225	17,822	34.37
WATER PLANT	1,038,931	204,888	34,997	799,046	72,900	105,095	23.09
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	246,380	31,734	-	214,646	17,834	14,956	12.88
PUR PROP SRVS & OTH SRVS	13,750	2,838	-	10,912	814	1,057	20.64
SUPPLIES	32,000	15,734	1,974	14,293	13,383	951	55.34
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	1,232	-	30	1,202	-	-	2.44
WATER DISTRIBUTION	293,362	50,306	2,004	241,053	32,031	16,965	17.83
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	290,547	37,743	-	252,804	19,079	20,375	12.99
PUR PROP SRVS & OTH SRVS	225,725	46,122	42,588	137,015	20,730	9,494	39.30
SUPPLIES	66,000	9,086	856	56,058	5,895	1,975	15.06
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	1,882	-	-	1,882	-	-	-
SEWER COLLECTION	584,154	92,951	43,444	447,759	45,705	31,844	23.35

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Budget
Target
25%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	226,424	31,588	-	194,836	14,648	15,540	13.95
PURCHASED PROF/TECH SRVS	19,000	6,573	3,075	9,352	-	3,663	50.78
PUR PROP SRVS & OTH SRVS	246,936	94,378	(12,350)	164,908	76,999	2,383	33.22
SUPPLIES	78,396	19,477	769	58,150	8,575	5,440	25.83
CAPITAL OUTLAY	850	-	-	850	-	-	-
MISCELLANEOUS	147,153	65,825	350	80,978	26,125	13,875	44.97
SEWER PLANT	718,759	217,841	(8,156)	509,074	126,347	40,901	29.17
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	59,900	13,415	-	46,485	4,396	9,019	22.40
PUR PROP SRVS & OTH SRVS	82,144	21,828	-	60,316	7,276	7,276	26.57
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	414,687	103,512	-	311,175	34,215	34,749	24.96
ORGANIZATIONAL	556,731	138,755	-	417,976	-	51,044	24.92
TOTAL EXPENDITURES	3,853,168	809,899	102,143	2,941,127	-	295,811	23.67
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(72,225)	(129,638)	(102,143)	(159,555)	(125,848)	(19,566)	320.91
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(72,225)	(129,638)	(102,143)	(159,555)	(125,848)	(19,566)	320.91
=====							

City of San Juan, Texas
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Budget Target 25%
% RECEIV. EXPENDED

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,471,782	643,633.44	-	828,148.56	214,544.48	214,544.48	43.73
TOTAL REVENUES	1,471,782	643,633.44	-	828,148.56	214,544.48	214,544.48	43.73
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,471,782	931,768	-	540,014	1,250	930,018	63.31
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	1,471,782	931,768	-	540,014	1,250	930,018	63.31
TOTAL EXPENDITURES	1,471,782	931,768	-	540,014	1,250	930,018	63.31
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(288,135)	-	(288,135)	-	(715,474)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(288,135)	-	(288,135)	-	(715,474)	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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							Budget Target 25%
61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	15,345	-	46,031	5,115	5,115	25.00
TOTAL REVENUES	61,376	15,345	-	46,031	5,115	5,115	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	15,345	-	(46,031)	-	5,115	25.00
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	15,345	-	(46,031)	-	5,115	25.00
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 25%
20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,900	1,327	-	(4,573)	453	387	22.49
TOTAL REVENUES	5,900	1,327	-	(4,573)	453	387	22.49
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,900	1,327	-	(4,573)	-	387	22.49

City of San Juan, Texas
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Budget Target 25%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,600	1,548	-	(4,053)	526	438	27.63
TOTAL REVENUES	5,600	1,548	-	(4,053)	526	438	27.63
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES	812	-	-	812	-	-	-
CAPITAL OUTLAY	4,050	-	-	4,050	-	-	-
MUNICIPAL COURT	4,862	-	-	4,862	-	-	-
TOTAL EXPENDITURES	4,862	-	-	4,862	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	738	1,548	-	810	-	438	209.69

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Budget Target 25%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	260	-	260	1	121	-
TOTAL REVENUES	-	260	-	260	1	121	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	260	-	260	-	121	-

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Budget Target 25%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,900	393	-	1,507	188	87	20.70
TOTAL REVENUES	1,900	393	-	1,507	188	87	20.70
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	1,000	-	-	1,000	-	-	-
ADMINISTRATION	1,000	-	-	1,000	-	-	-
TOTAL EXPENDITURES	1,000	-	-	1,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	900	393	-	(507)		87	43.70

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							Budget Target 25%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,010	2	-	(25,008)	1	1	0.01
TOTAL REVENUES	25,010	2	-	(25,008)	1	1	-
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	25,000	-	-	25,000	-	-	-
PARKS	25,000	-	-	25,000	-	-	-
TOTAL EXPENDITURES	25,000	-	-	25,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	10	2	-	(8)	-	1	18.40

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Budget Target 25%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	3,150	-	-	(3,150)	-	-	-
TOTAL REVENUES	3,150	-	-	(3,150)	-	-	-
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	4,000	-	-	4,000	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	10,000	-	-	10,000	-	-	-
ADMINISTRATION	14,000	-	-	14,000	-	-	-
TOTAL EXPENDITURES	14,000	-	-	14,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(10,850)	-	-	10,850	-	-	-

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							Budget Target 25%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	20,000	-	-	(20,000)	-	-	-
FORFEIT LOCAL	-	-	-	-	-	-	-
TOTAL REVENUES	20,000	-	-	(20,000)	-	-	-
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	2,500	-	-	2,500	-	-	-
SUPPLIES	30,000	246	6,217	23,537	-	-	21.54
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	8,000	20	-	7,980	-	20	0.25
POLICE	40,500	266	6,217	34,017	-	20	16.01
TOTAL EXPENDITURES	40,500	266	6,217	34,017	-	20	16.01
REVENUES OVER/(UNDER) EXPENDITURES	(20,500)	(266)	(6,217)	14,017	-	(20)	31.63

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							Budget Target 25%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	415,527	78,781	-	(336,746)	10,560	49,547	18.96
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	415,527	78,781	-	(336,746)	-	49,547	18.96
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	177,206	51,848	-	125,358	22,440	18,635	29.26
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	90,026.00	32,207	56,577	1,242	18,675	-	98.62
POLICE	267,232.00	84,055	56,577	126,601	-	18,635	52.63
FIRE							
SALARIES & WAGES/BENEFIT	133,312	33,864	-	99,448	11,856	13,220	25.40
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	133,312	33,864	-	99,448	-	13,220	25.40
STREETS, ALLEY, OTHER							
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	-	-	-	-	-	-	-
PARKS							
SALARIES OF EMPLOYEES	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
AMIGOS DEL VALLE GREEN R	-	-	-	-	-	-	-
LIBRARY							
PURCHASED PROF/TECH SRVS	3,000	-	-	3,000	-	-	-
PUR PROP SRVS & OTH SRVS	9,183	-	-	9,183	-	-	-
SUPPLIES	2,000	-	-	2,000	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	800	-	-	800	-	-	-
LIBRARY	14,983	-	-	14,983	-	-	-
SANITATION							
SALARIES OF EMPLOYEES	-	-	-	-	-	-	-
EQUIPMENT SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	415,527.00	117,919	56,577	241,031	-	31,855	41.99
REVENUES OVER/(UNDER) EXPENDITURES	-	(39,138)	(56,577)	(95,714)	-	17,692	-

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Budget Target 25%

32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	10,500	-	-	(10,500)	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	10,500	-	-	(10,500)	-	-	-
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	10,500	-	10,000	500	-	-	95.24
POLICE	10,500	-	10,000	500	-	-	95.24
TOTAL EXPENDITURES	10,500	-	10,000	500	-	-	95.24
REVENUES OVER/(UNDER) EXPENDITURES	-	-	(10,000.00)	(10,000.00)	-	-	-

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Budget
Target
25%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	66,000	3,881	-	(62,119)	-	3,881	5.88
FINES & FEES	50,000	9,250	-	(40,750)	-	7,000	18.50
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	116,000	13,131	-	(102,869)	-	10,881	11.32
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	50,000	-	-	50,000	-	-	-
CITY EVENTS	50,000	-	-	50,000	-	-	-
MISCELLANEOUS DEPT							
MISCELLANEOUS	5,000	-	-	5,000	-	-	-
MISCELLANEOUS DEPT	5,000	-	-	5,000	-	-	-
TOTAL EXPENDITURES	55,000	-	-	55,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,000	13,131	-	(47,869)	-	10,881	21.53
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	13,131	-	(47,869)	-	10,881	-

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35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	10	-	10	-	10	-
FORFEIT FEDERAL	70,000	58,266	-	(11,734)	5,775	-	83.24
TOTAL REVENUES	70,000	58,276	-	(11,724)	5,775	10	83.25
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	15,000	6,388	-	8,612	-	-	42.58
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	20,814	-	-	20,814	-	-	-
SUPPLIES	25,000	1,822	2,463	20,714	1,317	230	17.14
CAPITAL OUTLAY	119,240	-	5,075	114,165	-	-	4.26
MISCELLANEOUS	630	-	-	630	-	-	-
POLICE	180,684	8,210	7,538	164,936	1,317	230	8.72
TOTAL EXPENDITURES	180,684	8,210	7,538	164,936	1,317	230	8.72
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(110,684.00)	50,066	(7,538)	153,212	4,457	(220)	(38.42)

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							Budget Target 25%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES	290,000	72,992	-	217,008	24,325	31,082	25.17
TOTAL REVENUES	290,000	72,992	-	217,008	24,325	31,082	25.17
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	224,756	37,899	-	186,857	16,055	17,210	16.86
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	7,576	2,238	19	5,319	1,276	169	29.79
SUPPLIES	30,676	1,866	5,881	22,929	562	784	25.25
CAPITAL OUTLAY	15,000	-	-	15,000	-	-	-
MISCELLANEOUS	11,992	-	100	11,892	-	-	0.83
STORM WATER	290,000	42,002	6,000	241,998	17,893	18,163	16.55
TOTAL EXPENDITURES	290,000	42,002	6,000	241,998	17,893	18,163	16.55
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	30,990	(6,000)	24,990	6,431	12,918	-

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Budget Target 25%
% RECEIV. EXPENDED

36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	1,942,168	927,458	-	(1,014,710)	126,980	746,978	47.75
OTHER REVENUE	24	5	-	(19)	2	2	20.58
TOTAL REVENUES	1,942,192	927,463	-	(1,014,729)	126,981	746,979	47.75
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,740,838	1,613	-	1,739,226	-	-	0.09
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	1,740,838	1,613	-	1,739,226	-	-	0.09
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,740,838	1,613	-	1,739,226	-	-	0.09
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	201,354	925,851	-	724,497	-	746,979	459.81
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	201,354	925,851	-	724,497	-	746,979	459.81
	=====	=====	=====	=====	=====	=====	=====

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42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	34,000	(34,000)	-	34,000	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	34,000	(34,000)	-	34,000	-	-
TOTAL EXPENDITURES	-	34,000	(34,000)	-	-	-	-
	=====	=====	=====	=====	=====	=====	-
REVENUES OVER/(UNDER) EXPENDITURES	-	34,000	(34,000)	-	-	-	-

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43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	Budget Target 25%
							% RECEIV.
							EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	-	-	-	-	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
LIBRARY	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	8,108	-	8,108	3,443	1,388	-
TOTAL REVENUES	-	8,108	-	8,108	3,443	1,388	-
EXPENDITURE SUMMARY							
DEBT SERVICE							
STREETS							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS	-	-	-	-	-	-	-
NEW CITY HALL							
PROF/TECH SRVS	93,402	-	78,402	15,000	-	-	83.94
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	1,000,000	-	-	1,000,000	-	-	-
NEW CITY HALL	1,093,402	-	78,402	1,015,000	-	-	7.17
TOTAL EXPENDITURES	1,093,402	-	78,402	1,015,000	-	-	7.17
REVENUES OVER/(UNDER) EXPENDITURES	(1,093,402)	8,108	(78,402)	1,023,108	-	1,388	6.43

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Budget Target 25% % RECEIV. EXPENDED
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52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS	-	4,697.00	-	(4,697.00)	4,697.00	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PUMPS	-	4,697	-	(4,697)	4,697	-	-
TOTAL EXPENDITURES	-	4,697	-	(4,697)	4,697	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	4,697	-	(4,697)	(4,697)	-	-

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Budget Target 25% % RECEIV. EXPENDED
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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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Budget
Target
25%

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	970,000	182,263	-	(787,737)	92,905	88,178	18.79
OTHER REVENUE	-	6	-	6	2	2	-
OTHR FINANCING SOURCES/U	(134,108)	(44,116)	-	89,992	(14,705)	(14,705)	32.90
TOTAL REVENUES	835,892	138,153	-	(697,739)	78,202	73,474	16.53
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	203,271	41,949	-	161,322	15,227	15,227	20.64
PURCHASED PROF/TECH SRVS	150,500	19,291	-	131,209	3,400	10,494	12.82
PUR PROP SRVS & OTH SRVS	79,740	29,424	-	50,316	9,073	11,838	36.90
SUPPLIES	11,900	3,480	-	8,420	559	1,786	29.24
CAPITAL OUTLAY	4,000	63	-	3,937	31	31	1.57
DEBT SERVICE	146,350	-	-	146,350	-	-	-
MISCELLANEOUS	240,131	42,764	-	197,367	1,684	40,225	17.81
SAN JUAN ECONOMIC DEV	835,892	136,971	-	698,921	29,975	79,601	16.39
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	835,892	136,971	-	698,921	29,975	79,601	16.39
REVENUES OVER/(UNDER) EXPENDITURES	-	1,182	-	1,181.99		(6,127)	-

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							Budget Target 25%
29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-19	Dec-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	134,108	44,117	-	89,991	14,705	14,706	32.90
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	134,108	44,117	-	89,991	14,705	14,706	-
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	105,156	-	-	105,156	-	-	-
ORGANIZATIONAL EXPENSES	105,156	-	-	105,156	-	-	-
TOTAL EXPENDITURES	105,156	-	-	105,156	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	28,952	44,117	-	15,165	-	14,706	152.38