



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

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, February 9, 2021

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

- A.** It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established an Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, February 5, 2021 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later than 5:00 p.m. on Tuesday, February 9, 2021. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

V. PRESENTATIONS

- A.** Presentation for It's Time Texas Community Challenge for all Texan's to Make Healthy Life Style Choices that Improve Physical, Mental and Emotional Well Being.
- B.** Presentation on Emergency Management Update for 2020, Upcoming 2021 Hurricane Season and Covid-19 Vaccine Community Clinic.
- C.** Presentation on Department Reports: Department of Planning and Zoning, Department of Parks and Recreation, San Juan Memorial Library and Department of Sanitation.
 - 1.** Planning and Zoning Monthly Report.
 - 2.** Sanitation Department Monthly Report.
 - 3.** Parks and Recreation Monthly Report.
 - 4.** San Juan Memorial Library Monthly Report.

VI. PUBLIC HEARINGS

- A.** Hold a Public Hearing for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Micheladas y Mariscos El Primo” located at 1209 E. FM 495, legally described as Lot 30, Morning wood Subdivision, located at the Northwest corner of FM 495 and Cesar Chavez Road, as Requested by Georgina Garza de Luna.
- B.** Hold a Public Hearing for a Conditional Use Permit to allow a Portable Food Concession Stand at 2023 N. Veterans Boulevard, legally described as the West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Sioux Road and Veteran’s Boulevard, as Requested by Leticia and Juan Rodriguez.
- C.** Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Wacky Snacks” at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, located at the Northwest corner of 41st Street and Veterans Boulevard, as Requested by Merced Leal.

- D. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Meadows on Ridge being 5.42 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located at the Southwest corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, LTD.
- E. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision being 23.70-acre tract of land out of Lot 6, 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 at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by OC Development, LTD.
- F. Hold a Public Hearing for the Voluntary Annexation Petition of the Drainage Canal being 5.68 acre tract of land out of Lot 4, 5 and 6, 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 at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by the Hidalgo County Drainage District.

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

- A. Preliminary and Final Plat Approval of the R.G. Complex Subdivision being a 0.895-acre tract of land out of Lot 9, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of FM 495 and Hooper Avenue, as Requested by Pablo Soto Jr.
- B. Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 2 being a 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, located at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.
- C. Preliminary and Final Plat Approval of the Meadows on Ridge Subdivision being a 33.93-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Ridge and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.

- D.** Consideration and Action on the Variance Request at Carroll Estates
Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.
- E.** Consideration and Action on the Variance Request for 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.
- F.** Discussion and Possible Action to Approved the Wholesale Wastewater Treatment Interlocal Agreement by and Between the City of San Juan and North Alamo Water Supply Corporation and Authorize the Mayor to Execute a Related Documents.

VIII. RESOLUTIONS

- A.** Consider and Approve of Resolution by the City Commission of the City of San Juan, Texas Issuing Order and Notice of City Election May 1, 2021 for Mayor Place 1, Commissioner Place 2 and Commissioner Place 3 Pursuant to Chapter 41, Texas Election Code..
- B.** Consider Adoption of Resolution Establishing the Budget for Fiscal Year 34 (2021) of the Hidalgo Country Urban County Program.

IX. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance for the Voluntary Annexation of the 9.32-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, ad per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County , Texas located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.
- B.** Consider Second and Final Reading of an Ordinance for the Conditional Use Permit to Allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lillian Moreno.

- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow a Social Event Center "My Baby Shower Party Place" at 1201 N. Raul Longoria Road Suite "N", legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.
- D. Consider Second and Final Reading of an Ordinance Amending Chapter 3 Building Regulations, Article 3.05 Signs, by Amending Section 3.05.014 to Conform with State and Federal Regulation and by Adding Section 3.05.017 to Prohibit Signs on Public Property; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.
- E. Consider Second and Final Reading of an Ordinance Amending Chapter 8 Offenses and Nuisances by Adding Article 8.07 Electioneering on City Owned or Controlled Polling Place; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.
- F. Meeting Minutes
 - September 30, 2020
 - November 18, 2020
 - November 24, 2020
 - December 8, 2020

X. 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, Discussion and Possible Action Regarding Potential Litigations Matters.

XI. 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.

1. Discussion and Possible Action Regarding Potential Litigation Matters.

XII. 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 _____, 2021.

OFFICE OF THE CITY SECRETARY



JANUARY 4
THROUGH **FEBRUARY 28**

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COMMUNITY CHALLENGE

2021

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AL 28 DE FEBRERO**

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2021



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Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roberto Escobar, Planning Director

DATE: 1/25/2021

SUBJECT: 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.

- 78 building permits were issued during the month of January, \$2,230,789.00 in total valuation.
- Provide customer service and support to 691 people and handled approximately 1,779 calls.
- The building inspectors made approximately 552 inspections.
- Nine (9) building permits were issued for new houses \$963,500.00 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational license and health permits were up to date. A total of twenty (20) yearly letters were sent out to existing businesses to renew their licenses. A total of eight (8) business permits were renewed with a \$1,650.00 in total valuation and nine (22) health inspections were issued during the month of January with a \$2,425.00 in total valuation. Health Inspector was assisting business owners about the latest State's orders regarding the Covid-19 pandemic.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- AT&T Store at 707 W. IH 2
- Carone, LLC at 126 S. Stewart Road
- Jazmin's Barber & Beauty Shop at 213 S. Nebraska
- Led Shop at 200 W. IH 2
- Natpro Shake at 909 W. FM 495
- NG Barber Shop at 111 W. Business 83

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- RGV Glam Squad Nail Supply at 200 W. IH 2
- The Peace Pipe at 205 W. Nolana Avenue
- Tio Jerry Neighborhood Market at 205 W. Nolana Avenue

CODE ENFORCEMENT

Code Enforcement Inspectors sent three (3) work orders for weedy lots, five (5) abandoned vehicles violations, six (6) garage sale without a permit, one (1) rubbish, three (3) building without a permit, thirty-three (30) certified letters were mailed out, five (5) complaints filed in Court, eighteen (18) abandoned cars, one (1) street vendors and one (1) person conducting business in residence.

SUBDIVISIONS IN PROCESS

- Sioux Coves Subdivision
- Meadows on Ridge
- Valley Ranch Phase 2
- Starlite Subdivision
- The Trump Subdivision
- The R.G. Complex
- Muro Subdivision
- Cesar Heights
- Re-Plat of Texas National
- Sepulveda Subdivision
- Uresti Subdivision
- Shops at Chavez Subdivision
- Area Holdings Subdivision
- Luna Subdivision
- Solis-Trevino Phase 1 Subdivision
- Valley Ranch Subdivision
- Cesar Heights Subdivision
- Royal Ridge Subdivision
- Garza Estates
- Black Hills Estates Subdivision
- Hacienda San Fernando Subdivision
- County Park Phase 1
- Perez-Garza Subdivision
- Las Misiones de San Juan
- Garco Subdivision

REZONING APPLICATIONS REVIEWED IN THE MONTH OF JANUARY

1. Rezoning Application for Victor Limas

CONDITIONAL USE PERMIT REVIEWED IN THE MONTH OF JANUARY

1. Conditional Use Permit for the Sale of Alcohol at Sunny Super Mart at 102 S. Nebraska
2. Conditional Use Permit for the Sale of Alcohol at Tio Jerry Neighborhood Market at 205 W. Nolana Avenue, Suites 7-8
3. Conditional Use Permit for the Sale of Alcohol at H&H Food Mart at 914 W. Sam Houston Boulevard
4. Conditional Use Permit for Eventos Valadez at 909 W. FM 495
5. Conditional Use Permit for My Baby Shower Party Place at 1201 N. Raul Longoria

Road, Suite N

VARIANCES REVIEWED IN THE MONTH OF JANUARY

1. Variance Request to the Subdivision Ordinance at Royal Ridge Subdivision

SUBDIVISIONS

1. Preliminary and Final Plat for Starlite Subdivision



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Ernesto "Neto" Guajardo
Marco "Markie" Villegas

"The Friendly City"

MEMORANDUM

To: Kimberly Diaz, Recycling Coordinator Specialist
From: Janie Morin, Admin. Assist. II
Date: Feb.1, 2021
Subject: Jan. Report

Revenue and Tonnage:

Cardboard:	11.16 tons/\$984.22
Mix White Paper:	1.82 tons/\$93.15
Office Paper:	0.55 tons/\$51.97
Newspaper:	0.66 tons/\$69.25
Metal:	2.94 tons/\$588.00
Tin Cans:	0.17 tons/\$30.60
Alum. Cans:	0.05 tons/\$36.60
 Total Tons/Revenue:	 18.98 tons/\$1,856.79
Savings of:	\$379.60
Walk- INS:	692



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Sanitation Department (January 2021)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site – 1,281 Residents
- Residential – 1,131.55 Tons
- Commercial – 678.88 Tons
- Roll-Off – 128.77 Tons 28 loads (rental)
- Brush – 761.83 Tons & 265 loads of brush

Central Garage (January 2021)

- Tickets Open 18
- Tickets Closed 121
- 5 Residential Side Loaders operating and 1 down
- 1 Commercial Side Loaders operating
- 2 Commercial Front Loaders operating and 1 down
- 3 Brush truck operating, 1 Brush Truck down
- 1 Brush tractor (grapple) operating
- 3 Brush Grapple Truck operating, 1 Brush Grapple Truck down
- 2 Roll- Offs Trucks operating and 1 down

Recycling (January 2021)

- Cardboard : 11.16 tons/\$984.22
- Mix White Paper: 1.82 tons/\$93.15
- Office Paper: 0.55 tons/\$51.97
- Newspaper: 0.66 tons/\$69.25
- Books/Magazines: 0.00 tons/\$0
- Aluminum Cans: 0.05 tons/\$39.60
- Tin Cans: 0.17 tons/\$030.60
- E-Waste: 0.00 tons/\$0
- Metal: 2.94 tons/\$588.00
- E-Waste: 0.00 tons/\$0.00
- Total Tons/Revenue: 18.49 tons/\$1,856.79
- Savings of: \$379.60
- Walk-Ins: 692

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Code Enforcement (January 2021)

- Violation Notice Issued: - 19
- Illegal Dumping: - 19
- Contact People: - 25
- Construction Material: - 15
- Tires: - 20 HCID2#

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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 2/2/2021

SUBJECT: Parks and Recreation Monthly Report.

For the month of January 2021, we have the following to report:

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

- Removed and stored Christmas city ornaments.
- Removed and stored the Christmas street pole ornaments.
- Working on the finishing touches to Municipal Baseball Park
 1. Poured concrete on the concourse area.
 2. Pressure washed the concession stand.
 3. Repainted the concession stand.
 4. Added turf flooring to the batting cages.
 - Removed a couple of trees and upgraded the landscaping at Municipal Park.
- Corrected and water line leak at Municipal Park.
- Worked on sprinkler system at Municipal Park and at City Hall.
- Completed dressing the new fleet of trucks with the proper work equipment, bed liners, tool boxes, etc.
- Landscaped and cut the hedges at Northside Police Station.
- Maintaining all city parks, removing trash, mowing grass, bagging all debris and leaves as well as trimming all excess branches on trees.

Recreation Division,

Youth Programs – There is no youth programs that are currently in session to report due to Covid-19.

Municipal Park Ribbon Cutting Ceremony- Thursday, January 28 at 5:30 pm the City of San Juan held a Ribbon Cutting Ceremony for the Upgrades and Renovations to Municipal Park. The two baseball/softball fields were renovated with infield turf, new batting cages, dug outs, bleacher covers and lights. Recreation staff assisted with all the logistics for the event.

Adult Softball Leagues – Adult Men's Softball is officially back in San Juan. Class E Softball League commenced on Thursday, January 28 with a total of 9 teams. We extended registration for another week for Class D and Co-Ed Softball leagues. All softball games were played at the newly renovated and upgraded Municipal Park. CDC guidelines are in effect.

At this time we continue to monitor the parks and make sure they are clean and that proper sanitation is being done on a regular basis.

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

- Addressed the commodes at the jail cells at Old PD.
- Repaired toilets in the lobby at the Old PD/ Municipal Court.
- Corrected electrical lines and water lines at the Municipal Park Concession Stand.
- Repainted the restrooms at the Municipal Park Baseball/Softball fields.

- Fixed and replaced several fixtures at Municipal Park restrooms by the canopies.

Upcoming Events:

Men's softball league continues Thursday nights through March 11, 2021.

Parks and Recreation Advisory Board: The Parks and Recreation Advisory Board met on Thursday January 14, 2021. Members present were R.C. Flores, Jonathan Gongora, Dr. Claudia Alvarado, Ramiro Herrera, and Erica Lopez. The board met briefly to discuss two items. The first was to actively partake in the assistance of selling BBQ tickets for one of our San Juan Parks and Recreation coaches who was injured in vehicle accident. The other item was to begin discussions as to whether or not we would like to move forward with a youth baseball/softball league. The board offered several different viewpoints as to how we could possibly reopen youth activities safely and effectively. As much as everyone is in favor of reopening youth sports, it was a consensus of the board to wait at least one month to review the current pandemic and reassess when a safe and effective date can be established to begin play.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 2/2/2021

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the January monthly report including statistics and programs:

For the month of January, we had, 1,280 visitors. Out of those visitors, 350 were here for computer use only. The library checked out a total of 724 items both adult and children. We had 53 in-house circulation items. We requested and received thirty-nine (27) Interlibrary Loans (ILL). We had 31 new patrons added to our circulation system. We helped the public with an estimated 377 reference/informational questions. We had 91 fax transactions. The monthly amount deposited was \$1,160.53 both fines and fees.

Please see the attached statistical report.

During the month of January

- The Library Board did not meet in January
- Attended the Directors' meeting
- Attended “virtually” the Hidalgo County Library System (HCLS) meeting
- Attended, virtually, the City Commission meetings
- Attended a Libraries Connecting Texas Monthly Webinar
- Went to City Hall to make the money deposits for the library

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- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in February 2021

Multipurpose Room

STWWA Utilities Department, February 2nd, 3rd, % 4th

City Commission meetings, February 9th & 23rd

Directors' meetings, February 10th & 24th

EDC Meeting, February 16th

HR- Workshop in Executive Session Room, February 24th & 25th

Training Room:

No meetings scheduled in the Training Room.

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**San Juan Memorial Library
January 2021 Statistics**

Statistics	
Total Visitors	1,280
Computer Users	350
Total Checkouts	724
In-House Use	53
Inter-Library Loans	27
New Patrons	31
Reference\ Informational Questions	377
FAX transactions	91
Children's Programs	0
Attendance	0

Multipurpose Room Reservations	Attendance
4th Directors Meeting	13
12th City Commission	11
13th Directors Meeting	13
13th HR ZOOM Meeting - Executive Room	1
19th EDC Meeting	10
22nd Civil Service - Lt. Promo Exam	8
22nd City of San Juan meeting	10
26th City Commission	20
27th Directors Meeting	13
27th Planning & Zoning - Executive Room	10
Total	109

Checkouts	
DVDs	110
Books Juvenile	435
Books Adult	179
Total	724

WiFi Usage	
LibGuest	554
LibStaff	316
Total	870

Study Room Attendance	
Study Rooms	30

Facebook Page	
Likes	2
Visitors	2

SJML Homepage	
Visitors	2,700

Deposits	
Fines	\$ 270.40
Copies	\$ 890.13
Total	\$ 1,160.53

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, January 4, 2021	0	0
Tuesday, January 5, 2021	0	0
Wednesday, January 6, 2021	0	0
Thursday, January 7, 2021	0	0
Friday, January 8, 2021	0	0
Monday, January 11, 2021	0	0
Tuesday, January 12, 2021	0	0
Wednesday, January 13, 2021	0	0
Thursday, January 14, 2021	0	0
Friday, January 15, 2021	0	0
Tuesday, January 19, 2021	0	0
Wednesday, January 20, 2021	0	0
Thursday, January 21, 2021	0	0
Friday, January 22, 2021	0	0
Monday, January 25, 2021	0	0
Tuesday, January 26, 2021	0	0
Wednesday, January 27, 2021	0	0
Thursday, January 28, 2021	0	0
Friday, January 29, 2021	0	0
Total	0	0
* No programs for January		

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Hold a Public Hearing for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Micheladas y Mariscos El Primo” located at 1209 E. FM 495, legally described as Lot 30, Morning wood Subdivision, located at the Northwest corner of FM 495 and Cesar Chavez Road, as Requested by Georgina Garza de Luna.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Garza is opening a restaurant at the commercial plaza located at FM 495 and Cesar Chavez Road, where Lisa’s Sports Pub and Rolling Dice were located. She is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at the proposed “Micheladas and Mariscos El Primo”. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 10:00 a.m. to 2:00 a.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-three (23) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

RECOMMENDATION:

During the regular meeting on February 4, 2021, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 6-0 vote subject to comply with the list of requirements attached to the packet.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/04/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Micheladas y Mariscos El Primo”.

APPLICANT: Georgina Garza de Luna

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 30, Morning Wood Subdivision

LOCATION: 1209 E. FM 495, Suite 4

**EXISTING LAND USE/
ADJACENT ZONING:** *North* – Residential; Single-Family Residence District (R-S)
South – Commercial; General Business District (C-2)
East – Commercial; General Business District (C-2)
West – Commercial; General Business District (C-2)

ACCESS AND CIRCULATION: This property has access onto FM 495

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

RECOMMENDATION: Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Garza is opening a restaurant at the commercial plaza located at FM 495 and Cesar Chavez Road, where Lisa’s Sports Pub and Rolling Dice were located. She is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at the proposed “Micheladas and Mariscos El Primo”. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 10:00 a.m. to 2:00 a.m.

The following are the list of requirements:

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 alcohol license, conditional use, occupational license and health permits.

CONDITIONAL USE PERMIT
“MICHELADAS Y MARISCOS EL PRIMO”
FEBRUARY 9, 2021

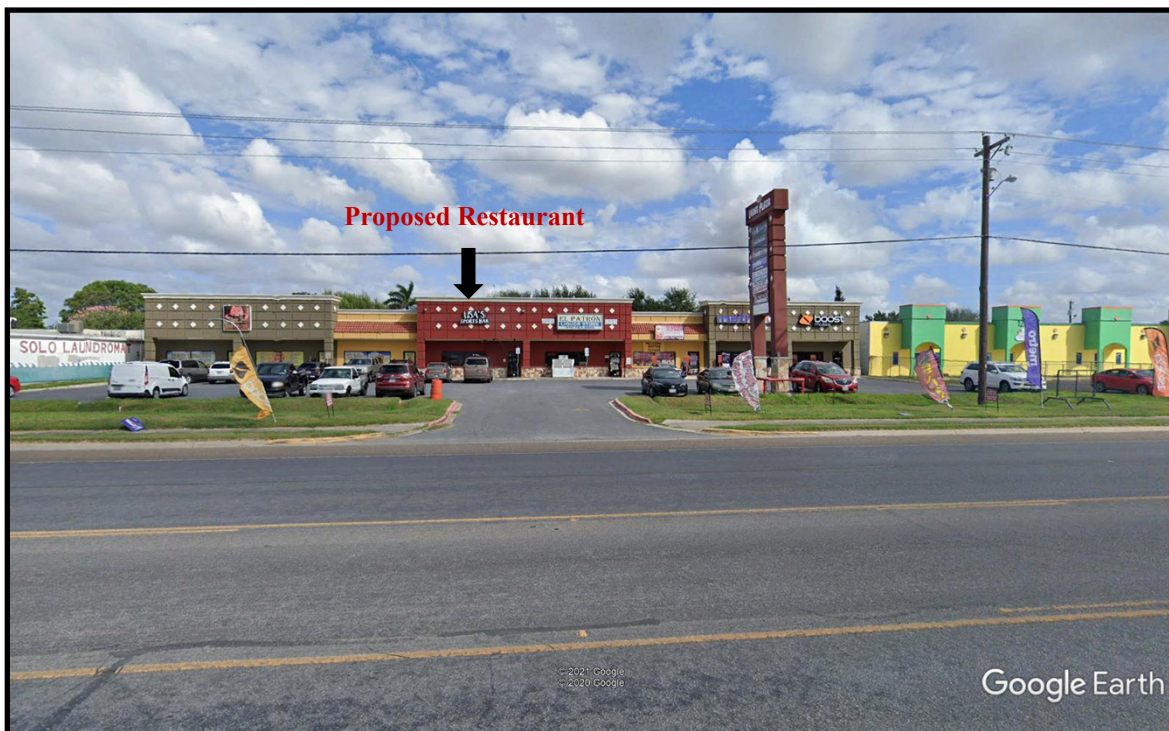
PAGE 3

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 twenty-three (23) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
List of neighboring property owners receiving notice
Ordinance



Site Property

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-PREMISE CONSUMPTION AND LATE HOURS PERMIT AT “MICHELADAS Y MARISCOS EL PRIMO” LOCATED AT 1209 E. FM 495 SUITE 4, LEGALLY DESCRIBED AS LOT 30, MORNING WOOD 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, Georgina Garza de Luna has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at “Micheladas y Mariscos El Primo”.

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 Georgina Garza de Luna has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption and late hours permit at the “Micheladas y Mariscos El Primo” located at 1209 E. FM 495 Suite 4, 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 alcohol license, conditional use, occupational license and health permits.
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 9th day of February, 2021.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Micheladas y Mariscos El Primo" located at 1209 E. FM 495, legally described as Lot 30, Morning Wood Subdivision, located at the Northwest corner of FM 495 and Cesar Chavez Road, as Requested by Georgina Garza de Luna.



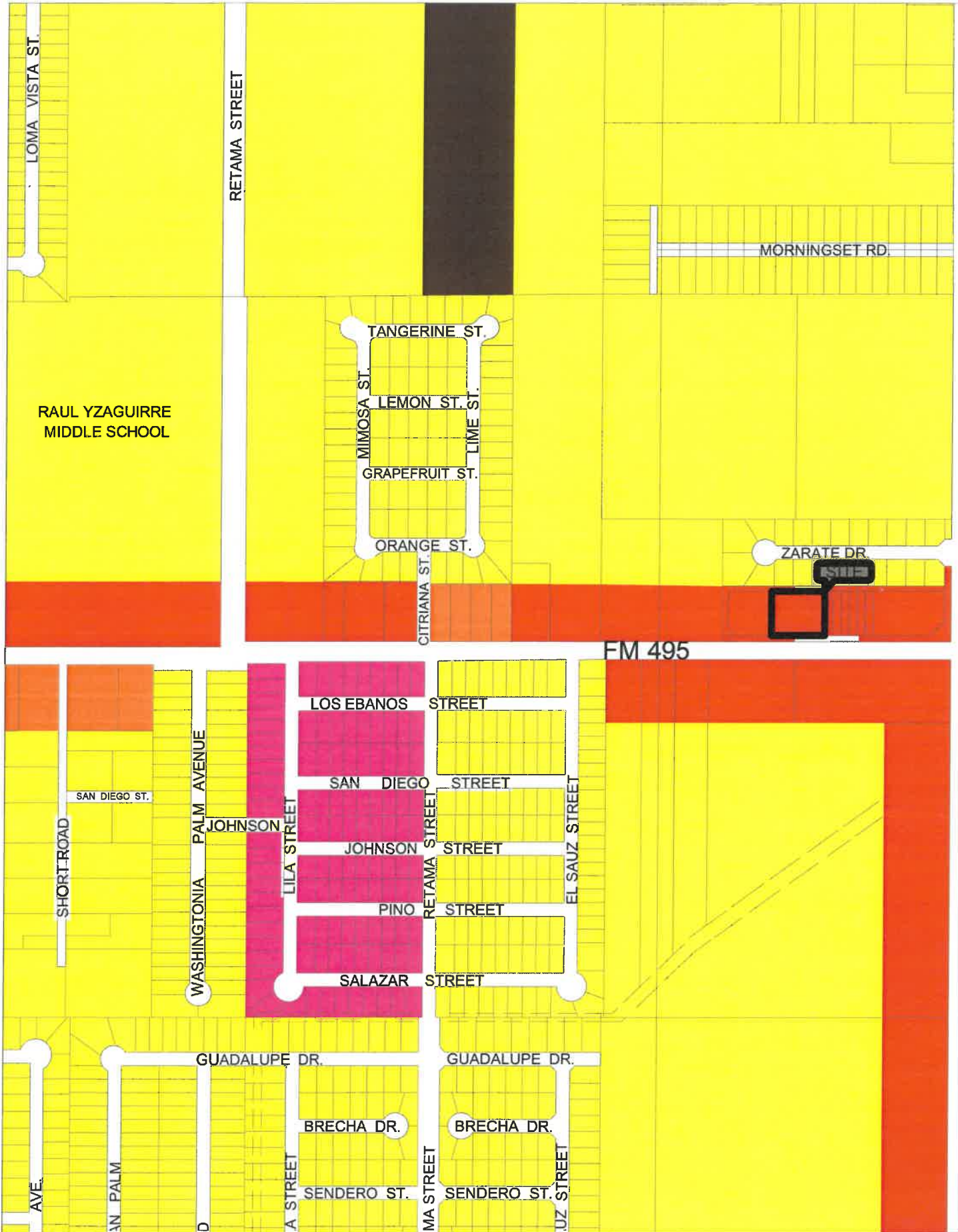


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Micheladas y Mariscos El Primo" located at 1209 E. FM 495, legally described as Lot 30, Morning Wood Subdivision, located at the Northwest corner of FM 495 and Cesar Chavez Road, as Requested by Georgina Garza de Luna.





CITY LIMITS

CESAR CHAVEZ ROAD

- 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)
 - Open Space (O)
 - Exp. Corridor (EC)

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Micheladas y Mariscos El Primo" located at 1209 E. FM 495, legally described as Lot 30, Morning Wood Subdivision, located at the Northwest corner of FM 495 and Cesar Chavez Road, as Requested by Georgina Garza de Luna.



Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Micheladas y Mariscos El Primo" located at 1209 E. FM 495, legally described as Lot 30, Morning wood Subdivision, located at the Northwest corner of FM 495 and Cesar Chavez Road, as Requested by Georgina Garza de Luna.

Garza, Georgina
1914 Loma Bonita Street
San Juan, TX 78589

Hawthorne, Larry Revocable Trst
Maria E. Hawthorne
1210 Zarate St.
San Juan, TX 78589

Garza, Jose L. Jr. and Maria
1301 Zarate St.
San Juan, TX 78589

Garza, Cliseria
2425 Leslie Street
Edinburg, TX 78539

Reyes, Silvino and Blanca E.
1208 Zarate St.
San Juan, TX 78589

Cadena, Leonor
1303 Zarate St.
San Juan, TX 78589

Solo Car Wash Inc.
1918 N. 23rd Street
McAllen, TX 78501

Silva, Carlos E.
1206 Zarate Dr.
San Juan, TX 78589

Rosales, Eddy and Erika
1305 Zarate St.
San Juan, TX 78589

Estancia Properties, LLC.
315 Calle del Norte Rd. #201
Laredo, TX 78041-5961

Ibarra, Susana and Francisco Ortiz
1204 Zarate St.
San Juan, TX 78589

Chavez, Macarena
1839 Nobis Avenue
Edinburg, TX 78542

Castillo, Isidro
3320 Pluto St.
Edinburg, TX 78542

Aguilar, Sergio and Veronica
3309 W. Temple Dr.
Edinburg, TX 78541

Zarate, Manuel and Carmen
1203 Zarate St.
San Juan, TX 78589

Garza, Elisa
Nora E. Mazique & Anna M. Fuentes
8018 N. Circle Dr.
Houston, TX 77071-3603

Montalvo, Michelle E. Cust for
Jose Angel Montalvo Jr.
1205 Zarate Dr.
San Juan, TX 78589

Elizondo, Carlos R. Sr.
Ann Marie Saenz
1304 Zarate St.
San Juan, TX 78589

Cantu, Fernando & Amarantza Pineda
1207 Zarate Dr.
San Juan, TX 78589

Mata, Beatriz
1302 Zarate St.
San Juan, TX 78589

Zuniga, Jessica Palacios
1209 Zarate St.
San Juan, TX 78589

Mondaca, Jose and Karina
1300 Karate St.
San Juan, TX 78589

Trigos, Elida
1211 Zarate St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Hold a Public Hearing for a Conditional Use Permit to allow a Portable Food Concession Stand at 2023 N. Veterans Boulevard, legally described as the West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Sioux Road and Veteran's Boulevard, as Requested by Leticia and Juan Rodriguez.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to operate a portable food concession stand at corner of Sioux and Veterans Boulevard. The proposed days and hours of operation are every day from 5:00 p.m. to 10:00 p.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

RECOMMENDATION:

During the regular meeting on February 4, 2021, the Planning and Zoning Commission recommended approval of the conditional use permit subject to comply with the list of requirements attached to the packet. Motion passed with a 5-1 vote with Commissioner Castillo voting nay.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/04/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit to allow a portable food concession stand

APPLICANT: Leticia and Juan Rodriguez

AGENT: N/A

LEGAL: The West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision

LOCATION: 2023 N. Veterans Boulevard
Located at the Southeast corner of Sioux Road and Veteran's Boulevard

LOT/TRACT SIZE: 4.72 acre tract

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Commercial

EXISTING ZONING: General Business District (C-2) and Single-Family Residence District (R-S)

**EXISTING LAND USE/
ADJACENT ZONING:** North – Water Plant; General Business District (C-2)
South – Commercial; General Business District (C-2)
East – Residential; Single-Family Residence District (R-S)
West – Outside city limits

ACCESS AND CIRCULATION: This property has access onto Sioux and Veterans Boulevard.

PUBLIC SERVICES: Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.

RECOMMENDATION: Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to operate a portable food concession stand at corner of Sioux and Veterans Boulevard. The proposed days and hours of operation are every day from 5:00 p.m. to 10:00 p.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

The following are the list of requirements:

1. The business must provide parking in accordance with the City off-street parking regulations.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the Conditional Use, Occupational License and Health Permits.
3. If it is a portable building or trailer it must be anchored to the ground properly
4. Must meet setback requirements of zoning district in which it is located
5. Water and sewage disposal facilities must be available and may be required

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
List of neighboring property owners receiving notice
Ordinance



Proposed Property



Food Concession Stand

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE FOOD CONCESSION STAND AT 2023 N. VETERANS BOULEVARD, LEGALLY DESCRIBED AS THE WEST 410.72 FEET OF THE NORTH 530.40 FEET OF LOT 10, BLOCK 5, JOHN CLOSER SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF SIOUX ROAD AND VETERANS BOULEVARD, 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, Leticia and Juan Rodriguez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a portable food concession stand.

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 Leticia and Juan Rodriguez has applied for a Conditional Use Permit to allow a portable food concession stand at 2023 N. Veterans Boulevard, subject to the following conditions:

1. The business must provide parking in accordance with the City off-street parking regulations.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the Conditional Use, Occupational License and Health Permits.
3. If it is a portable building or trailer it must be anchored to the ground properly.
4. Must meet setback requirements of zoning district in which it is located.
5. Water and sewage disposal facilities must be available and may be required.

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 9th day of February, 2021.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**DIANA CAVAZOS
CITY SECRETARY**

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a portable food concession stand at 2023 N. Veterans Blvd. legally described as the West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Sioux Road and Veterans Boulevard, as Requested by Leticia and Juan Rodriguez.



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a portable food concession stand at 2023 N. Veterans Blvd, legally described as the West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Sioux Road and Veterans Boulevard, as Requested by Leticia and Juan Rodriguez.





Conditional Use Permit to allow a portable food concession stand at 2023 N. Veterans Blvd. legally described as the West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Sioux Road and Veterans Boulevard, as Requested by Leticia and Juan Rodriguez.



Conditional Use Permit to allow a portable food concession stand at 2023 N. Veterans Boulevard, legally described as the West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Sioux Road and Veteran's Boulevard, as Requested by Leticia and Juan Rodriguez.

Rodriguez, Leticia and Juan
921 Lion Street
Pharr, TX 78577

Keller James C.
P.O. Box 2555
McAllen, TX 78502

Villescas, Jesus Jr. and Aleida
805 W. Sioux Road
San Juan, TX 78589

Vasquez, Ramon Jr.
P.O. Box 2805
San Juan, TX 78589

Iglesia Evangelistica
De Fe EL Shaddai
P.O. Box 1418
Pharr, TX 78577

San Juan City
709 S. Nebraska Avenue
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Wacky Snacks” at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, located at the Northwest corner of 41st Street and Veterans Boulevard, as Requested by Merced Leal.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Leal is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Wacky Snacks” located at 41st Street and Veteran Boulevard. The business is a snack shop and is applying for On-Premise Consumption just to allow them to open a wine container to add it to products.

The proposed days and hours of operation are Monday to Sunday from 1:00 pm to 11:00 pm.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Seven (7) property owners within a two hundred (200) foot radius and received no comment in favor or against this request.

RECOMMENDATION:

During the regular meeting on February 4, 2021, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 6-0 vote subject to comply with the list of requirements attached to the packet.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/04/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Wacky Snacks”

APPLICANT: Merced Leal

SURVEYOR/ENGINEER: N/A

LEGAL: The West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision

LOCATION: 4101 N. Veterans Boulevard
Located at the Northwest corner of 41st Street and Veterans Boulevard

**EXISTING LAND USE/
ADJACENT ZONING:** North – Outside city limits
South – Commercial; General Business District (C-2)
East – Residential; General Business District (C-2)
West – Outside city limits

ACCESS AND CIRCULATION: This property has access onto 41st Street and Veterans Boulevard.

PUBLIC SERVICES: Water services will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.

RECOMMENDATION: Staff recommends approval subject to comply with the list of requirements attached in the packet.

CONDITIONAL USE PERMIT
“WACKY SNACKS”
FEBRUARY 9, 2021

PAGE 2

Mr. Leal is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Wacky Snacks” located at 41st Street and Veteran Boulevard. The business is a snack shop and is applying for On-Premise Consumption just to allow them to open a wine container to add it to products.

The proposed days and hours of operation are Monday to Sunday from 1:00 pm to 11:00 pm.

The following is the list of requirements for the conditional use permit:

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 business 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*.

CONDITIONAL USE PERMIT
“WACKY SNACKS”
FEBRUARY 9, 2021

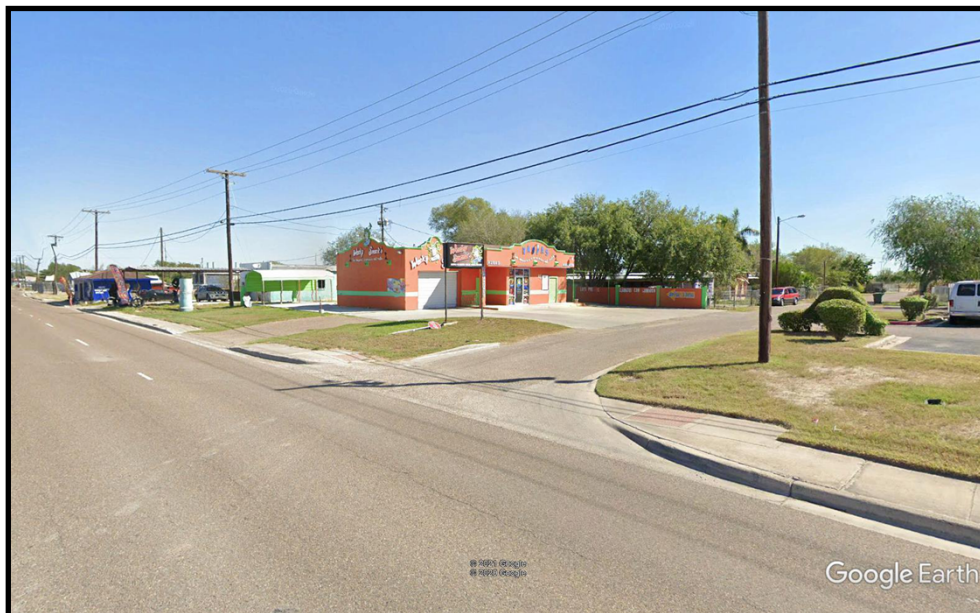
PAGE 3

10. The proposed days and hours of operation are Monday to Sunday from 1:00 pm to 11:00 pm

11. Owner agrees to pay an annual fee to the City of San Juan to maintain the Alcohol License, Health Permit, Occupational License and Conditional Use Permit thru the City.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Seven (7) property owners within a two hundred (200) foot radius and received no comment in favor or against this request.

ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 List of neighboring property owners receiving notice
 Ordinance



Proposed Site

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE
SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-
PREMISE CONSUMPTION AT “WACKY SNACKS” LOCATED AT 4101
N. VETERANS BOULEVARD, LEGALLY DESCRIBED AS WEST 132.37
FEET OF THE NORTH 120 FEET OF LOT 5, BLOCK 5, JOHN CLOSER
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, Merced Leal has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “Wacky Snacks”.

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 Merced Leal has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Wacky Snacks” located at 4101 N. Veterans Boulevard, 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 business 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. The proposed days and hours of operation are Monday to Sunday from 1:00 pm to 11:00 pm
11. Owner agrees to pay an annual fee to the City of San Juan to maintain the Alcohol License, Health Permit, Occupational License and Conditional Use Permit thru the City.

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 9th day of February, 2021.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2021.

CITY OF SAN JUAN

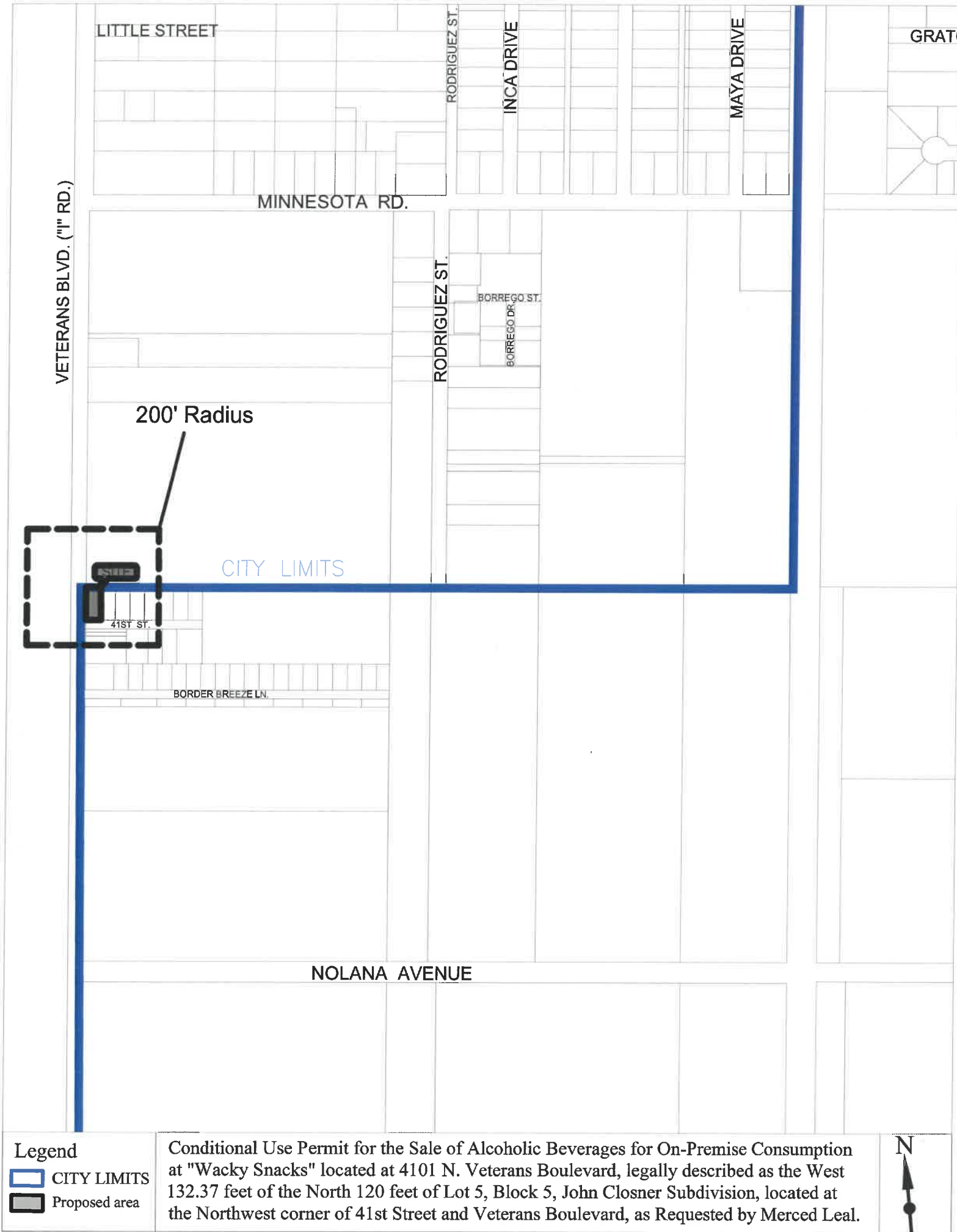
MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



- Legend
- CITY LIMITS
 - Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Wacky Snacks" located at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, located at the Northwest corner of 41st Street and Veterans Boulevard, as Requested by Merced Leal.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Wacky Snacks" located at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, located at the Northwest corner of 41st Street and Veterans Boulevard, as Requested by Merced Leal.





Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Wacky Snacks" at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, located at the Northwest corner of 41st Street and Veterans Boulevard, as Requested by Merced Leal.

Leal, Merced
3019 Ginger Avenue
Edinburg, TX 78539

Leal, Merced Luis
628 Caleb Ct.
Edinburg, TX 78541

Aguilar, Juan R. and Griselda
1305 E. Prosperidad Dr.
Pharr, TX 78577

Leal, Sergio Armando
912 W. 41st Street
San Juan, TX 78589

Garcia, Jose Indalecio and Gloria
P.O. Box 2293
San Juan, TX 78589

Cedillo, Norma
1204 E. Bell Avenue
Pharr, TX 78589

Martinez, Eduardo A.
733 E. Cardinal Street
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Meadows on Ridge being 5.42 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located at the Southwest corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at the Southwest corner of Ridge and 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. In January 12, 2021, the City Commission approved a Resolution 21-02 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 First Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

To the Mayor and City Council, City of San Juan:

The undersigned, owner of land or representative of the majority of landowners hereby petitions the City Council of the City of San Juan to annex Meadows on Ridge Subdivision being a 5.42 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County Texas.


Cruz Cantu, III
Esponjas Development, Ltd.

STATE OF TEXAS §

COUNTY OF HIDALGO §

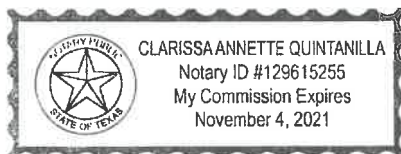
Before me, the undersigned authority, on this day appeared Cruz Cantu, III who stated upon his oath the following:

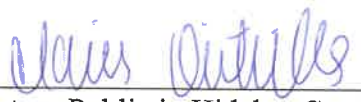
My name is Cruz Cantu, III and I am the agent of the majority of the landowners. There are no residents nor are there any qualified voters in the area to be annexed.

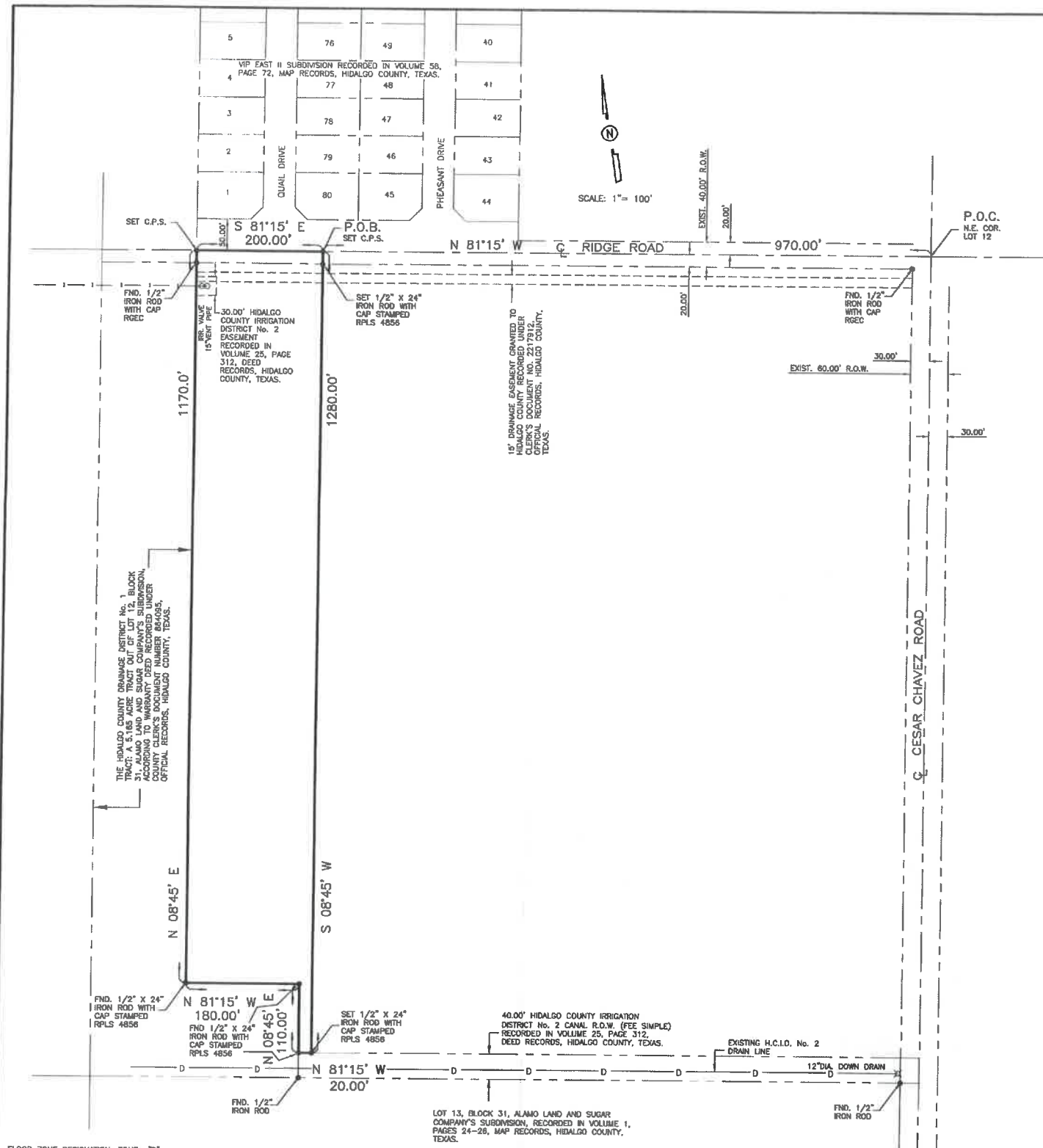
Further affiant saith not.


Cruz Cantu, III
Esponjas Development, Ltd.

SWORN TO and subscribed before me on the 14th day of December, 2020.




Notary Public in Hidalgo County, Texas



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.
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1992

c. Right of Way Easement for roadways, canals, drainage ditches, etc., as shown by instrument dated September 3, 2019, recorded in Volume 102, Page 367, Deed Records of Hidalgo County, Texas.
(APPLY-BLANKET)
d. Drainage Easement easement in favor of County of Hidalgo, its successors and assigns as shown by instrument dated April 27, 2011, filed June 27, 2011 under Document Number 2011-2217912, Official Records of Hidalgo County, Texas.
(APPLY-AS SHOWN HEREON)

ANNEXATION PLAT SHOWING

A 5.42 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 31, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO QUIT CLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2071603, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH REGENCY ACRES RECORDED IN VOLUME 19, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.
THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



Alfonso Quintanilla
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 1, PAGES 24-28
SURVEYED DECEMBER 14, 2020
OWNER: ESPOLAS DEVELOPMENT, LTD.
ADDRESS
JOB No. G.F. No. 170102
BOOK No. _____ PAGE _____
F:\DATA\SUBD\SAN JUAN\MEADOWS ON RIDGE\ALS LOT 12BK31



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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalia Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-8480 Fax 956/381-0527

METES AND BOUNDS

MEADOWS ON RIDGE - ANNEXATION

A 5.42 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 31, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2071603, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 12 AND IN THE CENTERLINE OF RIDGE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°15' W, 970.00 FEET FROM THE NORTHEAST CORNER OF LOT 12.

THENCE; S 08°45' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF RIDGE ROAD, A TOTAL DISTANCE OF 1,280.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF A 40.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.2 CANAL RIGHT OF WAY FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°15' W, ALONG THE NORTH LINE OF A 40.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.2 CANAL RIGHT OF WAY, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 5.165 ACRE TRACT OUT OF LOT 12, BLOCK 31, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 864095, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST WESTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 08°45' E, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 81°15' W, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF SAID TRACT AND THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°45' E, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,150.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF RIDGE ROAD, A TOTAL DISTANCE OF 1,170.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 12 AND IN THE CENTERLINE OF RIDGE ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°15' E, ALONG THE NORTH LINE OF LOT 12 AND THE CENTERLINE OF RIDGE ROAD, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.42 ACRES OF LAND MORE OR LESS.

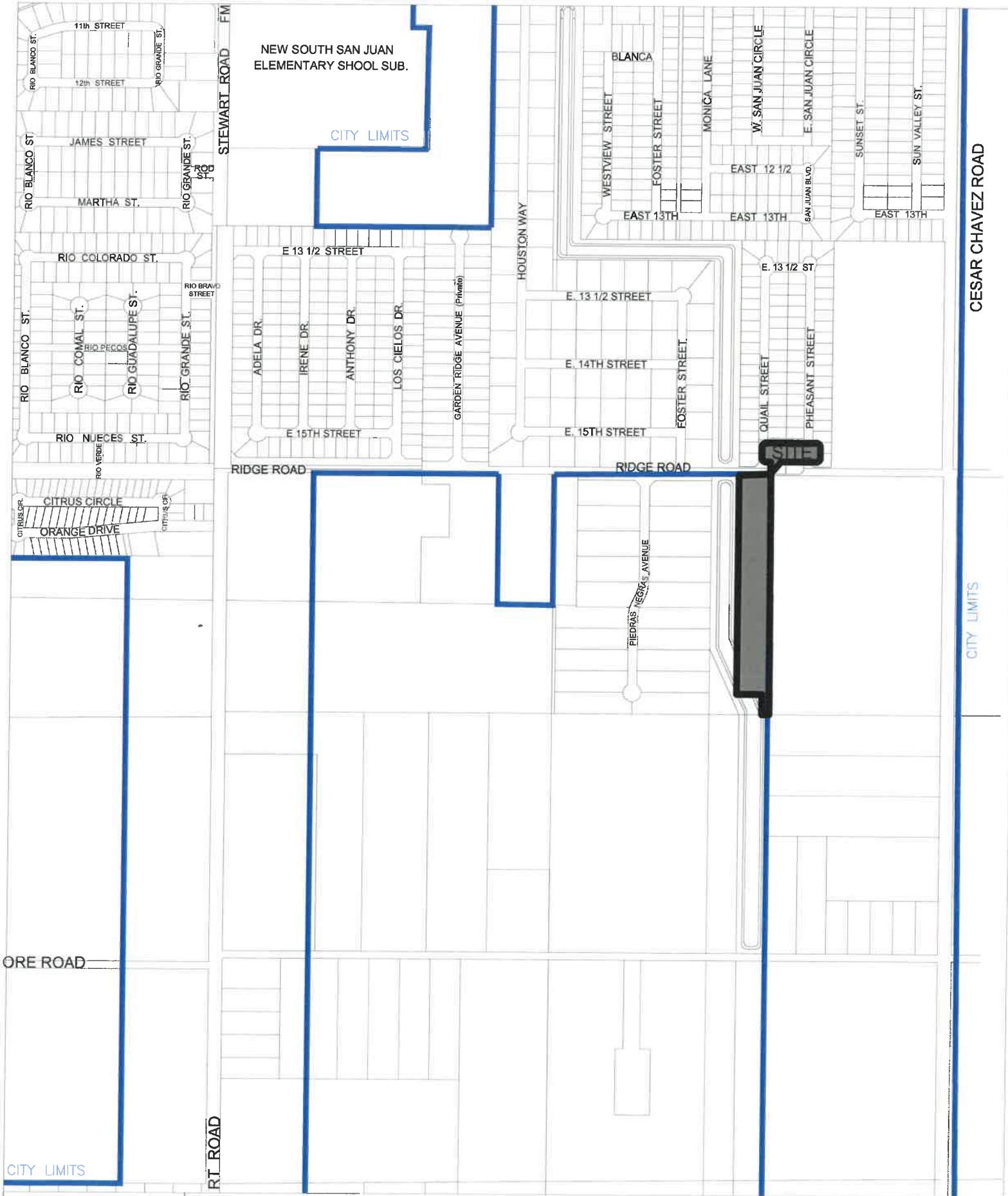
BEARINGS ARE IN ACCORDANCE WITH REGENCY ACRES, RECORDED IN VOLUME 19, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Meadows on Ridge
	Being 5.42 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by Esponjas Development, LTD.
Wednesday, January 6, 2021	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, January 6, 2021	Negotiate written service agreement with property owner and City.
Tuesday, January 12, 2021	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, January 20, 2021	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, February 9, 2021	City Commission holds public hearing on Voluntary Annexation.
Wednesday, February 17, 2021	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, March 9, 2021	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, March 23, 2021	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, April 13, 2021	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



Legend

- CITY LIMITS
- Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan the Proposed Meadows on Ridge being a 5.42 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas According to the map recorded in Volume 1, Pages 24-26, as Requested by Esponjas Development, Ltd.

RESOLUTION NO. 21-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR VOLUNTARY ANNEXATION OF VALLEY RANCH; 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:

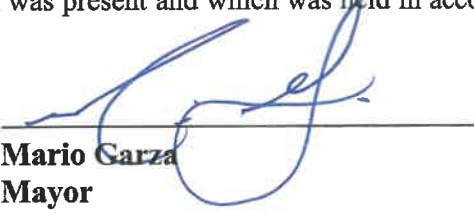
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described 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 February 9, 2021. 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 March 9, 2021 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.

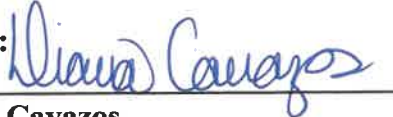
Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public 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 January, 2021, 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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision being 23.70-acre tract of land out of Lot 6, 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 at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by OC Development, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at the Southwest corner of Ridge and 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. In January 12, 2021, the City Commission approved a Resolution 21-03 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 First Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

To the Mayor and City Council, City of San Juan:

The undersigned, owner of land or representative of the majority of landowners hereby petitions the City Council of the City of San Juan to annex Valley Ranch Subdivision being a 23.70 Acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County Texas.



Eduardo Cantu
OC Development, Ltd.

STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day appeared Eduardo Cantu who stated upon his oath the following:

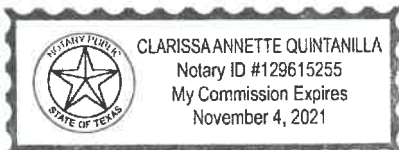
My name is Eduardo Cantu and I am the agent of the majority of the landowners. There are no residents nor are there any qualified voters in the area to be annexed.

Further affiant saith not.

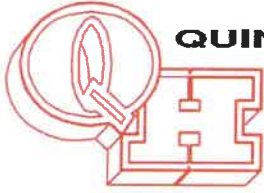


Eduardo Cantu
OC Development, Ltd.

SWORN TO and subscribed before me on the 14th day of December, 2020.



Notary Public in Hidalgo County, Texas



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

A 23.70 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND OUT OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3052570, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHEAST CORNER OF 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) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 194.00 FEET FROM THE SOUTHWEST CORNER OF LOT 6.

THENCE; NORTH, ALONG THE EAST LINE OF THE OLIVIA CANA CASTELANOS TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 664.80 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF THE OLIVIA CANA CASTELLANOS TRACT, A DISTANCE OF 524.19 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF THE WALTER J. SOULEK TRACT (A 10.00 ACRE TRACT OF LAND OUT OF LOTS 10 AND 11, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3083, PAGE 775, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE WALTER J. SOULEK TRACT, A DISTANCE OF 655.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PENA FOUND ON THE NORTH LINE OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS, AND THE NORTH LINE OF LOT 6, A DISTANCE OF 1,046.0 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PENA FOUND FOR THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 4.545 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 881147, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

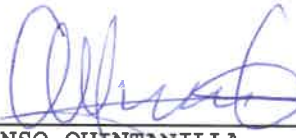
THENCE; SOUTH, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 6 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 521.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.70 ACRES OF LAND MORE OR LESS.

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

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: OCTOBER 31, 2019


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property

Valley Ranch Subdivision Phase

Being 23.70 acre tract of land out of Lot 6, 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, as Requested by OC Development, LTD.

Wednesday, January 6, 2021

Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.

Wednesday, January 6, 2021

Negotiate written service agreement with property owner and City.

Tuesday, January 12, 2021

City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.

Wednesday, January 20, 2021

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, February 9, 2021

City Commission holds public hearing on Voluntary Annexation.

Wednesday, February 17, 2021

Notice of 2nd Public Hearing is published in the local newspaper.

Tuesday, March 9, 2021

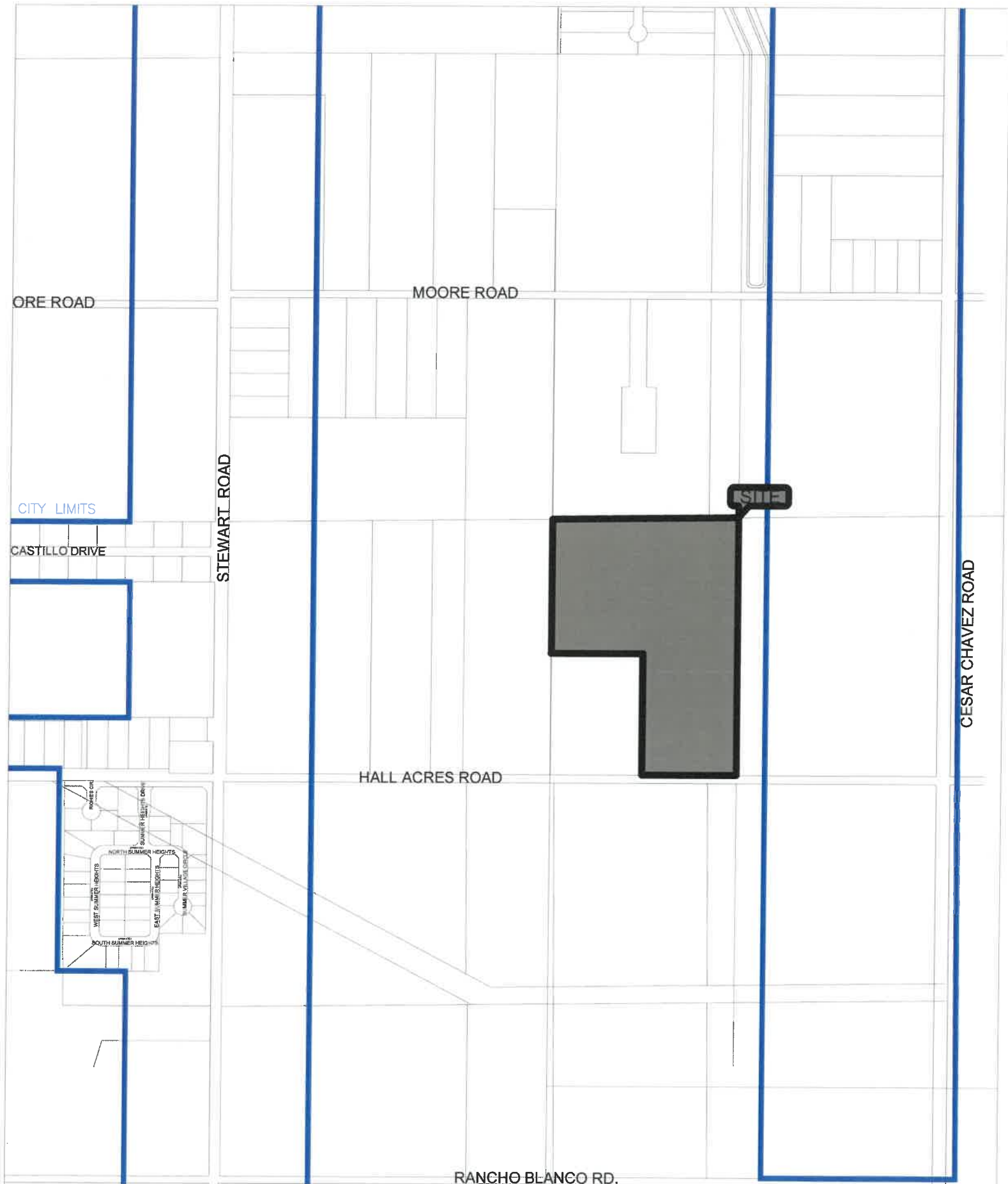
City Commission holds 2nd public hearing on Voluntary Annexation.

Tuesday, March 23, 2021

First Reading: City Commission Approves Voluntary Annexation Ordinance.

Tuesday, April 13, 2021

2nd Reading: City Commission Approves Voluntary Annexation Ordinance.



Legend

- CITY LIMITS
- Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan the Proposed Valley Ranch Subdivision Phase 2 being a 23.70 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas According to the map recorded in Volume 1, Pages 24-26, as Requested by OC Development, Ltd.



RESOLUTION NO. 21-03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR VOLUNTARY ANNEXATION OF MEADOWS ON RIDGE; 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:

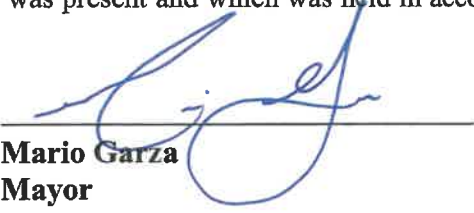
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described 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 February 9, 2021. 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 March 9, 2021 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 January 2021, 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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Hold a Public Hearing for the Voluntary Annexation Petition of the Drainage Canal being 5.68 acre tract of land out of Lot 4, 5 and 6, 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 at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by the Hidalgo County Drainage District.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at the Southwest corner of Ridge and 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. In January 12, 2021, the City Commission approved a Resolution 21-04 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 First Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

To the Mayor and City Council, City of San Juan:

The undersigned, owner of land or representative of the majority of landowners hereby petitions the City Council of the City of San Juan to annex A 5.68 acre tract as more specifically identified in Exhibit A.

Richard F. Cortez

Richard F. Cortez, Chairman of the Board
Hidalgo County Drainage District No.1

APPROVED BY HIDALGO
COUNTY DRAINAGE DISTRICT
NO. 1 BOARD OF DIRECTORS
ON: 12/8/20 grs

STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day appeared Richard F. Cortez who stated upon his oath the following:

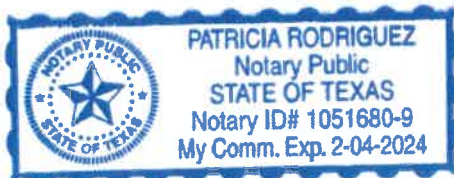
My name is Richard F. Cortez and I am the agent of the majority of the landowners.
There are no residents nor are there any qualified voters in the area to be annexed.

Further affiant saith not.

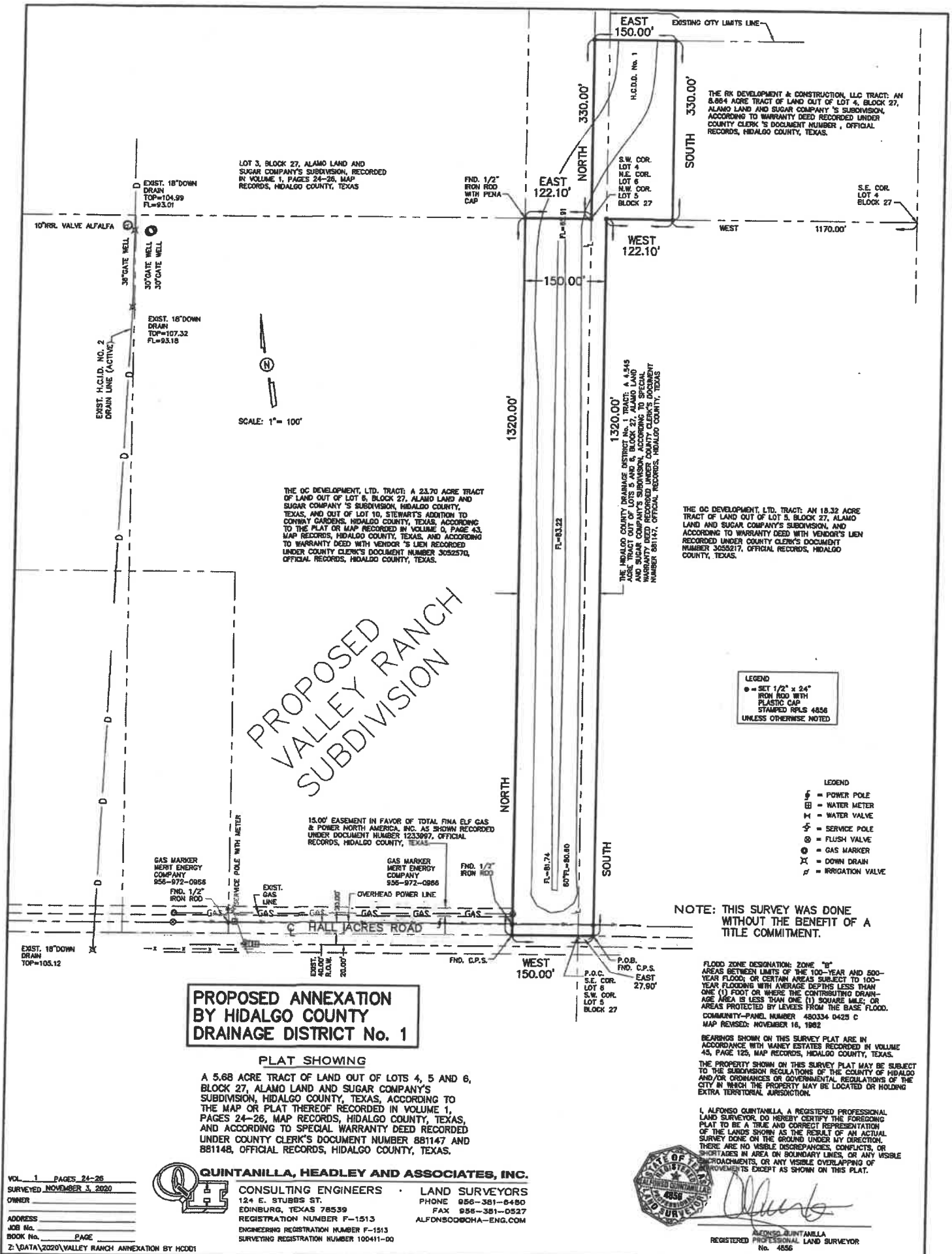
Richard F. Cortez

Richard F. Cortez, Chairman of the Board
Hidalgo County Drainage District No.1

SWORN TO and subscribed before me on the 16th day of December, 20 20



Patricia Rodriguez
Notary Public in Hidalgo County, Texas





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

A 5.68 ACRE TRACT OF LAND OUT OF LOTS 4, 5 AND 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 881147 AND 881148, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 5 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHWEST CORNER OF THE OC DEVELOPMENT, LTD. TRACT (AN 18.32 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3055217, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 27.90 FEET FROM THE SOUTHWEST CORNER OF LOT 5.

THENCE; WEST, ALONG THE SOUTH LINE OF LOTS 5 AND 6, AND THE CENTERLINE OF HALL ACRES ROAD, PASSING AT 27.90 FEET A COMMON CORNER FOR LOTS 5 AND 6, A TOTAL DISTANCE OF 150.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF THE OC DEVELOPMENT, LTD. TRACT (A 23.70 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3052570, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE OC DEVELOPMENT, LTD. TRACT, TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PENNA FOUND ON THE NORTH LINE OF LOT 6 FOR THE NORTHEAST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 6, A DISTANCE OF 122.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR A COMMON CORNER OF LOTS 4, 5 AND 6, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 1.136 ACRE TRACT OUT OF LOT 4, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 881150, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE RK DEVELOPMENT & CONSTRUCTION, LLC TRACT (AN 8.864 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3059228, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF THE RK DEVELOPMENT & CONSTRUCTION, LLC TRACT, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 4, ON THE NORTH LINE OF LOT 5, AND ON THE NORTH LINE OF THE OC DEVELOPMENT, LLC TRACT FOR AN EXTERIOR CORNER OF THIS TRACT.

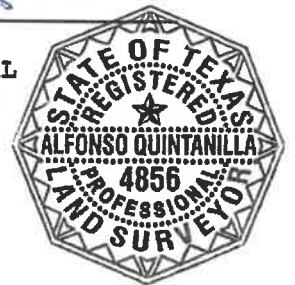
THENCE; WEST, ALONG THE SOUTH LINE OF LOT 4, THE NORTH LINE OF LOT 5 AND THE NORTH LINE OF THE OC DEVELOPMENT, LTD. TRACT, A DISTANCE OF 122.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF THE OC DEVELOPMENT, LTD. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,300.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.68 ACRES OF LAND MORE OR LESS.

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

DATE PREPARED: NOVEMBER 3, 2020


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Being 5.68 acre tract of land out of Lots 4, 5 and 6, 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, as Requested by the Hidalgo County Drainage District No. 1.
Wednesday, January 6, 2021	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, January 6, 2021	Negotiate written service agreement with property owner and City.
Tuesday, January 12, 2021	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, January 20, 2021	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, February 9, 2021	City Commission holds public hearing on Voluntary Annexation.
Wednesday, February 17, 2021	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, March 9, 2021	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, March 23, 2021	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, April 13, 2021	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



Legend

-  CITY LIMITS
-  Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for a Hidalgo County Drainage Canal being a 5.68 acre tract of land out of Lots 4, 5 and 6, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas According to the map recorded in Volume 1, Pages 24-26, Map Records as Requested by the Hidalgo County Drainage District No. 1.

RESOLUTION NO. 21-04

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 February 9, 2021. 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 March 9, 2021 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 January, 2021, 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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Preliminary and Final Plat Approval of the R.G. Complex Subdivision being a 0.895-acre tract of land out of Lot 9, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of FM 495 and Hooper Avenue, as Requested by Pablo Soto Jr.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide an 0.895-acre tract into one (1) lot in order to build an apartment complex. The property is located at the Southwest corner of FM 495 and Hooper Street. The proposed subdivision is located in a flood zone "C" according to the FEMA Map, areas or minimum flooding.

It is noted that in July 2019, property owner applied for a conditional use permit to allow a Multi-Family use in a Neighborhood Commercial District (C-1) zone. Permit was granted by the City of San Juan.

The project engineer is requesting the following variance:

1. To not comply with the 15-foot utility easement around the subdivision. They are proposing a 10-foot utility easement.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

RECOMMENDATION:

During the regular meeting on February 4, 2021, the Planning and Zoning Commission unanimously recommended approval of the Preliminary and Final Plat and granted the variance request to do not comply with the 15-foot utility easement around the subdivision with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/04/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of The R.G. Complex Subdivision.

APPLICANT: Ramon Guajardo Jr.

AGENT: Pablo Soto Jr.

LEGAL: Being a 0.895-acre tract of land out of Lot 9, Block 39, Alamo Land and Sugar Company's Subdivision.

LOCATION: The property is located at the Southwest corner of FM 495 and Hooper Street.

LOT/TRACT SIZE: 0.895- acres

CURRENT USE OF PROPERTY: Vacant

EXISTING ZONING: Neighborhood Commercial District

**EXISTING LAND USE/
ADJACENT ZONING:** *North* – Educational; Single-Family Residence District (R-S) and General Business District (C-2)
South – Residential; Manufactured Home District (R-MH)
East – Commercial; Neighborhood Commercial District (C-1)
West – Commercial; General Business District (C-2)

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 15-utility easement around the subdivision. They are proposing a 10-foot utility easement.

RECOMMENDATION: Staff recommends approval subject to comply with the list of requirements in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide an 0.895-acre tract into one (1) lot in order to build an apartment complex. The property is located at the Southwest corner of FM 495 and Hooper Street. The proposed subdivision is located in a flood zone "C" according to the FEMA Map, areas of minimum flooding.

It is noted that in July 2019, property owner applied for a conditional use permit to allow a Multi-Family use in a Neighborhood Commercial District (C-1) zone. Permit was granted by the City of San Juan.

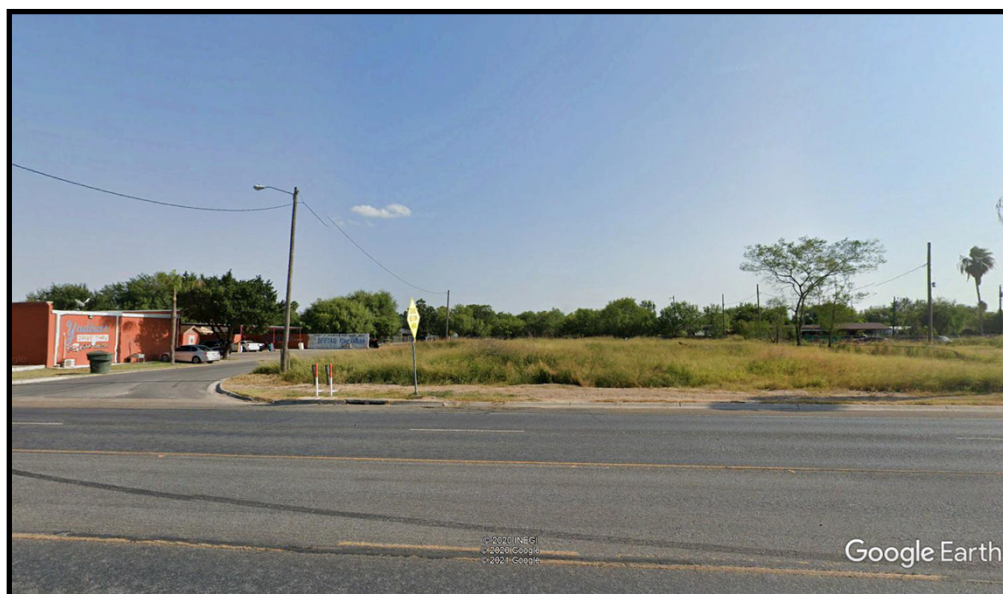
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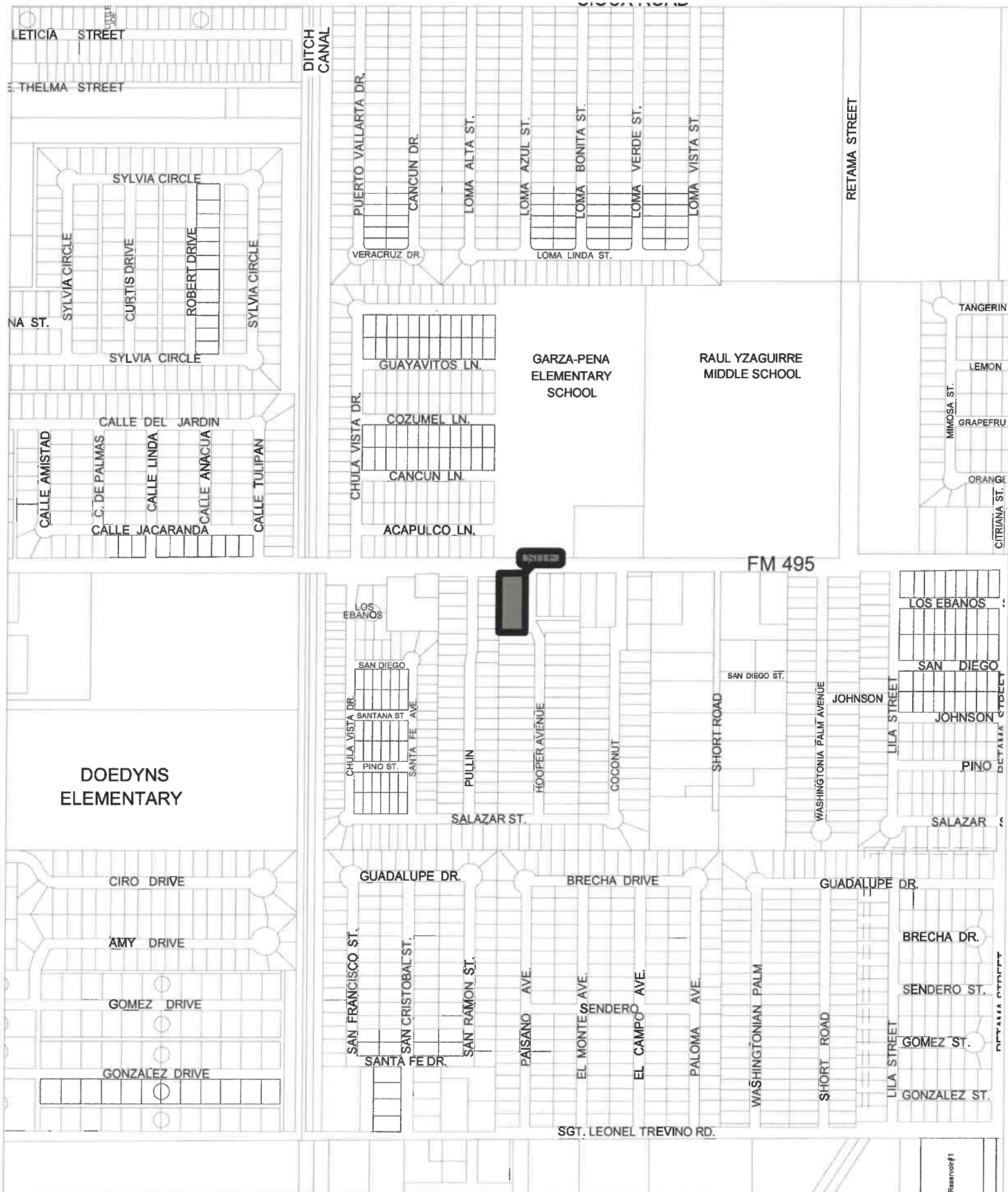
Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

ATTACHMENTS:

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



Proposed Site



Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of The R.G. Complex Subdivision being a 0.895-acre tract of land out of Lot 9, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of FM 495 and Hooper Avenue, as Requested by Pablo Soto, Jr.

Reservor#1





Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of The R.G. Complex Subdivision being a 0.895-acre tract of land out of Lot 9, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of FM 495 and Hooper Avenue, as Requested by Pablo Soto, Jr.





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)

Preliminary and Final Plat Approval of The R.G. Complex Subdivision being a 0.895-acre tract of land out of Lot 9, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of FM 495 and Hooper Avenue, as Requested by Pablo Soto, Jr.



(f) Easements.

- (1) Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least fifteen (15) feet wide;
- (2) Where a subdivision is traversed by a watercourse, drainage line, channel or stream, there shall be provided a storm drainage easement or drainage right-of-way of substantially the same width as the lines of such watercourse and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith.
- (3) A fifteen (15) foot utility easement shall be provided along the perimeter of all subdivisions and shall be adjacent to the right-of-way line.

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

Date: 10/23/20

To: Pablo Soto, Jr., P.E.
1208 S Ironwood
Pharr, TX 78577

Re: The R.G. Complex (Preliminary) review

Mr. Soto,

The following are our comments regarding the R.G. Complex Subdivision submittal received on 10/14/2020:

Subdivision Plat

1. Please label corner setback
2. Benchmark location must be shown on the plans
3. Need drainage easement
4. Missing width dimensions from centerline on Hooper St. & Pulin Ave.
5. Missing width dimensions for ROW on Hooper St, FM 495, and Pulin Ave.
6. Location map scale is 1" to 400' maximum as per Sec. 2.00
7. Need to show drainage easement

Overall Utility Plan

1. Seems the proposed improvements are encroaching on front setback line
2. Need to show drainage easement

Drainage Plan

1. Drainage layout missing

General Comments:

1. Need to submit street signs, traffic control and street lighting plan
2. Need to provide letter stipulating any proposed protective and/or restrictive covenants, conditions and limitation whereby the subdivision proposed to regulate land use in the subdivision.
3. Need to submit a signed and sealed survey
4. Need to submit approved drainage report
5. Need to submit warranty deed
6. Need to submit a signed application
7. TXDOT permit will be required for storm bleeder line
8. Need to submit rezoning application
9. As per zone R-MF (multi-family) minimum width of lot is to be 150'

Respectfully,

Samuel D. Maldonado

Samuel D. Maldonado, P.E., R.P.L.S.
SAMES, Inc.

RECEIVED

OCT 26 2020

Planning Department



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

MEMORANDUM

TO: Roberto Escobar, Planning & Zoning Director
FROM: David Salinas, Director of Utilities *ds*
DATE : January 14, 2020
SUBJECT: The R.G. Complex

Water Distribution

- All Public Water Systems Shall Be Design in Conformance with The Most Current Revision of TCEQ's Public Drinking Water Rules and Regulations for Public Water Systems (30 TAC Chapter 290) And the City of San Juan Standards. The Most Stringent Requirements Shall Apply Where the Standards Conflict.
- Additional Comments Will Be Provided 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 Domestic Wastewater Systems (30 TAC Chapter 217) And the City of San Juan Standards. The Most Stringent Requirements Shall Apply Where the Standards Conflict.
- Additional Comments Will Be Provided at The Time of Construction Plan Review.

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

RECEIVED

JAN 14 2021

Planning Department



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: The R.G. Complex

Address: Hooper and FM 495

Date Reviewed: 1/4/2020

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

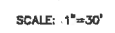
1. The address must be placed in front of the building and numbers shall be 6-inches or greater and visible from the street.
2. Must provide proper fire extinguishers. Fire Extinguishers must be tagged by a license certified company.
3. Must provide the proper Fire LANES and Curb shall be painted RED with WHITE lettering reading NO PARKING.
4. A Fire Hydrant shall be located every 300 feet and shall be looped to to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
5. Must submit plans for Sprinkler System.

RECEIVED

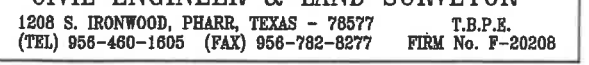
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Planning Department

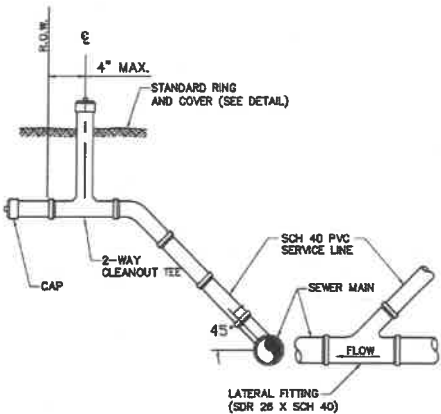
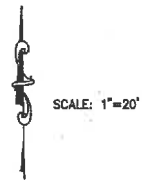
Plans Reviewed By,
Jose J. Salinas, Fire Inspectors



REGISTERED PUBLIC SURVEYOR
NO. 4541



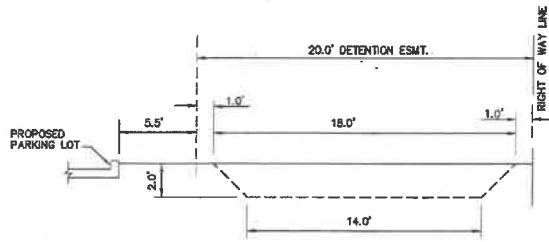
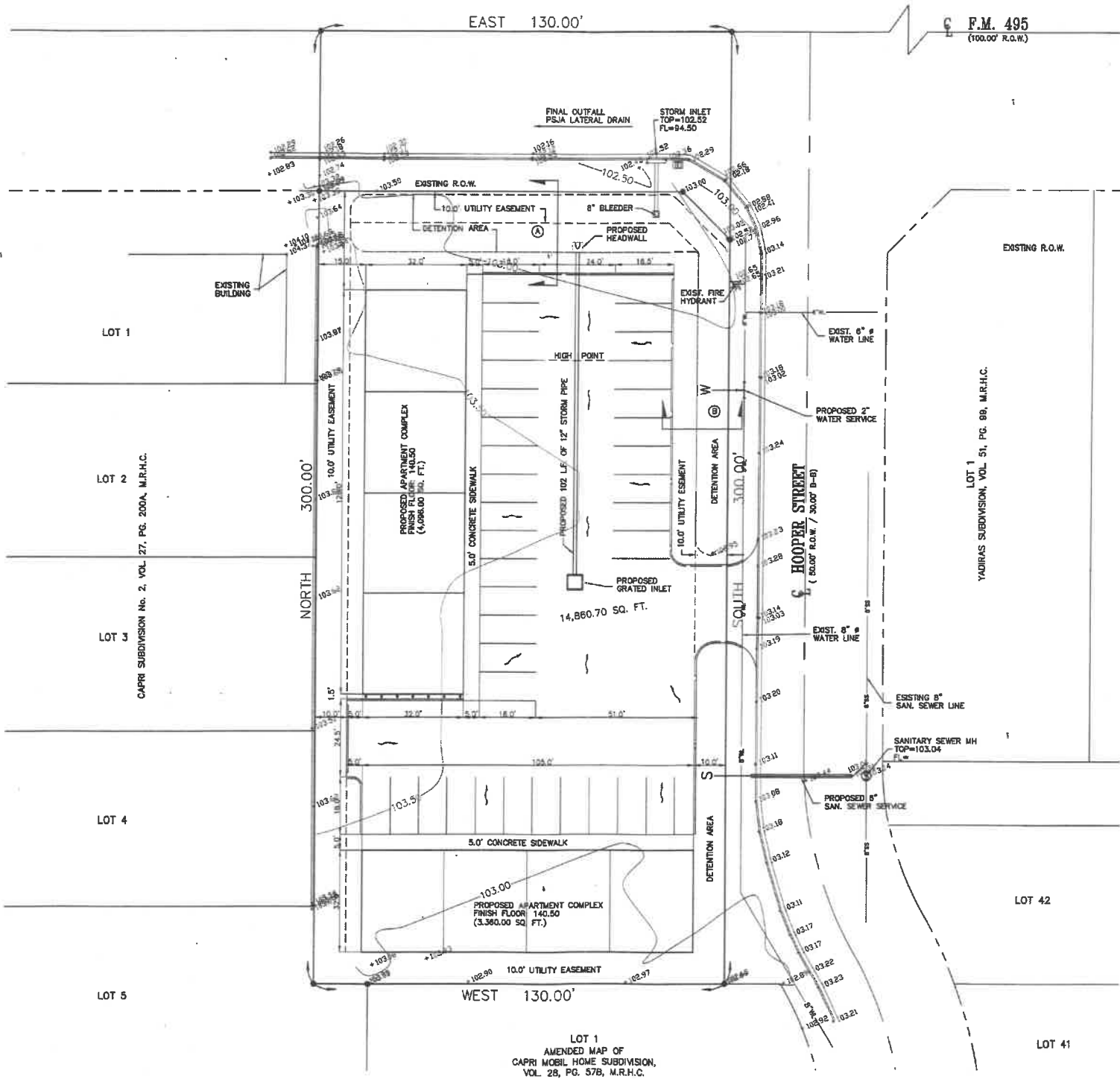
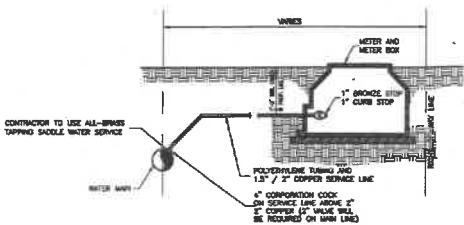
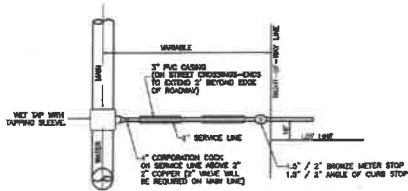
- ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



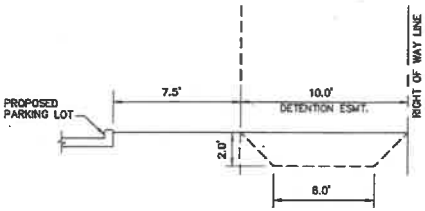
- NOTES:
1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
 2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION

NOT TO SCALE



DETENTION AREA "A"
SCALE: 1"=5'
 $\frac{(18.0 \text{ FT.} + 14.0 \text{ FT.})}{2} \times 10.0 \text{ FT.} \times 2.0 \text{ FT.} = 3,200.0 \text{ CF.}$



DETENTION AREA "B"
SCALE: 1"=5'
 $\frac{(10.0 \text{ FT.} + 8.0 \text{ FT.})}{2} \times 10.0 \text{ FT.} \times 2.0 \text{ FT.} = 1,400.0 \text{ CF.}$

TOTAL STORM DETENTION= 4,640 C.F.

PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD, PHARR, TEXAS - 78577 T.B.P.E.
(TEL) 956-460-1605 (FAX) 956-782-8277 FIRM No. F-20208

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 2 being a 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, located at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 18.32-acre tract into thirty (30) residential lots. The property is located Cesar Chavez and Hall Acres Roads. The proposed subdivision is located in a flood zone "B" according to the FEMA Map. The subdivision will have three internal streets and one entrance/exit along Hall Acres Road.

In February 2020, the city approved the Valley Ranch Subdivision No. 1, located to the East of the proposed subdivision.

It is noted, that part of the subdivision is located outside the city limits of San Juan. The Planning Department Staff is working on the annexation of the East side of the proposed subdivision.

Water service will be provided by the Military Highway Water Supply Corporation and sewer will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

The project engineer is requesting the following variances:

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.
3. To not comply with the water line looping as requested by the City of San Juan.
4. To not comply with the secondary exit as requested by the City of San Juan.

RECOMMENDATION:

During the regular meeting on February 4, 2021, the Planning and Zoning Commission unanimously recommended approval of the Preliminary and Final Plat and granted variances 3 and 4 with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/04/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of Valley Ranch Subdivision No. 2.

APPLICANT: OC Development, Ltd.

AGENT: Quintanilla, Headley and Associates, Inc.

LEGAL: Being an 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision.

LOCATION: The property is located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road.

LOT/TRACT SIZE: 18.32- acres

CURRENT USE OF PROPERTY: Vacant

EXISTING ZONING: Single- Family Residence District (R-S)

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

PUBLIC SERVICES: Water service is provided by the Military Highway Water Supply Corporation and sewer will be 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 park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.
3. To not comply with the water line looping as requested by the City of San Juan.

4. To not comply with the secondary exit as requested by the City of San Juan.

RECOMMENDATION:

Staff recommends denial based on the variances requested that are against our city and fire codes.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 18.32-acre tract into thirty (30) residential lots. The property is located Cesar Chavez and Hall Acres Roads. The proposed subdivision is located in a flood zone "B" according to the FEMA Map. The subdivision will have three internal streets and one entrance/exit along Hall Acres Road.

In February 2020, the city approved the Valley Ranch Subdivision No. 1, located to the East of the proposed subdivision.

It is noted, that part of the subdivision is located outside the city limits of San Juan. The Planning Department Staff is working on the annexation of the East side of the proposed subdivision.

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The project engineer is requesting the following variances:

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2. To not comply with the handicap ramps at corners on internal streets.
3. To not comply with the water line looping as requested by the City of San Juan.
4. To not comply with the secondary exit as requested by the City of San Juan.

Park Fees:

1. \$650.00 per lot being platted for single-family residential purposes. (\$19,500.00)

Additional Fees:

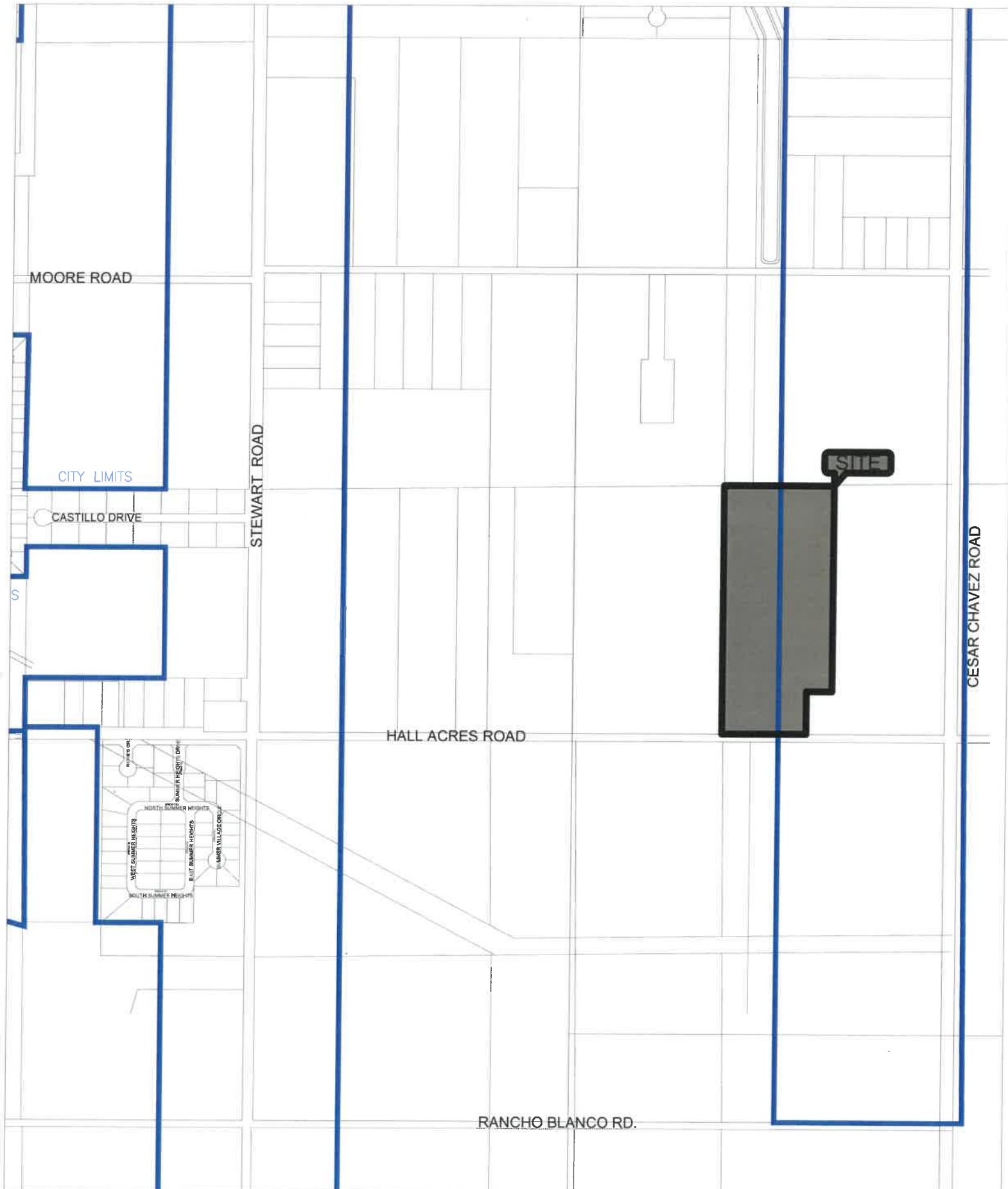
1. \$106.00 Recording Fee
2. \$250.00 Hidalgo County Drainage District Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

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



Proposed Site



- Legend**
-  CITY LIMITS
 -  Proposed area

Preliminary and Final Plat Approval of Valley Ranch Subdivision No. 2 being a 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, located at the Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.





Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of Valley Ranch Subdivision No. 2 being a 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, located at the Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.

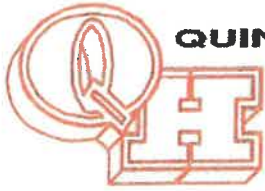




Zoning Districts	
 Single Family Residential (R-S)	 Heavy Commercial (C-3)
 Manufactured Home (R-MH)	 Light Industrial (I-1)
 Multi-Family Residential (R-MF)	 Heavy Industrial (I-2)
 Neighborhood Commercial (C-1)	 Open Space (O)
 General Business (C-2)	 Exp. Corridor (EC)

Preliminary and Final Plat Approval of Valley Ranch Subdivision No. 2 being a 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, located at the Northwest corner of Hall Acres and Cesar Chavez 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 12, 2021

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

Re: Valley Ranch Subdivision No.2

Dear Mr. Escobar,

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

- **Park Fees:** Developer proposes to pay 1/2 of the fee now and the other half to be paid by the individual requesting the building permit.
- **Handicap Ramps on internal street corners:** Developer proposes that this be done by the individual requesting the building permit.
- **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.
- **Secondary Exit from Subdivision**

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

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.
President

(3) Park dedication or fees-in-lieu of requirements

In lieu of requiring developers to dedicate a portion of each new residential subdivision for parks and recreational areas, each developer is required, as a condition of plat approval, to contribute the following amounts of money to the City, to be set aside, dedicated and used by the City for the purchase and development of parks and recreational areas:

- (A) \$300 per lot being platted for single-family residential purposes;
- (B) \$250 per dwelling unit being platted for multifamily residential purposes;
- (C) \$250 per acre being platted for commercial or industrial purposes.

The amount of the park fee to be paid by each developer as indicated shall be increased each year by \$25.00 dollars per lot or by the latest adopted city fee schedule, after the effective date of this paragraph, on January 1st[.]



Fwd: COSJ - Issue Re Variance Request for Parkland Fees

1 message

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

Tue, Feb 2, 2021 at 8:10 AM

----- Forwarded message -----

From: **Criselda Palacios** <cpalacios@pgtlawfirm.com>
Date: Tue, Jan 19, 2021 at 5:22 PM
Subject: RE: COSJ - Issue Re Variance Request for Parkland Fees
To: Roberto Escobar <rescobar@sjtx.us>
Cc: Benjamin Arjona <barjona@sjtx.us>, Ricardo Palacios <rpalacios@pgtlawfirm.com>, Patricia Saucedo <psauceda@pgtlawfirm.com>

Robert,

Thanks for taking my calls regarding the above referenced matter. As discussed, Chapter 3 Subdivision Regulations, Article III Procedures and Requirements of the City's Unified Development Code provides for parkland fees or dedication of parkland by the developer under Section 3.00 Design Standards., Paragraph (i) Parks and Playgrounds. With regards to a request for variance of the parkland fees or dedication requirement, Section 7.00, titled Variances, allows the Planning and Zoning Commission to consider recommending variances from the requirements of Chapter 3 to the City Commission when it is the Planning and Zoning Commission's opinion that an undue hardship will result from requiring the strict compliance to Chapter 3. Section 7.00 specifically provides as follows:

SECTION 7.00 VARIANCES

The Planning and Zoning Commission may recommend variances from this Chapter to the City Commission solely in those cases when in its opinion undue hardships will result from requiring strict compliance. In considering a variance, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable in the public interest. In making the finding required below, the Planning and Zoning Commission shall take into account the nature of the proposed subdivision and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No variance can be considered unless the Planning and Zoning Commission finds:

- (A) That there are special circumstances or conditions affecting the configuration or other factor of the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his/her land;
- (B) That the variance is necessary for the preservation and enjoyment of the legal property rights of its owner;
- (C) That the granting of the variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights other property owners enjoy in the area; and
- (D) That the granting of the variance will not prevent the orderly subdivision of other land in the area in accordance with the provisions of this Code. Such findings of the Planning and Zoning Commission together with the specific facts upon which such findings [are] based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is considered. Variances may be granted only when in harmony with the general purpose and intent of this Code so that the public health,

safety, and welfare may be secured and substantial justice done. Financial hardship to the subdivider, standing alone, shall not constitute undue hardship.

(E) The City Commission shall have the ultimate power to grant or reject variances upon receipt of a recommendation from the Planning and Zoning Commission.

In addition, Section 1.00 Subdivision Plat Approval Procedure, (b)(2) Waiver of Provisions by City Commission, which is also found under Chapter 3 Subdivision Regulations, Article III Procedures and Requirement of the City's Unified Development Code, provides for a waiver of the requirements of Chapter 3. Such section provides as follows:

(2) Waiver of Provisions By City Commission

Upon appeal from a recommendation of rejection of a subdivision by the Planning and Zoning Commission, the City Commission may waive any requirement of this Chapter upon the satisfaction of the following conditions:

(A) The developer shall provide sufficient right-of-way for:

- (i) future roads;
- (ii) drainage; and
- (iii) utilities consistent with the Comprehensive Plan, including specifically the Major Thoroughfare Plan, the Utilities Plan and the Master Drainage Plan.

(B) The width-to-length ratio of any lots to be developed for single-family residential purposes shall not exceed 2 to 1.

(C) If the property is within the City's extraterritorial jurisdiction; the developer shall request voluntary annexation as a condition to approval of the plat.

Based on the above, unless variance request complies with Section 7.00 and Section 1.00(b)(2) of Chapter 3 Subdivision Regulations, Article III Procedures and Requirement of the City's Unified Development Code, the Planning and Zoning Commission should not recommend the approval of such variance request.

With regards to the developer's request to only pay half the park fee and have the City collect the other half from the property owner/building permit applicant during the building permit application stage, the City's Ordinance would have to reflect such a requirement (that is, amend its ordinance). Otherwise, such requirement on the property owner/building permit applicant would be unenforceable.

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

Respectfully,

Criselda Palacios

**PALACIOS
GARZA & THOMPSON, P.C.**
ATTORNEYS AT LAW

2724 West Canton Edinburg Texas 78539

T (956) 318-0507 F(956) 318-0575

Email: cpalacios@pgtlawfirm.com

Website: www.pgtlawfirm.com

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From: Roberto Escobar [mailto:rescobar@sjtx.us]
Sent: Tuesday, January 19, 2021 2:34 PM
To: Criselda Palacios <cpalacios@pgtlawfirm.com>
Subject: Re: Message from KM_C308-Planning Main Printer

Criselda,

Good morning. Can you send me those 2 items we discussed? I need to meet with City Manager on this.

Thanks,

Robert Escobar, Planning Director
City of San Juan

On Tue, Jan 19, 2021 at 11:33 AM Roberto Escobar <rescobar@sjtx.us> wrote:

Criselda,

Good morning. Did you get a chance to look at this request?

Thanks,

Robert Escobar, Planning Director
City of San Juan

To: Roberto Escobar
Director of Planning
San Juan, Texas

From: Ricardo Pedraza, PE

Date: January 27, 2021

Subject: Valley Ranch Subdivision No. 2
San Juan, Texas
Preliminary Subdivision Plat and Engineering Review #1

Engineer: Alfonso Quintanilla
Quintanilla, Headley and Associates, Inc.
124 E. Stubbs St.
Edinburg, Texas 78539

RECEIVED

JAN 28 2021

Planning Department

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 Report

- a. All storm drainage design shall comply with the City of San Juan Drainage Master Plan
- b. Calculate onsite detention required as per city standards (see drainage city standards for onsite detention facilities)
- c. Calculations will have to use San Juan Storm Drainage Master Plan Standards Criteria
- d. Recalculate time of concentration Table I and Table IA (show calculations for each drainage area)

B. Subdivision Plat

- a. Check printed scale vs measured distance with scale on drawings
- b. Plat Note: The homeowners association is responsible for the maintenance of all storm water detention facilities.
- c. Verify detention requirements and provide approved Drainage Report
- d. Add Nothing and Easting coordinates in State Plane NAD 83 Texas South 4205 bench mark

C. Engineering Plans

- a. Water Distribution System Layout
 - i. Show waterline profiles on plans
 - ii. Use steel casing for all utility water line roadway crossings
 - iii. Subject to review by MHWSC
 - iv. in casing detail shown extend casing past curb to length shown in dimensions (see attached redline)
 - v. additional gate valves are required at waterline intersections
 - vi. label existing waterline valve locations on plans
- b. Sanitary Sewer System Layout
 - i. Show sanitary sewer profiles on plans
 - ii. sanitary manhole required at south east corner of property for future connection (see attached redline)

- iii. Use steel casing for all sanitary sewer line roadway crossings
- iv. Subject to further review by utility department
- c. Paving and Drainage Plans
 - i. Several subdivision streets does not meet minimum longitudinal slope of 0.25% in street design (0.40 % preferred)
 - ii. No. 4 Rebar missing in Curb in gutter detail (see attached redline)
 - iii. Onsite detention required as per city standards (see drainage city standards for onsite detention facilities)
 - iv. Provide geotechnical report for pavement design
- D. Escrow, Engineering Estimates, and Letters
 - a. Submit engineering estimate(s) for all public infrastructure and sidewalks
 - b. Need letter from the owner requesting annexation to the city of San Juan

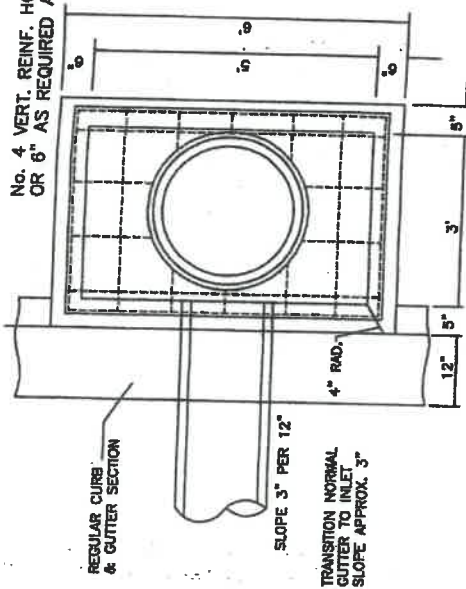
SCALE 1



CONCRETE NOTES

ALL CONCRETE SHALL BE @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.

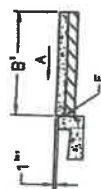
NO. 4 VERT. REINF. HOOK 15" OR 6" AS REQUIRED AT TOP



REGULAR CURB & GUTTER SECTION

SLOPE 3" PER 12"

TRANSITION NORMAL GUTTER TO INLET SLOPE APPROX. 3"



SECTION A-A
SIDEWALK ADJACENT TO CURB



SECTION B-B
SIDEWALK OFFSET 5 FT FROM CURB



NOTE

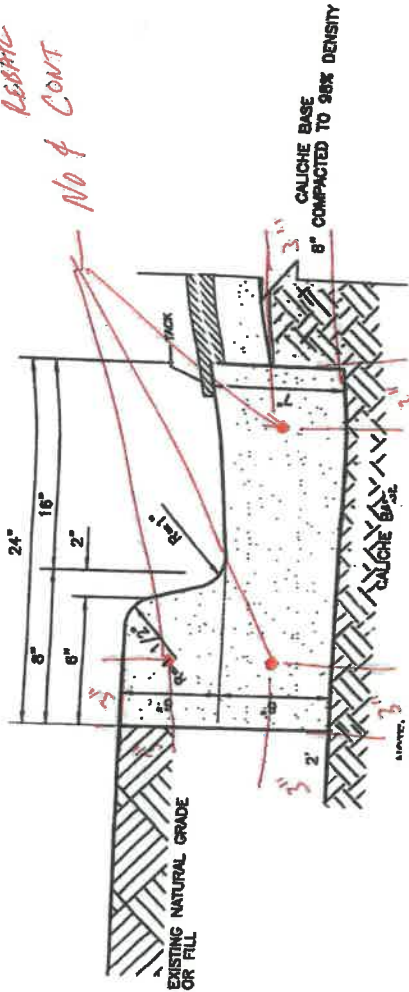
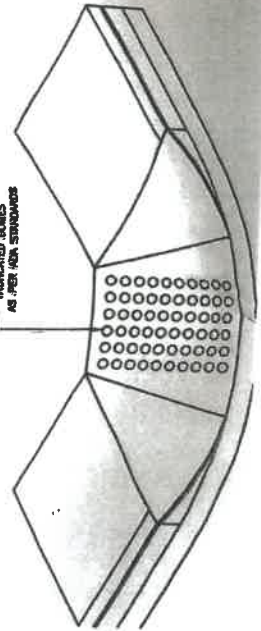
1. CONCRETE SHALL HAVE 3000 PSI COMPRESSION STRENGTH AT 28 DAYS.
2. SUBGRADE SHALL BE COMPACTED TO 90% MAX DENSITY.

SIDEWALK DETAIL

N.T.S.

6" CONCRETE SLAB W/ NO. 4 @ 6" O.C. BOTH WAYS 6" BY 6" WHEN MANHOLE IS LOCATED IN PAVEMENT CONCRETE SLAB NOT REQUIRED WHEN CONSTRUCTED ON NATURAL GROUND

TRUNKED BOXES AS PER AASHTO STANDARDS



TRANSVERSE CONCRETE JOINTS SHALL BE CONSTRUCTED THROUGH TO BACK OF ALL CURBS

INTEGRAL 24" CURB & GUTTER

(NOT TO SCALE)

MISSING PERMANENT

REMARK NO. 4 CONT

CITY OF SAN JUAN
PAVING AND DRAINAGE





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: Valley Ranch Subdivision No. 2

Address: _____

Date Reviewed: 1/5/2021

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. A fire hydrant must be placed within 500 feet of existing fire hydrant.

RECEIVED

JAN 05 2021

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

TO: Roberto Escobar, Planning & Zoning Director
FROM: David Salinas, Director of Utilities
DATE: January 19, 2021
SUBJECT: Valley Ranch Subdivision No. 2

Water Distribution

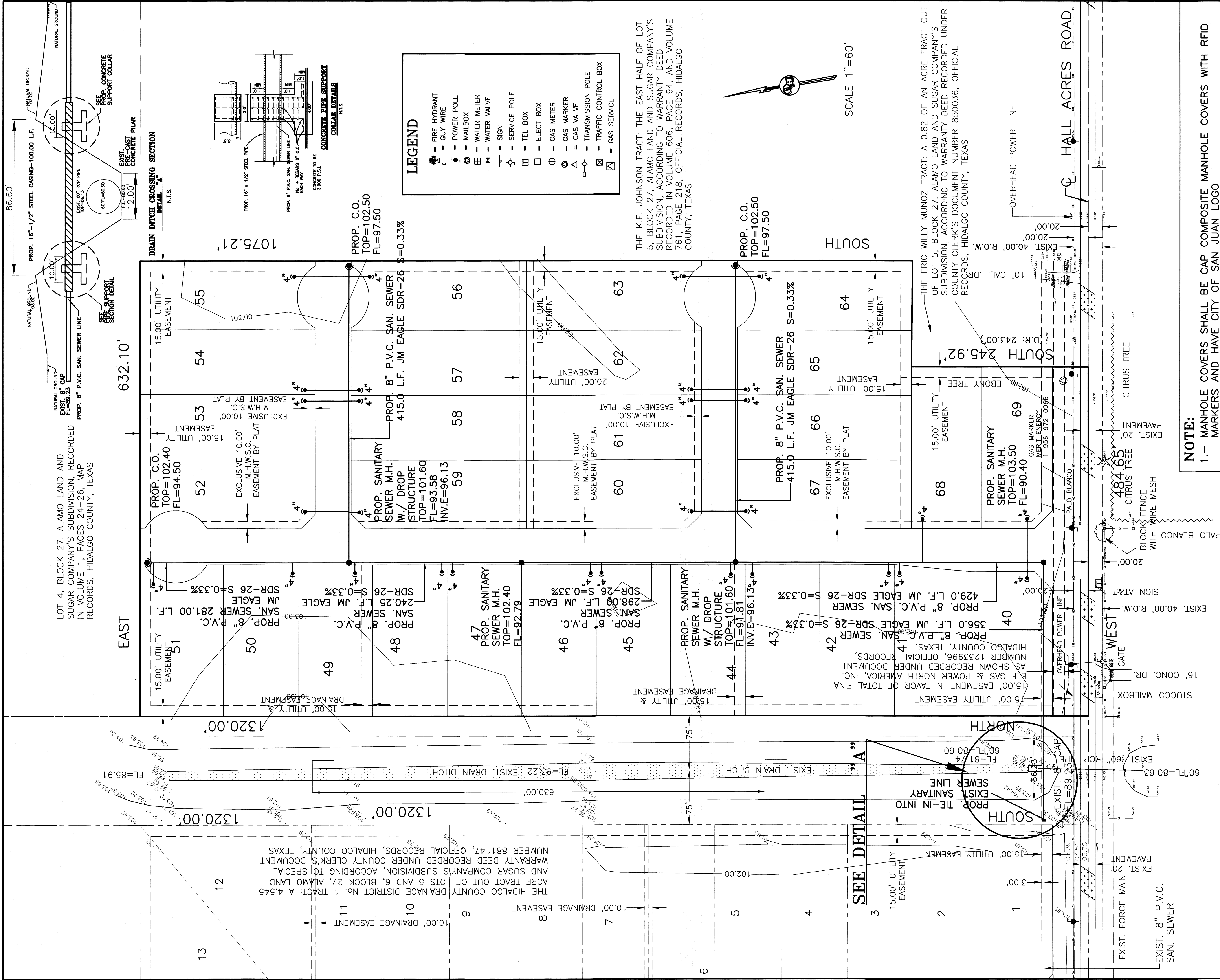
- Military Water Supply Corporation
- All casings must extend 3' back of curb.

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.
- TCEQ Approval Letter for Sanitary Sewer Collection System Plans.
- Permit from MHWCS
- Composite Manhole Covers CAP or Supercovers
- Manhole require at the end of all sewer mains
- Remove MHWSC sewer details from plans
- Sewer must be extended east (south property line) to the east property line
- Material Submittals must be approved prior to construction
- Additional comments will be provided at the time of construction plan review meeting.

Fire Department May Have Additional Comments.

City Engineer May Have Additional Comments.

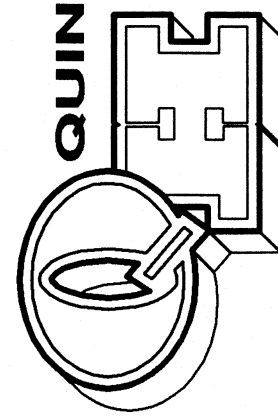


NOTE:
1.- SANITARY SEWER MANHOLE TO HAVE FIBERGLASS BOTTOMS.
SAME AS CITY OF MCALLEN.

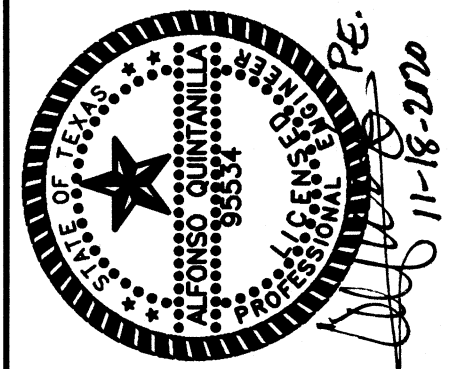
ALL SANITARY SEWERS SHALL BE DESIGNED IN CONFORMANCE WITH THE MOST CURRENT REVISION OF TCEQ'S DESIGN CRITERIA FOR SEWERAGE SYSTEMS (30 TAC CHAPTER 217) AND THE CITY OF SAN JUAN STANDARDS. THE MOST STRINGENT REQUIREMENTS SHALL APPLY WHERE THE STANDARDS CONFLICT.

NOTE:

- 1.- MANHOLE COVERS SHALL BE CAP COMPOSITE MANHOLE COVERS WITH RFID MARKERS AND HAVE CITY OF SAN JUAN LOGO
- 2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H2O RATING
- 3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
- 4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
- 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
- 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
- 7.- STRIKE 1&I BARRIER ON ALL MANHOLES
- 8.- ALL MANHOLES MUST BE REG MONOLITHIC CONSTRUCTION



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

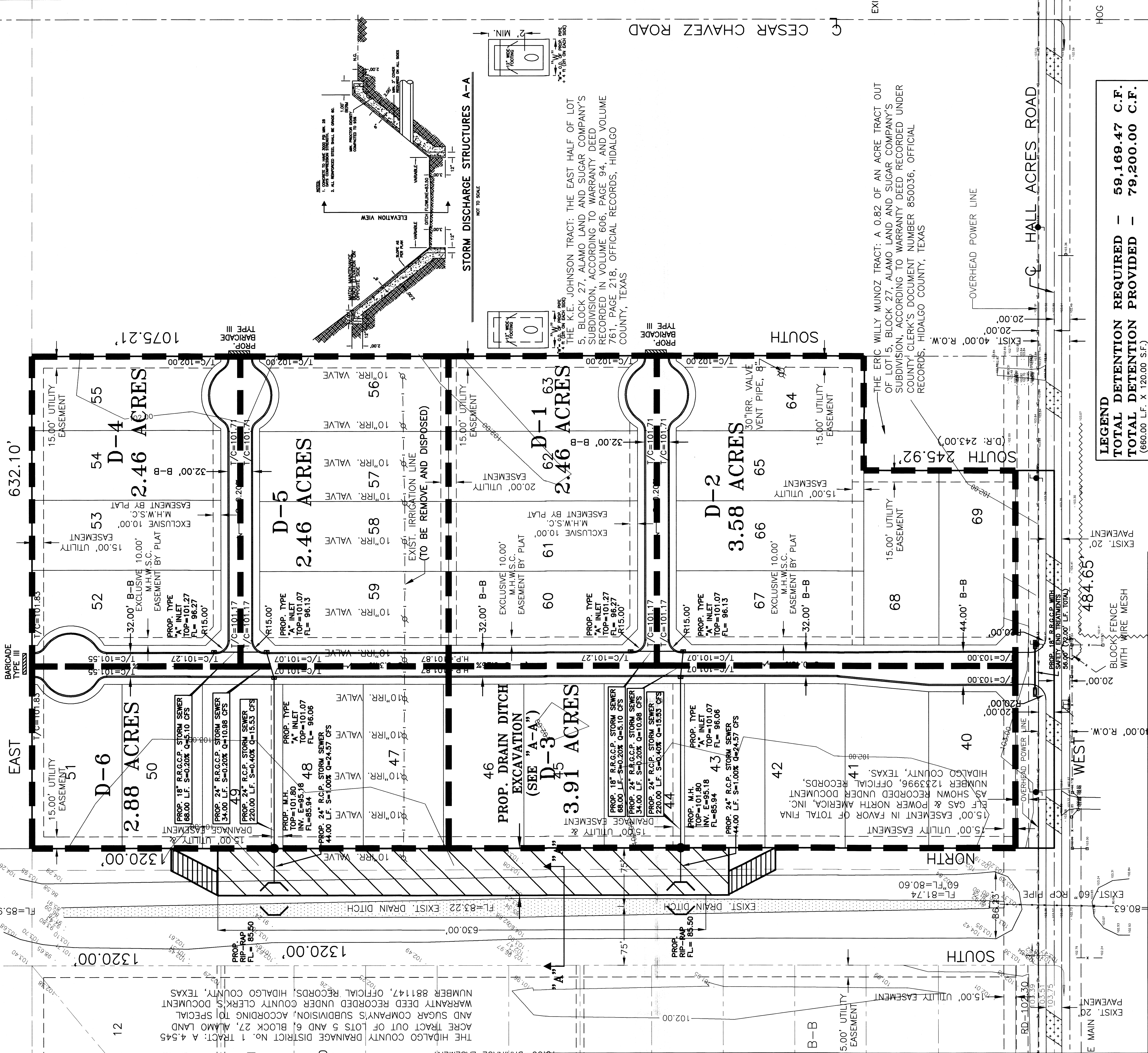


VALLEY RANCH SUBDIVISION No. 2
SANITARY SEWER
COLLECTION SYSTEM OFFSITE

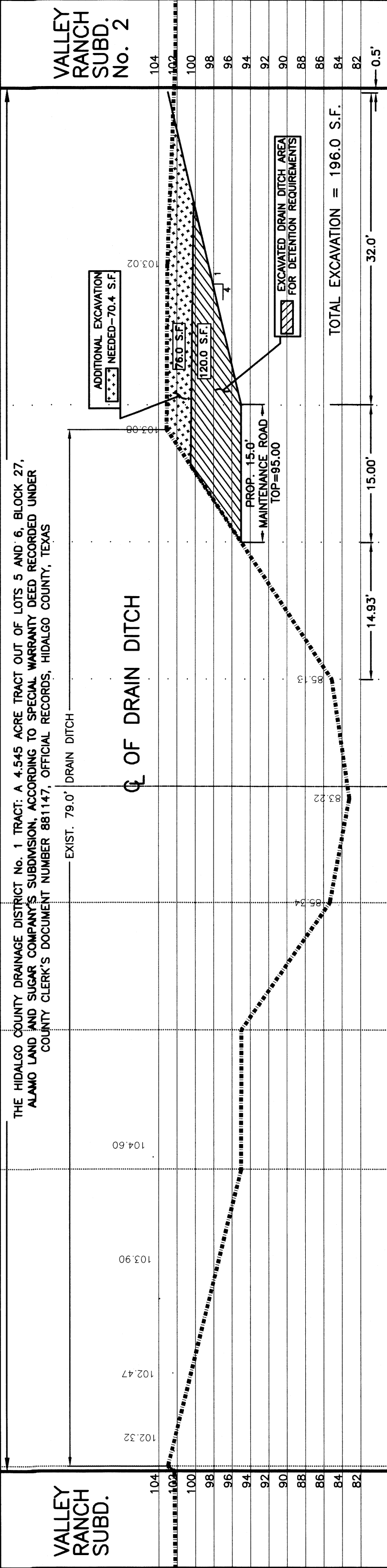
JOB NO.	12-30-19
DATE	11-17-2020
REVISION	1"=60'
SCALE	LG
DRAWN BY	
SHEET	

DATE PREPARED	06-19-2020	PREPARED BY	JULIUS CYRUS
DATE CHECKED	11-17-2020	CHECKED BY	JULIUS CYRUS
DATE REVISED		REVISED BY	
DATE APPROVED		APPROVED BY	

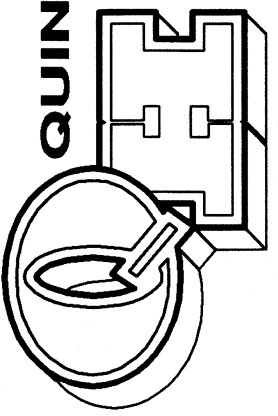
LOT 4, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS



CROSS SECTION "A-A" SCALE: HORIZONTAL 1" = 10' VERTICAL 1" = 10'

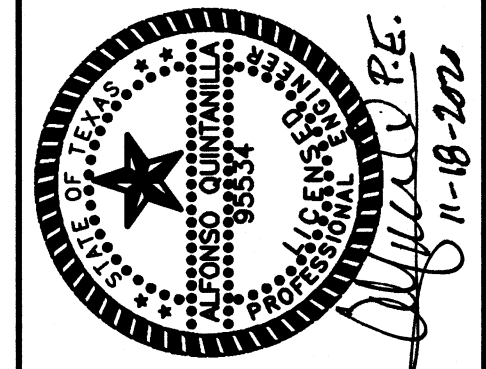


LEGEND	TOTAL DETENTION REQUIRED	-	59,169.47 C.F.
	TOTAL DETENTION PROVIDED	-	79,200.00 C.F.
	(660.00 L.F. X 120.00 S.F.)		
	TOTAL EXCAVATION NEEDED	-	129,360.00 C.F.
	(660.00 L.F. X 196.00 S.F.)		



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

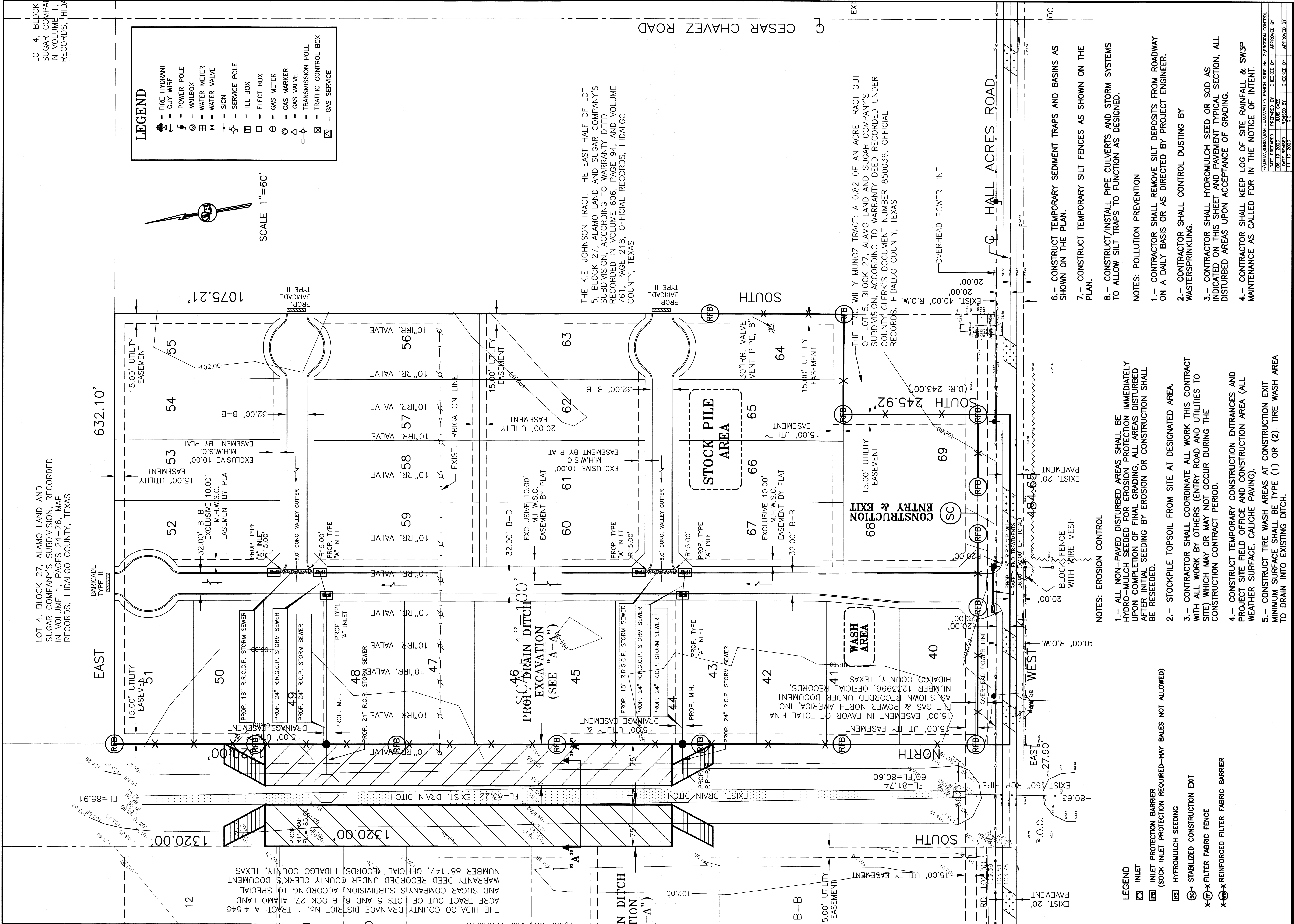
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

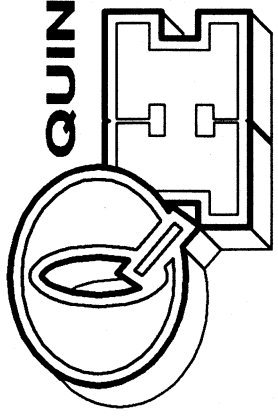


VALLEY RANCH SUBDIVISION No. 2
DRAINAGE AREAS LAYOUT

JOB NO. _____
DATE 12-30-19
REVISION 11-17-2020
SCALE 1"=100'
DRAWN BY LG
SHEET _____

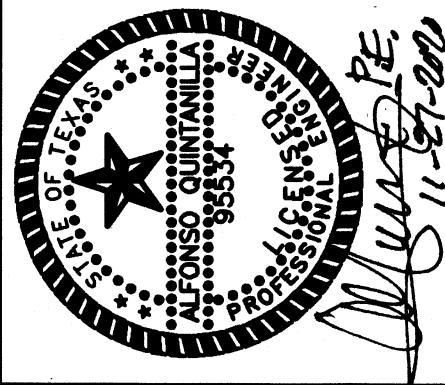
DATE PREPARED	CHECKED BY	APPROVED BY
DATE REVISION	REVIEWED BY	APPROVED BY
11-17-2020	LG	LG





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

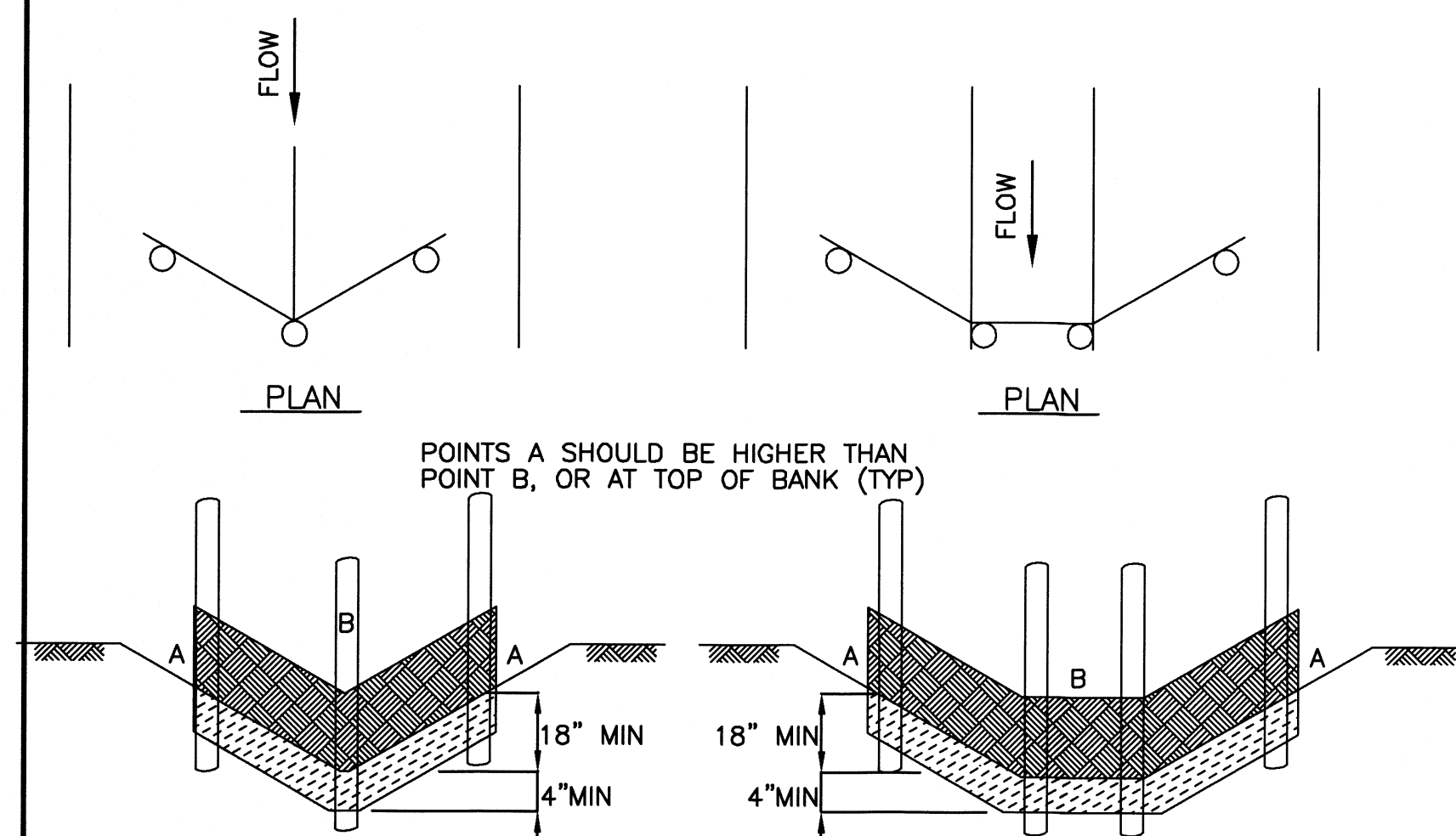
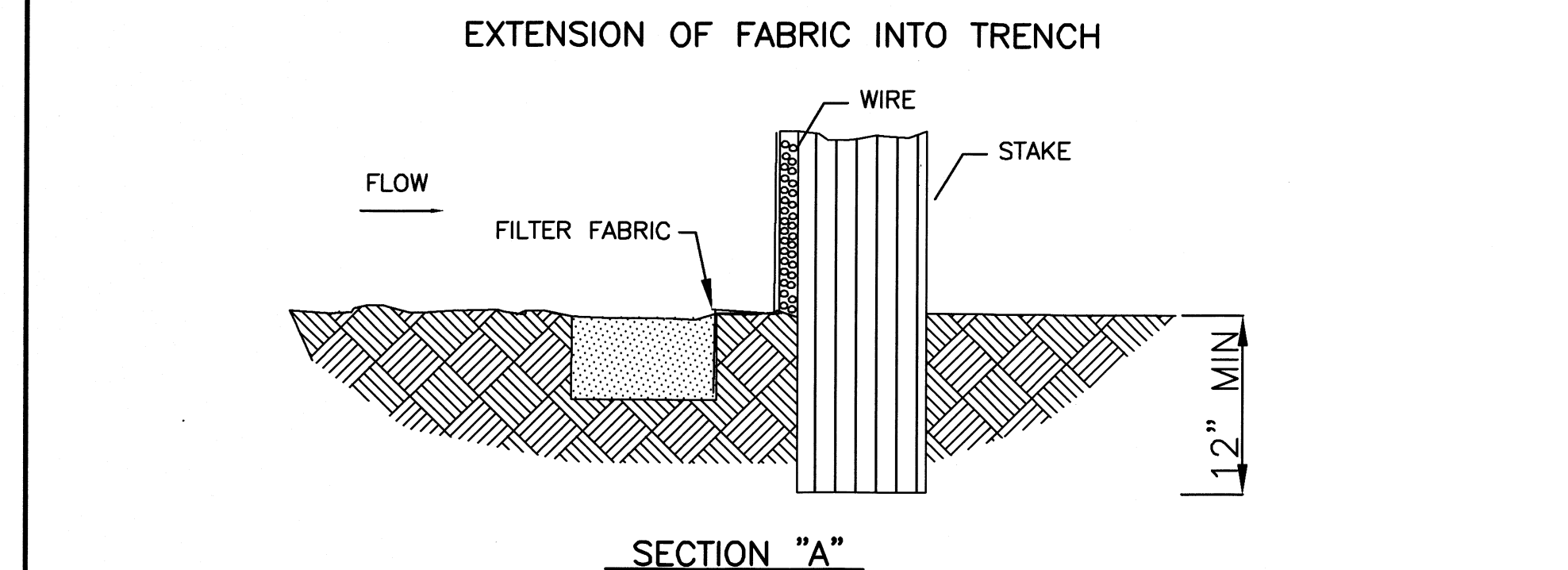
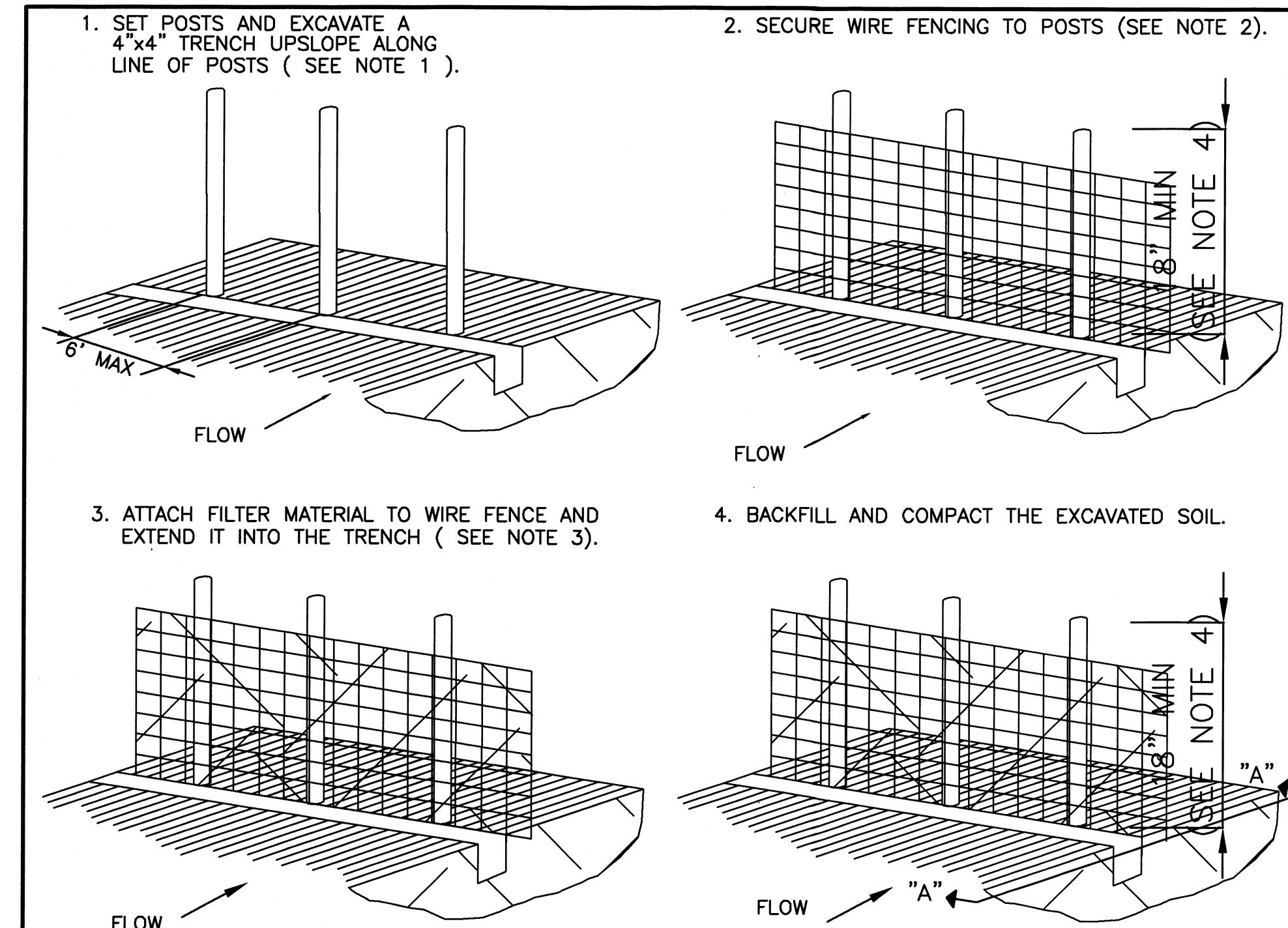
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QCHA-ENG.COM



Alfonso Quintanilla
11-57-2020

VALLEY RANCH SUBDIVISION No. 2
EROSION CONTROL LAYOUT

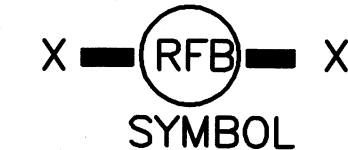
JOB NO. 08-23-2020
DATE 11-10-2020
REVISION 1"=60'
SCALE 1"=60'
DRAWN BY LG
SHEET



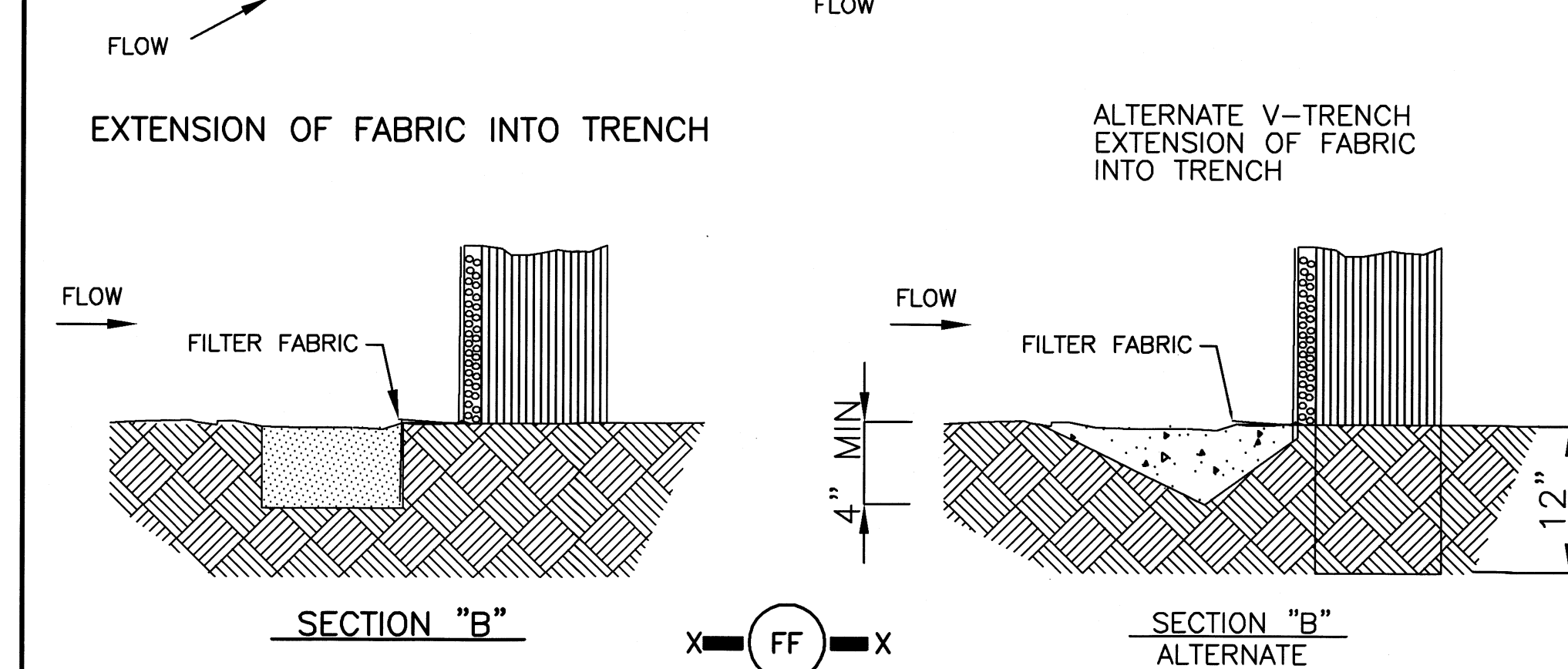
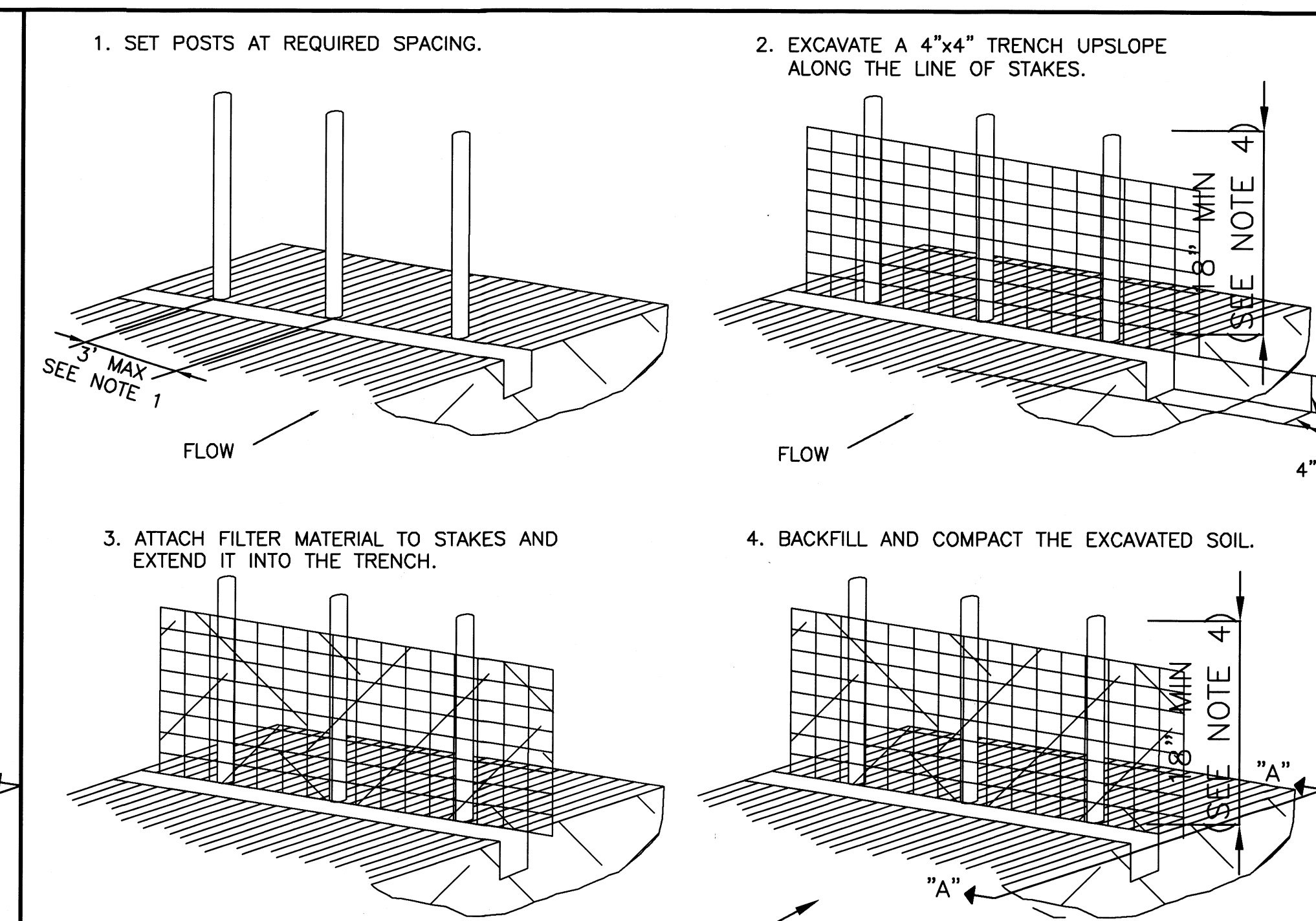
"V-DITCH" SECTION/ELEVATION

CONSTRUCTION NOTES:

- 1.- SET IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
- 2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH METAL TIES
- 3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
- 4.- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
- 5.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE 1/2" IRON ROD OR 4LVG3 36" POSTS, AND FOLDED.
- 6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.



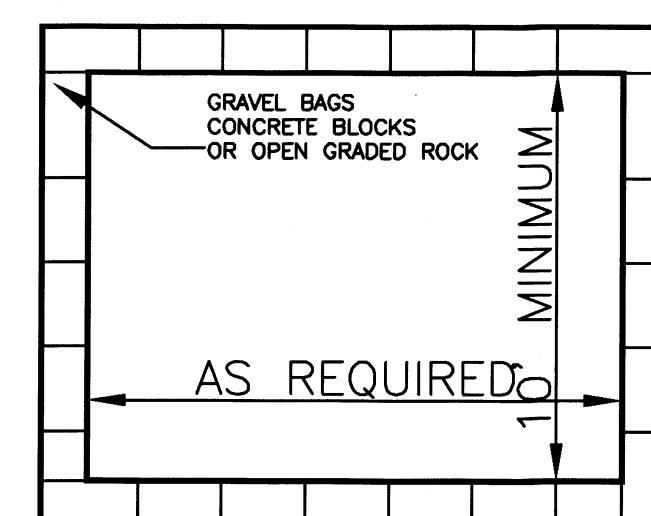
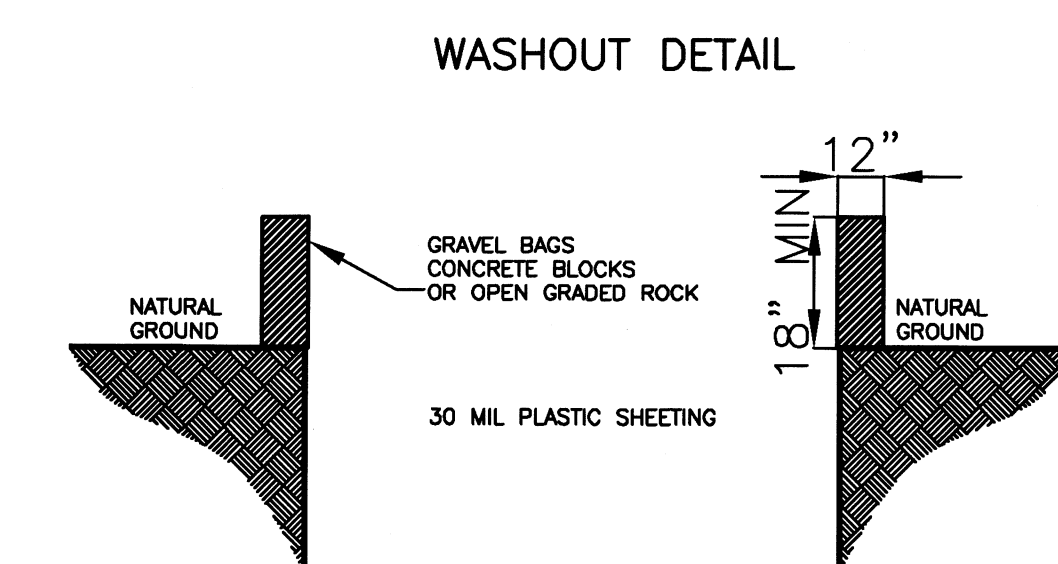
REINFORCED FILTER FABRIC BARRIER



CONSTRUCTION NOTES:

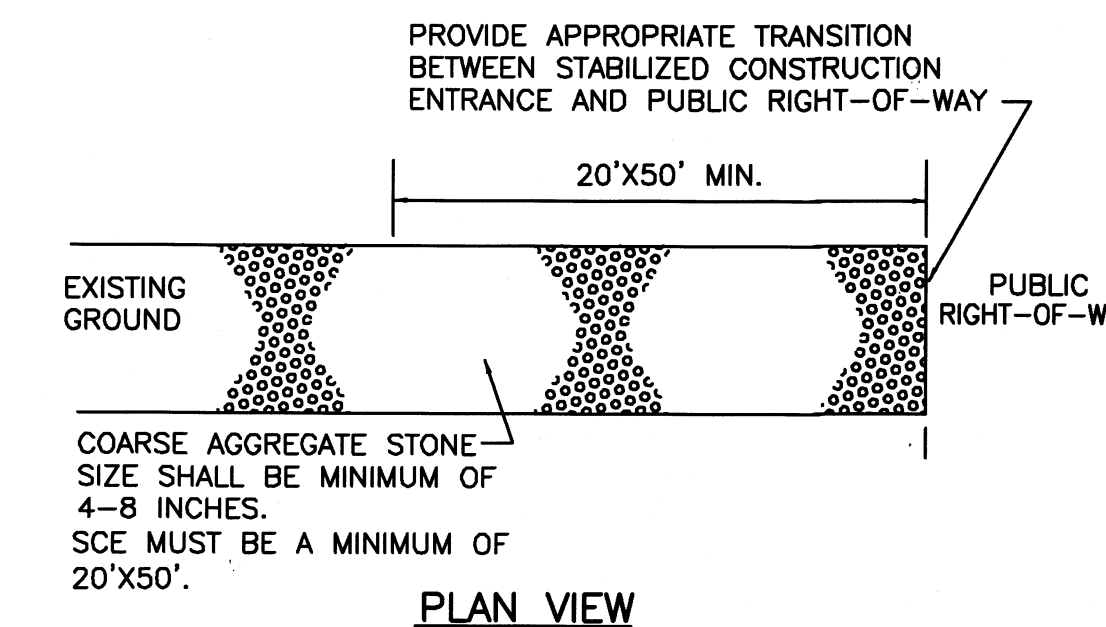
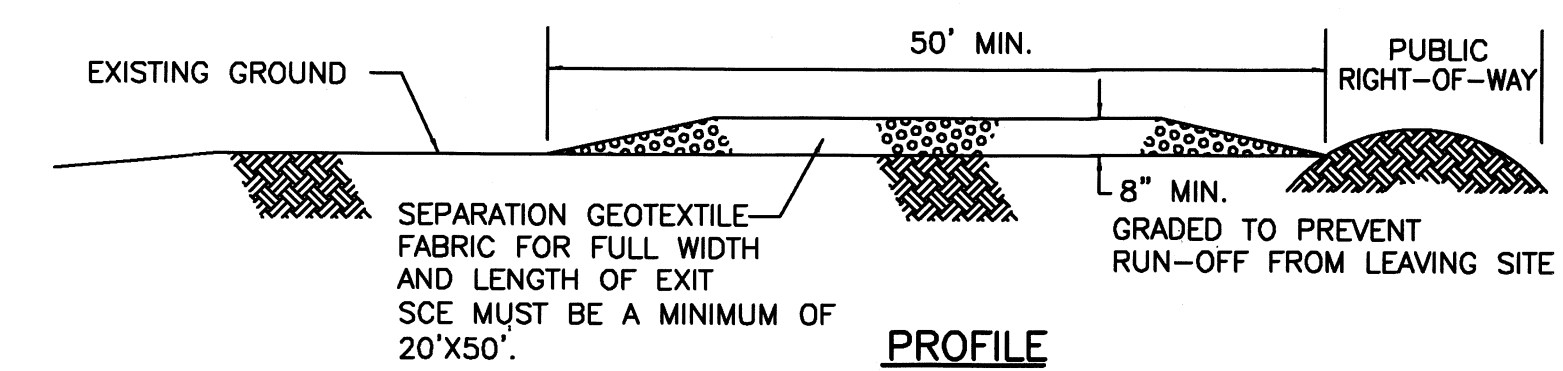
- 1.-IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MINIMUM OF 8 INCHES, IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
- 2.- ATTACH FILTER FABRIC TO IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST FILTER FABRIC FENCE SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
- 3.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE 1/2" IRON ROD OR USE 4LVG3 36" POST, AND FOLDED.
- 4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

FILTER FABRIC FENCE



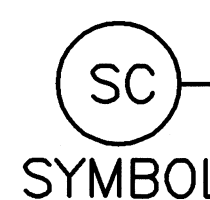
WASHOUT NOTES:

- 1.- THE EXCAVATION FOR THE CONCRETE TRUCK WASHOUT SHALL BE A MINIMUM OF 10' WIDE AND OF SUFFICIENT LENGTH AND DEPTH TO ACCOMMODATE 7 GALLONS OF WASHOUT WATER AND CONCRETE PER TRUCK PER DAY AND /OR 50 GALLONS OF WASHOUT WATER AND CONCRETE PER PUMP TRUCK PER DAY.
- 2.- IN THE EVENT THAT THE SELF-INSTALLED CONCRETE TRUCK WASHOUT IS CONSTRUCTED ABOVE GROUND IT SHALL BE 10' WIDE AND 10' LONG WITH THE SAME REQUIREMENTS FOR CONTAINMENT AS DESCRIBED IN ITEM 1.
- 3.- THE CONTAINMENT AREA SHALL BE LINED WITH 10 MIL PLASTIC SHEETING. WITHOUT HOLES OF TEARS, WHERE THERE ARE SEAMS, THESE SHALL BE SECURED ACCORDING TO MANUFACTURERS DIRECTION.
- 4.- THE PLASTIC SHEETING SHALL BE OF SUFFICIENT SIZE SO THAT IT WILL OVERLAP THE TOP OF THE CONTAINMENT AREA AND BE WRAPPED AROUND THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK AT LEAST 2 TIMES.
- 5.- THE GRAVEL BAGS OR CONCRETE BLOCKS SHALL BE PLACED ABUTTING EACH OTHER TO FORM A CONTINUOUS BERM AROUND THE OUTER PERIMETER OF THE CONTAINMENT AREA.
- 6.- THE BERM CONSISTING OF GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE NO LESS THAN 18" HIGH AND NO LESS THAN 12" WIDE.
- 7.- THE CONTAINMENT AREA SHALL NOT EXCEED 50% OF CAPACITY AT ANY ONE TIME.
- 8.- SOLIDS SHALL BE REMOVED FROM CONTAINMENT AREA AND DISPOSED OF PROPERLY AND ANY DAMAGE TO THE PLASTIC SHEETING SHALL BE REPAIRED OR SHEETING REPLACED BEFORE NEXT USE.

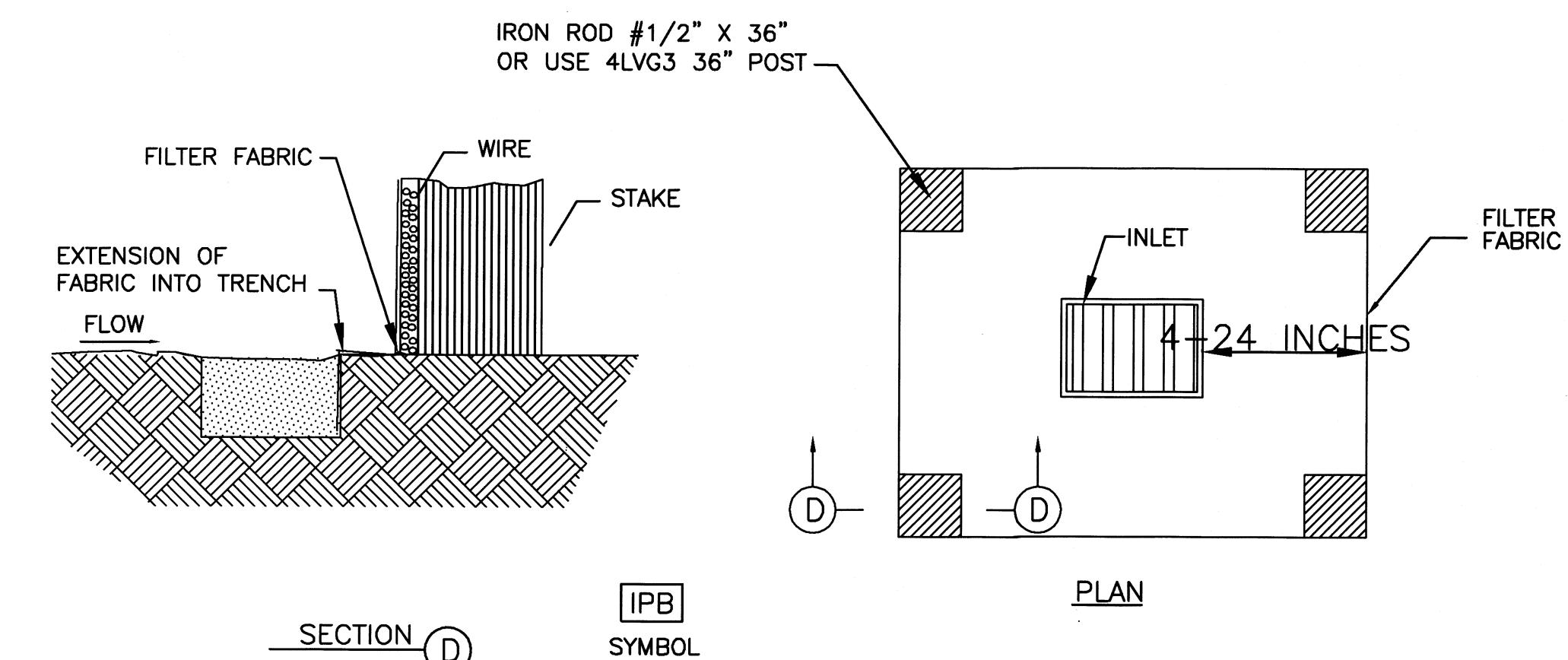


CONSTRUCTION NOTES:

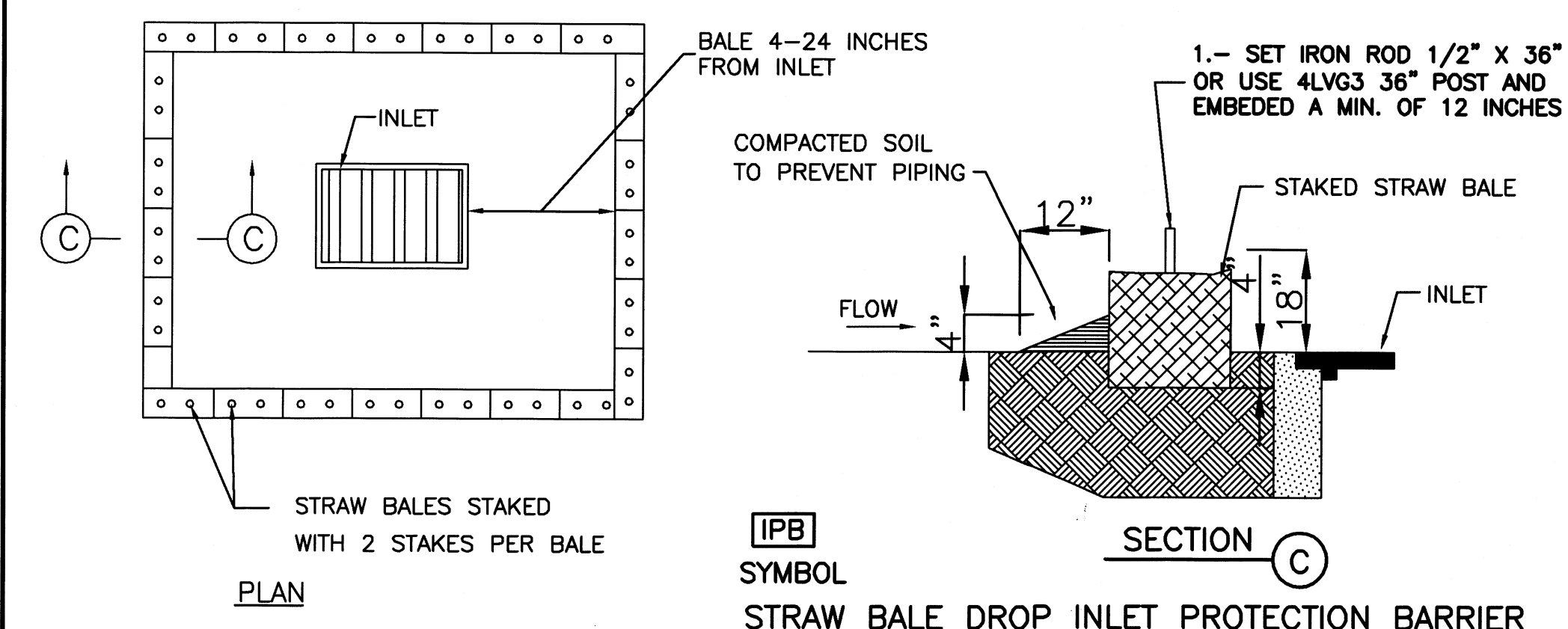
- 1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
- 2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
- 3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- 4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
- 5.- STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
- 6.- SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
- 7.- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.



STABILIZED CONSTRUCTION EXIT

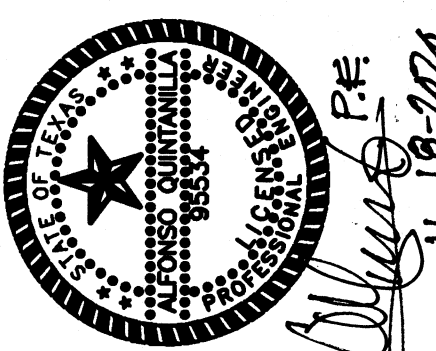


SILT FENCE INLET PROTECTION BARRIER



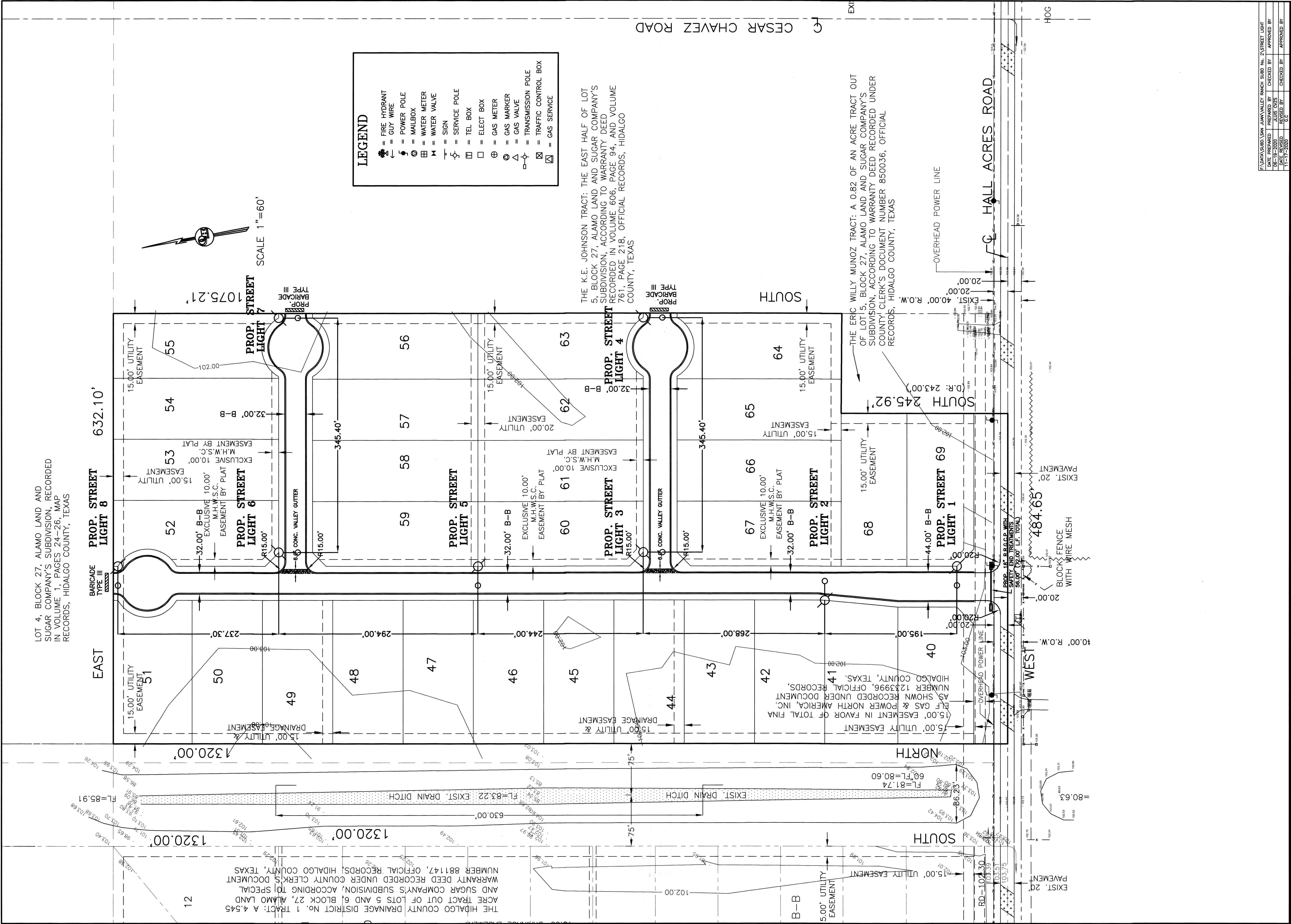
JOB NO.	5-11-2020
DATE	
REVISION	
SCALE	1"=80'
DRAWN BY	ALEX G
SHEET	
APPROVED	

VALLEY RANCH SUBDIVISION No. 2 POLLUTION PREVENTION AND EROSION CONTROL PLAN DETAILS AND NOTES



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



LEGEND	
	= FIRE HYDRANT
	= 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

THE K.E. JOHNSON TRACT: THE EAST HALF OF LOT 5, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 606, PAGE 94, AND VOLUME 761, PAGE 218, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

THE ERIC WILLY MUNOZ TRACT: A 0.82 OF AN ACRE TRACT OUT OF LOT 15, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 850036, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

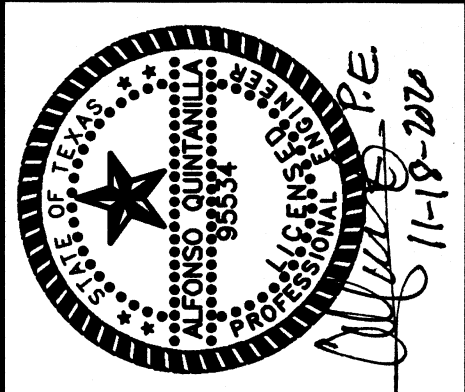
CONSULTING ENGINEERS

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



VALLEY RANCH SUBDIVISION No. 2

STREET LIGHT LAYOUT

JOB NO. _____

DATE 12-30-19

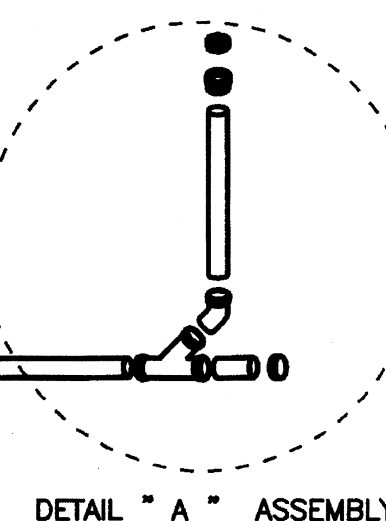
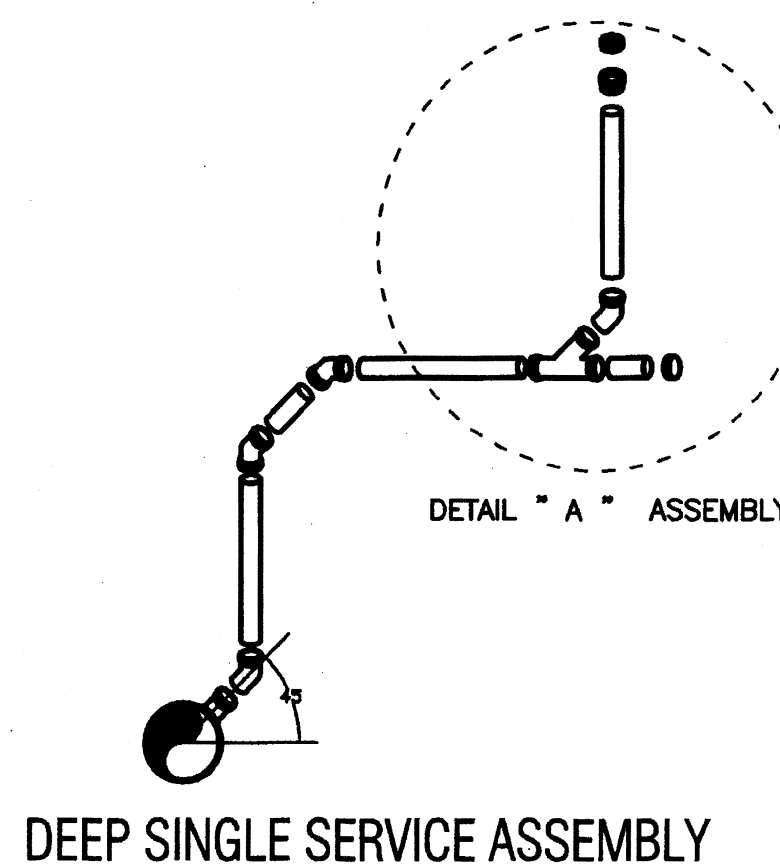
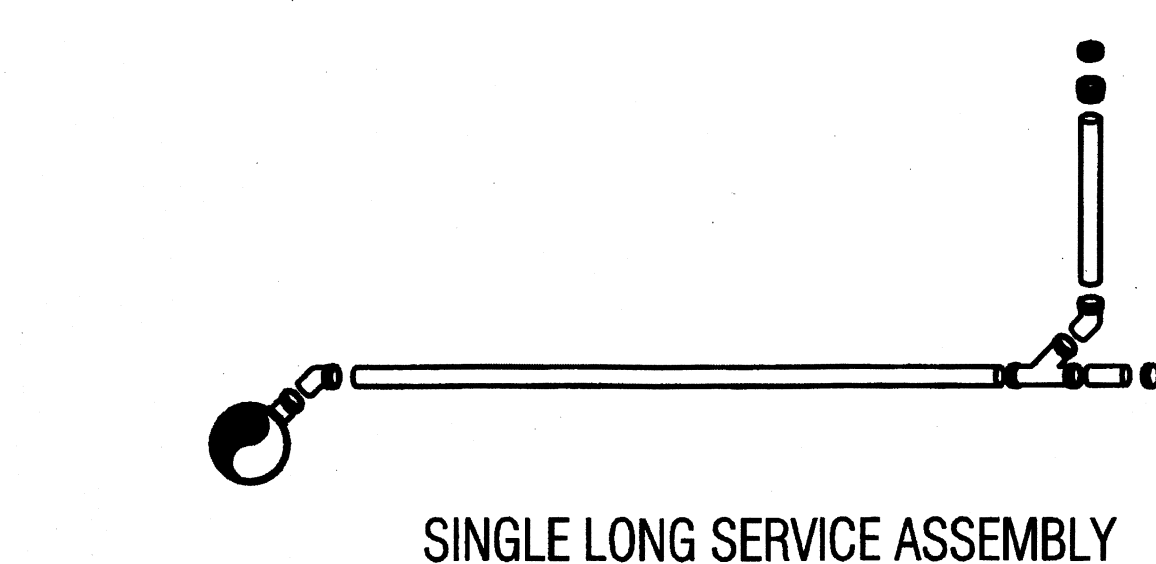
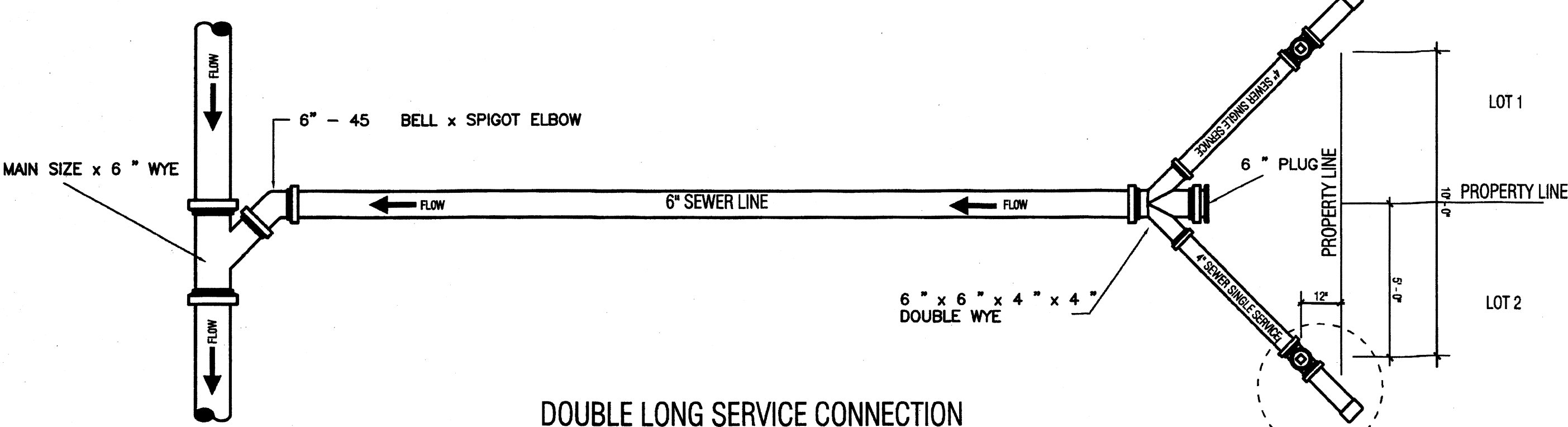
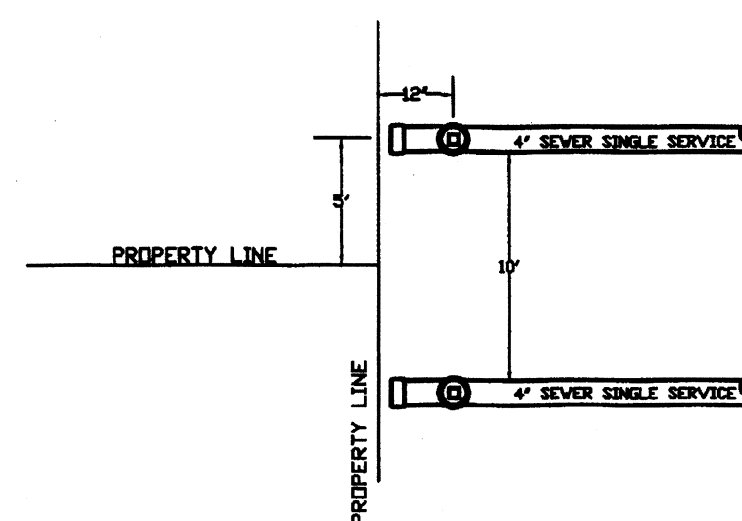
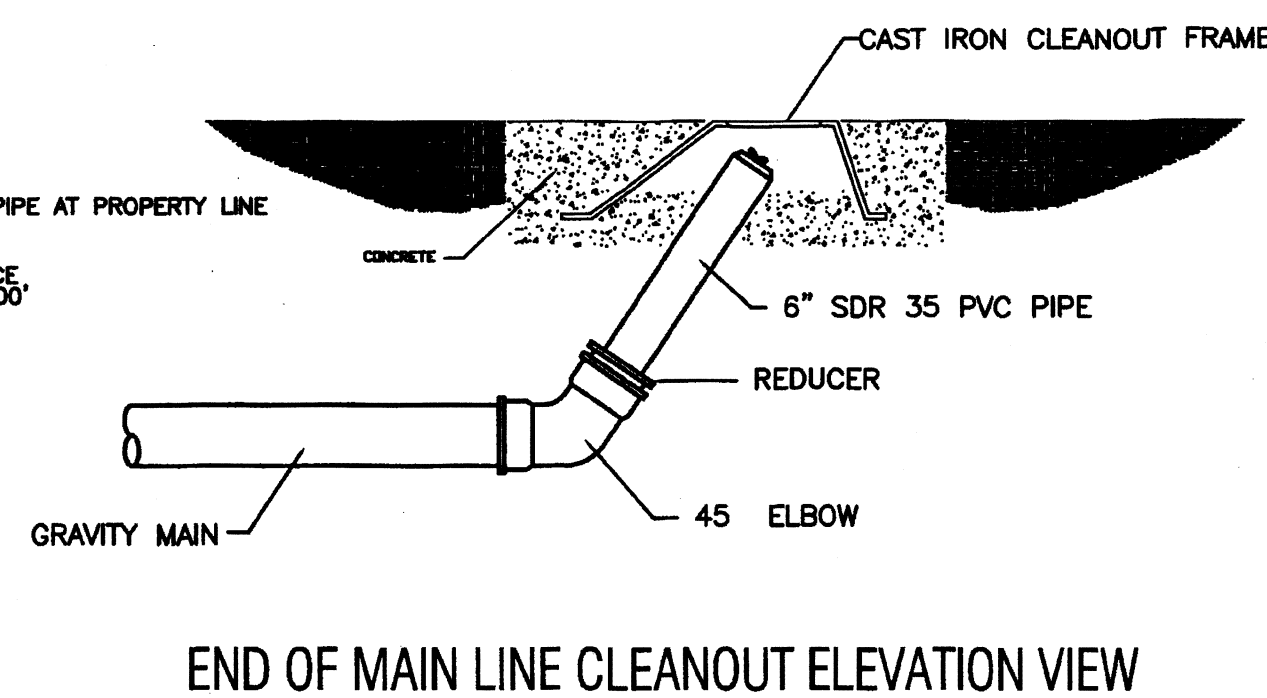
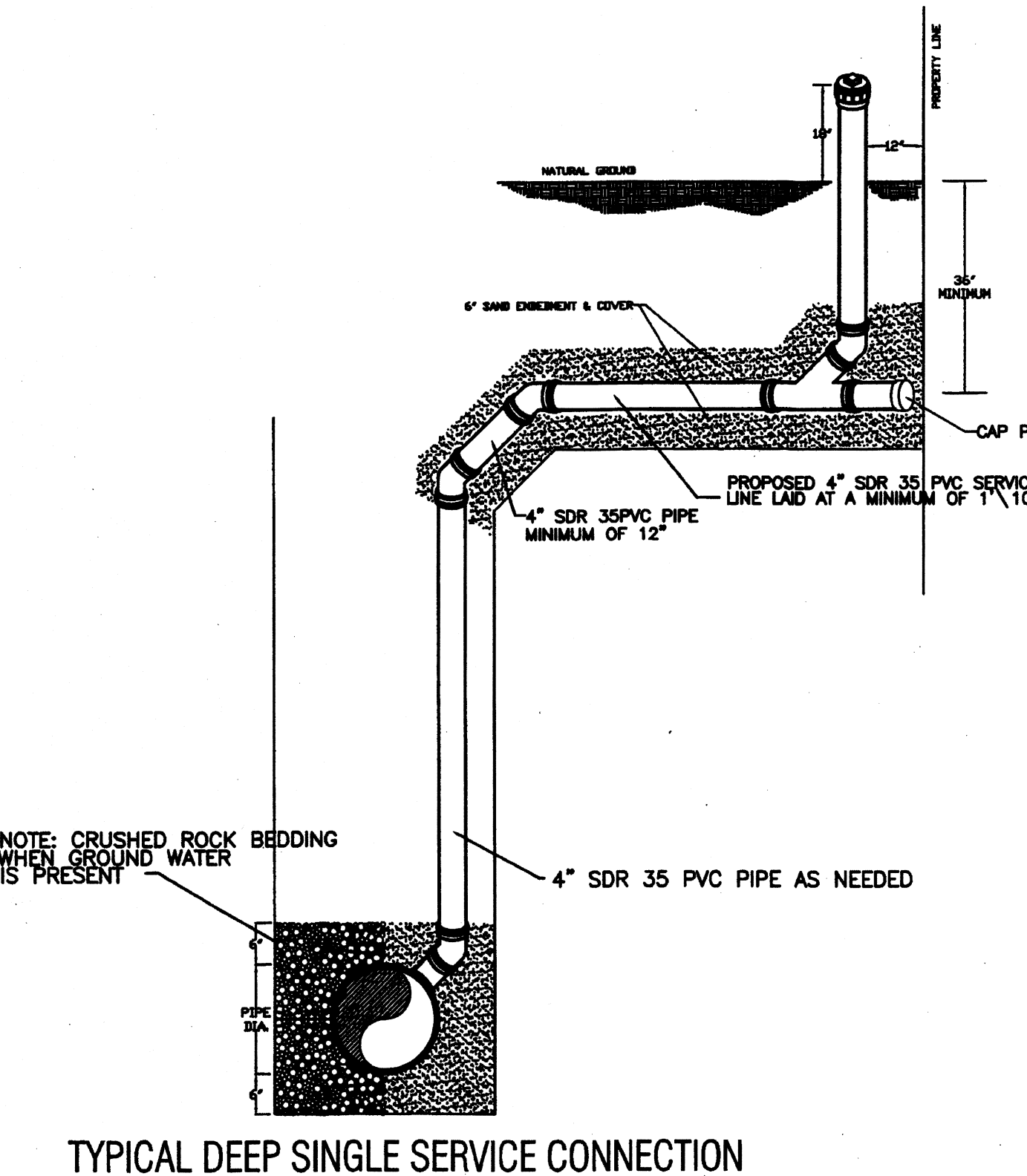
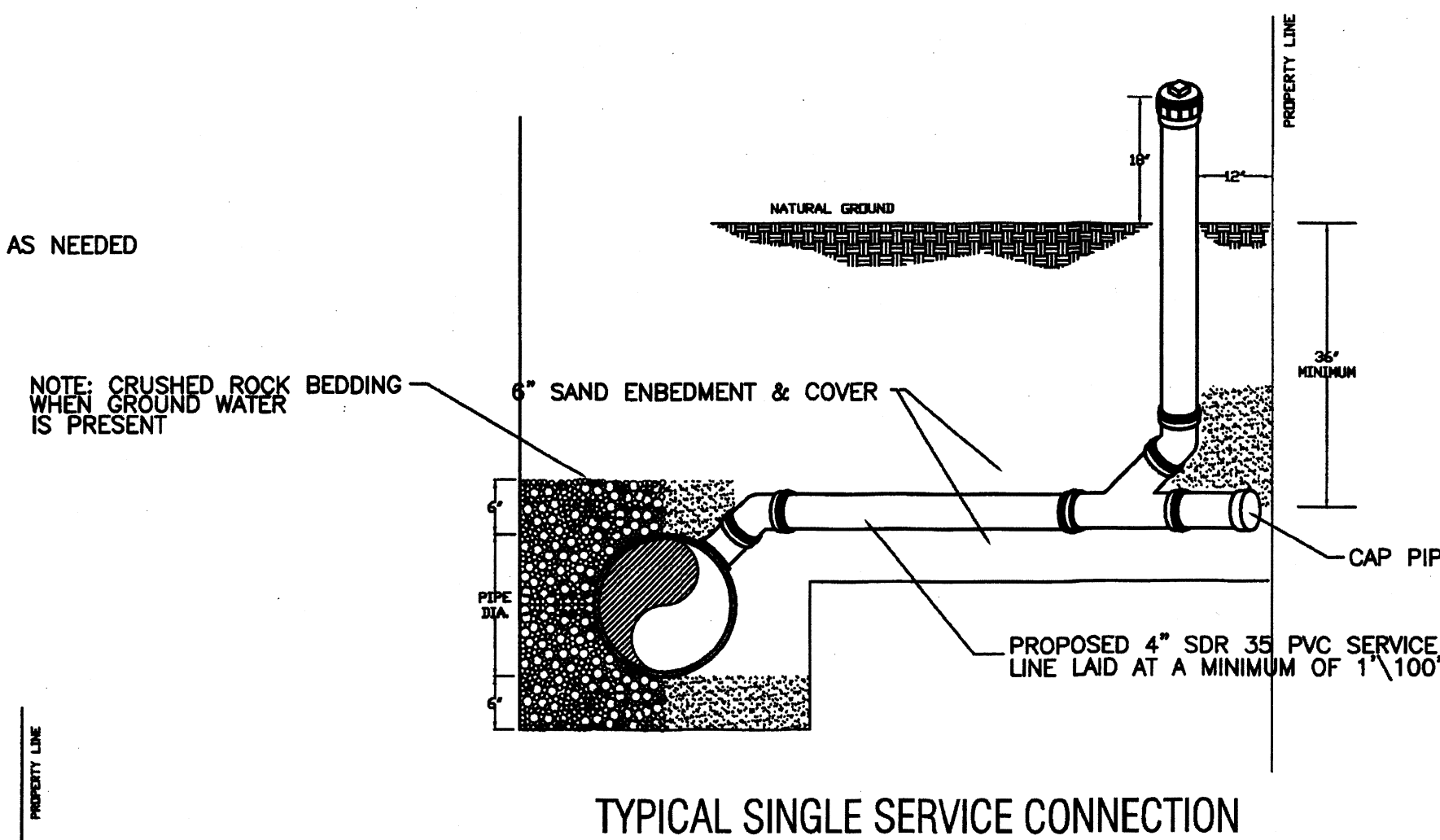
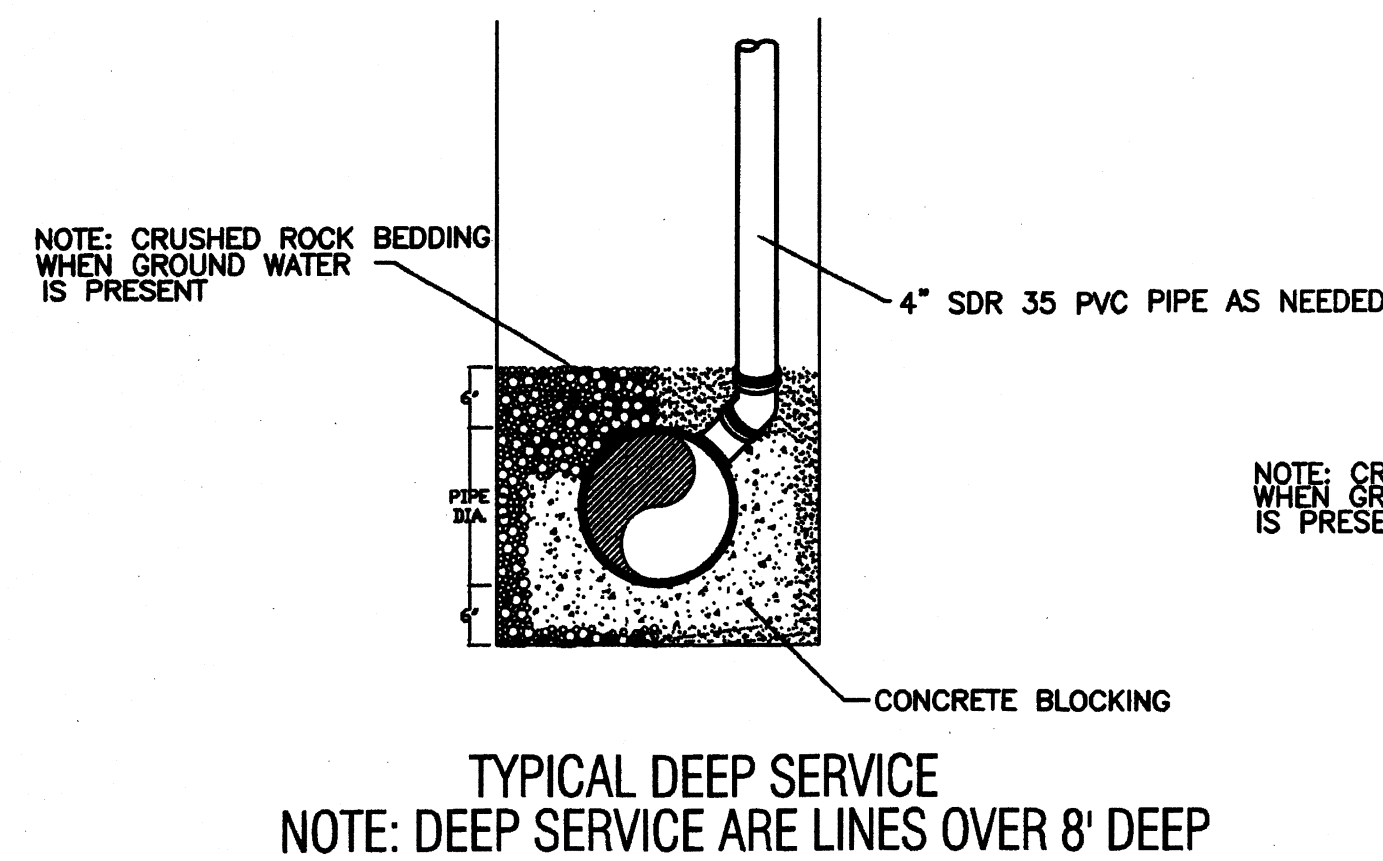
REVISION 11-17-2020

SCALE 1"=60'

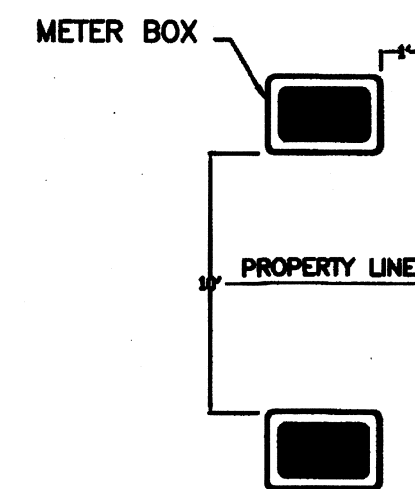
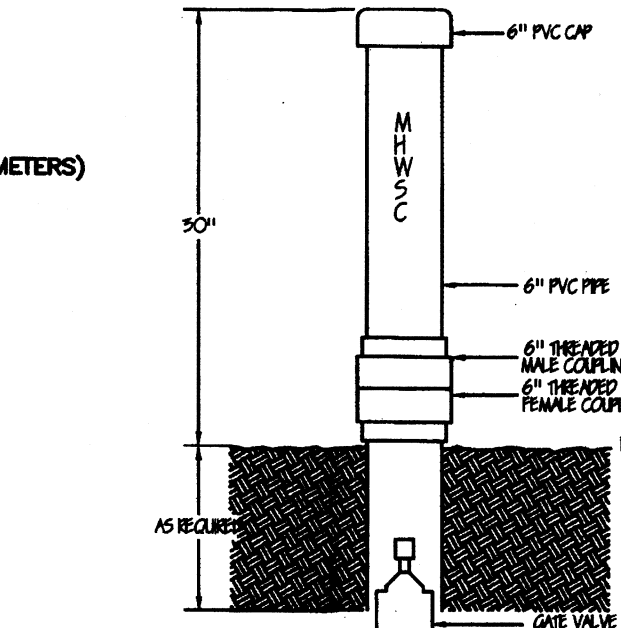
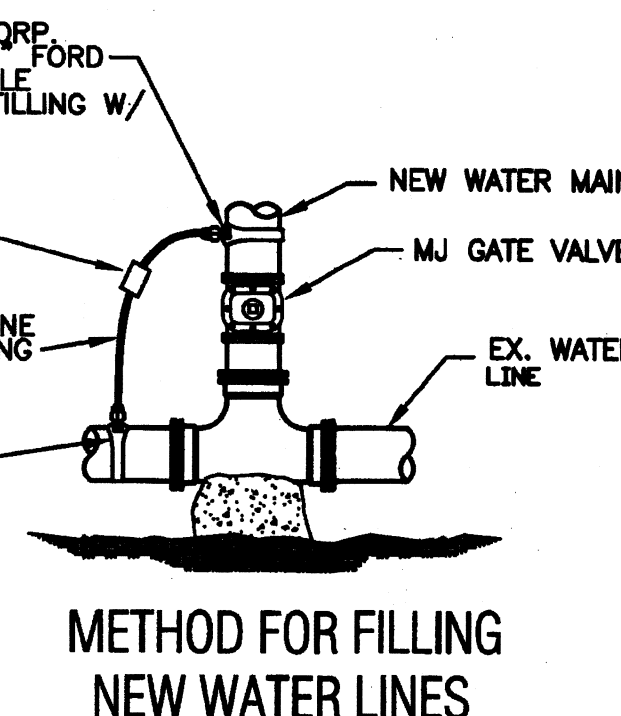
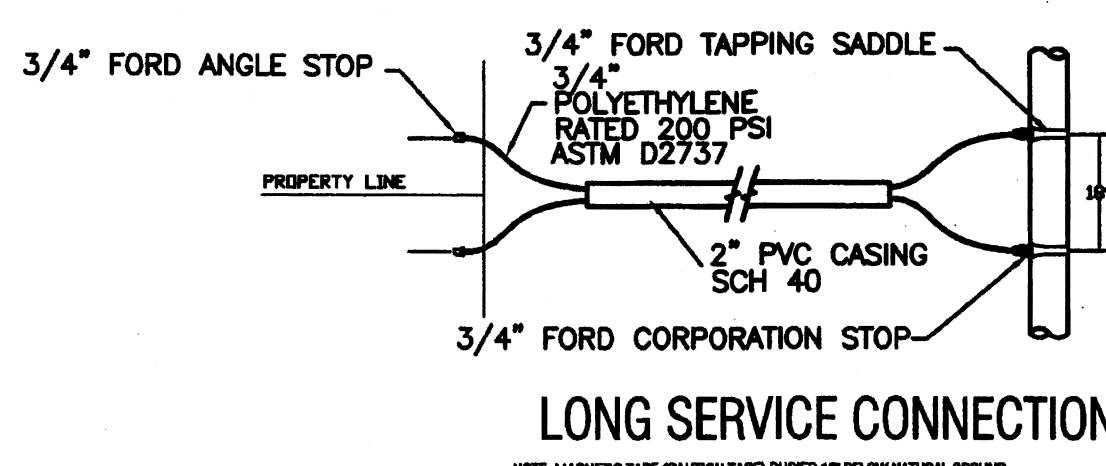
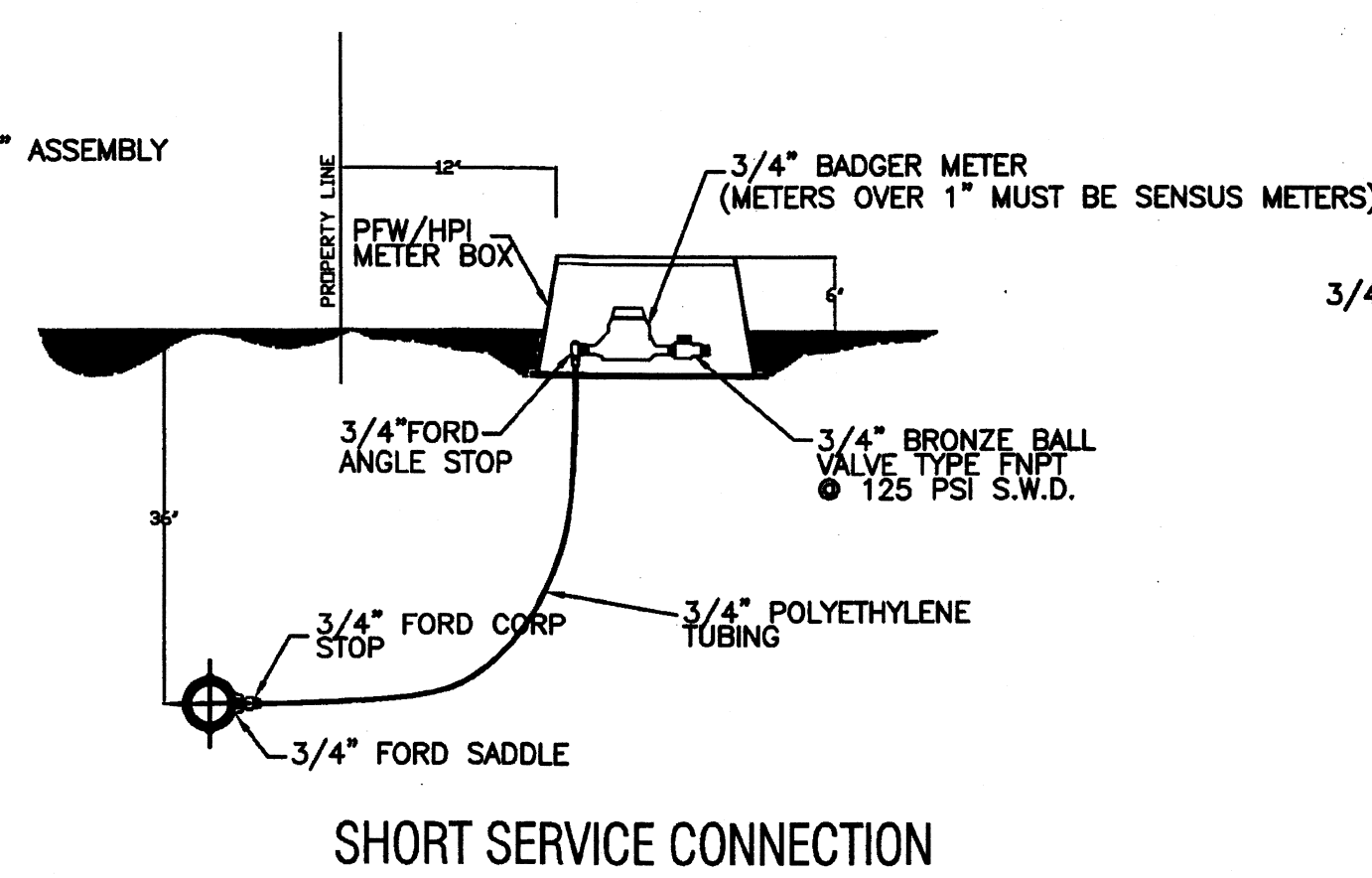
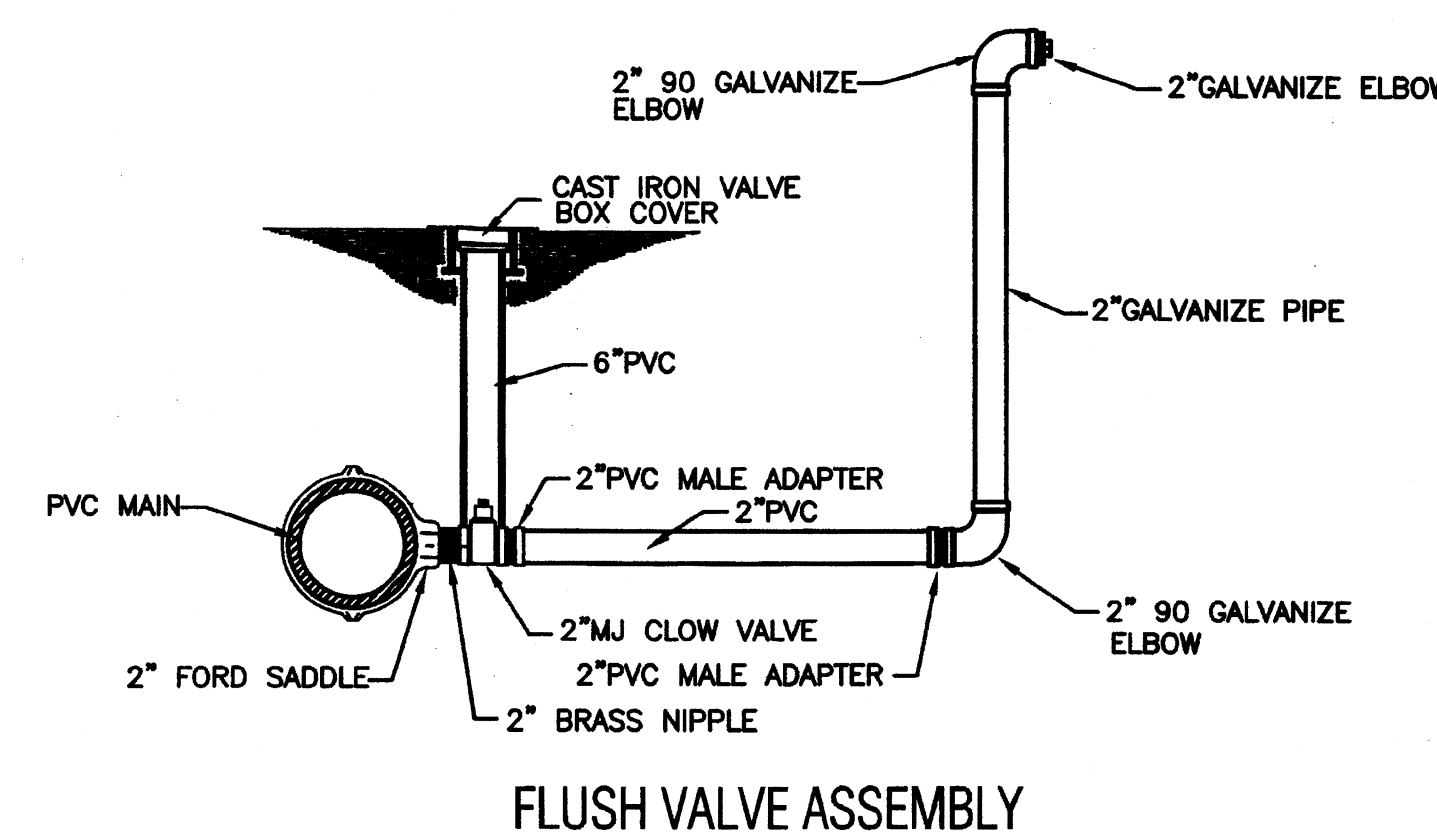
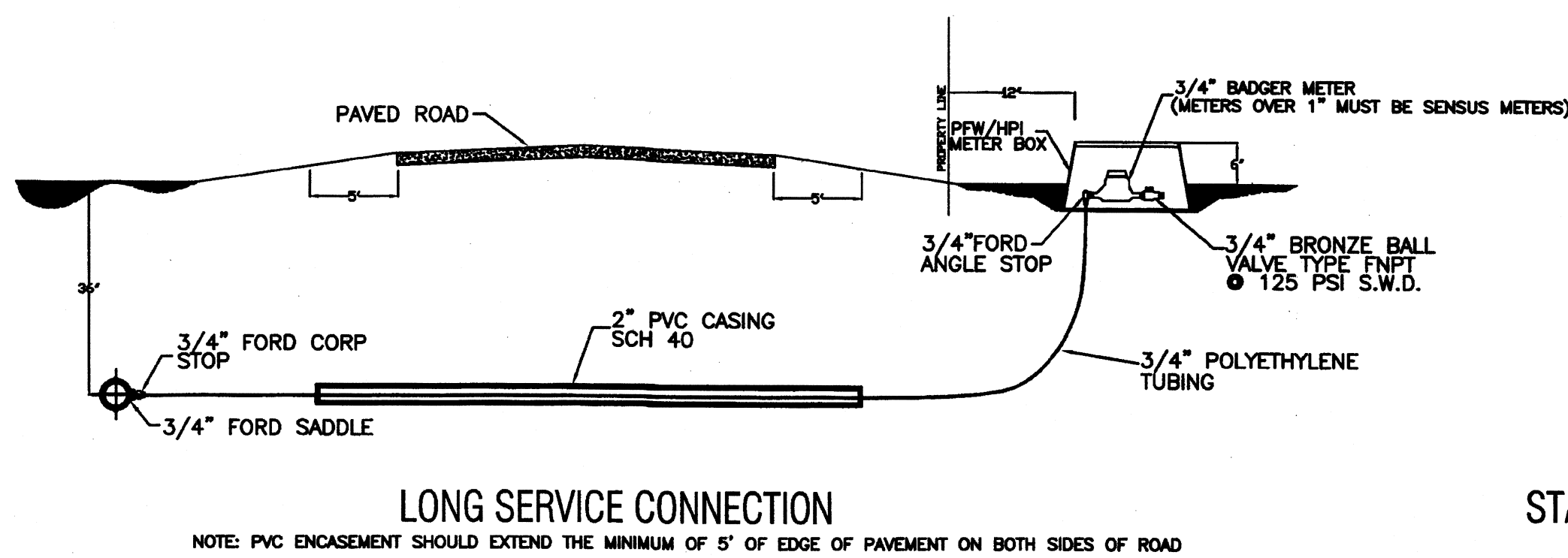
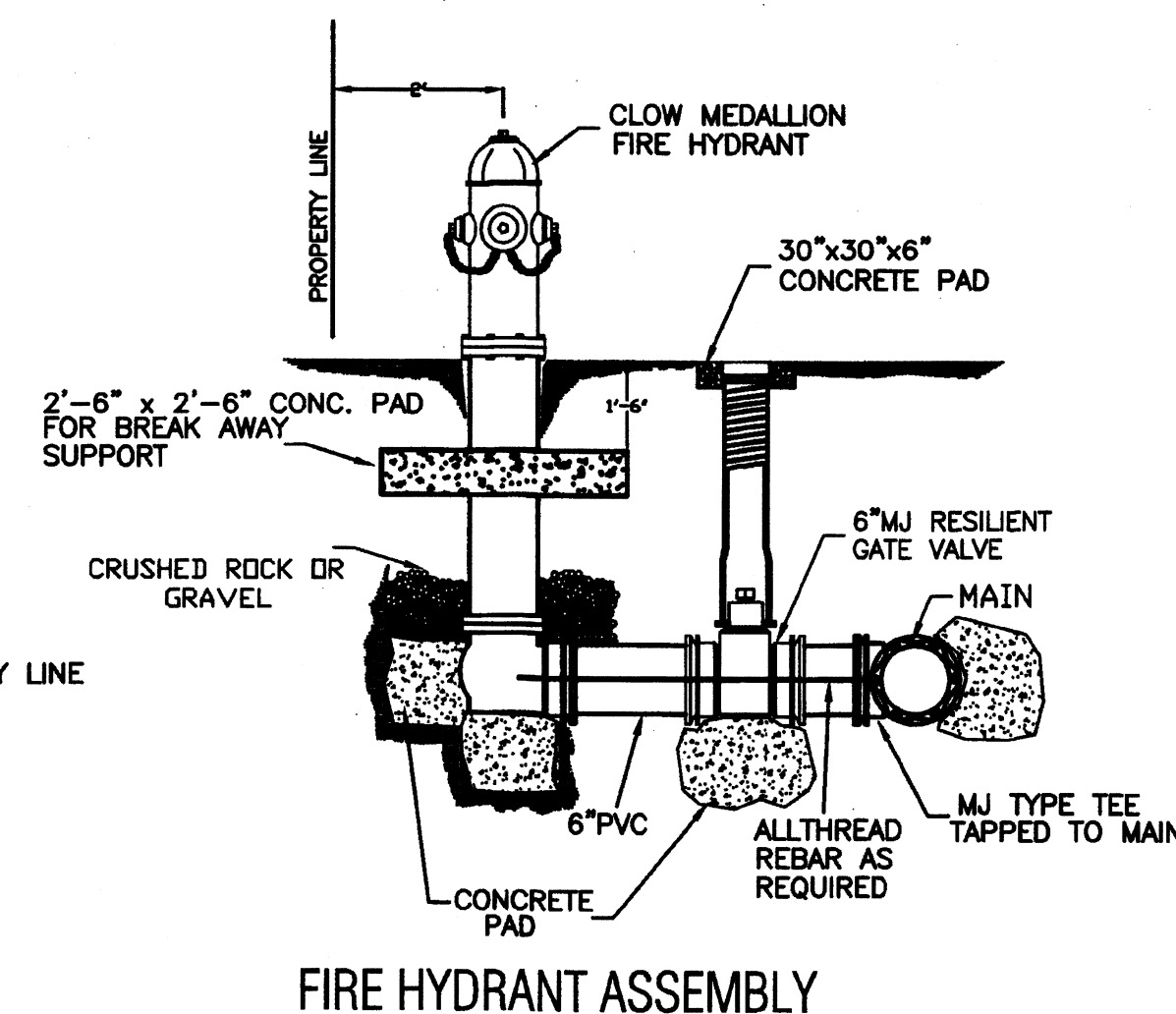
DRAWN BY LG

SHEET _____

PROJECT NO.	100411-00
DATE REVISION	11-17-2020
REVISION	11-17-2020
CHECKED BY	CC
APPROVED BY	CC



SEE DETAIL "A" ASSEMBLY



JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	FEBRUARY 13, 2001		N.T.S.		

M.H.W.S.C.

STANDARD DETAIL SHEET



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

LAND SURVEYORS

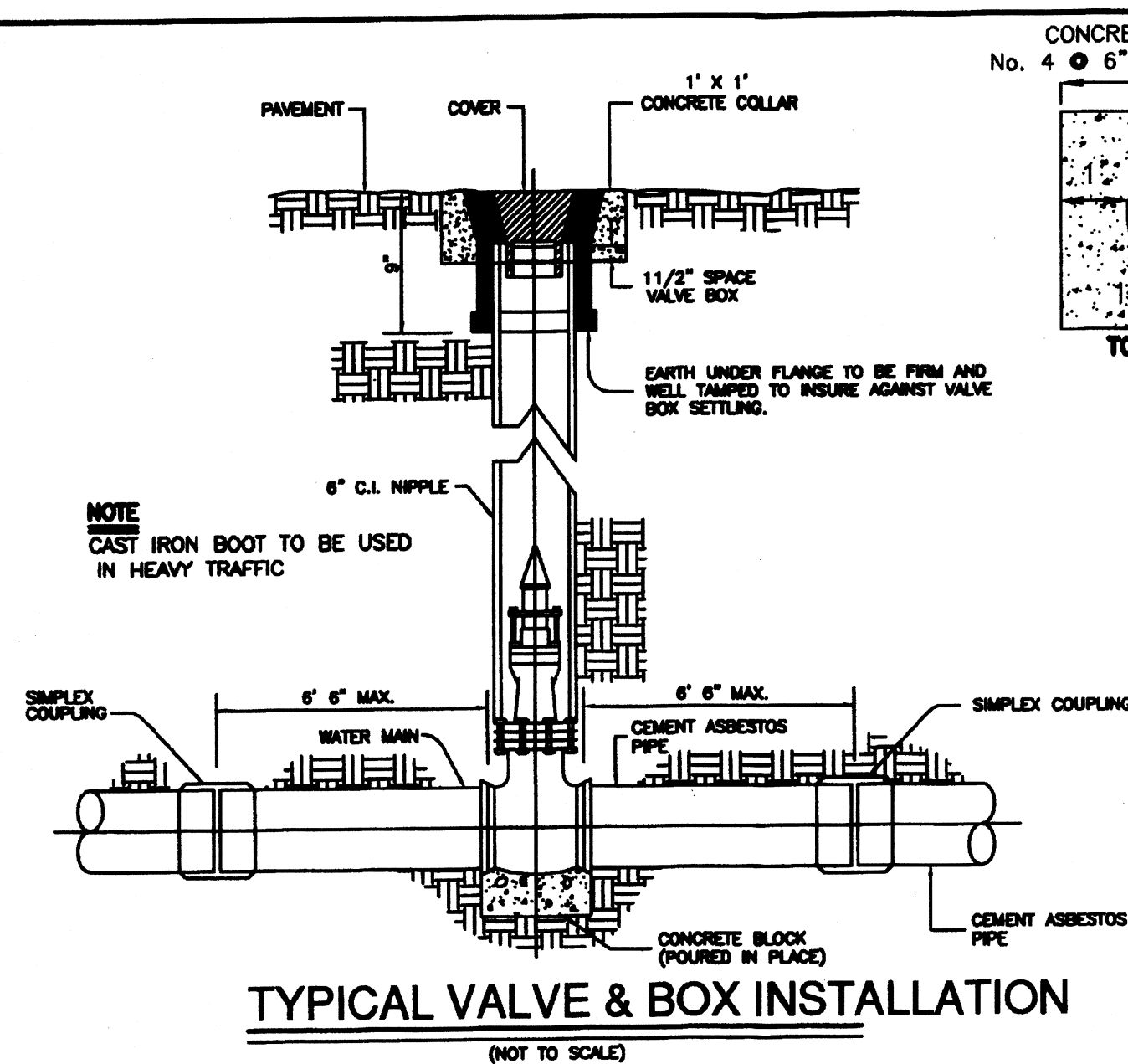
124 E. STUBBS ST.

EDINBURG, TEXAS 78539

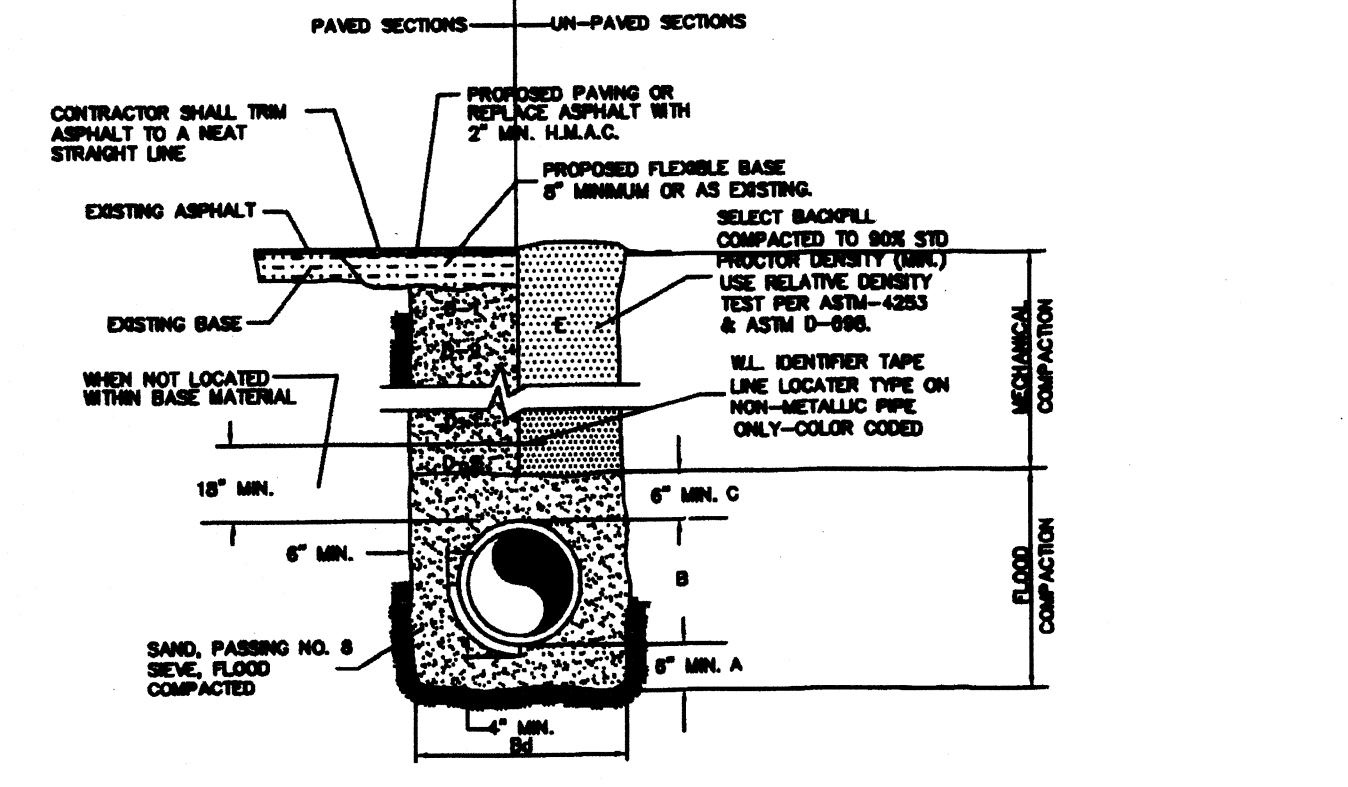
PHONE 956-381-6490

FAX 956-381-0527

FILENAME: P:\DATA\NORTHVIEW & SEWER DET	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
FEBRUARY 13, 01				
DATE REVISION	REVISION	CHANGED BY	APPROVED BY	



- NOTE:**
CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC
- A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS HAND TAMPED) BUT TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (4" LIFTS)
- D-1 (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% STD (8" LIFTS, MECHANICAL COMPACTION)
- D-2 (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- E. SELECT EARTH BACKFILL COMPACTED TO 95% STD (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MORTERED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

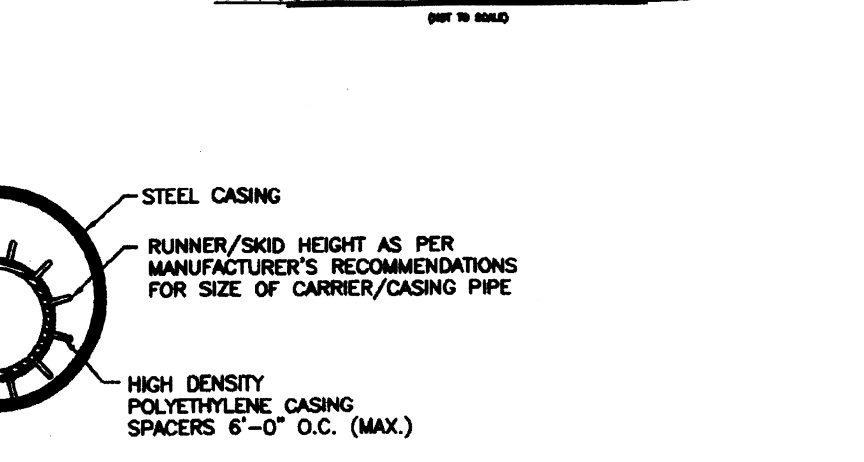
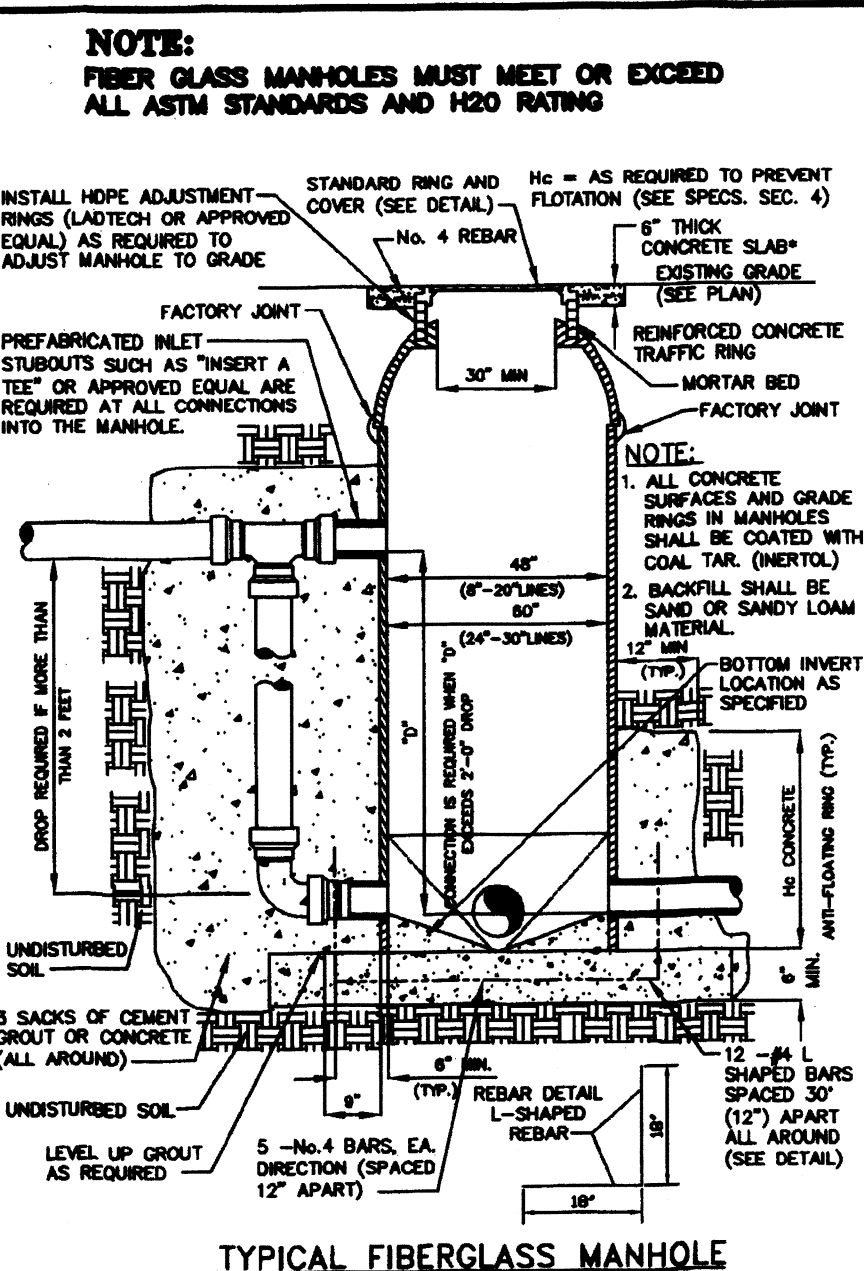
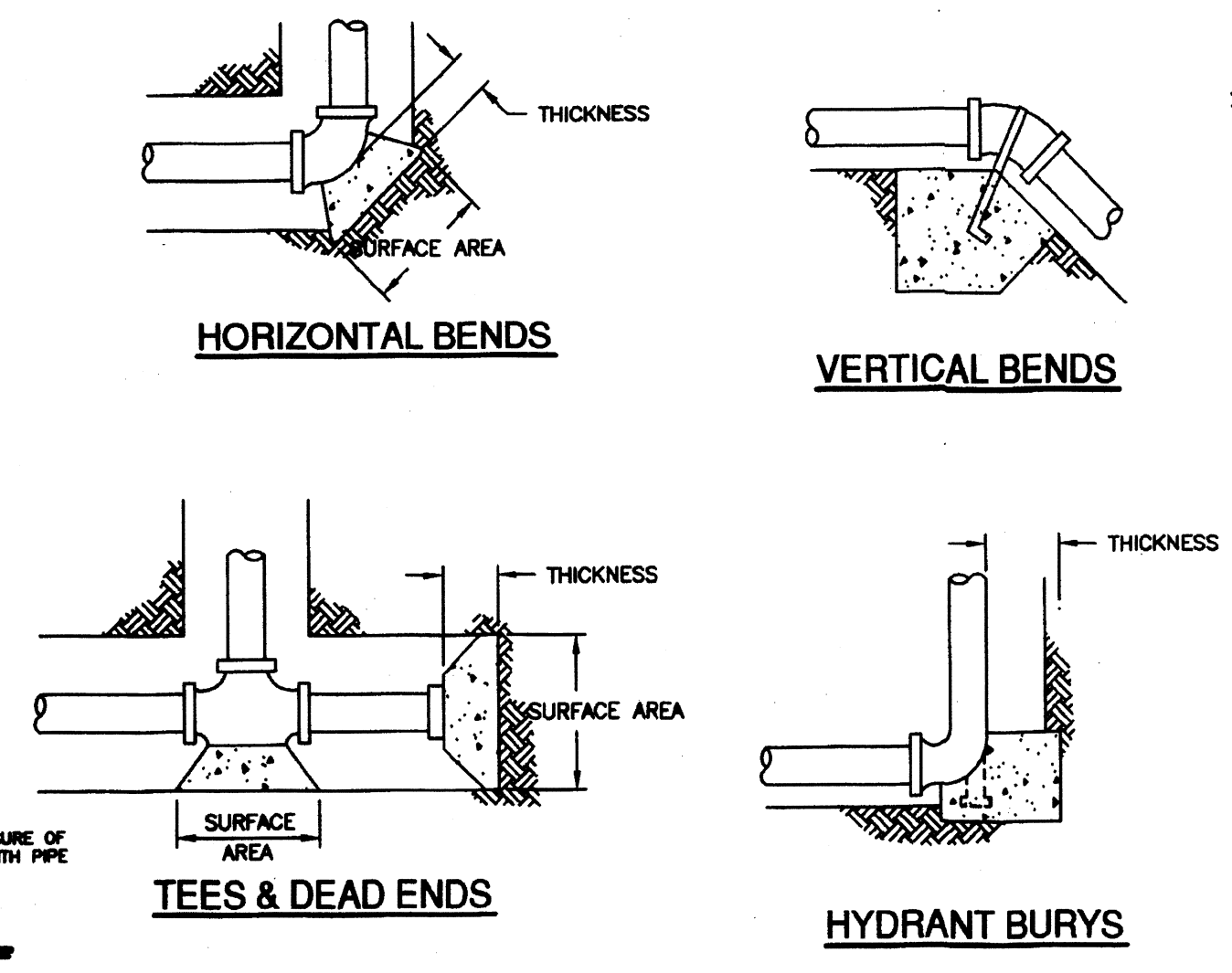


WATER LINE BEDDING DETAIL
SCALE: N.T.S.

THRUST BLOCK SIZE				
DIAMETER OF PIPE INCHES	SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - LBS	
22-1/2\" BENDS				
8	2	8	1,700	
10	3.5	12	3,000	
12	4	14	4,500	
14	5	16	6,500	
16	6	18	9,000	
45\" BENDS				
8	4	12	3,300	
10	5	14	5,800	
12	6	16	8,000	
14	7	18	13,000	
16	8	24	17,000	
18	11.5	24	23,200	
90\" BENDS				
8	6	12	6,000	
10	8	15	10,700	
12	10	18	16,700	
14	12	18	24,000	
16	16	24	32,800	
18	21	24	42,700	
TEES & DEAD ENDS				
8	3	12	---	
10	4	15	---	
12	6.5	18	---	
14	11.5	24	---	
16	15	24	---	

NOTE:
ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ. FT. WITH PIPE LINE A MINIMUM OF 2 FT. OF COVER

THRUST BLOCKS DETAIL
(NOT TO SCALE)

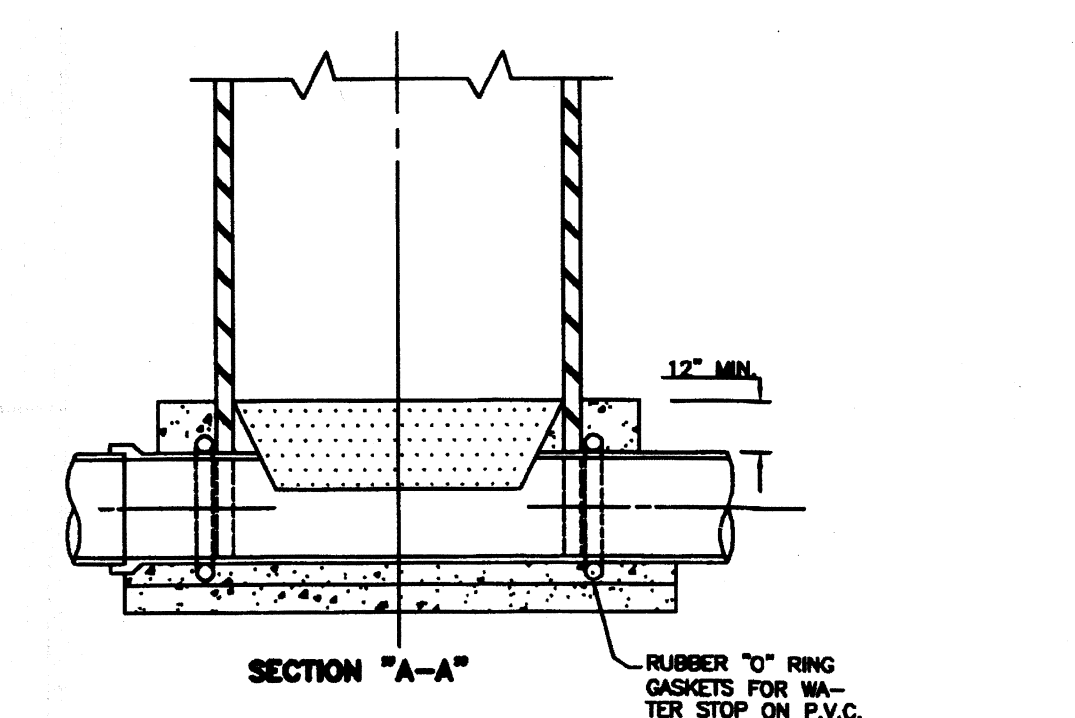
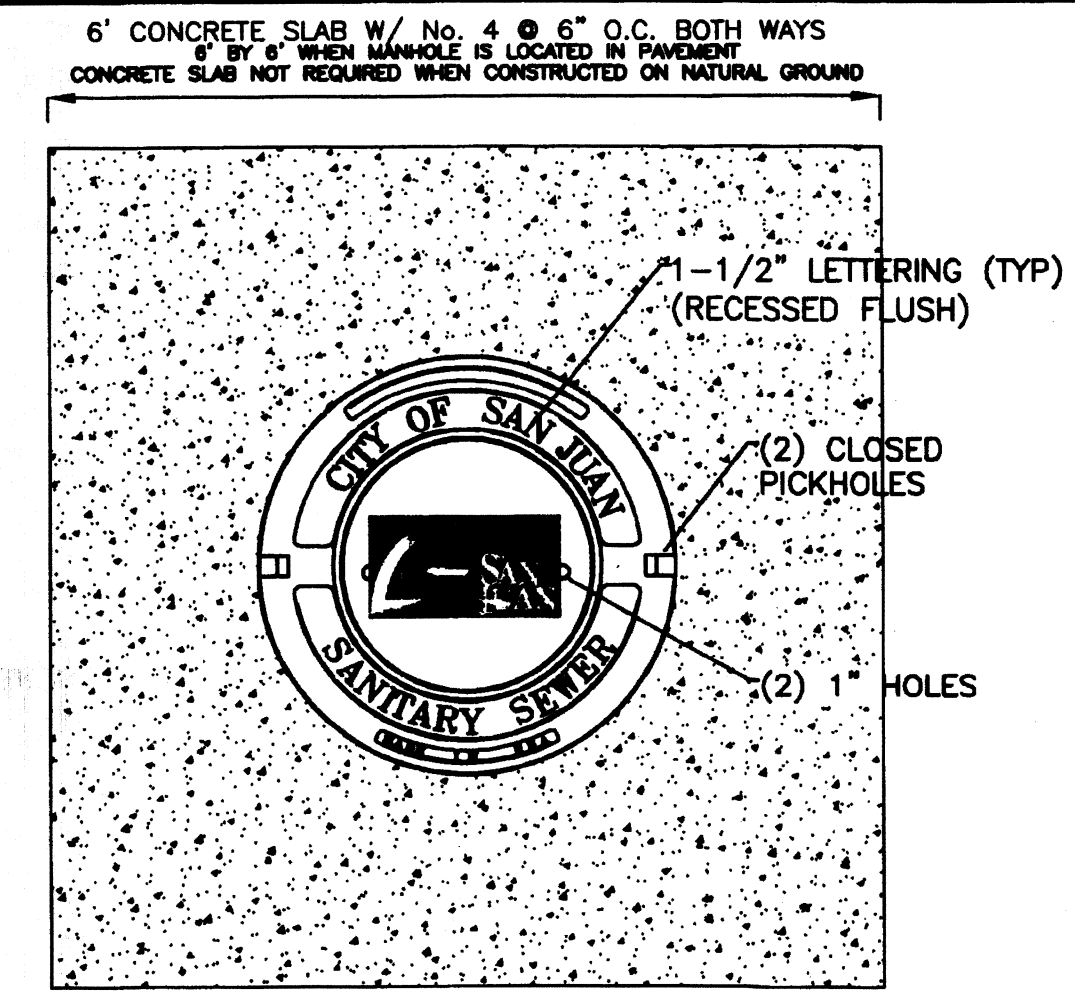
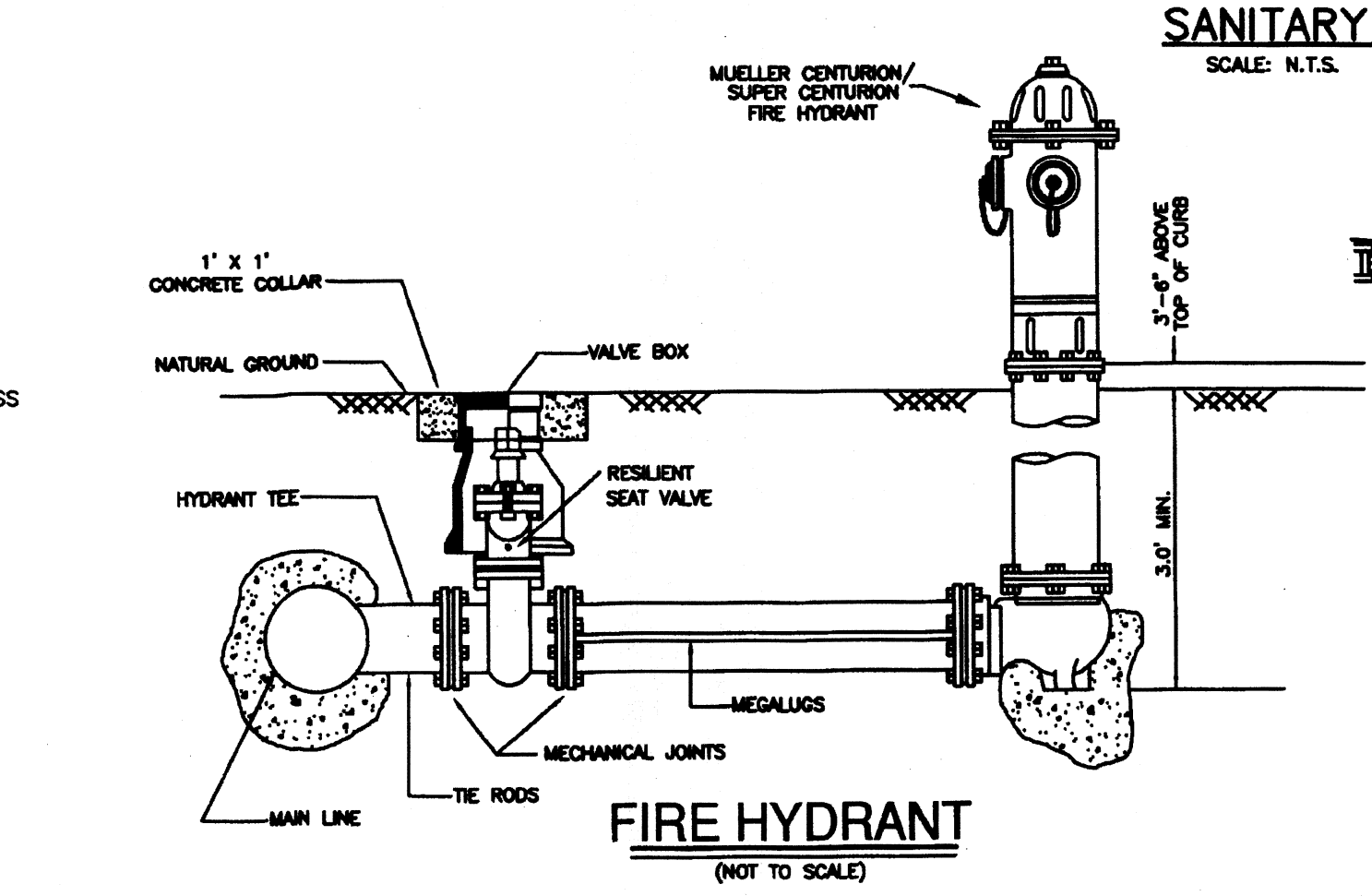


CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125
8"	16"	0.3125
10"	18"	0.3125
12"	21"	0.3750
14", 15"	24"	0.4375
16"	26"	0.4375
18"	30"	0.5000
24"	36"	0.5625
36"	48"	0.6250

- GENERAL NOTES:**
- ALL STEEL CASING SHALL BE WELDED.
 - STEEL CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
 - CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE CHAMBER. THE CASING SPACERS SHALL PASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE CHAMBER.
 - PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
 - INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

WATER LINE BORE DETAIL
SCALE: N.T.S.

STANDARD DROP CONNECTION TO MANHOLE
(NOT TO SCALE) TO BE USED WITH NEW OR EXISTING MANHOLES



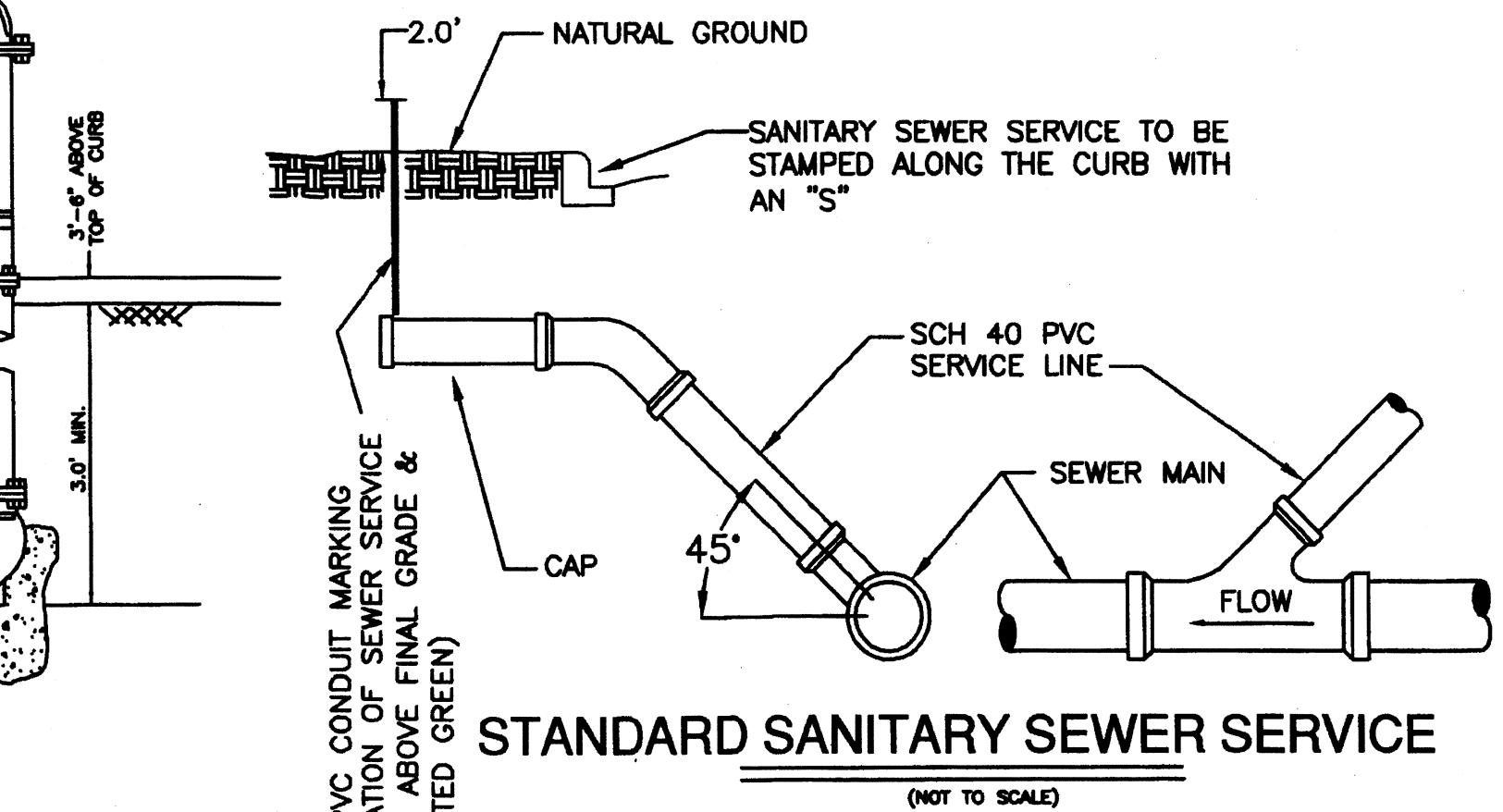
GENERAL NOTES:

BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY.

CONCRETE BASE TO BE POURED IN PLACE IN TRENCH. MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION. MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE.

FUTURE CONNECTIONS: IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED, USE STAUFER CHEMICAL 'SW5840RTV' SILICONE SEALANT OR EQUAL.

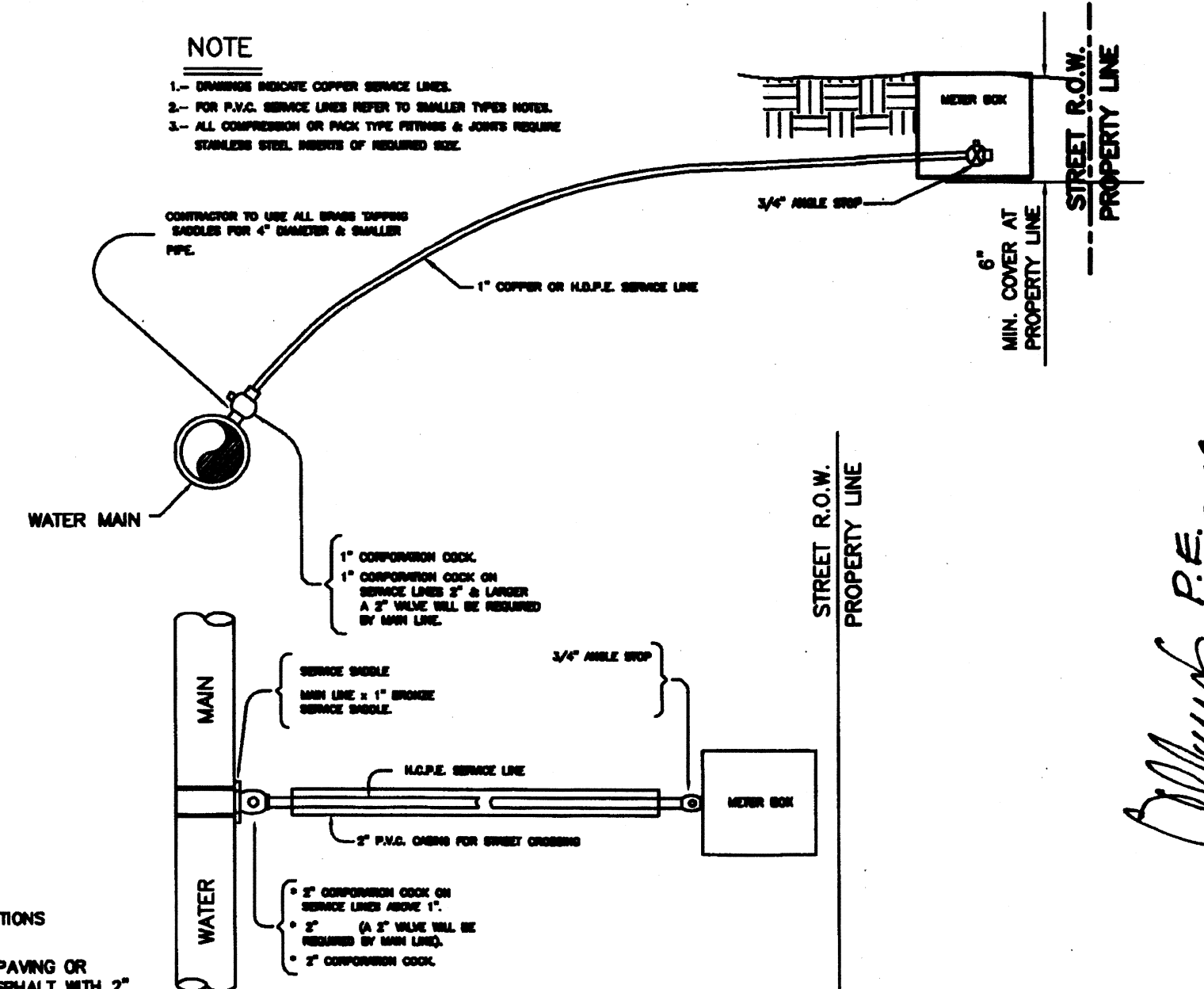
SANITARY SEWER (LOW PRESSURE PIPE)
SCALE: N.T.S.



- SANITARY COLLECTION SYSTEM NOTES:**
- 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 H20 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

- WATER DISTRIBUTION SYSTEM NOTES:**
- ALL SERVICE LINES SHALL BE H.D.P.E. OR COPPER
 - MECHANICAL RESTRAINTS SHALL BE MEGA LUG TYPE
 - FIRE HYDRANTS SHALL BE MUELLER CENTURION/SUPER CENTURION
 - ALL PVC PIPE SHALL BE JM EAGLE C900 BLUE BRUTE (50 YEAR REPLACEMENT WARRANTY)
 - 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
 - WATER SERVICES TO BE STAMPED ALONG THE CURB WITH AN "W"

CONCRETE NOTE:
ALL CONCRETE SHALL BE 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.

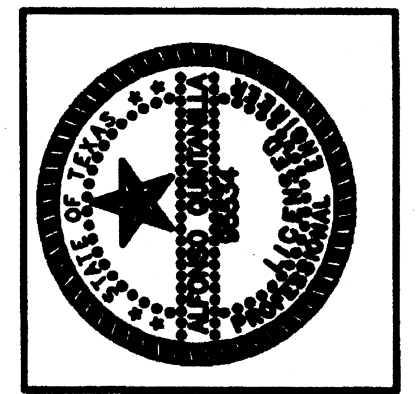


SINGLE WATER SERVICE CONNECTION

- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.
- C-1. (CITY STREETS, PARKING AREA, DRIVENWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% STD, 8" LIFTS, MECHANICAL COMPACTION.
- C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- D. SELECT EARTH BACK FILL COMPACTED TO 95% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MORTERED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 4". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

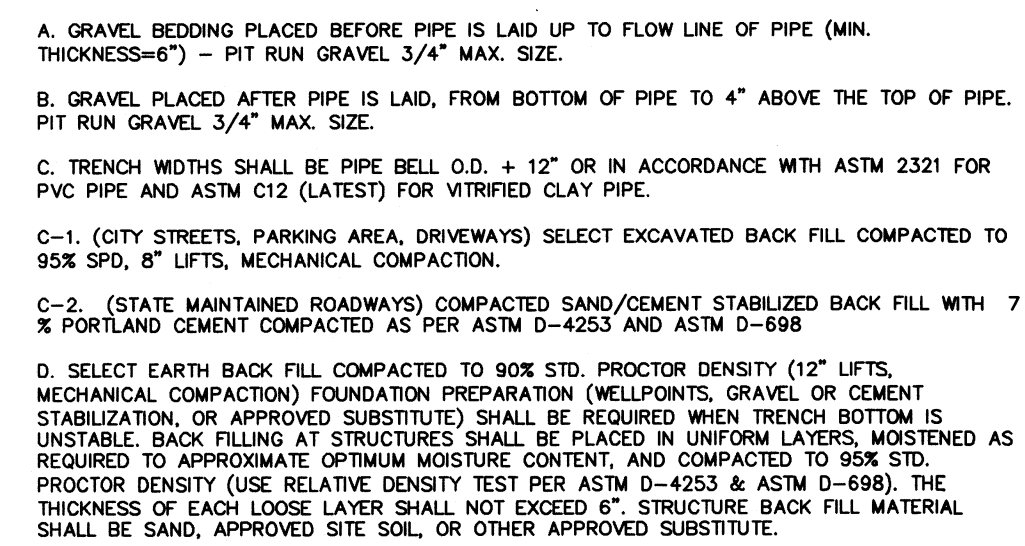
JOB NO.	5-5-16
DATE	5-5-16
REVISION	
SCALE	N. KOSALEK
DRAWN BY	
CHECKED BY	
SHEET	

**CITY OF SAN JUAN
WATER & SANITARY SEWER
DETAIL SHEET**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78541
PHONE 361-6480
FAX 361-6480
OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

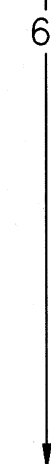
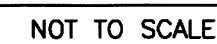
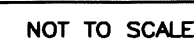
FILED BY	PREPARED BY	CHECKED BY	APPROVED BY
5-5-16	N. KOSALEK		
DATE	DATE	DATE	DATE



SCALE: N.T.S.



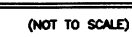
NOT TO SCALE



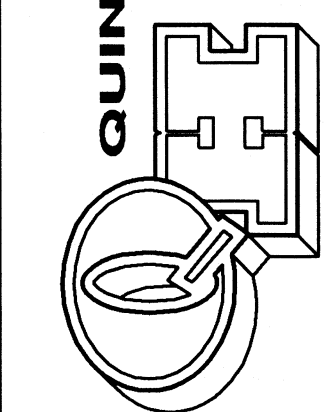
BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY.
CONCRETE BASE TO BE POURED IN PLACE IN TRENCH.
MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION.
MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE
FUTURE CONNECTIONS. IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED USE STAUFFER CHEMICAL "SW5940RT" SILICONE SEALANT OR EQUAL.

NOTE:
TRANSVERSE CONCRETE JOINTS SHALL BE
CONSTRUCTED THROUGH TO BACK OF ALL CURBS

(NOT TO SCALE)



0202-81-11



FILENAME : F:\DATA\SUBD\SAN JUAN\VALLEY RANCH SUBD No.2			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
9-25-17	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Preliminary and Final Plat Approval of the Meadows on Ridge Subdivision being a 33.93-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Ridge and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 33.93-acre tract into one hundred and forty (140) lots. They are proposing the twenty-nine (29) multi-family lots and one hundred and eleven (111) residential lots. The property is located at the Southwest corner of Cesar Chavez and Ridge Roads. The proposed subdivision is located in a flood zone "B" according to the FEMA Map. The subdivision will have eleven internal streets and three (3) entrance/exit along Cesar Chavez Road and two (2) entrance/exit along Ridge Road.

It is noted, that part of the subdivision is located outside the city limits of San Juan. Planning Department Staff is working on the annexation of the area located outside the city limits. A rezoning request will be required for the multi-family area.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

The project engineer is requesting the following variances:

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.
3. To not comply with the 20-foot rear setbacks for all lots. They are proposing 10-foot instead of the 20-foot required by code.
4. To not comply with the 6-foot side setback for all non-corner lots. They are proposing 5-foot side setback.
5. To not comply with the 20-foot front setback for cul-de-sac lots. They are proposing 15-foot front setback.
6. To not comply with the 15-foot utility easement. They are proposing a 10-foot utility easement instead of the 15-foot required by code.
7. To not comply with the 60-foot frontage for Single-family residential lots.
8. To not comply with the 6,500 sq. ft. lot area for corner lots in a single-family residential district.
9. To not comply with the 150-foot frontage for Multi-family residential district.
10. To not comply with the lot area for Multi-family residential district.

11. To not comply with the lot depth for Multi-family residential district.
12. To not comply with the block length of 800 feet.
13. To not comply with the 12-inch sanitary sewer along Cesar Chavez Road.
14. To not comply with the 12-inch water line along Ridge and Cesar Chavez Roads. They are proposing an 8-inch. water line.

RECOMMENDATION:

During the regular meeting on February 4, 2021, the Planning and Zoning Commission unanimously recommended denial of the Preliminary and Final Plat and variances with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/04/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of Meadows on Ridge Subdivision.

APPLICANT: Esponjas Development, Ltd.

AGENT: Quintanilla, Headley and Associates, Inc.

LEGAL: Being a 33.93-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision.

LOCATION: The property is located at the Southwest corner of Ridge and Cesar Chavez Roads.

LOT/TRACT SIZE: 33.93- acres

CURRENT USE OF PROPERTY: Vacant

EXISTING ZONING: Single- Family Residence District (R-S)

**EXISTING LAND USE/
ADJACENT ZONING:** North – Vacant; Single-Family Residence District (R-S)
South – Residential; Single-Family Residence District (R-S)
East – Outside City Limits
West – Drainage Canal

PUBLIC SERVICES: Water and sewer services will be 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 park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.
3. To not comply with the 20-foot rear setbacks for all lots. They are proposing 10-foot instead of the 20-foot required by code.

4. To not comply with the 6-foot side setback for all non-corner lots. They are proposing 5-foot side setback.
5. To not comply with the 20-foot front setback for cul-de-sac lots. They are proposing 15-foot front setback.
6. To not comply with the 15-foot utility easement. They are proposing a 10-foot utility easement instead of the 15-foot required by code.
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8. To not comply with the 6,500 sq. ft. lot area for corner lots in a single-family residential district.
9. To not comply with the 150-foot frontage for Multi-family residential district.
10. To not comply with the lot area for Multi-family residential district.
11. To not comply with the lot depth for Multi-family residential district.
12. To not comply with the block length of 800 feet.
13. To not comply with the 12-inch sanitary sewer along Cesar Chavez Road.
14. To not comply with the 12-inch water line along Ridge and Cesar Chavez Roads. They are proposing an 8-inch. water line.

RECOMMENDATION:

Staff recommends denial based on the variances requested that are against our city code.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 33.93-acre tract into one hundred and forty (140) lots. They are proposing the twenty-nine (29) multi-family lots and one hundred and eleven (111) residential lots. The property is located at the Southwest corner of Cesar Chavez and Ridge Roads. The proposed subdivision is located in a flood zone "B" according to the FEMA Map. The subdivision will have eleven internal streets and three (3) entrance/exit along Cesar Chavez Road and two (2) entrance/exit along Ridge Road.

It is noted, that part of the subdivision is located outside the city limits of San Juan. Planning Department Staff is working on the annexation of the area located outside the city limits. A rezoning request will be required for the multi-family area.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

The project engineer is requesting the following variances:

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.
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6. To not comply with the 15-foot utility easement. They are proposing a 10-foot utility easement instead of the 15-foot required by code.
7. To not comply with the 60-foot frontage for Single-family residential lots.
8. To not comply with the 6,500 sq. ft. lot area for corner lots in a single-family residential district.
9. To not comply with the 150-feet frontage for Multi-family residential district.
10. To not comply with the lot area for Multi-family residential district.
11. To not comply with the lot depth for Multi-family residential district.
12. To not comply with the block length of 800 feet.
13. To not comply with the 12-inch sanitary sewer along Cesar Chavez Road.
14. To not comply with the 12-inch water line along Ridge and Cesar Chavez Roads. They are proposing an 8-inch. water line.

Park Fees:

1. \$675.00 per lot being platted for single-family residential purposes. (\$75,925.00)
2. \$625.00 per dwelling for a multi-family residential purposes.

**PRELIMINARY AND FINAL PLAT APPROVAL
MEADOWS ON RIDGE
FEBRUARY 9, 2021**

PAGE 4

Additional Fees:

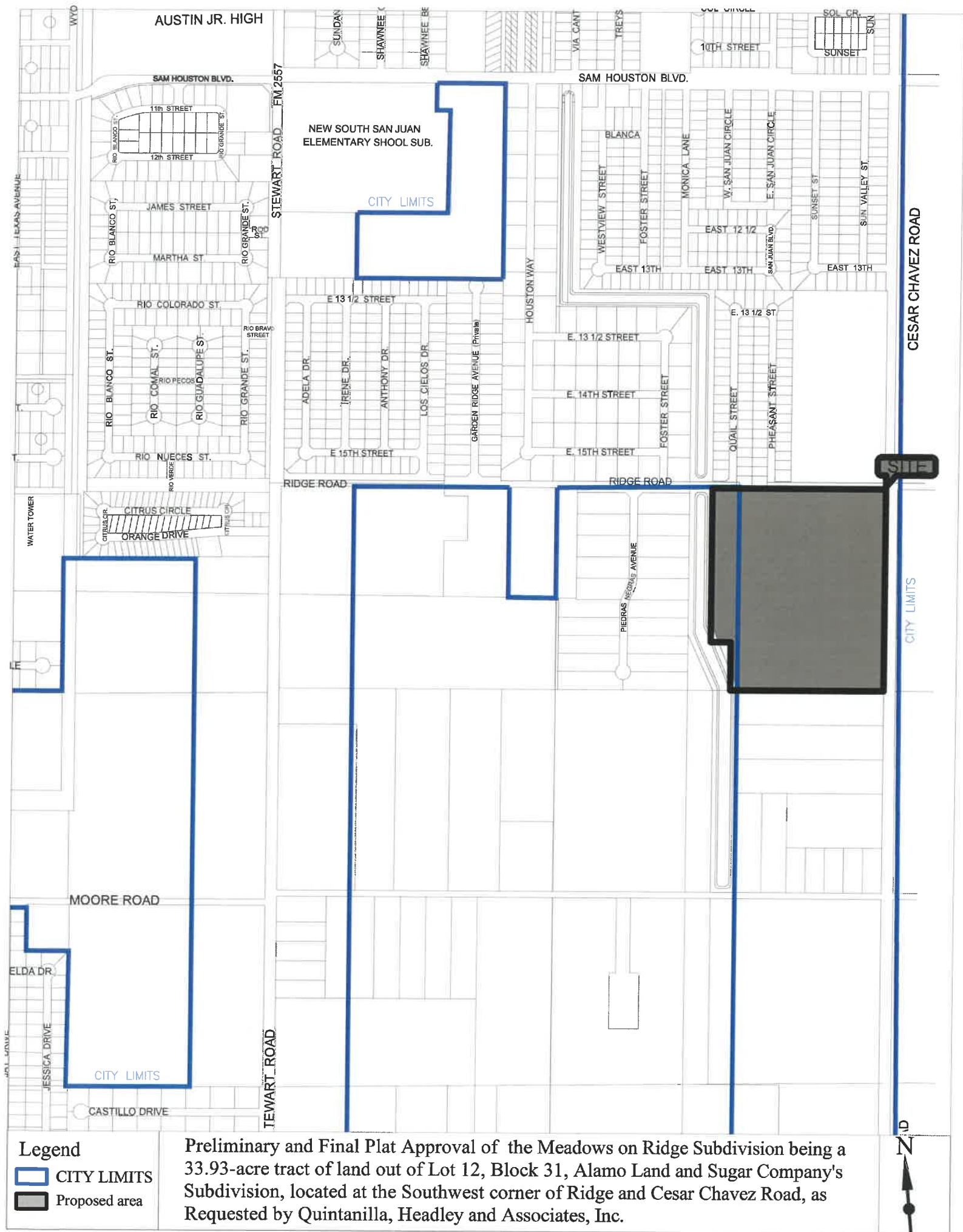
1. \$106.00 Recording Fee
2. \$250.00 Hidalgo County Drainage District Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

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

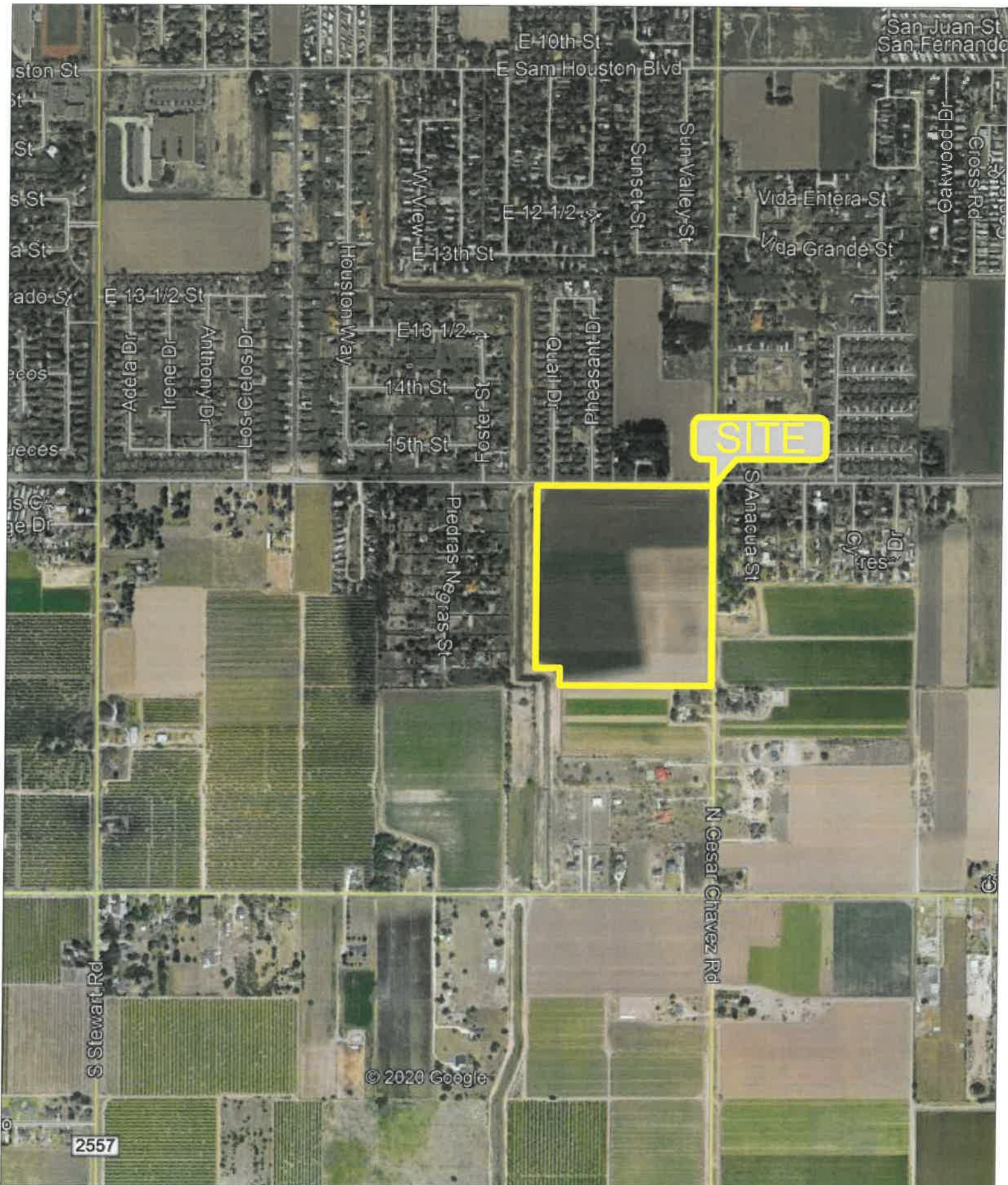


Proposed Site



- Legend**
- CITY LIMITS
 - Proposed area

Preliminary and Final Plat Approval of the Meadows on Ridge Subdivision being a 33.93-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Ridge and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.

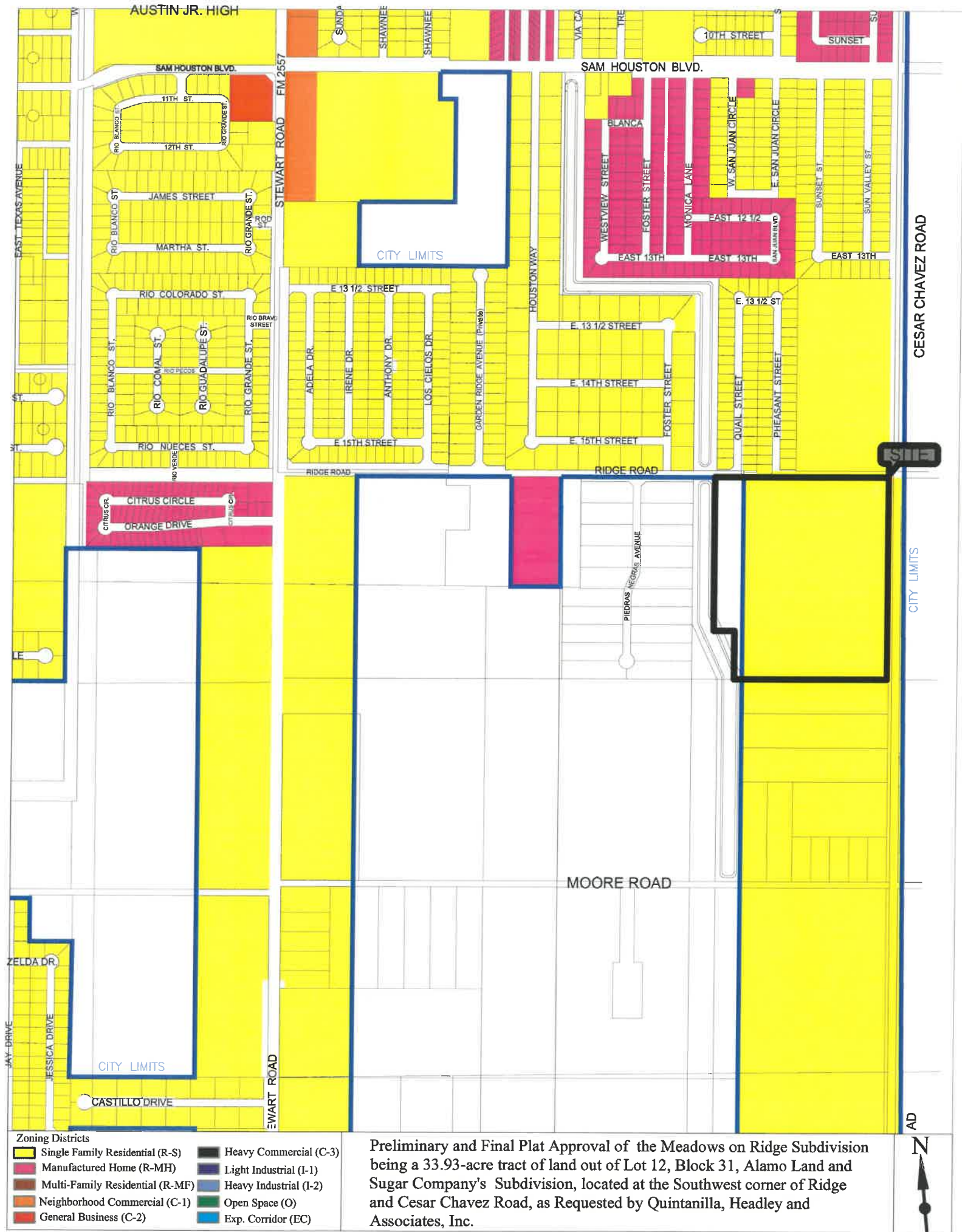


Legend

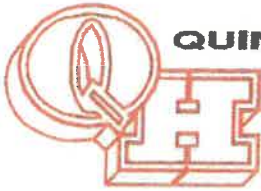
- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Meadows on Ridge Subdivision being a 33.93-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Ridge and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.





Preliminary and Final Plat Approval of the Meadows on Ridge Subdivision being a 33.93-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Ridge and Cesar Chavez 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 12, 2021

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

Re: Meadows on Ridge

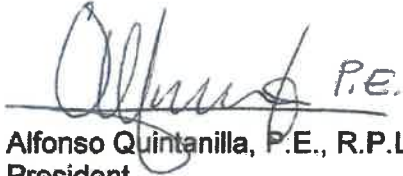
Dear Mr. Escobar,

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

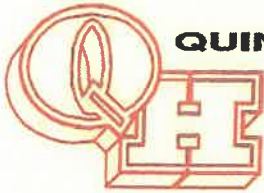
- Park Fees: Developer proposes to pay 1/2 of the fee now and that the other 1/2 be paid by the individual requesting the building permit.
- Handicap Ramps on internal street corners: Developer proposes that this be done by the individual requesting the building permit.
- Rear Setback
 - Required 20.0', proposed 10.00' for all lots.
- Side Setback for non-corner lots
 - Required 6.0', proposed 5.00' for all non-corner lots.
- Front Setback for Cul-de-sac lots
 - Required 20.0', proposed 15.00' for Lots 14-17, 33-35, 49-52, 55-58, 87-90 and 95-99.
- 15.0' Utility Easement
 - Required 15.0' utility easement, proposed 10.0' utility easement for Lots 1-15, 30-38, 57-61, 97-110, 135-140.
- Lot Frontage for Single Family Residential District (R-S)
 - Required 60.0', Proposed between 40.39' to 59.36' for Lots 33-35, 49-52, 55-58, 77-140.
- Lot Area for Corner Lots for Single Family Residential District (R-S)
 - Required 6,500 S.F., Proposed between 6,087.5 S.F. to 6,400.0 S.F. for Lots 111, 116, 117, 122, 123, 128, 129, 134, 135, and 140.
- Lot Frontage for Multi-Family Residential District (R-MF)
 - Required 150.0', Proposed 77.19' for Lot 14, 48.0' for Lot 15, 63.96' for Lot 16, 95.8' for Lot 17, 79.0-80.0' for Lots 1-13 and 18-29.
- Lot Area for Multi-Family Residential District (R-MF)
 - Required 22,500.0 S.F., Proposed 8,361.66 S.F. – 11,287.88 S.F. for Lots 1-29.
- Lot Depth for Multi-Family Residential District (R-MF)
 - Required 150.0', Proposed 127.0'-128.0' for Lots 1-19
- Block Length
 - Required 800.0', Proposed 1,120.0' for Lots 1-29

Please present this plat along with this request to the Planning and Zoning Commission and City Commission for their consideration. Should you have any questions or need additional information, please feel free to contact me at (956) 381-6480.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Alfonso', followed by the initials 'P.E.' written in a separate, slightly larger script.

Alfonso Quintanilla, P.E., R.P.L.S.
President



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Afonso 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, 2021

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

Re: Meadows on Ridge

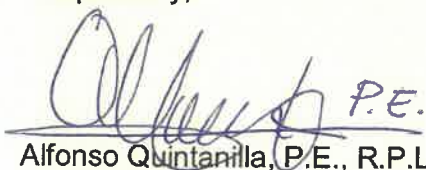
Dear Mr. Escobar,

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

- 12" Sanitary Sewer along Cesar Chavez Road
- 12" Waterline along Ridge Road and Cesar Chavez Road, the developer is proposing an 8" waterline

Please present this plat along with this request to the Planning and Zoning Commission and City Commission for their consideration. Should you have any questions or need additional information, please feel free to contact me at (956) 381-6480.

Respectfully,



Alfonso Quintanilla, P.E., R.P.L.S.
President



Fwd: COSJ - Issue Re Variance Request for Parkland Fees

1 message

Roberto Escobar <rescobar@sjtx.us>

Tue, Feb 2, 2021 at 8:10 AM

To: Monica Gomez <mgomez@sjtx.us>

----- Forwarded message -----

From: **Criselda Palacios** <cpalacios@pgtlawfirm.com>

Date: Tue, Jan 19, 2021 at 5:22 PM

Subject: RE: COSJ - Issue Re Variance Request for Parkland Fees

To: Roberto Escobar <rescobar@sjtx.us>

Cc: Benjamin Arjona <barjona@sjtx.us>, Ricardo Palacios <rpalacios@pgtlawfirm.com>, Patricia Saucedo <psauceda@pgtlawfirm.com>

Robert,

Thanks for taking my calls regarding the above referenced matter. As discussed, Chapter 3 Subdivision Regulations, Article III Procedures and Requirements of the City's Unified Development Code provides for parkland fees or dedication of parkland by the developer under Section 3.00 Design Standards., Paragraph (i) Parks and Playgrounds. With regards to a request for variance of the parkland fees or dedication requirement, Section 7.00, titled Variances, allows the Planning and Zoning Commission to consider recommending variances from the requirements of Chapter 3 to the City Commission when it is the Planning and Zoning Commission's opinion that an undue hardship will result from requiring the strict compliance to Chapter 3. Section 7.00 specifically provides as follows:

SECTION 7.00 VARIANCES

The Planning and Zoning Commission may recommend variances from this Chapter to the City Commission solely in those cases when in its opinion undue hardships will result from requiring strict compliance. In considering a variance, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable in the public interest. In making the finding required below, the Planning and Zoning Commission shall take into account the nature of the proposed subdivision and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No variance can be considered unless the Planning and Zoning Commission finds:

- (A) That there are special circumstances or conditions affecting the configuration or other factor of the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his/her land;
- (B) That the variance is necessary for the preservation and enjoyment of the legal property rights of its owner;
- (C) That the granting of the variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights other property owners enjoy in the area; and
- (D) That the granting of the variance will not prevent the orderly subdivision of other land in the area in accordance with the provisions of this Code. Such findings of the Planning and Zoning Commission together with the specific facts upon which such findings [are] based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is considered. Variances may be granted only when in harmony with the general purpose and intent of this Code so that the public health,

safety, and welfare may be secured and substantial justice done. Financial hardship to the subdivider, standing alone, shall not constitute undue hardship.

(E) The City Commission shall have the ultimate power to grant or reject variances upon receipt of a recommendation from the Planning and Zoning Commission.

In addition, Section 1.00 Subdivision Plat Approval Procedure, (b)(2) Waiver of Provisions by City Commission, which is also found under Chapter 3 Subdivision Regulations, Article III Procedures and Requirement of the City's Unified Development Code, provides for a waiver of the requirements of Chapter 3. Such section provides as follows:

(2) Waiver of Provisions By City Commission

Upon appeal from a recommendation of rejection of a subdivision by the Planning and Zoning Commission, the City Commission may waive any requirement of this Chapter upon the satisfaction of the following conditions:

(A) The developer shall provide sufficient right-of-way for:

- (i) future roads;
- (ii) drainage; and
- (iii) utilities consistent with the Comprehensive Plan, including specifically the Major Thoroughfare Plan, the Utilities Plan and the Master Drainage Plan.

(B) The width-to-length ratio of any lots to be developed for single-family residential purposes shall not exceed 2 to 1.

(C) If the property is within the City's extraterritorial jurisdiction; the developer shall request voluntary annexation as a condition to approval of the plat.

Based on the above, unless variance request complies with Section 7.00 and Section 1.00(b)(2) of Chapter 3 Subdivision Regulations, Article III Procedures and Requirement of the City's Unified Development Code, the Planning and Zoning Commission should not recommend the approval of such variance request.

With regards to the developer's request to only pay half the park fee and have the City collect the other half from the property owner/building permit applicant during the building permit application stage, the City's Ordinance would have to reflect such a requirement (that is, amend its ordinance). Otherwise, such requirement on the property owner/building permit applicant would be unenforceable.

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

Respectfully,

Criselda Palacios

2724 West Canton Edinburg Texas 78539

T (956) 318-0507 F(956) 318-0575

Email: cpalacios@pgtlawfirm.com

Website: www.pgtlawfirm.com

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From: Roberto Escobar [mailto:rescobar@sjtx.us]

Sent: Tuesday, January 19, 2021 2:34 PM

To: Criselda Palacios <cpalacios@pgtlawfirm.com>

Subject: Re: Message from KM_C308-Planning Main Printer

Criselda,

Good morning. Can you send me those 2 items we discussed? I need to meet with City Manager on this.

Thanks,

Robert Escobar, Planning Director

City of San Juan

On Tue, Jan 19, 2021 at 11:33 AM Roberto Escobar <rescobar@sjtx.us> wrote:

Criselda,

Good morning. Did you get a chance to look at this request?

Thanks,

Robert Escobar, Planning Director

City of San Juan

(h) Lots.

- (1) Lot dimensions shall conform to the requirements of the Zoning Regulations.
 - (A) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for:
 - (i) building lines and setbacks;
 - (ii) off-street services such as garbage collection, parking and loading; and
 - (iii) off-street parking facilities required by the type of use and development proposed,
 - (B) Residential lots outside the City limits shall conform to the lot size requirements of the Zoning Regulation.
- (2) [sic] Corner lots shall have extra width to permit appropriate building setbacks from both streets. At a minimum, corner lots shall conform to the requirements as set forth in the City's Zoning Ordinance.
- (C) Residential lots shall meet the following minimum requirements:
 - (1) Building side-yard setback on residential street - 10 feet.
 - (2) Building side-yard setback on collector street and wider streets - 20 feet.
 - (3) The maximum length-to-width ratio of single-family residential lots shall be as nearly feasible, 1 to 3.
 - (4) Residential lots shall have a minimum width of 60 feet for anterior [interior] lots and 65 feet for corner lots, and a minimum length of 100 feet.
 - (5) The subdividing of the land shall be such as to provide, by means of a public street, each lot with satisfactory access to an existing public street.
 - (6) Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A landscape strip easement of at least five (5) feet wide and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery. Said landscape strip shall conform to the requirements under Section 4.00 (K) [\[4.00\]](#) (b) (4)(K)].
 - (7) Side lot lines shall be substantially at right angles or radical [radial] to street lines.

Blocks.

The length, width, and shape of blocks shall be determined with regard to:

- (a) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
- (b) Zoning requirements as to lot size and dimensions.
- (c) Needs for convenient access, circulation, control and safety of street traffic including future traffic needs as envisioned in the Major Thoroughfare Plan.
- (d) Limitations and opportunities of topography.
- (e) Specific attention shall be given by Planning Staff and the Planning and Zoning Commission to length, width and shape of existing areas of the City.
- (f) A block may not exceed 800 feet in length, except as provided in this section.

SECTION 1.00: TABLE OF REQUIREMENTS:

The following table shall govern the area and height requirements of all lots and structures.

DISTRICT	TYPE OF USE	MAXIMUM STORIES	HEIGHT FEET	MINIMUM WIDTH OF LOT
R-S	Single-Family Dwelling - corner lot	2-1/2	35 ft.	60 ft. 65 ft.
R-MH	Manufactured Homes - corner	N/A	N/A	50 ft. 55 ft.
R-MF	Multifamily	3	45	150 ft.
Expressway & High Speed Arterial				200 ft.
C	Commercial	10	125	150 ft.
	Direct Access			100 ft.
	Not direct access			
I1, I2 & IN	Industrial and Institutional	8	100	200 ft.
	Direct access			150 ft.
	Not direct access			
  DISTRICT	LOT DIMENSIONS DEPTH	AREA PER FAMILY SQ. FT.	MINIMUM YARD FRONT SIDE REAR	
R-S	100 ft.	6,000 & 6,500	20 ft. (7)* 6 ft. (8)* (9)*	
R-MF Duplex, Triplex, Fourplex and Multiple	150 ft.	22,500	20 ft. (7)* 6 ft. (8)* (9)*	
R-MH	125 ft.	6,250 & 6,875		
Expressway & High speed arterials	400 ft.	4,000		
C1, C2, C3	200 ft.	20,000 & 30,000	None 4 2 3	
I1, I2 & IN	400 ft.	60,000 & 80,000	None 4 2 3	

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



MEMORANDUM

TO: Roberto Escobar, Planning & Zoning Director
FROM: David Salinas, Director of Utilities *[Signature]*
DATE: January 19, 2021
SUBJECT: Meadows on Ridge

Water Distribution

- All Public Water Systems Shall Be Design in Conformance with The Most Current Revision of TCEQ's Public Drinking Water Rules and Regulations for Public Water Systems (30 TAC Chapter 290) And the City of San Juan Standards. The Most Stringent Requirements Shall Apply Where the Standards Conflict.
- 12" Water line must be installed along north property line from south west corner of Cesar Chavez to 8" line just west of the property
- Additional Comments Will Be Provided 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 Domestic Wastewater Systems (30 TAC Chapter 217) And the City of San Juan Standards. The Most Stringent Requirements Shall Apply Where the Standards Conflict.
- The existing 12" sewer must be extended from the northwest corner of Cesar Chavez and Ridge Road south to the South East corner of property. (must be in a U.E.)
- Additional Comments Will Be Provided at The Time of Construction Plan Review.

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

RECEIVED

JAN 25 2021

Planning Department

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

Date: 1/19/2021

To: City of San Juan Planning Dept.
Attn: Monica Gomez, Planner II
709 S. Nebraska
San Juan, Texas 78589

Re: Meadows on Ridge Subdivision (Preliminary) Review

Ms. Gomez,

We are in receipt of the Subdivision Plat submittals for the Meadows on Ridge Subdivision. SAM Engineering & Surveying, in its capacity acting as the City's Engineer for this project, has reviewed the subdivision plat, water distribution system layout, sanitary sewer collection system layout, paving and drainage layout, and drainage report for the referenced project. The following are our comments and will need to be addressed before we can recommend approval of this subdivision:

Subdivision Plat

1. Scale for vicinity map needs to be 1"=400' max. (Sec.2.00(a)(3))
2. Missing dimension arrows for proposed street ROWs.
3. Missing owner information for tract east of Cesar Chavez Rd. (Sec.2.00(a)(5))
4. Missing owner information for tracts north of Ridge Rd. (Sec.2.00(a)(5))
5. Missing names of proposed streets (Sec.2.00(a)(7))
6. Missing zoning information for subdivision plat (Sec.2.00(a)(11))
7. Incomplete sentence on Note #6
8. Acre-feet in Note #6 does not match drainage report.
9. Missing benchmark elevations on Note #7
10. Note #8 only notes sidewalks along Ridge Rd. Any proposed sidewalks along Cesar Chavez Rd.?
11. Label all proposed easements shown
12. Please verify there are no trees by providing a topo survey of site.
13. There are missing easements shown on utility layouts not shown on plat.
14. Missing building setback lines (Sec.2.00(a)(6)(F))
15. Building setbacks will need to be verified with planning for single-family and multi-family lots.
16. Missing block numbers (Sec.2.00(a)(6)(B))
17. Missing "K" thru "Q" curves on curve data table.
18. Is the "L7" length correct? Please verify.
19. Is this subdivision wholly or partially within the City limits? If partially, please show city limits boundary.
20. Missing bearings of lot lines.

21. Minimum lot widths for R-S is 60' (65' for corner lots).
22. Minimum lot widths for R-MF is 150'
23. Minimum lot depth for R-MF is 150'
24. There are various lots that do not meet the minimum area required for R-S and R-MF. Please verify.
25. Address park dedication or fees-in-lieu-of requirements as per Sec.3.00(i)

Water Distribution System

1. Indicate sizes of existing waterlines that you are tying to. (Sec.2.00(a)(9))
2. Gas mains and other public utilities not shown. (Sec.2.00(a)(9))
3. Indicate size of water main along multi-family street.
4. Dead end main along multi-family street will need to be looped. (Sec.3.00(a)(1)(D))
5. 10' utility easement shown between lots 16&17 and 95&96 is not shown on plat
6. 10' utility easements need to be 15' wide minimum. (Sec.3.00(f)(1))

San. Sewer Collection System

1. Easement shown between lots 40&41, 77&78, 20&21, 89&90 are not shown on plat
2. What is the size of the existing sewer along Ridge Rd?
3. Verify flowline elevations provided for manholes near Lots 42, 110, and 127.
4. The increased flow demand to be created upon 25 percent, 50 percent, 75 percent and full development of the subdivision required (Sec.2.00(b)(1)). Not provided to SAMES.

Paving and Drainage Layout

1. Drainage easements on lots 51&52, 24&25, 5&6 not shown on plat
2. Sizes of storm drains should increase in size from upstream to downstream.
3. Water surface and HGL levels will need to be verified during design of construction plans.
4. Typical cross-sections of streets need to be provided. (Sec.2.00(a)(8))
5. Dead end streets are prohibited (Sec.3.00(c)(15))
6. Missing north arrow and scale

Additional Comments:

1. Street signs, traffic control and street lighting plan required (Sec.2.00(a)(17) and Sec.3.00(n)). Not provided to SAMES
2. Letter stipulating any proposed protective and/or restrictive covenants, conditions and limitations whereby the subdivision proposed to regulate land use in the subdivision (Sec.2.00(a)(15)), not provided to SAMES
3. Will a rezoning be required?

Drainage Report:

1. Only drainage calculations were provided for the multi-family section. Missing SF portion.
2. Please verify if multi-units will be detached or attached.
3. The distance of 1170' for the MF future calculations seems excessive given that the drainage layout shows lots draining to street for a short distance and into various storm drains within the MF block.

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

Please be advised that additional comments may be generated upon reviewal of updated information provided.

Should you have any questions, please do not hesitate to call our office.

Respectfully,

A handwritten signature in blue ink that reads "Nadia M. Lopez, P.E.".

Nadia M. Lopez, P.E.
Project Manager
SAMES, Inc.



Subdivision Plat Approval Checklist

Initial Review: please utilize 1st column of boxes to conduct the initial review for all standard requirements as per check list.

Verification review: please utilize 2nd column of boxes to ensure all requirements being shown are accurate.

*Checklist is following City of San Juan Chapter 3-Subdivision Regulations Article 3 Section 2.00

To be recorded, the plat must:

- ☒ ☒ Describe the subdivision by metes and bounds
- ☒ ☒ Locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
- ☒ ☐ State the dimensions of the subdivision and of each street, alley, square, park, or other part of the tract intended to be dedicated to public use or for use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
Missing dimension arrows for proposed street ROWs

Preliminary Plats and Data for Conditional Approval:

- ☒ ☒ The Preliminary Plat shall be drawn on a scale of one inch to one hundred feet (1":100') or larger and shall include:
- ☒ ☒ The title of the subdivision, north point, direction of prevailing breeze, scale and date of application
- ☒ ☒ The name of the owners and the engineer or surveyor
- ☒ ☐ Vicinity sketch or key map at a scale of not more one inch to four hundred feet (1":100') [sic] which ☒ shall show all existing subdivisions, streets, and tracts of adjacent acreage
Scale needs to be 1"=400' max
- ☒ ☒ The outline of the tract in the plat proposed for subdivision with principal dimensions
- ☒ ☐ The location and name of existing streets, any blocks, lots, alleys, easements, building lines and watercourses or other natural features in area affected, with principal dimensions, and all significant information, including ownership in regard to the property immediately adjacent with bounding streets on all sides for a distance of not less than two hundred (200) feet
Missing owner info for tract east of Cesar Chavez Rd. Missing owner info for tracts north of Ridge Rd.
- ☐ ☐ The proposed plan of the subdivision, showing all:
 - ☒ streets
 - ☐ blocks Missing Block numbers



- ☒ lots
- ☐ alleys No alleys proposed
- ☐ easements Not all easements are labeled and missing easements shown on utility layouts
- ☐ building lines Missing building setback lines on plat
- ☒ parks, etc., with principal dimensions. The Preliminary Plat shall cover the entire tract intended to be developed, at any time, even though it is intended by the developers to file plats and install improvements for parts of said tract by sections or units
- ☐ ☐ The proposed names of proposed streets. Such names shall conform to the existing street naming scheme and shall not duplicate or conflict with the recognized name of any other street located in the area subject to these regulations Missing street names
- ☐ ☐ Typical cross section of proposed street improvements Missing typical cross-sections
- ☒ ☐ The location, type, and size of existing sanitary sewer, storm sewer, water and gas mains and other public utilities Missing sizes of existing san. sewer and water mains. Gas mains and other public utilities not shown
- ☒ ☒ Proposed plan for stormwater drainage sufficiently detailed to indicate the location of drainage ditches or structures and the direction of flow and the additional stormwater to drain from the subdivision
- ☐ ☐ Any zoning districts affecting the area being platted Missing zoning information
- ☒ ☒ Watercourses
- ☐ ☐ All trees over eight (8") inches in diameter No trees are shown in aerial. Please verify by providing topo survey
- ☒ ☒ Contours of not more than five-foot (5') intervals
- ☐ ☐ A letter stipulating any proposed protective and/or restrictive covenants, conditions and limitations whereby the subdivision proposes to regulate land use in the subdivision Letter not provided to SAMES
- ☐ ☐ Street signs, traffic control devices and street lighting plan Need to submit plans
- ☐ ☐ A detailed study of improvements proposed to all existing relevant lift stations, or of proposed new lift stations and relevant force mains N/A



Tirso Garza,
Fire Chief

Carlos Alaniz,
Deputy Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Meadows on Ridge

Address:

Date Reviewed: 1/12/2021

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. A fire hydrant must be placed within 500 feet of existing fire hydrant.

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


Plans Reviewed By,
Jose J. Salinas, Fire Inspector

MEADOWS ON RIDGE

A 33.93 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 31, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2071603, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 33.93 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 31, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2071603, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 12 AND IN THE CENTERLINE OF CESAR CHAVEZ ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 08°45' E, 40.00 FEET FORM THE SOUTHEAST CORNER OF LOT 12.

THENCE; N 81°15' W, ALONG THE NORTH LINE OF A 40.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.2 CANAL RIGHT OF WAY, PASSING A 1/2" IRON ROD FOUND AT 1,150.00 FEET FOR THE WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD, A TOTAL DISTANCE OF 990.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 5.165 ACRE TRACT OUT OF LOT 12, BLOCK 31, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 884095, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°45' E, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 81°15' W, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF SAID TRACT AND THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°45' E, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,150.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF RIDGE ROAD, A TOTAL DISTANCE OF 1,170.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 12 AND IN THE CENTERLINE OF RIDGE ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°15' E, ALONG THE NORTH LINE OF LOT 12 AND THE CENTERLINE OF RIDGE ROAD, A DISTANCE OF 1,170.00 FEET TO A POINT IN THE CENTERLINE OF CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF LOT 12 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°45' W, ALONG THE EAST LINE OF LOT 12 AND THE CENTERLINE OF CESAR CHAVEZ ROAD, A DISTANCE OF 1,280.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.93 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH REGENCY ACRES, RECORDED IN VOLUME 19, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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.



PLAT NOTES AND RESTRICTIONS:

- 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 CONTRIBUTION DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- LEGEND: ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:
FRONT: 20.00' FRONT CUL DE SAC: 15.00'
REAR: 10.00'
SIDE (CORNER LOTS): 5.00'
GARAGE: 18.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- DRAINAGE DETENTION REQUIRED FOR THE ENTIRE SUBDIVISION IS 140,037.31 C.F. (3.15 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 EAST OF THIS SUBDIVISION.
- BENCH MARK No. 1 - ELEV.= 103.31 COTTON PICKER SPINDLE SET LOCATED ON THE SOUTHEAST CORNER OF THIS SUBDIVISION. NAVD 88 DATUM
BENCH MARK No. 2 - ELEV.= 101.50 TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT 93 OF THIS SUBDIVISION. NAVD 88 DATUM.
- 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 WITH ADA RAMPS ALONG THE SOUTH SIDE OF RIDGE ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- THERE SHALL BE NO ACCESS ALLOWED TO RIDGE ROAD FROM LOTS 1,29,57-61,30-34 AND NO ACCESS ALLOWED TO CESAR CHAVEZ ROAD FROM LOTS 34-39,76 135-140 AND 110.
- 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 SAN HOUSTON AVENUE.
- 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 THEREOF BY THE GOVERNMENT ENTITY 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 OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.
- U.E. DENOTES UTILITY EASEMENTS
- E.&U.E. DENOTES ELECTRICAL AND UTILITY EASEMENTS
- D.E.&U.E. DENOTES DRAINAGE, ELECTRICAL & UTILITY EASEMENTS
- THIS SUBDIVISION LIES IN A R-S AND R-MF ZONE.

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 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 HIS DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MEADOWS ON RIDGE DO HEREBY GRANT AN EASEMENT TO THE CITY OF SAN JUAN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF SAN JUAN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF SAN JUAN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, 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 ENTITY FOR 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.

ESPONJAS DEVELOPMENT, LTD.
BY: ESPONJAS, LLC
IT'S GENERAL PARTNER
CRUZ CANTU III, PRESIDENT
2912 S. JACKSON ROAD
MCALLEN, TEXAS. 78503

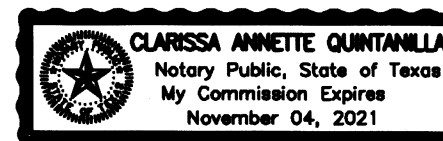
STATE OF TEXAS COUNTY OF HIDALGO

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

CRUZ CANTU III, PRESIDENT

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

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:
PRESIDENT 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

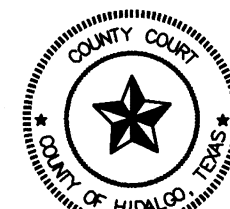
STATE OF TEXAS COUNTY OF HIDALGO

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



EULALIO RAMIREZ
P.E. No. 77062

DATE 1-29-21



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

SCALE 1" = 100'

DATE 10/20/2020

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"A"	80.98'	50.00'	92°48'07"	72.42'
"B"	40.70'	50.00'	46°38'25"	39.59'
"C"	56.41'	50.00'	64°38'26"	53.47'
"D"	52.95'	50.00'	60°40'49"	50.51'
"E"	43.82'	50.00'	50°12'44"	42.43'
"F"	40.39'	50.00'	46°16'16"	39.30'
"G"	18.28'	50.00'	20°57'00"	18.18'
"H"	22.03'	50.00'	25°14'59"	21.86'
"I"	51.74'	50.00'	59°17'36"	49.47'
"J"	6.00'	50.00'	06°52'12"	5.99'
"K"	52.36'	50.00'	60°00'00"	50.00'
"L"	26.18'	50.00'	30°00'00"	25.88'
"M"	26.18'	50.00'	30°00'00"	25.88'
"N"	52.36'	50.00'	60°00'00"	50.00'
"O"	12.17'	50.00'	13°56'44"	12.14'
"P"	59.36'	50.00'	68°01'38"	55.94'
"Q"	52.36'	50.00'	60°00'00"	50.00'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 36°15' E	35.36'
L2	N 53°45' E	35.36'
L3	S 53°45' W	28.28'
L4	N 36°15' W	28.28'
L5	S 53°45' E	28.28'
L6	S 36°15' E	28.28'
L7	S 53°45' W	35.36'

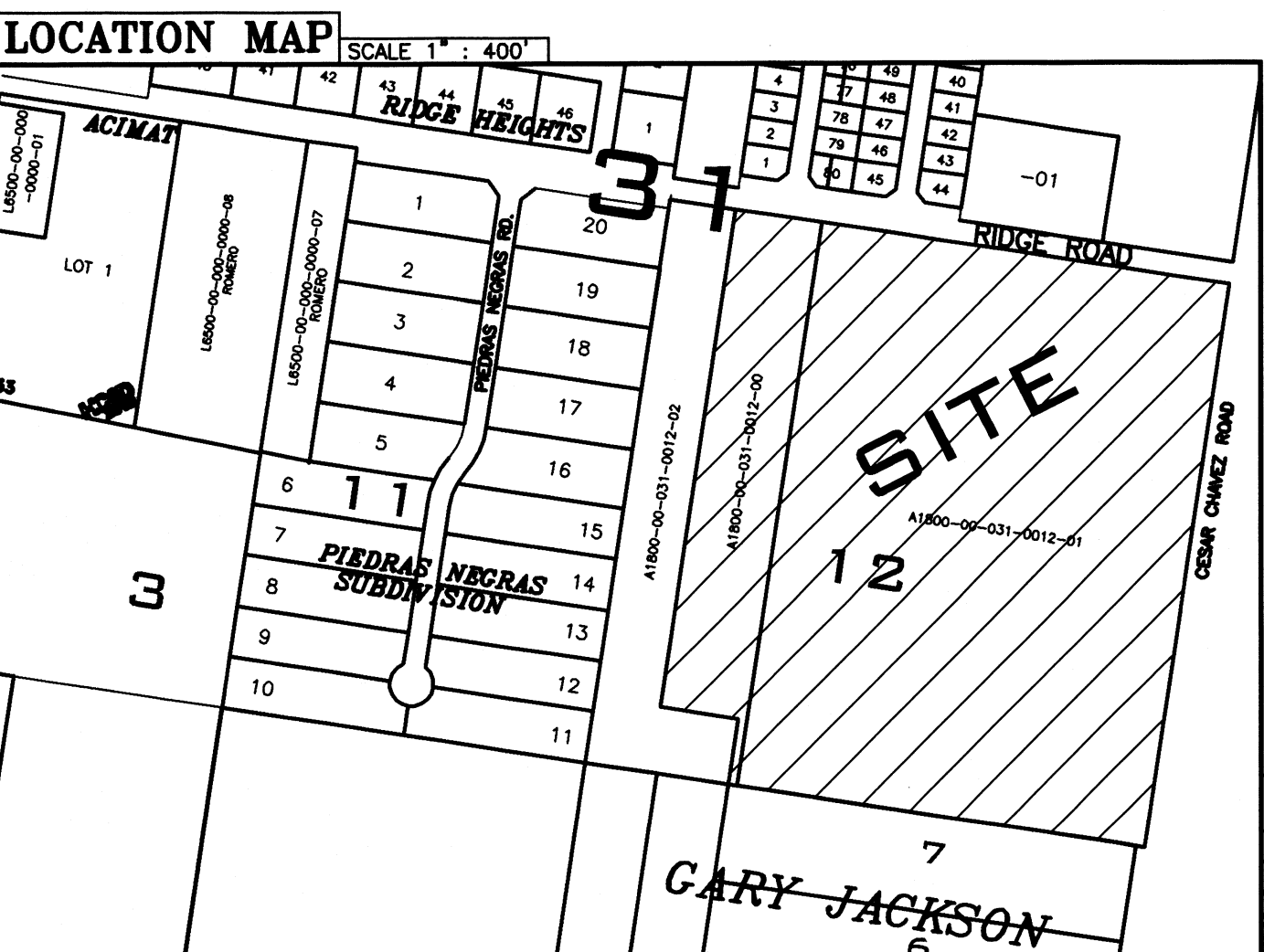
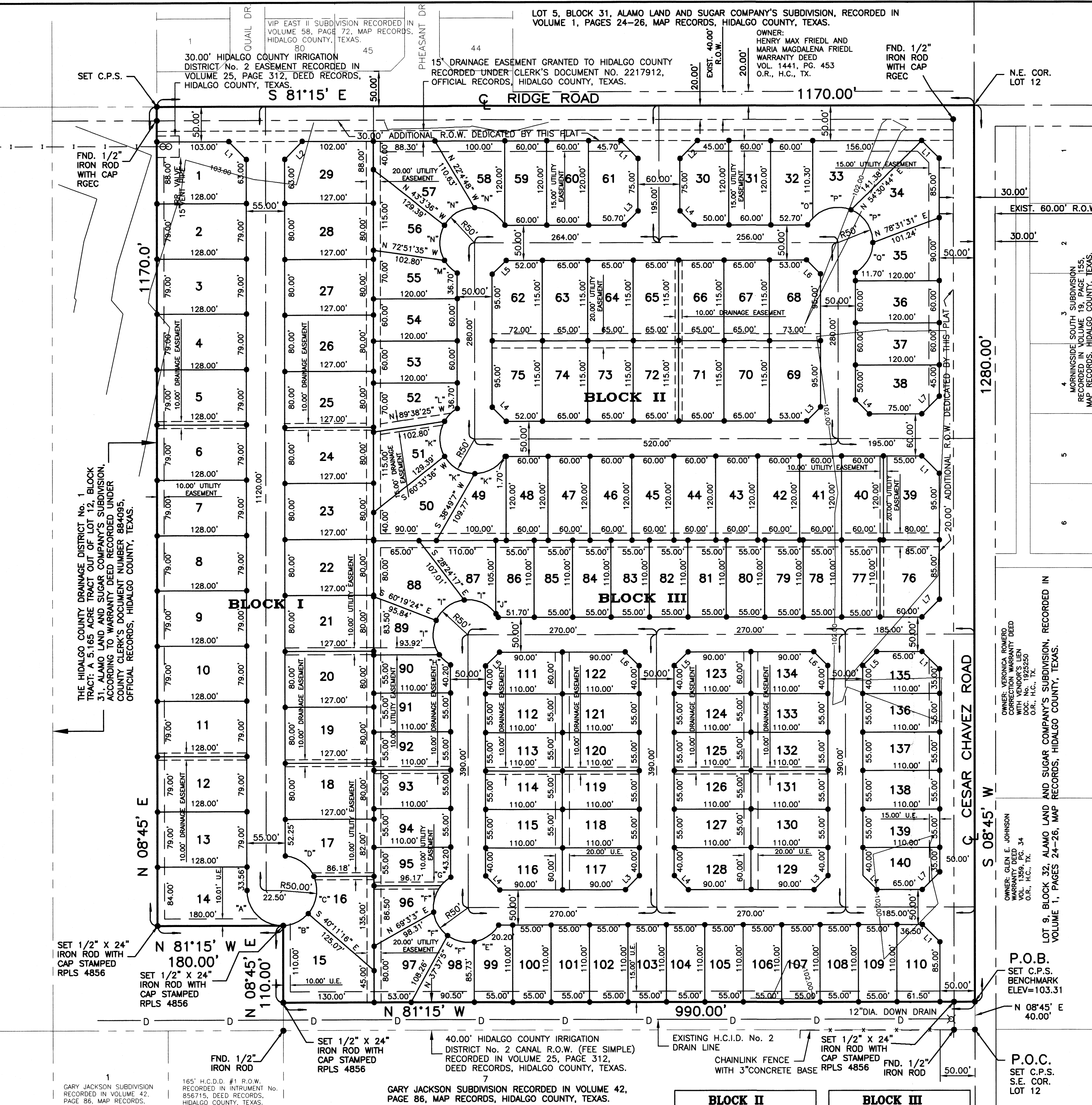
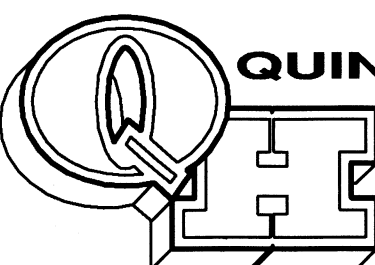
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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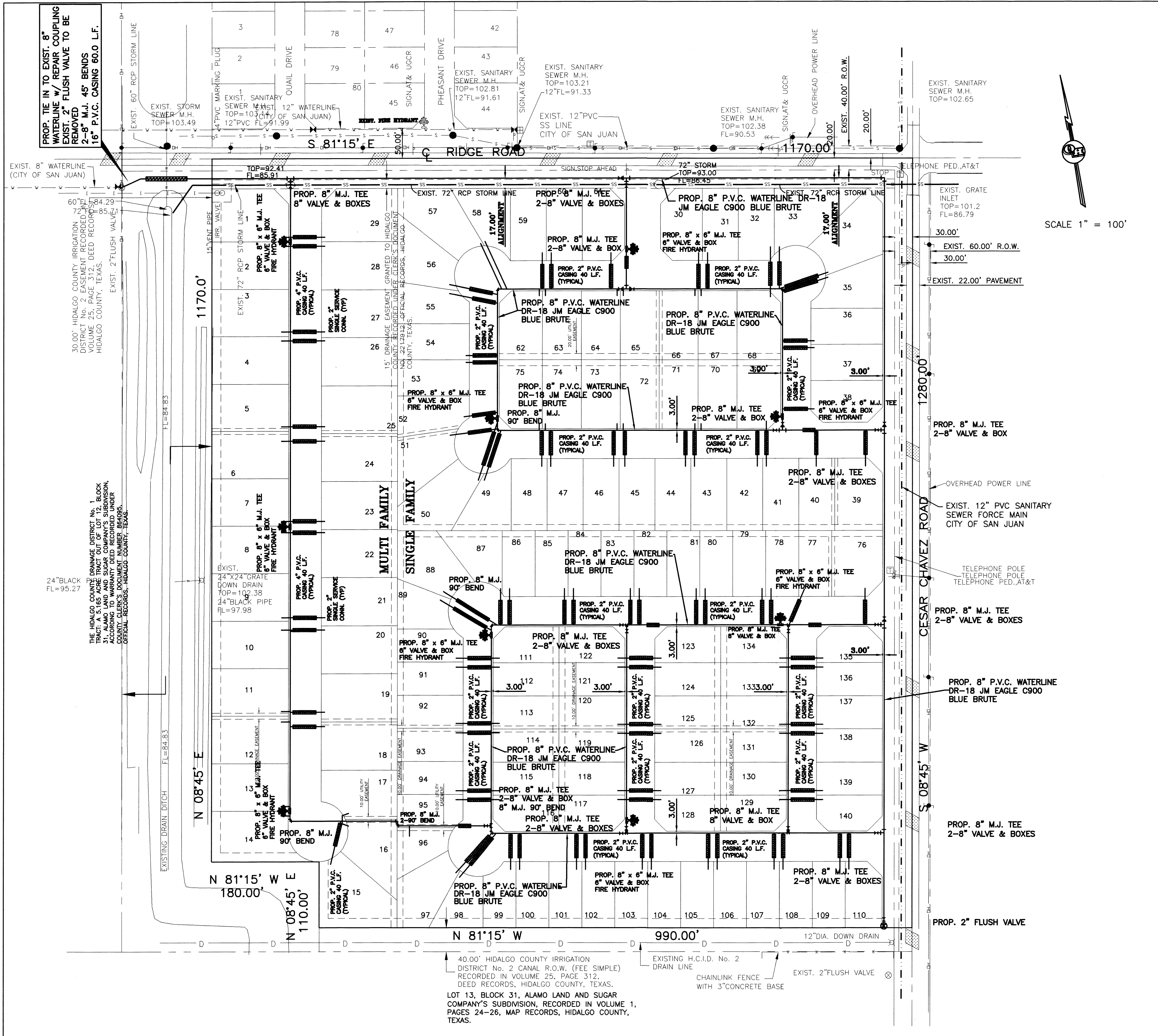


BLOCK I MULTIFAMILY LOTS	
LOT	AREA (S.F.)
1	10951.50
2-13	10112.00
14	11287.88
15	12242.03
16	8361.66
17	9572.80
18-28	10160.00
29	10863.50

BLOCK II SINGLE FAMILY LOTS	
LOT	AREA (S.F.)
30	7887.50
31	7200.00
32	7161.60
33	10385.58
34	10291.61
35	7494.77
36-37	7200.00
38	7887.50
39	9287.50
40-48	7200.00
49	7244.77
50	9951.82
51	8163.68
52	7165.77
53-54	7200.00
55	7165.77
56	8163.68
57	9871.13
58	7121.61
59-60	7200.00
61	7971.35
62	8080.00
63-67	7475.00
68	8195.00
69	8195.00
70-74	7475.00
75	8080.00

DATE OF PREPARATION: OCTOBER 20, 2020

F:\DATA\SUBDIVISIONS\SAN JUAN\MEADOWS ON RIDGE\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
10-20-2020	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
07-28-2020	G.CANTU		



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.

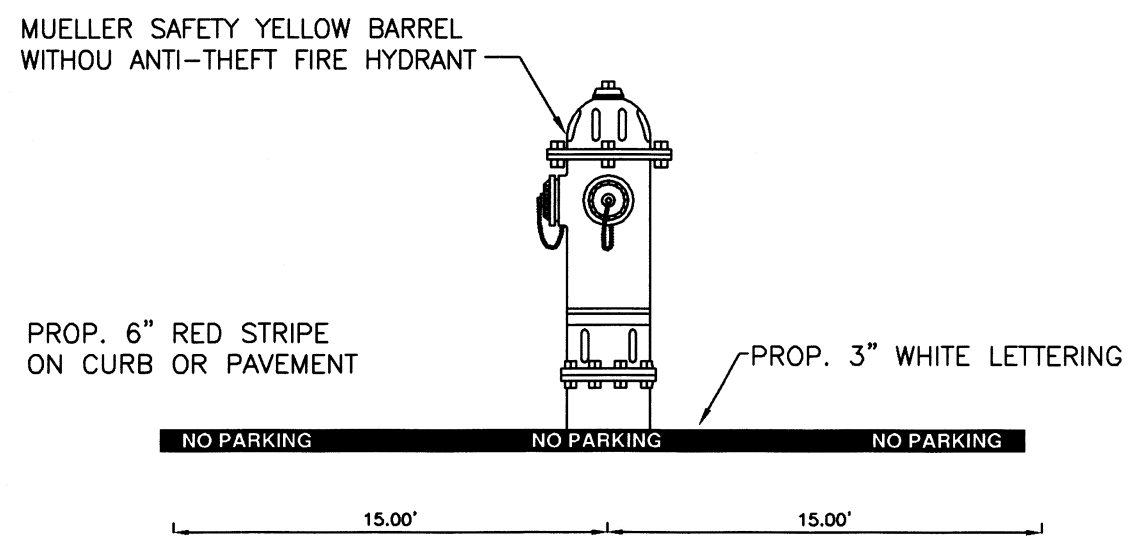
NOTE:

- ALL SERVICE LINES SHALL BE H.D.P.E.
- MECHANICAL RESTRAINTS SHALL BE MEGA LUG TYPE
- FIRE HYDRANTS SHALL BE MUELLER CENTURION/SUPER CENTURION
- ALL PVC PIPE SHALL BE JM EAGLE C900 BLUE BRUTE (50 YEAR REPLACEMENT WARRANTY)
- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
- WATER SERVICES TO BE STAMPED ALONG THE CURB WITH AN "W"
- ALL GATES SHALL BE SIREN ACTIVATED AND HAVE MANUAL OVERRIDE IN CASE OF POWER OUTAGE. GATES ARE TO BE OPERATIONAL AT ALL TIMES.

- 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

**TCEQ WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES**

- This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."
- All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].
- Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].
- No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].
- All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].
- Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].
- The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
- The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].
- The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(d)(1)].
- When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(d)(2)].
- Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(5)].
- Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].
- Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].
- The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(d)(3)].
- Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

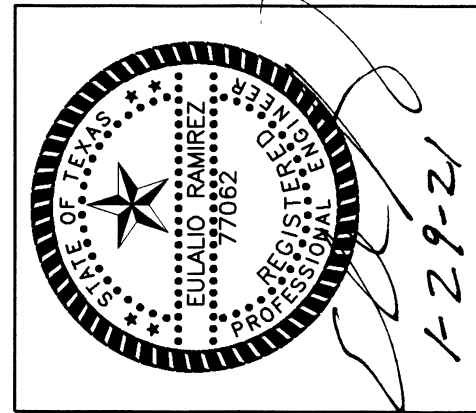


FIRE LANE STRIPING DETAIL

N.T.S.

- FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS.
- CURB SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING" 10 FEET FROM THE CENTER OF THE FIRE HYDRANT AND 15 TO EACH SIDE.
- DEVELOPER SHALL INSTALL REFLECTIVE BLUE MARKERS IN FRONT OF ALL FIRE HYDRANTS

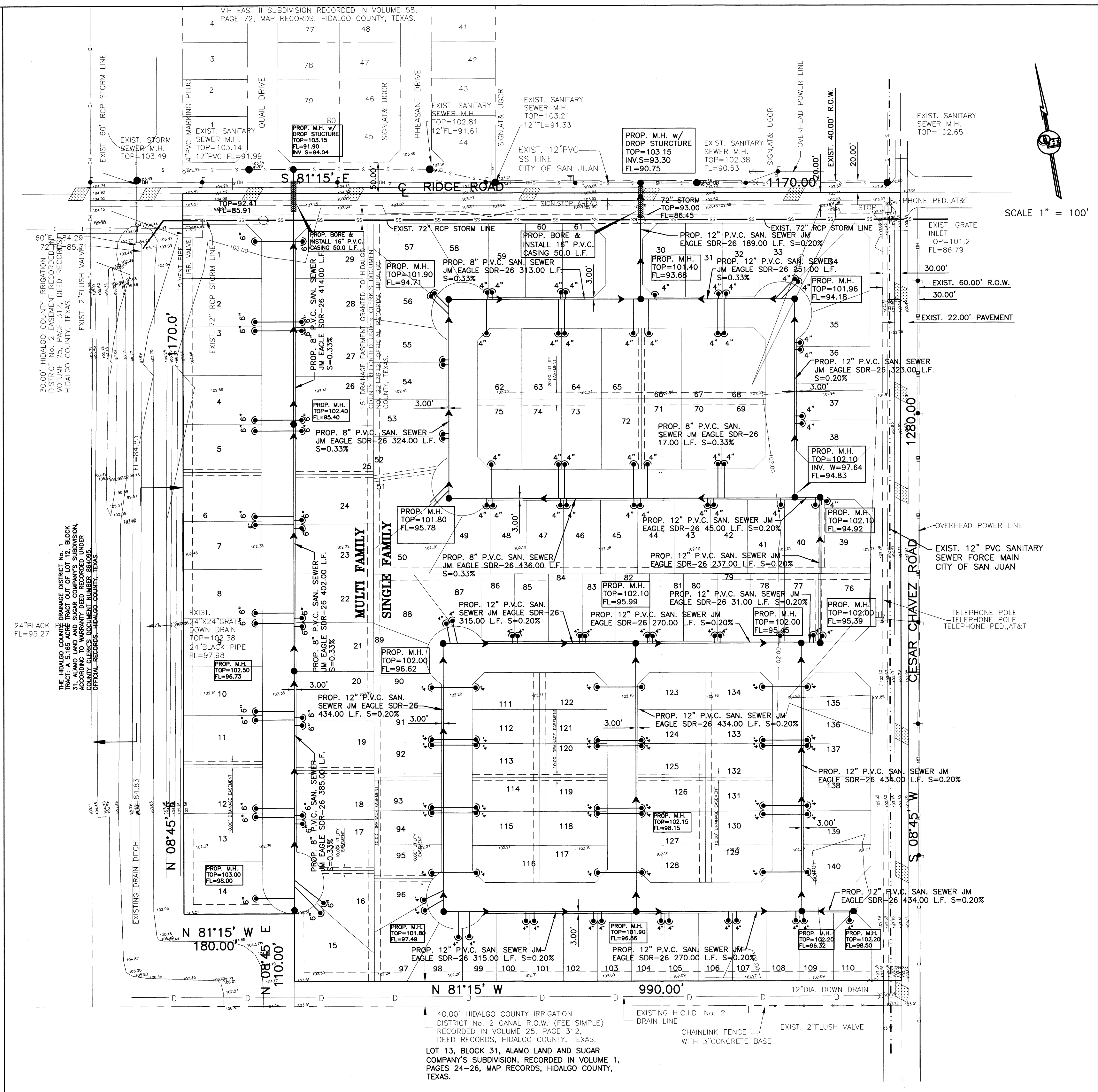
**MEADOWS ON RIDGE
WATER DISTRIBUTION
SYSTEM**



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EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11/19/2020	G.CANTU		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
11/23/2020	G.CANTU		



NOTE:

- 1.- MANHOLE COVERS SHALL BE CAP COMPOSITE MANHOLE COVERS WITH RFID MARKERS AND HAVE CITY OF SAN JUAN LOGO
- 2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H2O RATING
- 3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
- 4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
- 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
- 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
- 7.- STRIKE I&I BARRIER ON ALL MANHOLES
- 8.- 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.

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

NOTE:

- 1.- SANITARY SEWER MANHOLE TO HAVE FIBERGLASS BOTTOMS. SAME AS CITY OF MCALLEN.

AVERAGE DAILY FLOW

MULTIFAMILY-LOTS 1-29

$$29 \text{ Lots} \times 10 \text{ bedrooms} \times 125 \frac{\text{Gal}}{\text{day}} = 36,250 \text{ GPD}^*$$

$$\frac{44,400 \text{ Gal}}{\text{Day}} \times \frac{\text{Day}}{24 \text{ hrs}} \times \frac{\text{hr}}{60 \text{ mins}} = 25.17 \text{ GPM}$$

AVERAGE DAILY FLOW

SINGLE FAMILY-LOTS 30-140

$$111 \text{ Lots} \times 4 \text{ People} \times 100 \frac{\text{Gal}}{\text{Person Day}} = 44,400 \text{ GPD}$$

$$\frac{44,400 \text{ Gal}}{\text{Day}} \times \frac{\text{Day}}{24 \text{ hrs}} \times \frac{\text{hr}}{60 \text{ mins}} = 30.83 \text{ GPM}$$

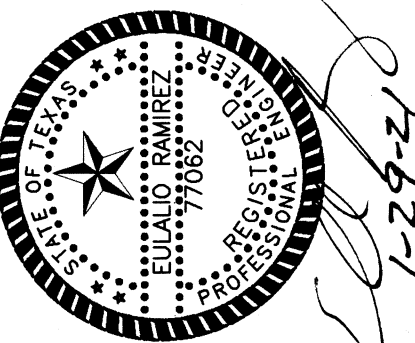
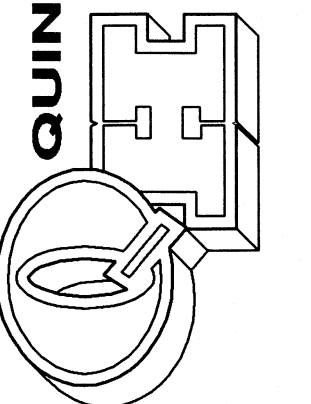
*Each Lot will have 4 apartments with 10 total bedrooms. As per TCEQ, apartments usage rate is 125 GPD per bedroom.

TOTAL INCREASED FLOW DEMAND

25%	=	20,062.50	GPD
50%	=	40,125.00	GPD
75%	=	60,187.50	GPD
100%	=	80,250.00	GPD (36,250+44,400)

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

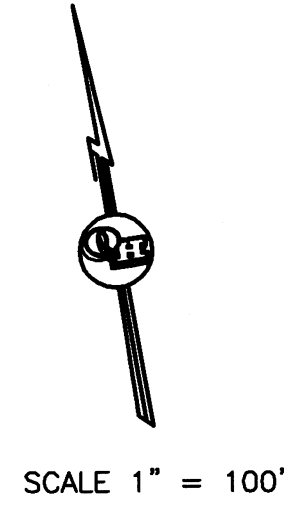
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



MEADOWS ON RIDGE
SANITARY SEWER COLLECTION
SYSTEM

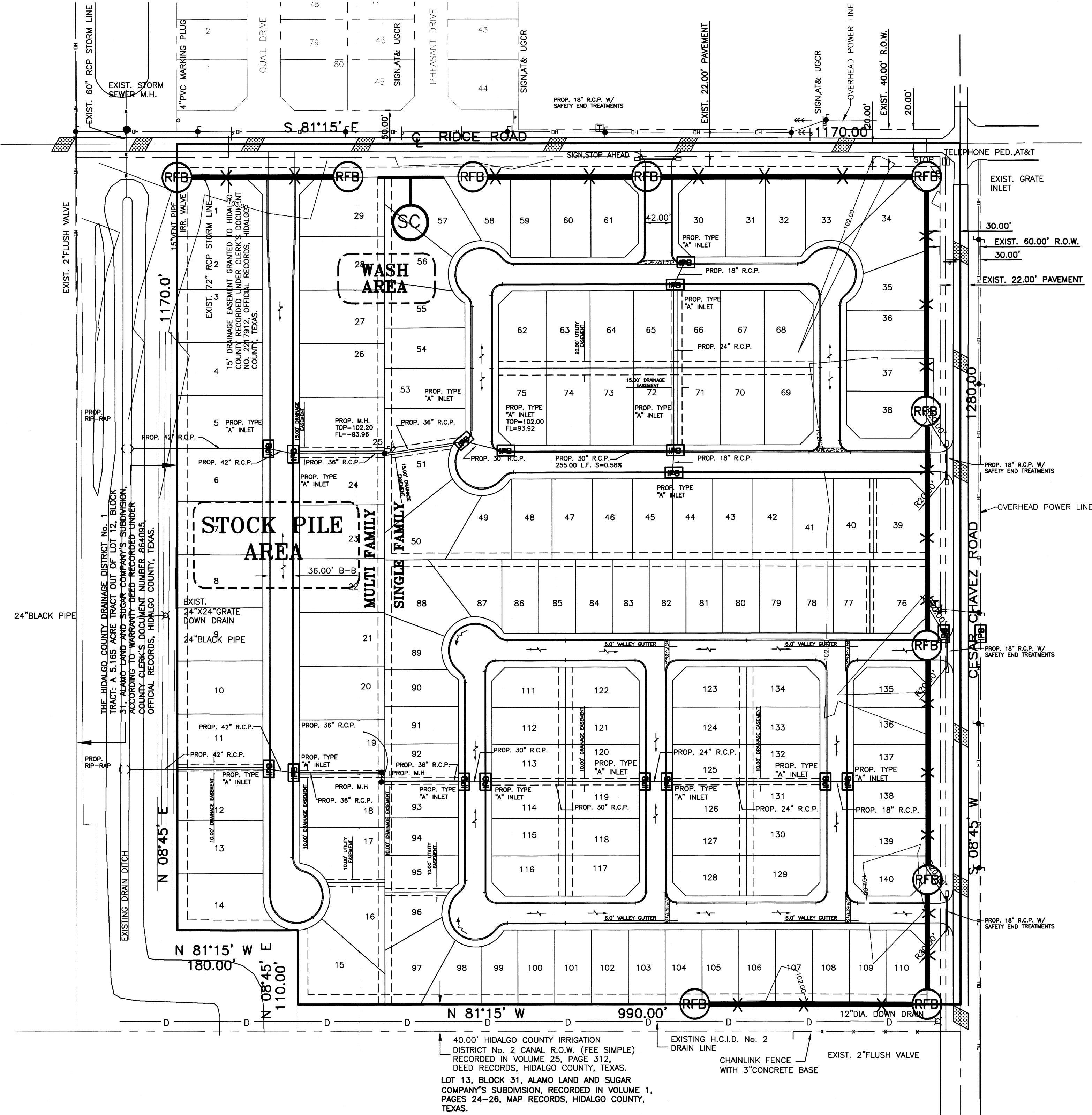
JOB NO. _____
DATE OCT. 28, 2018
REVISION _____
SCALE 1"=100'
DRAWN BY JG
SHEET _____

F:\DATA\SUBD\SAN_JUAN\CARROLL\LAYOUT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OCT 28 2018	JS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
AUGUST 12, 2019	ALEX G		



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



LEGEND	
	= INLET
	= INLET PROTECTION BARRIER (SOCK INLET PROTECTION REQUIRED—HAY BALES NOT ALLOWED)
	= HYFROMULCH SEEDING
	= STABILIZED CONSTRUCTION EXIT
	= FILTER FABRIC FENCE
	= REINFORCED FILTER FABRIC BARRIER

NOTES: POLLUTION PREVENTION

- 1.- CONTRACTOR SHALL REMOVE SILT DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.
- 2.- CONTRACTOR SHALL CONTROL DUSTING BY WASTERSPRINKLING.
- 3.- CONTRACTOR SHALL HYDROMULCH SEED OR SOD AS INDICATED ON THIS SHEET AND PAVEMENT TYPICAL SECTION, ALL DISTURBED AREAS UPON ACCEPTANCE OF GRADING.
- 4.- CONTRACTOR SHALL KEEP LOG OF SITE RAINFALL & SW3P MAINTENANCE AS CALLED FOR IN THE NOTICE OF INTENT.

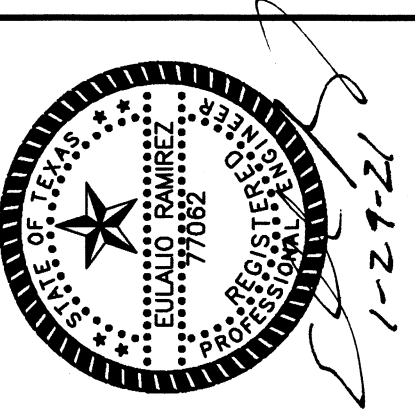
NOTES: EROSION CONTROL

- 1.- ALL NON-PAVED DISTURBED AREAS SHALL BE HYDRO-MULCH SEED FOR EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING, ALL AREAS DISTURBED AFTER INITIAL SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEDED.
- 2.- STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.
- 3.- CONTRACTOR SHALL COORDINATE ALL WORK THIS CONTRACT WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO SITE) WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION CONTRACT PERIOD.
- 4.- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROJECT SITE FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).
- 5.- CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.
- 6.- CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.
- 7.- CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN.
- 8.- CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS TO ALLOW SILT TRAPS TO FUNCTION AS DESIGNED.

F:\DATA\SUBO\SAN JUAN\MEADOWS ON RIDGE\EROSION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
01-27-2021	G.CANTU		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
01-28-2021			

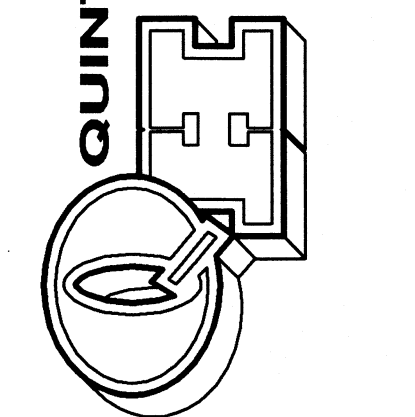
JOB NO.	01-27-2021
DATE	01-28-2021
REVISION	1"=100'
SCALE	G.CANTU
DRAWN BY	
SHEET	

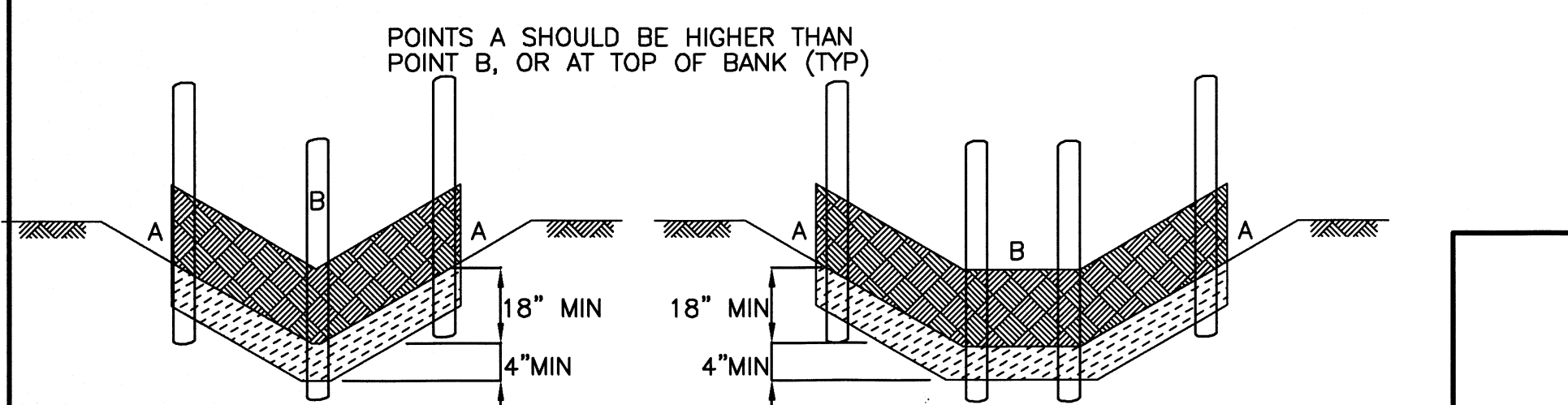
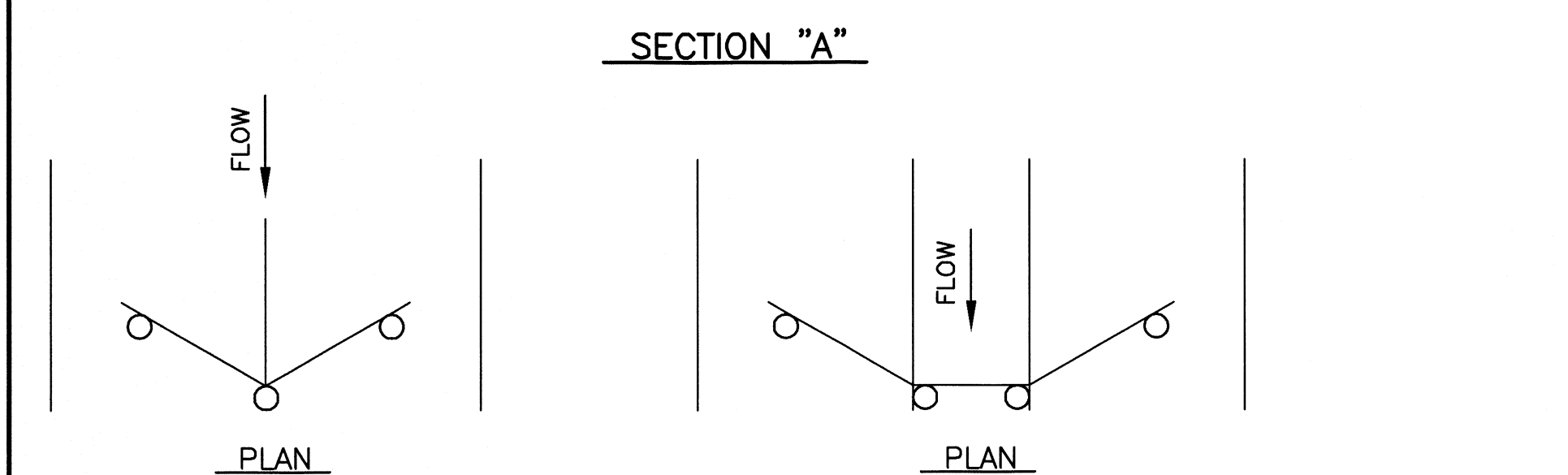
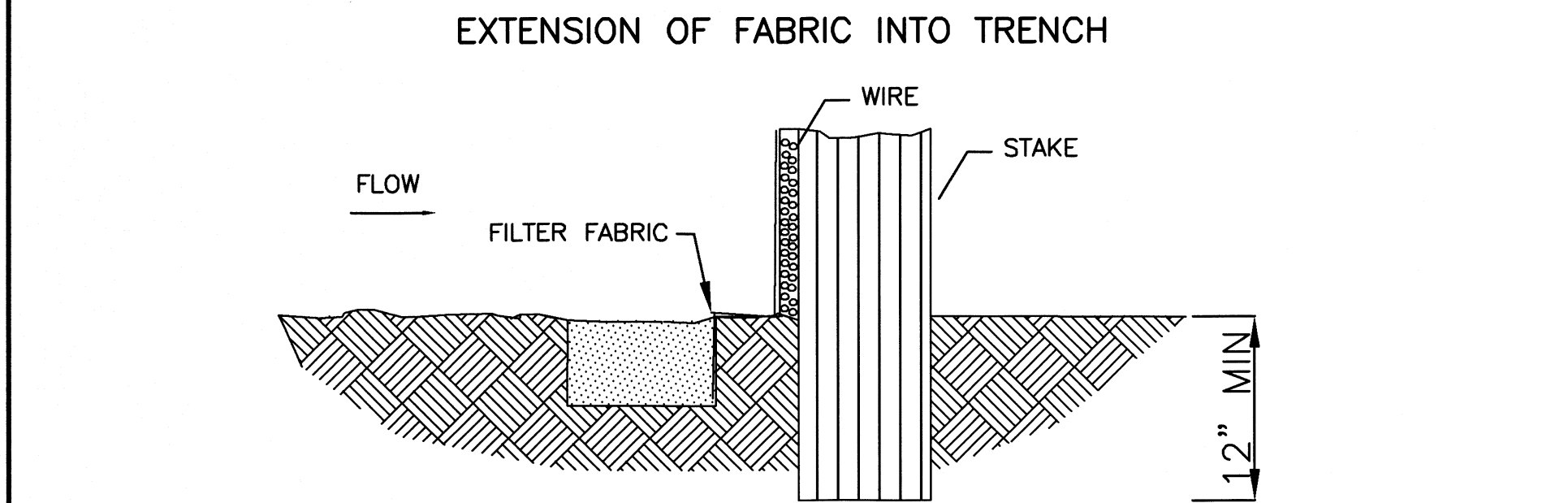
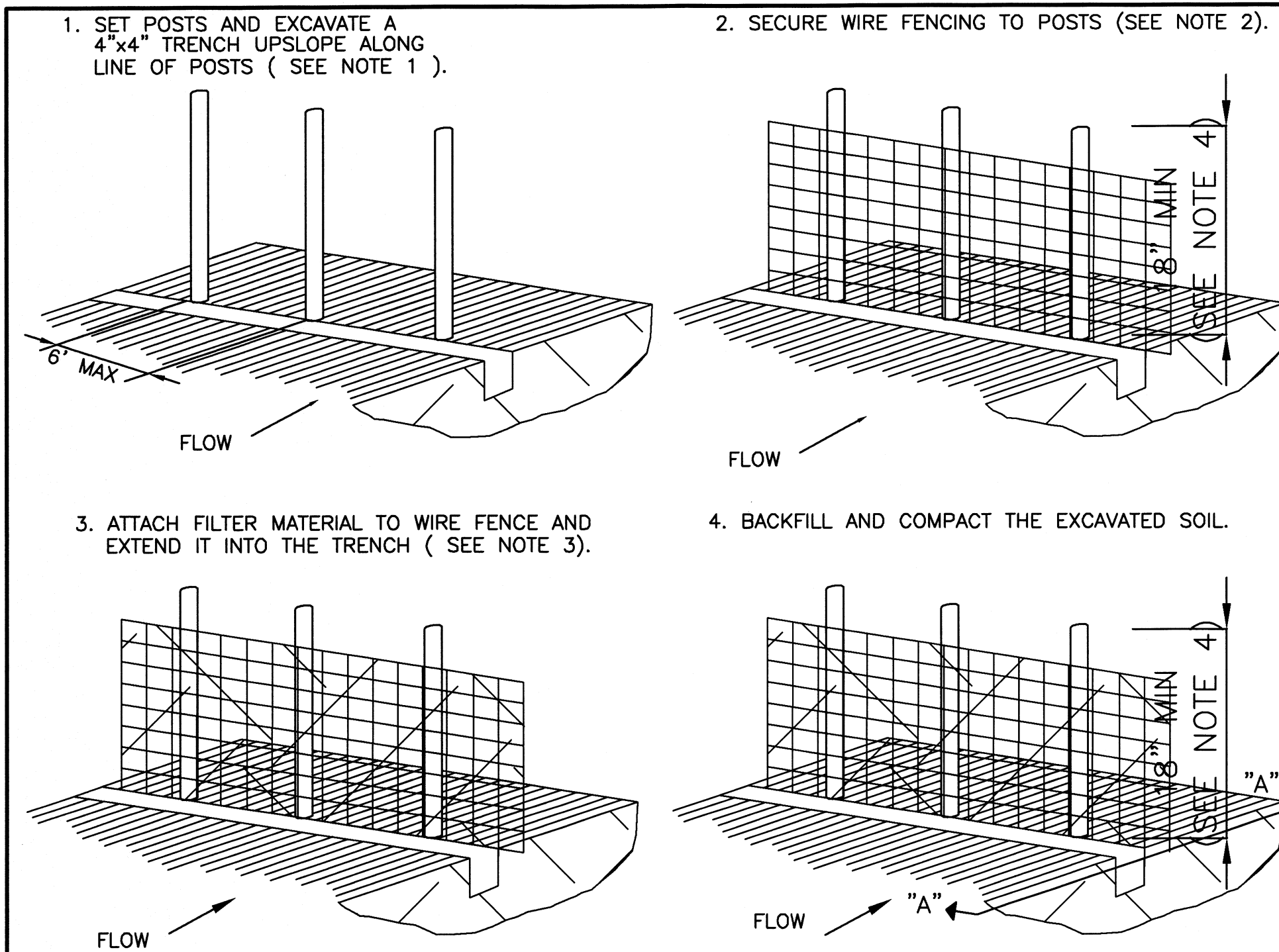
MEADOWS ON RIDGE POLLUTION PREVENTION AND EROSION CONTROL PLAN



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ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

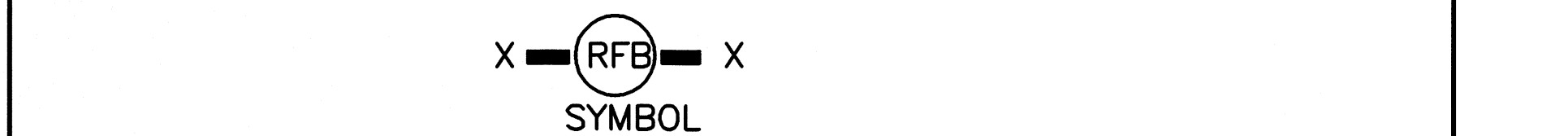




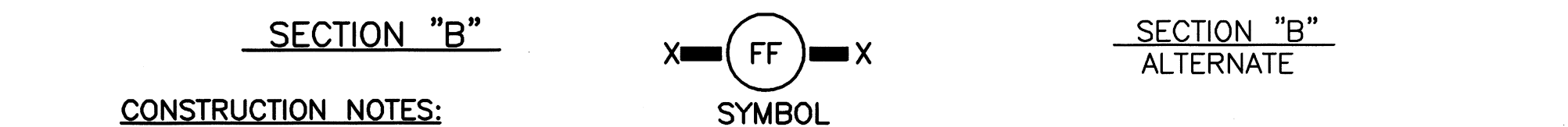
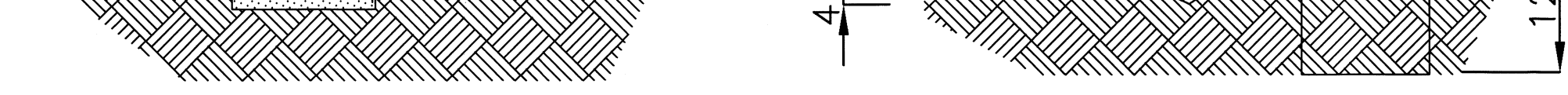
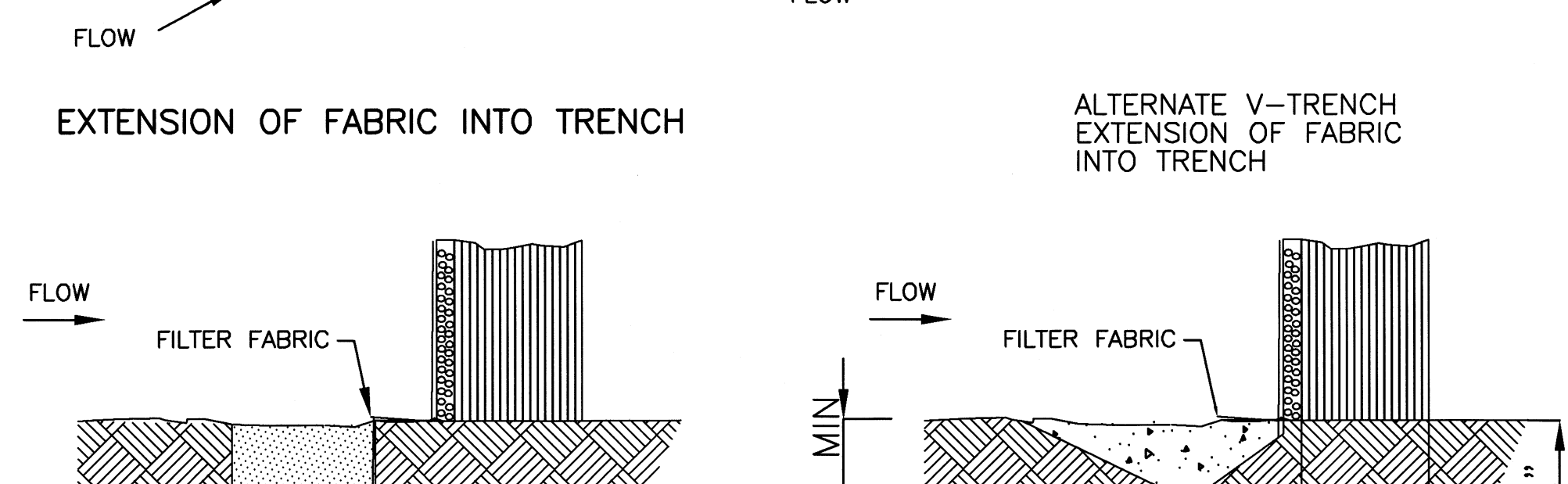
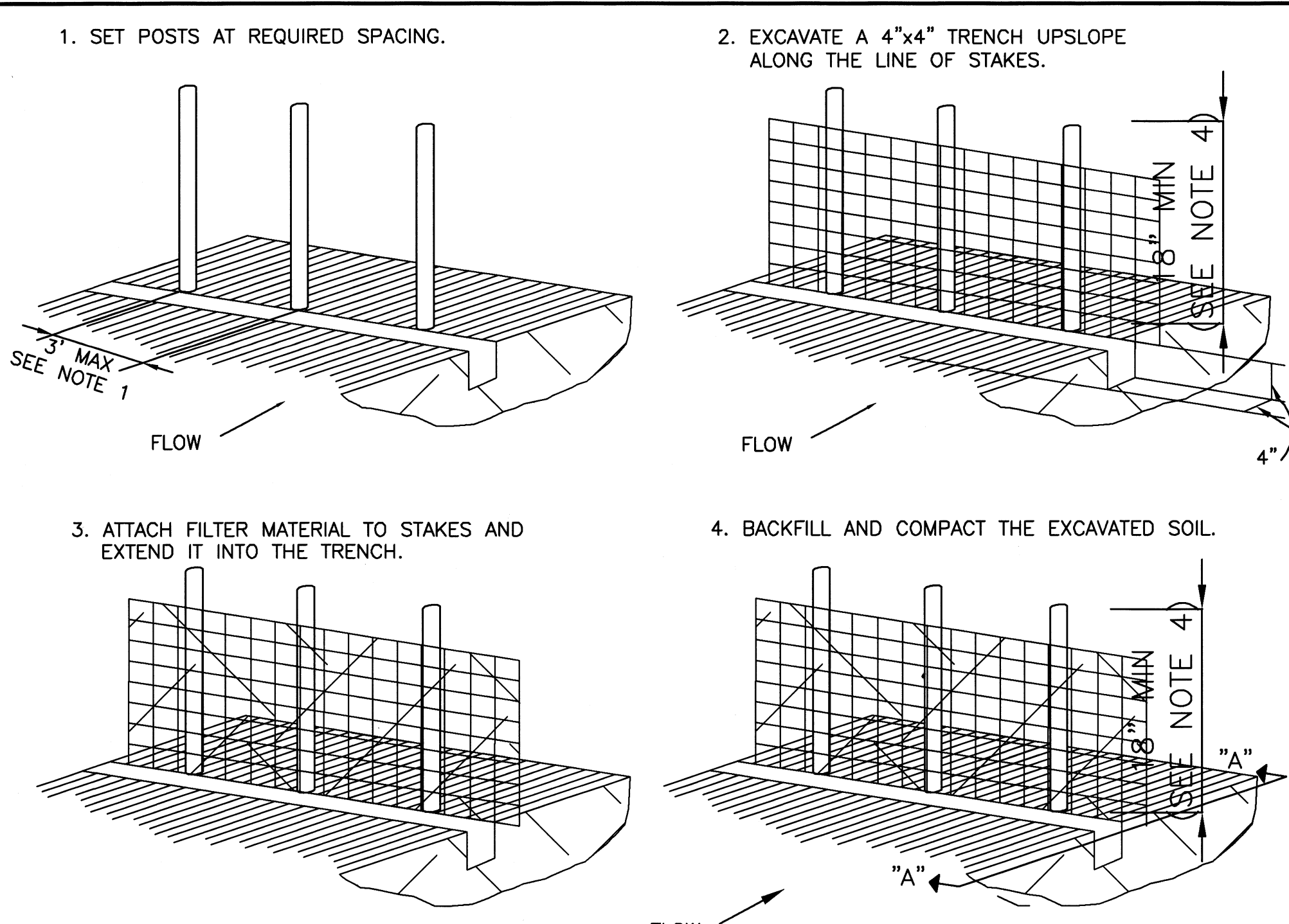
"V-DITCH" SECTION/ELEVATION

CONSTRUCTION NOTES:

- 1.- SET IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
- 2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH METAL TIES
- 3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
- 4.- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
- 5.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE 1/2" IRON ROD OR 4LVG3 36" POSTS, AND FOLDED.
- 6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.



REINFORCED FILTER FABRIC BARRIER

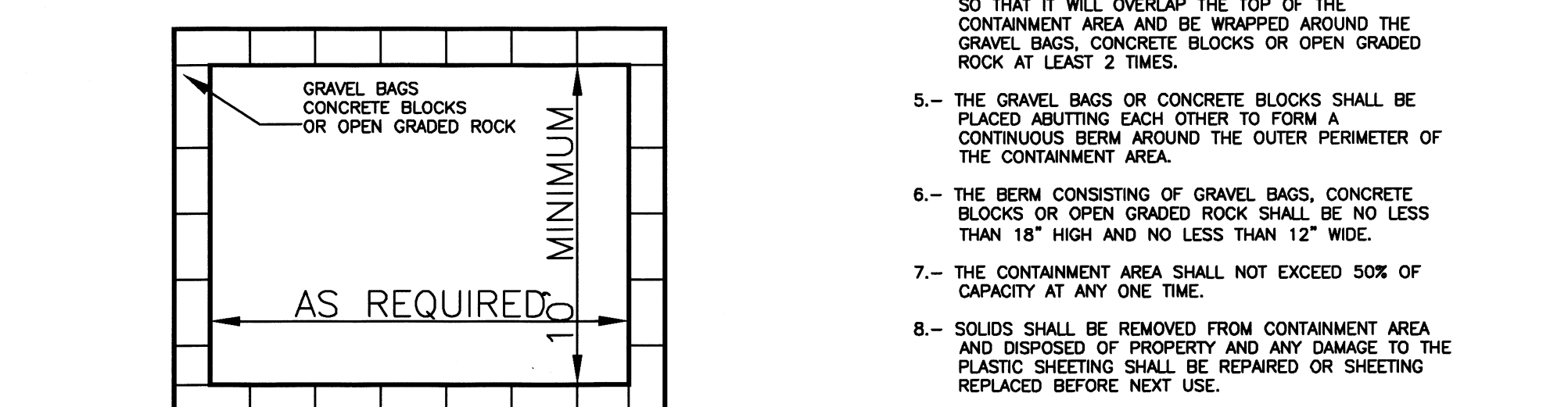
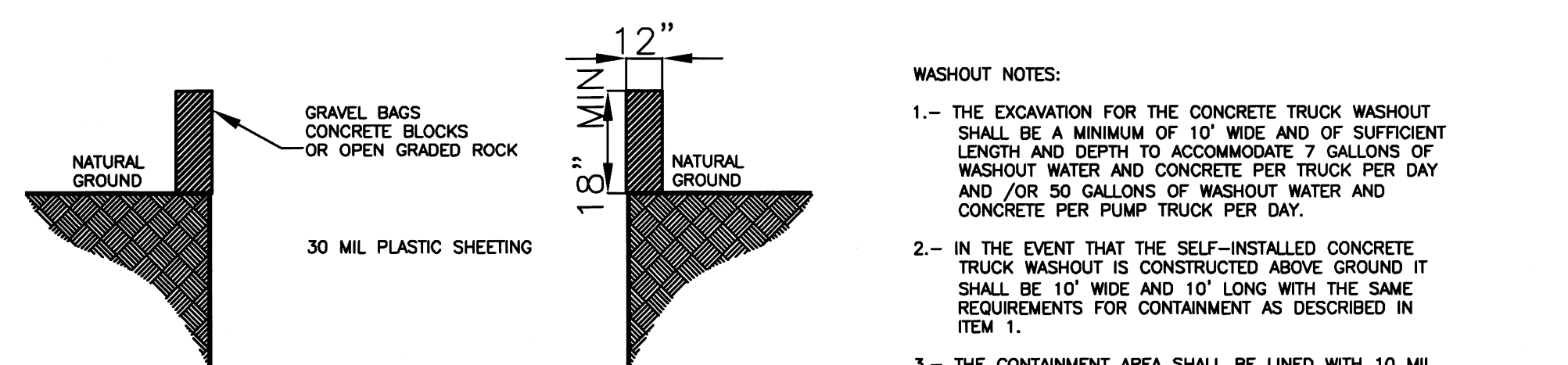


CONSTRUCTION NOTES:

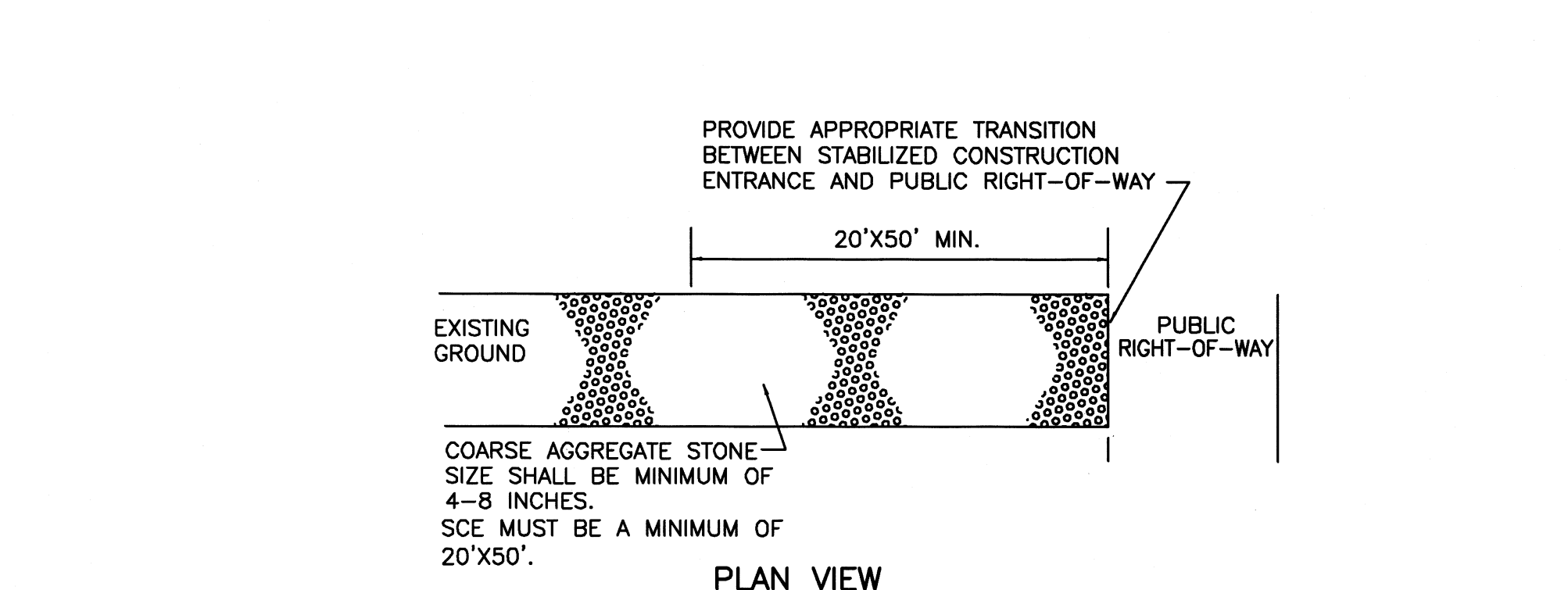
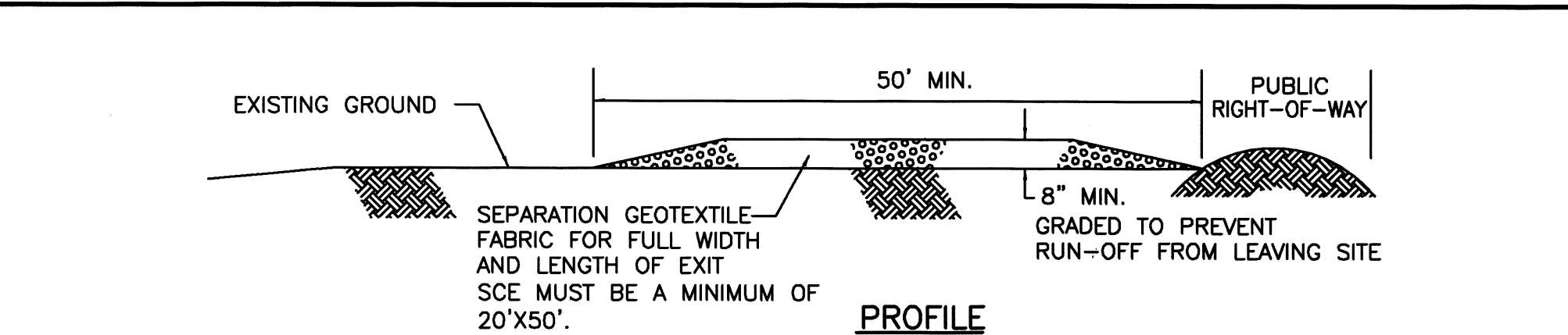
- 1.-IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MINIMUM OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
- 2.- ATTACH FILTER FABRIC TO IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST FILTER FABRIC FENCE SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
- 3.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE 1/2" IRON ROD OR USE 4LVG3 36" POST, AND FOLDED.
- 4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

FILTER FABRIC FENCE

WASHOUT DETAIL

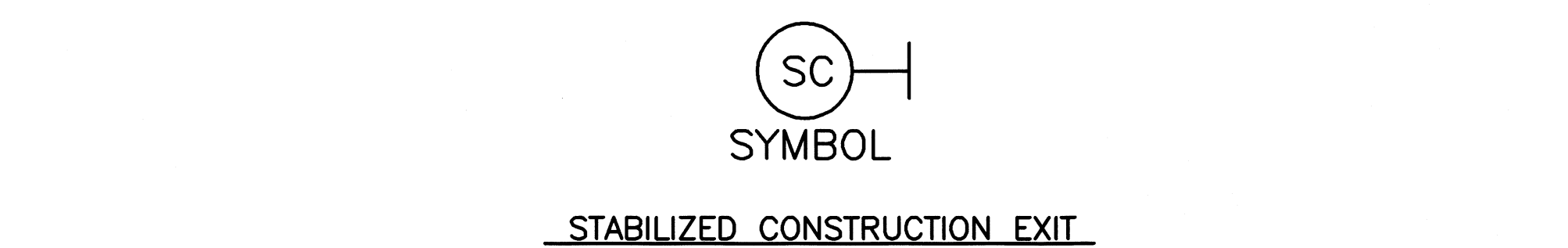


WASHOUT DETAIL

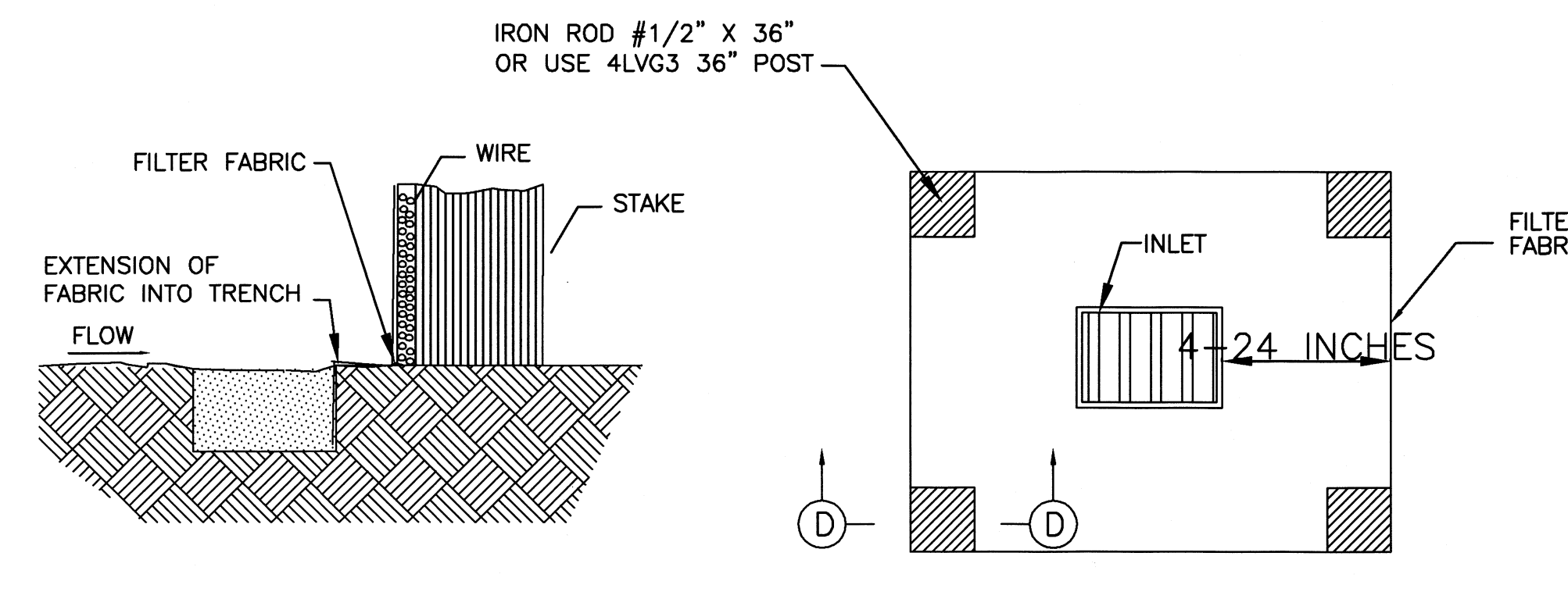


CONSTRUCTION NOTES:

- 1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
- 2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
- 3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- 4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
- 5.- STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
- 6.- SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
- 7.- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.



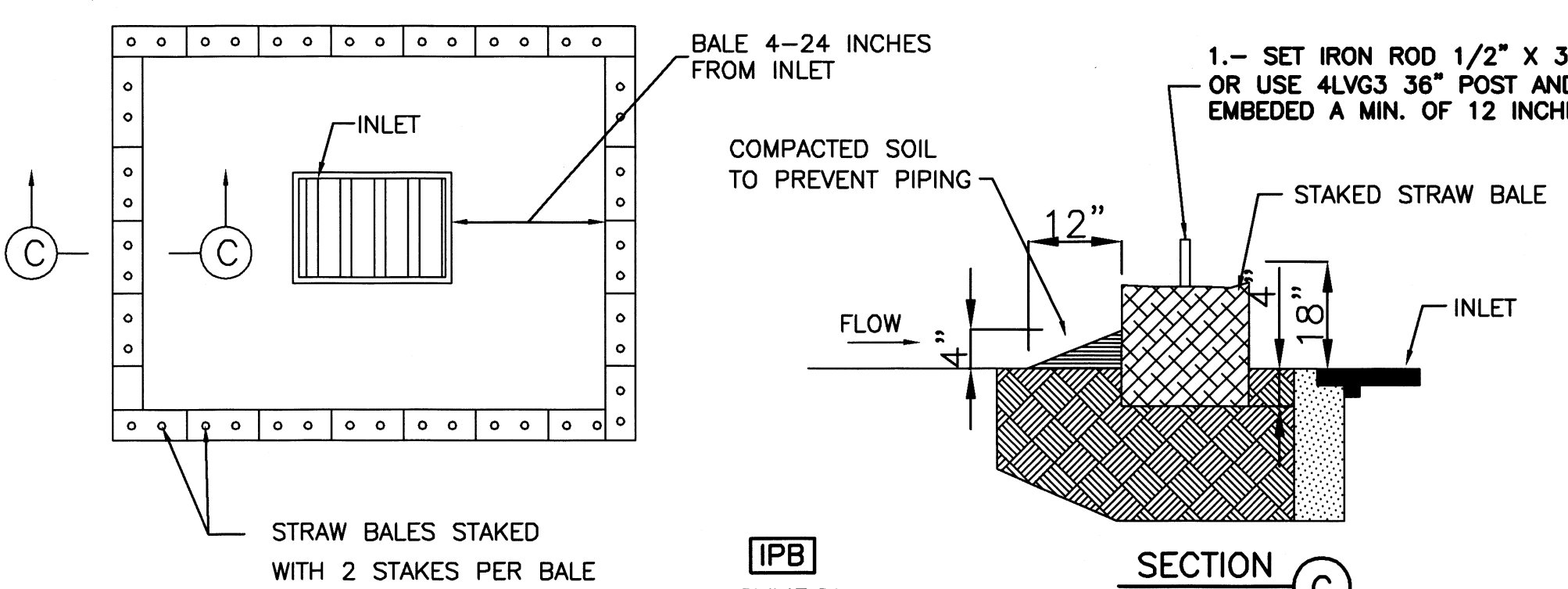
STABILIZED CONSTRUCTION EXIT



SILT FENCE INLET PROTECTION BARRIER

CONSTRUCTION NOTE:

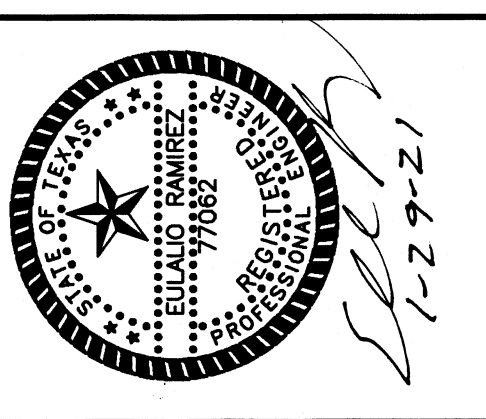
- 1.- SEE CONSTRUCTION NOTES FOR RFB.



STRAW BALE DROP INLET PROTECTION BARRIER

JOB NO.	01-27-2021
DATE	01-28-2021
REVISION	1"=60'
SCALE	DRAWN BY
SHEET	APPROVED

MEADOWS ON RIDGE
POLLUTION PREVENTION AND
EROSION CONTROL PLAN
DETAILS AND NOTES



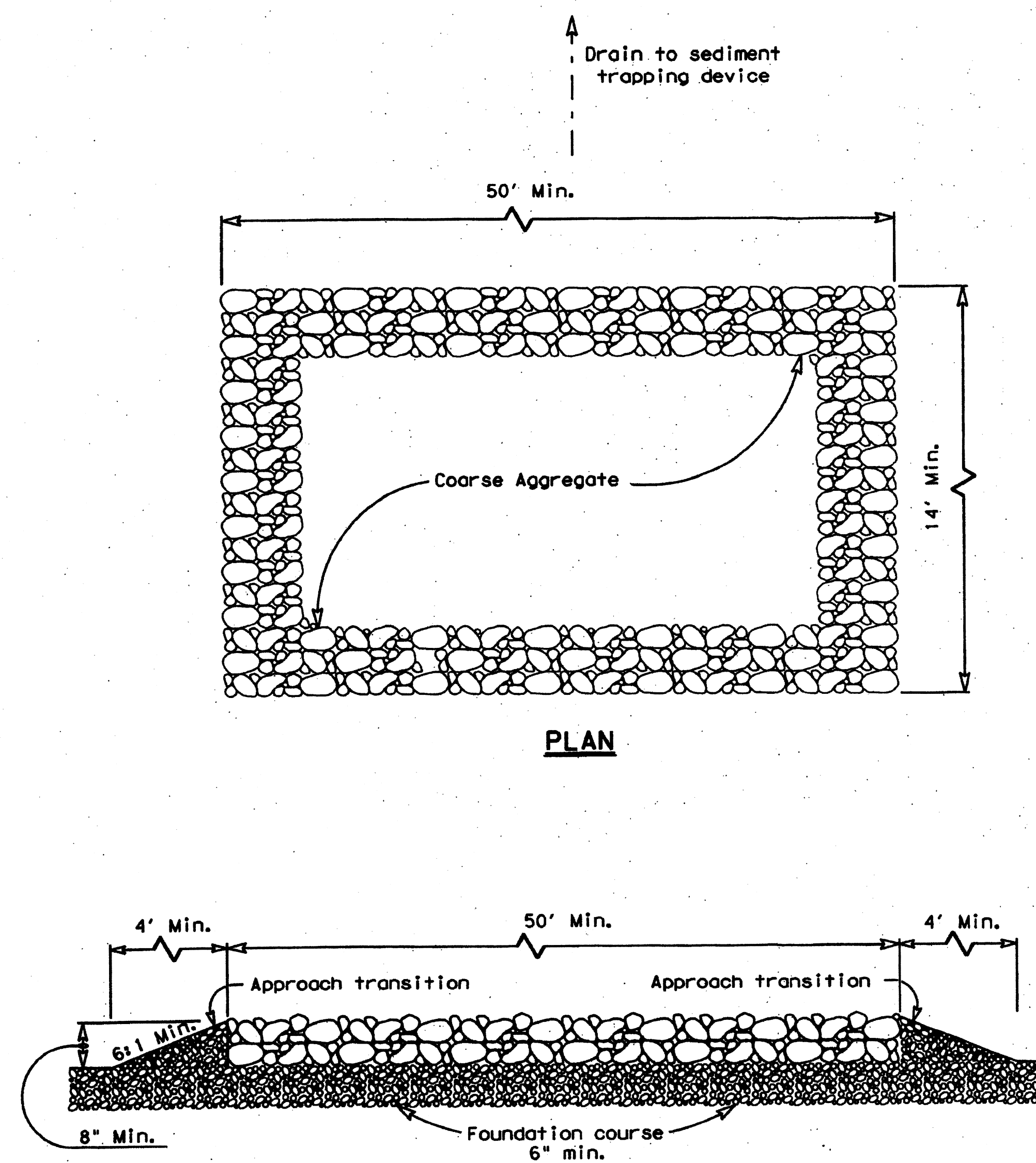
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

LAND SURVEYORS

CONSULTING ENGINEERS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
REGISTRATION NUMBER F-1513

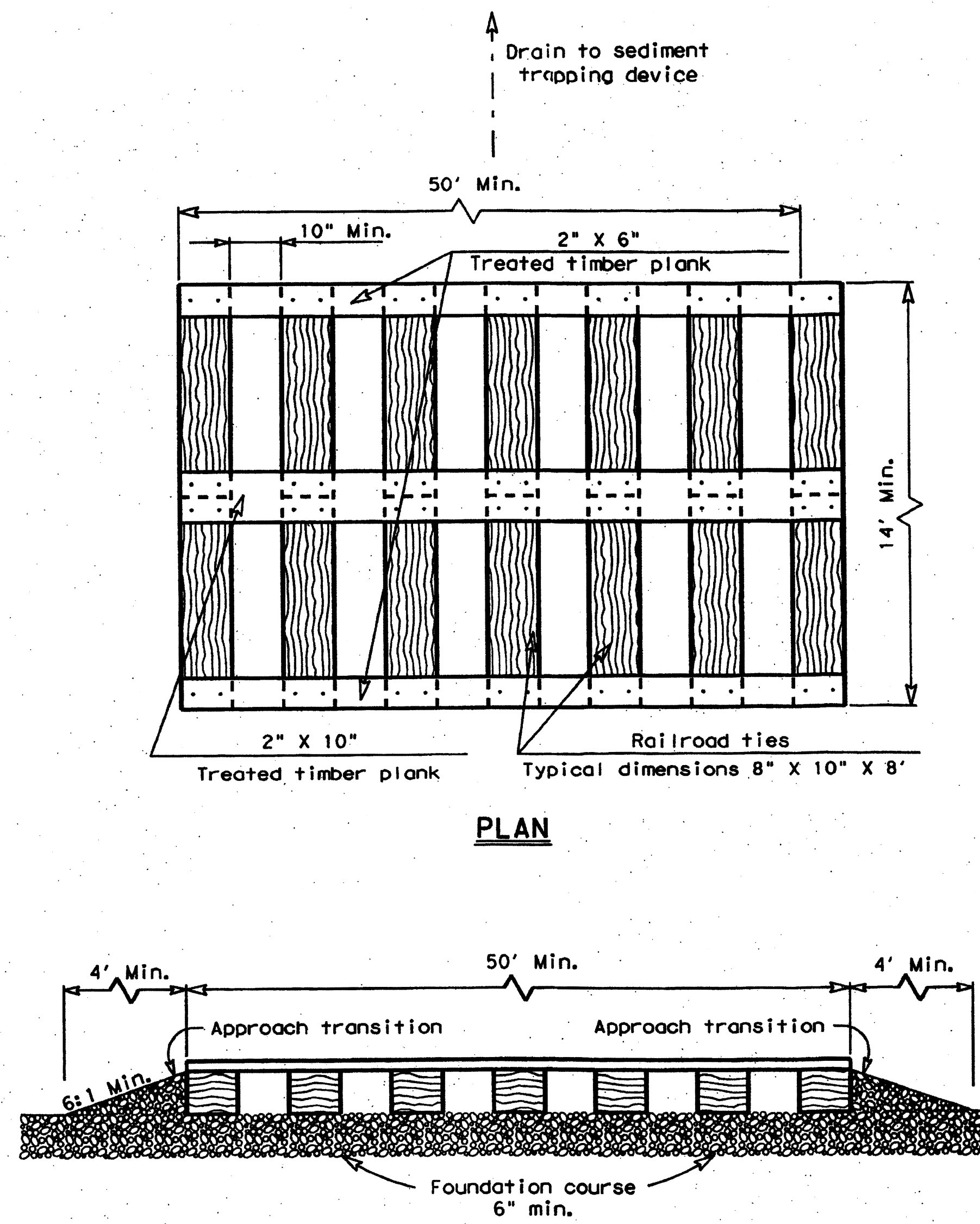
DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



PLAN
PROFILE
CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

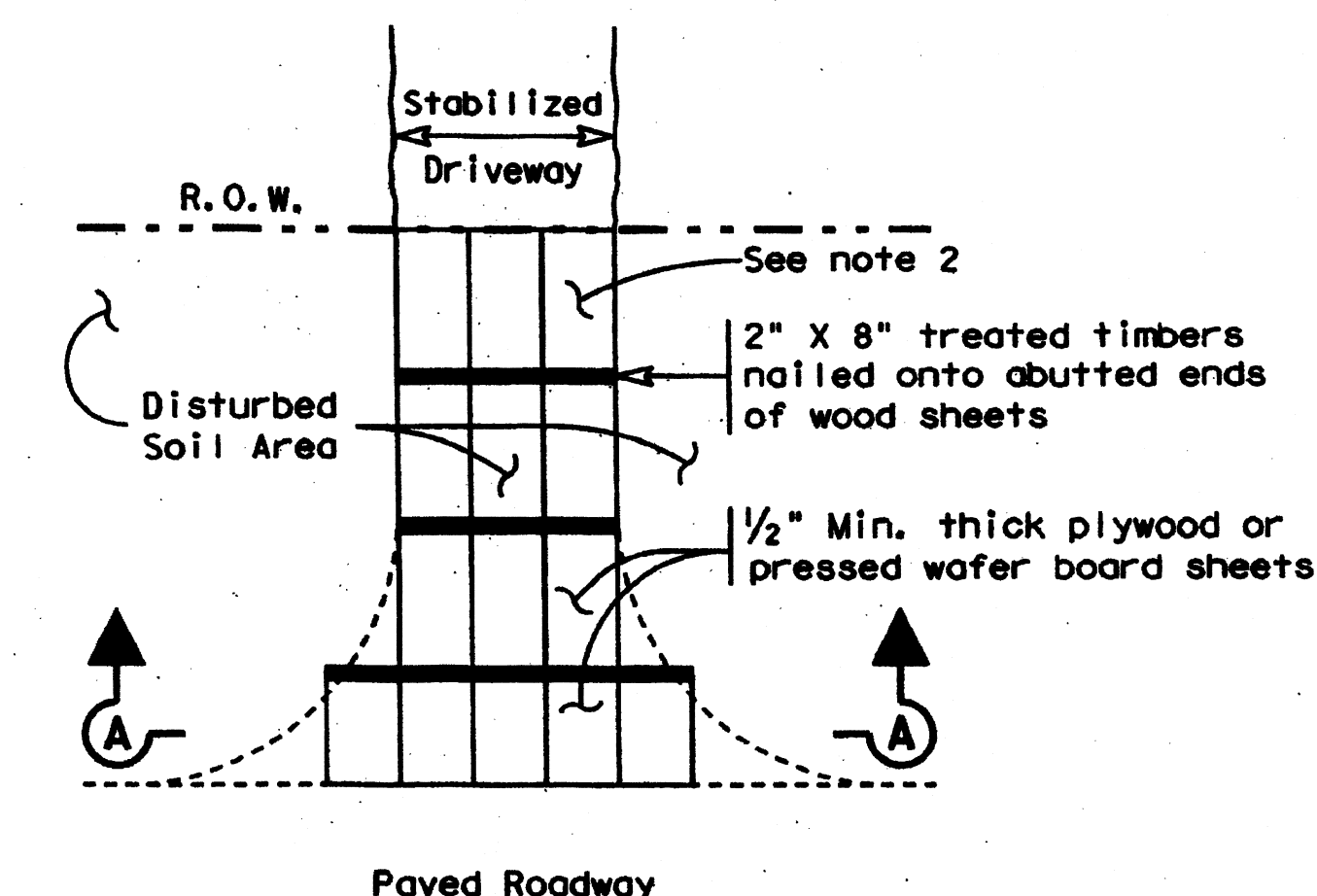
1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit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



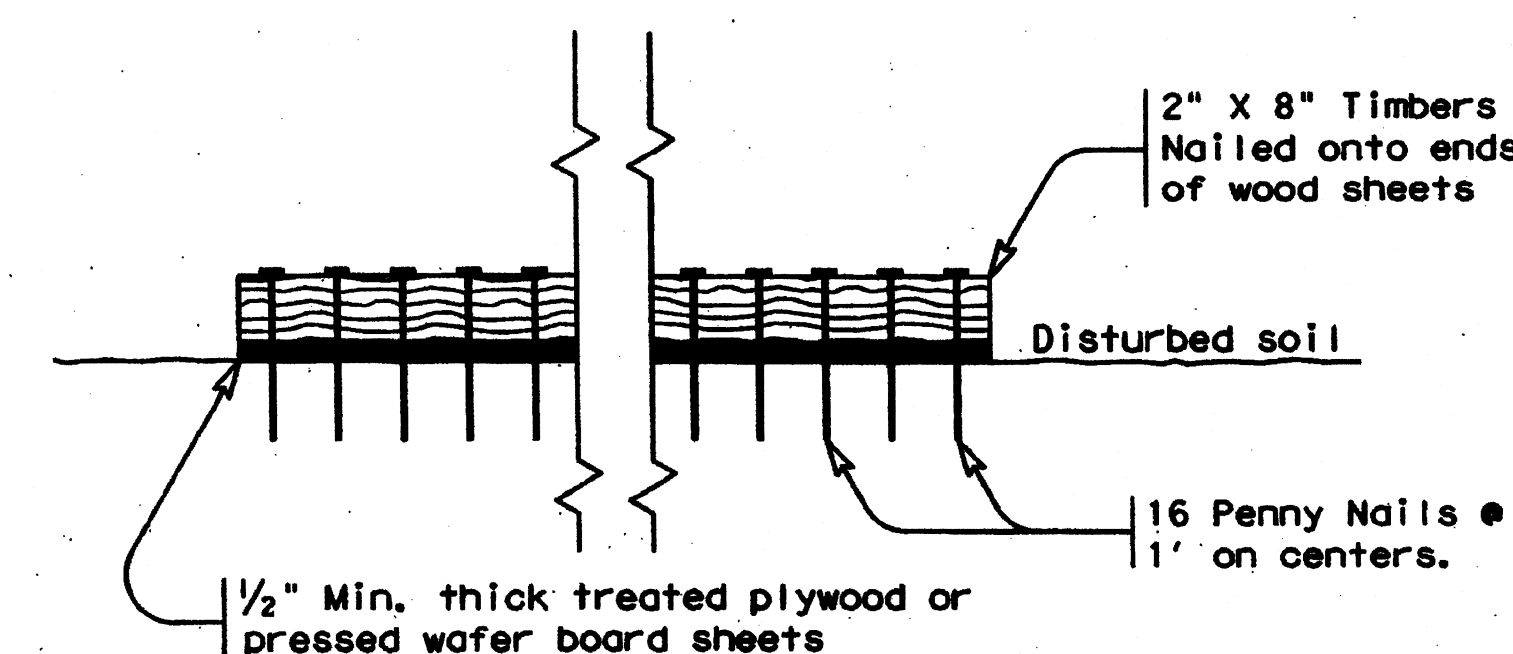
PLAN
PROFILE
CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

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



PLAN



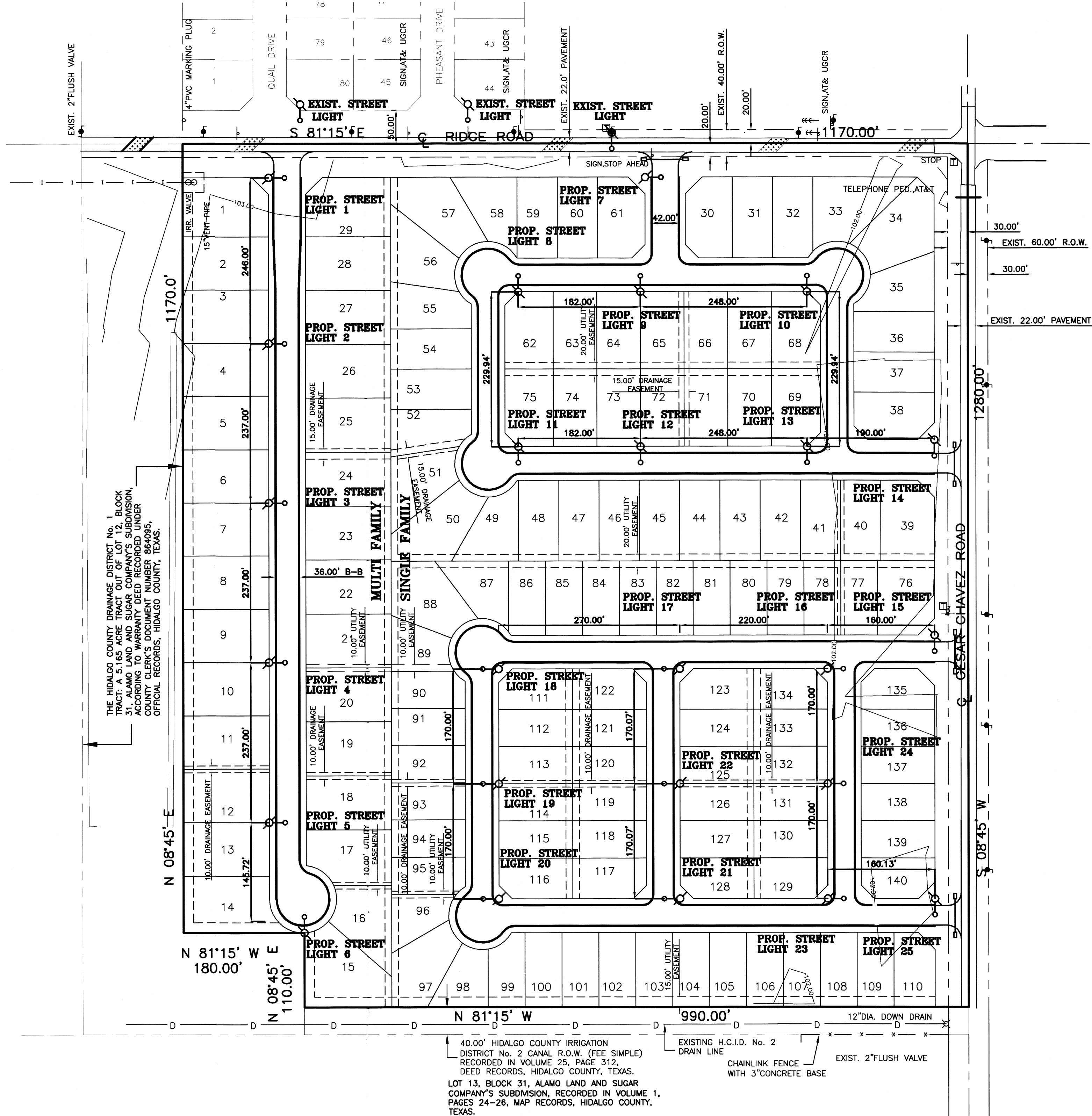
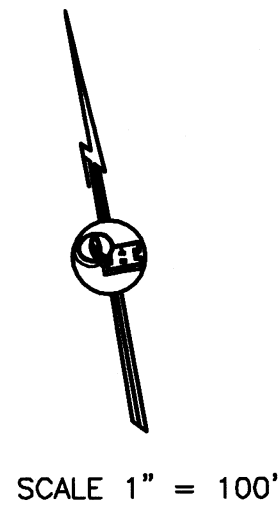
SECTION A-A

CONSTRUCTION EXIT (TYPE 3)

GENERAL NOTES

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

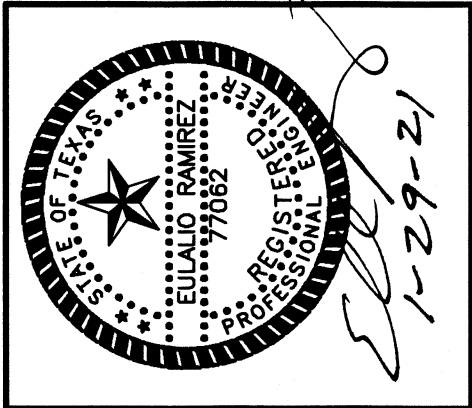
Texas Department of Transportation Design Division Standard			
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES			
CONSTRUCTION EXITS			
EC(3)-93			
FILE: ec393.dgn	DW: TxDOT	CK: HEJ	DW: BD
© TxDOT June 1993	CONT: SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY
		SHEET NO.	



- 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

JOB NO.	01-27-2021
DATE	01-28-2021
REVISION	1"=100'
SCALE	DRAWN BY
	JO
	SHEET

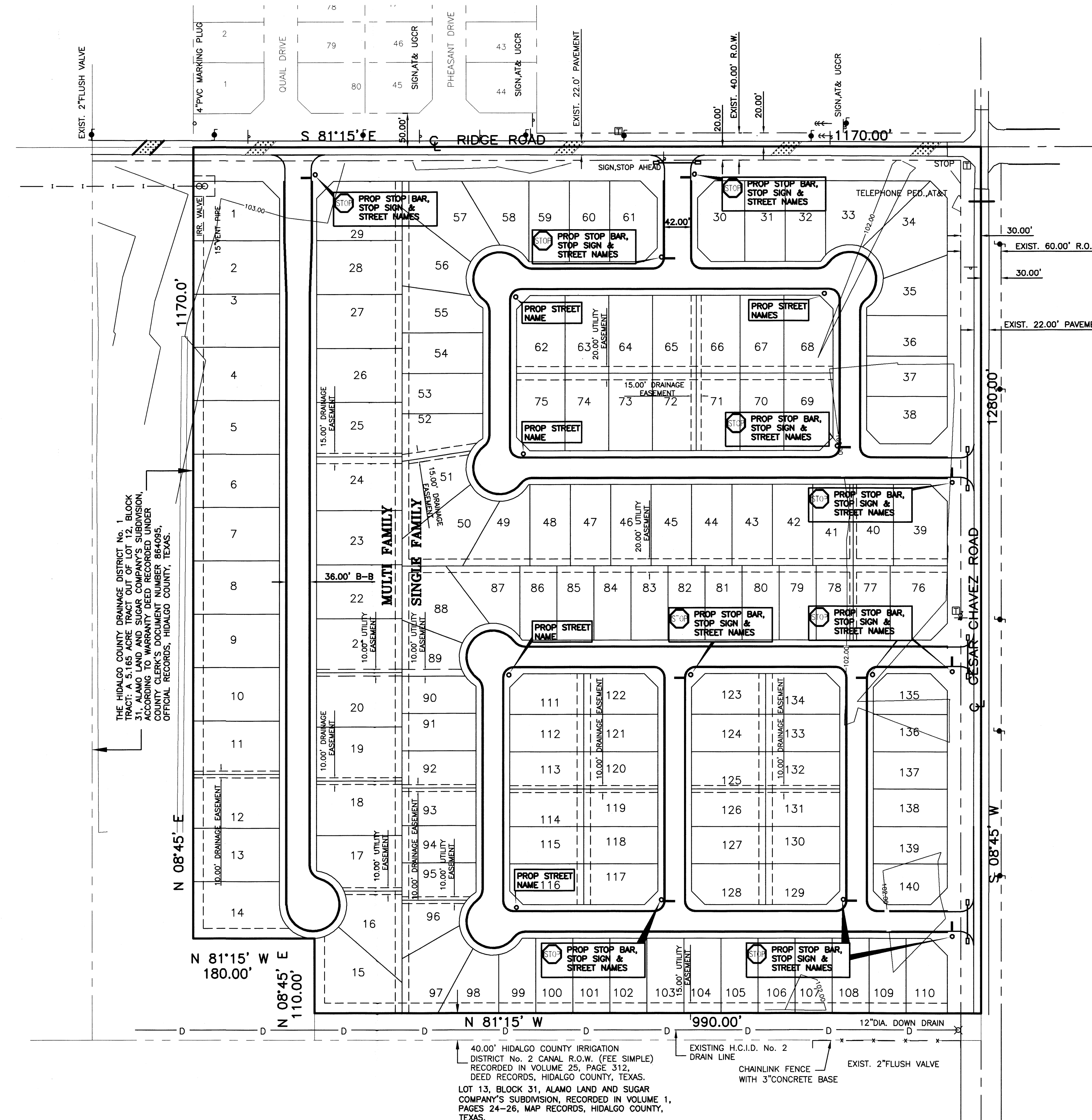
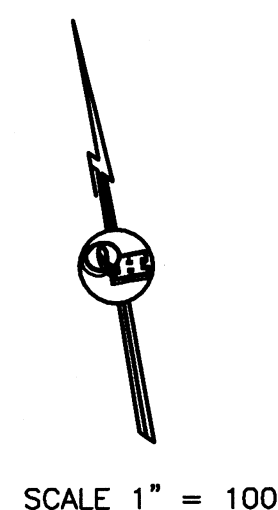
MEADOWS ON RIDGE STREET LIGHTS LAYOUT



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

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

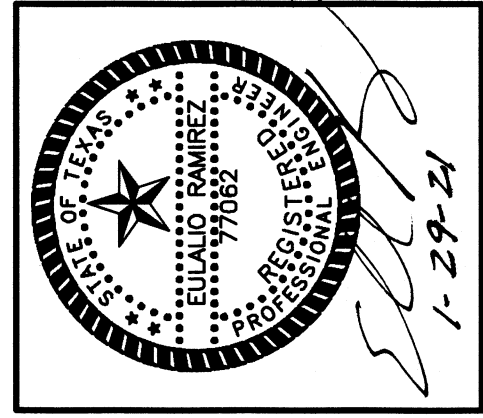
DATE PREPARED	DATE CHECKED BY	DATE APPROVED BY
01-27-2021	G. CANTU	
01-28-2021	REVISOR	
01-28-2021	ALEX G	



- 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

JOB NO.	01-27-2021
DATE	02-01-2021
REVISION	1"=100'
SCALE	DRAWN BY
	SHEET

MEADOWS ON RIDGE STREET SIGNS LAYOUT



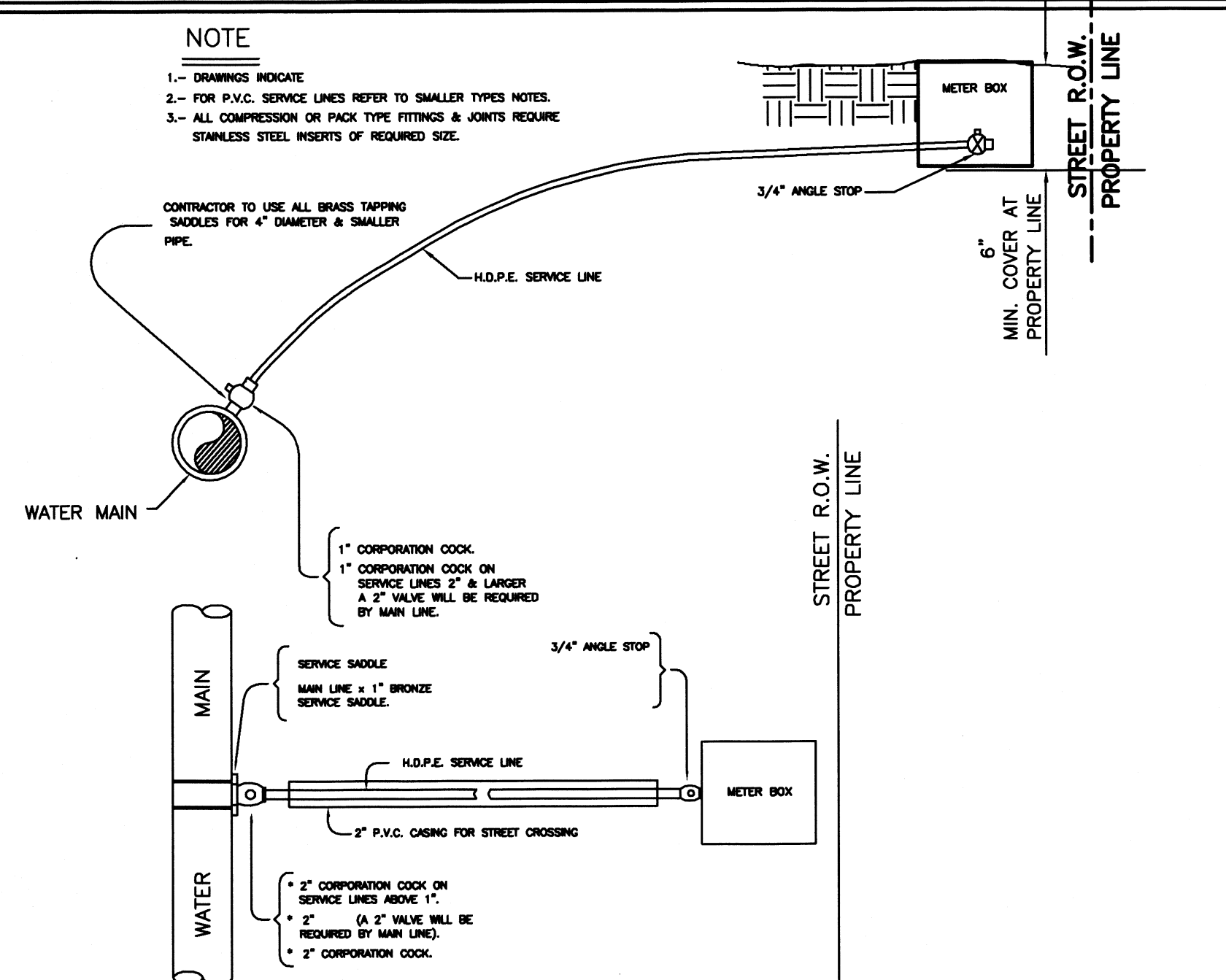
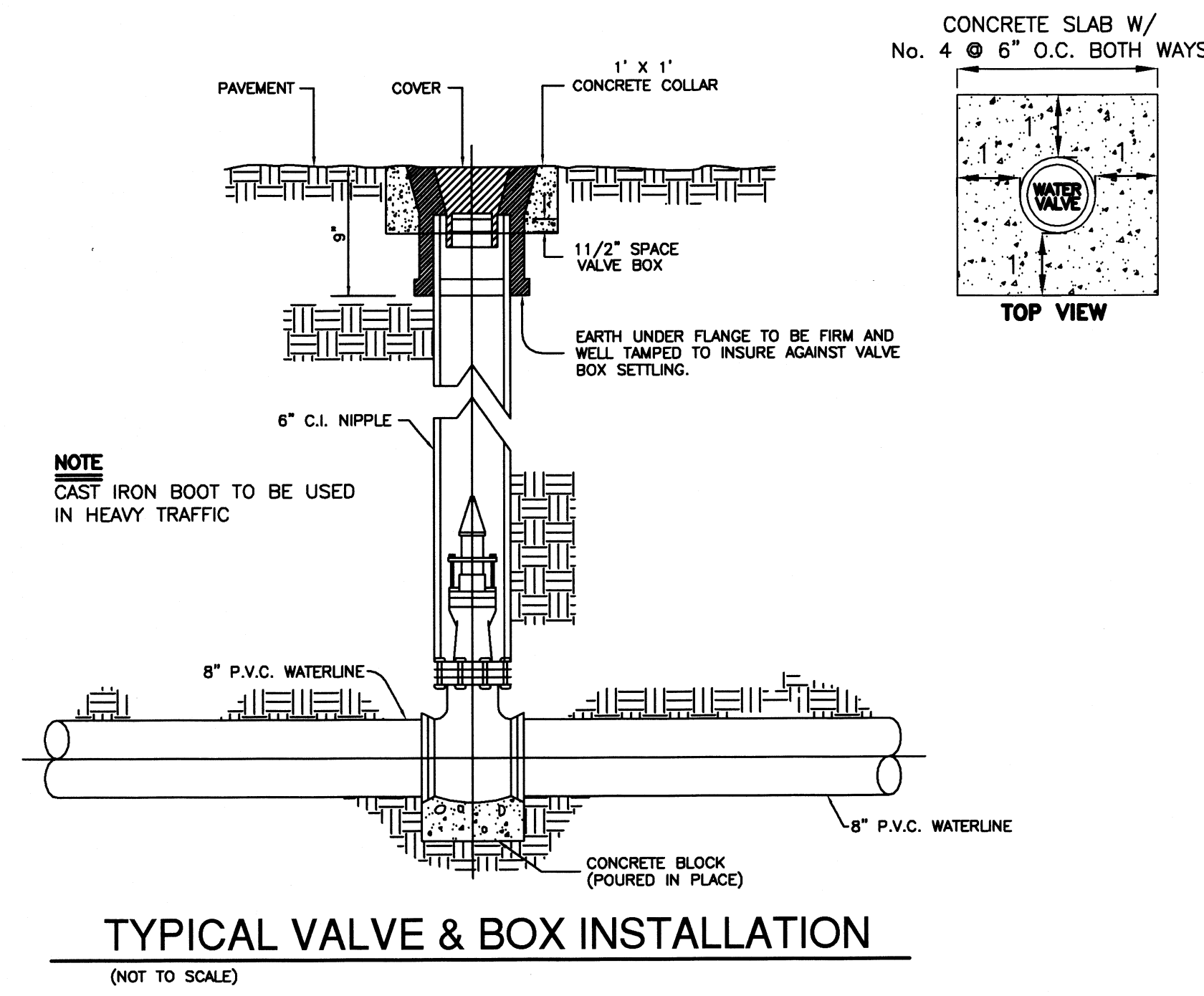
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
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DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
01-27-2021	G. CANU		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
02-01-2021	ALEX G		

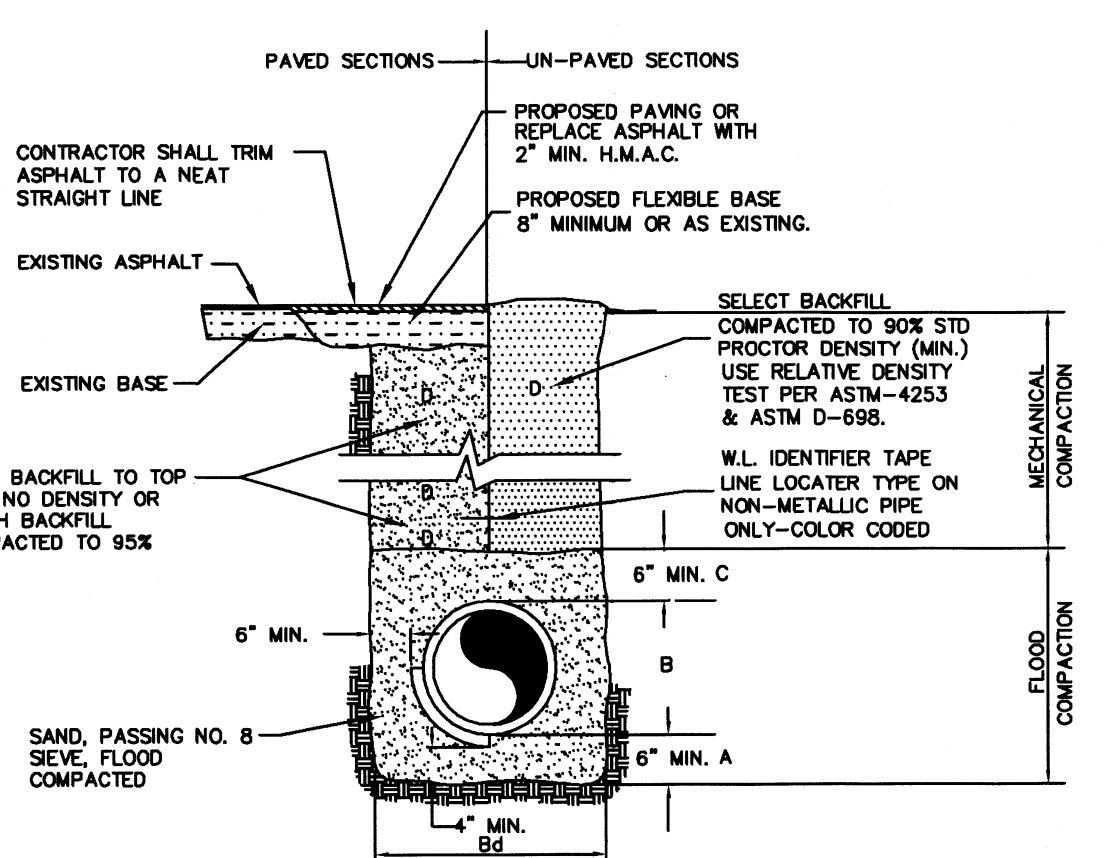
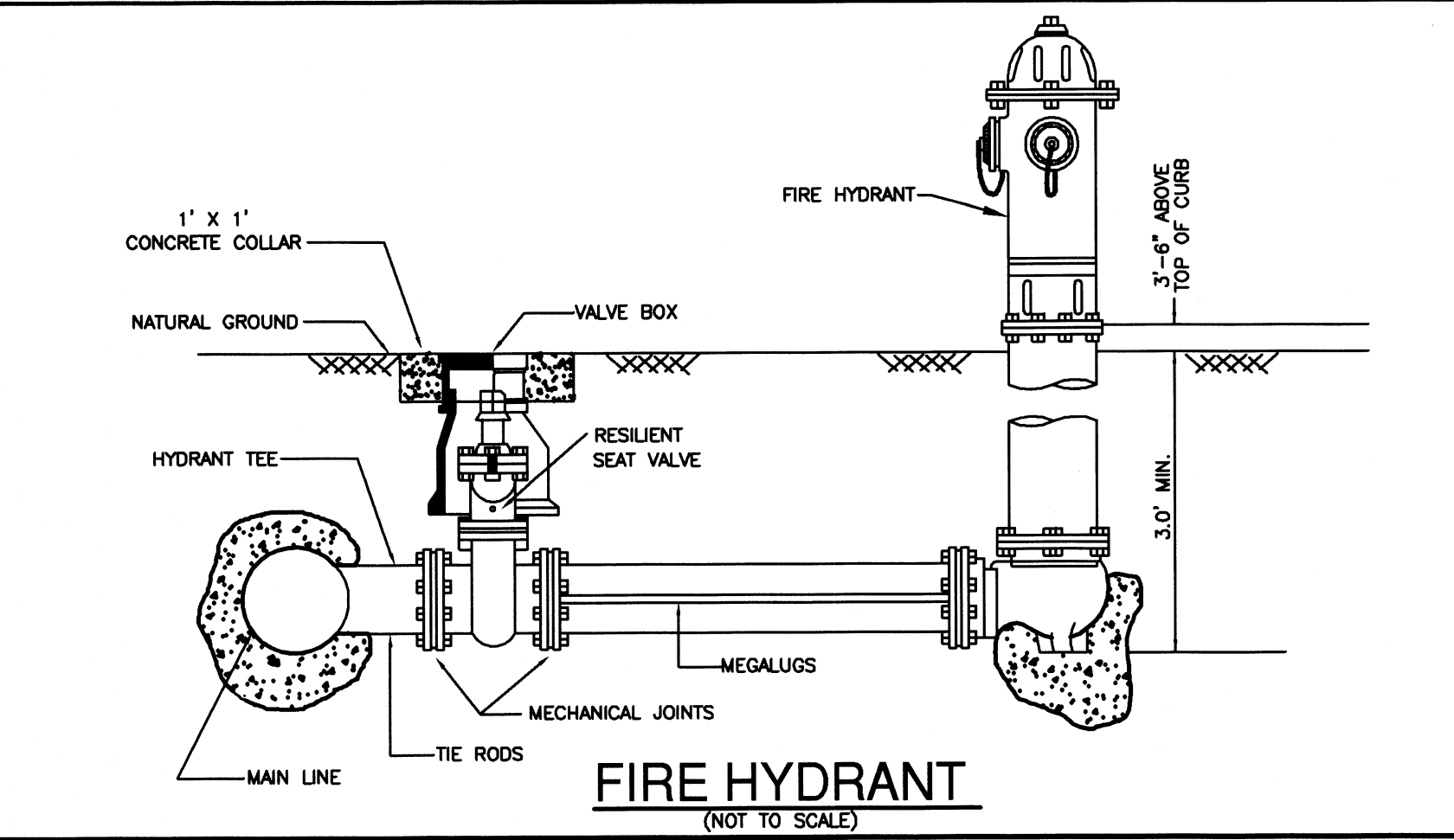
WATER DISTRIBUTION SYSTEM NOTES:

- 1.- ALL SERVICE LINES SHALL BE H.D.P.E.
- 2.- MECHANICAL RESTRAINTS SHALL BE MEGA LUG TYPE
- 3.- FIRE HYDRANTS SHALL BE KENNEDY
- 4.- ALL PVC PIPE SHALL BE JM EAGLE C900 BLUE BRUTE (50 YEAR REPLACEMENT WARRANTY)
- 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
- 6.- WATER SERVICES TO BE STAMPED ALONG THE CURB WITH AN "W"



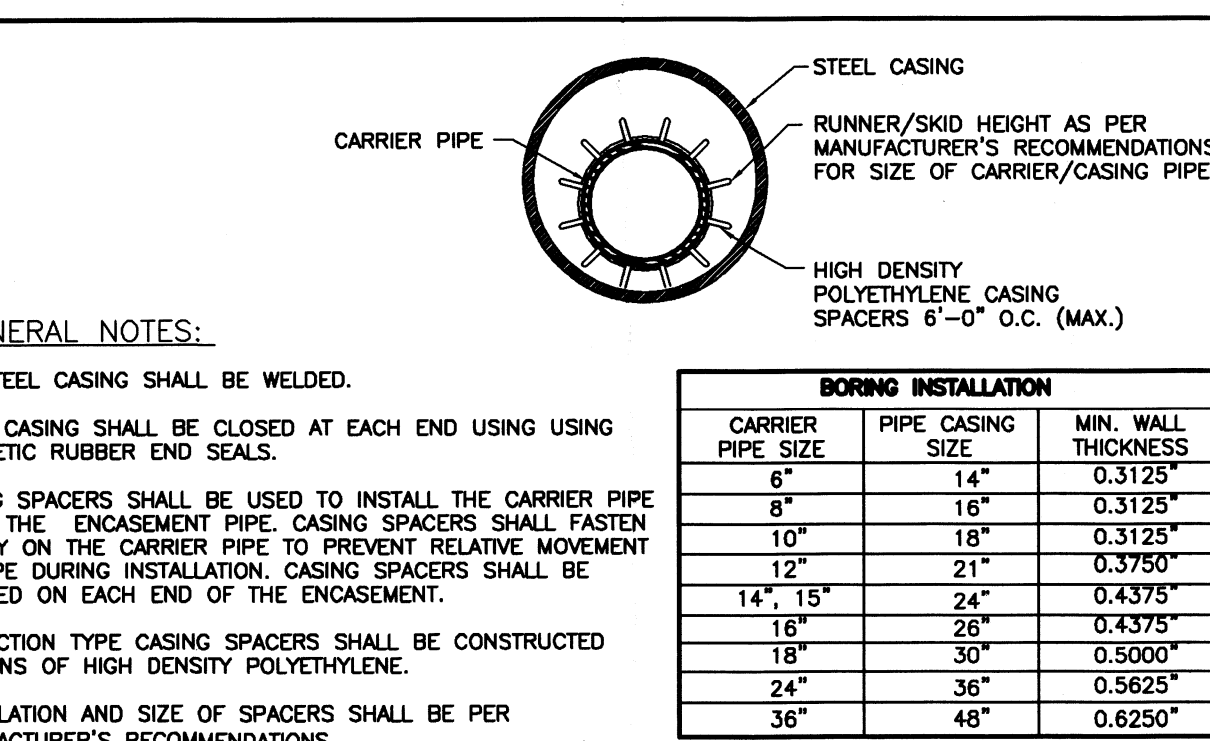
SINGLE WATER SERVICE CONNECTION

(NOT TO SCALE)



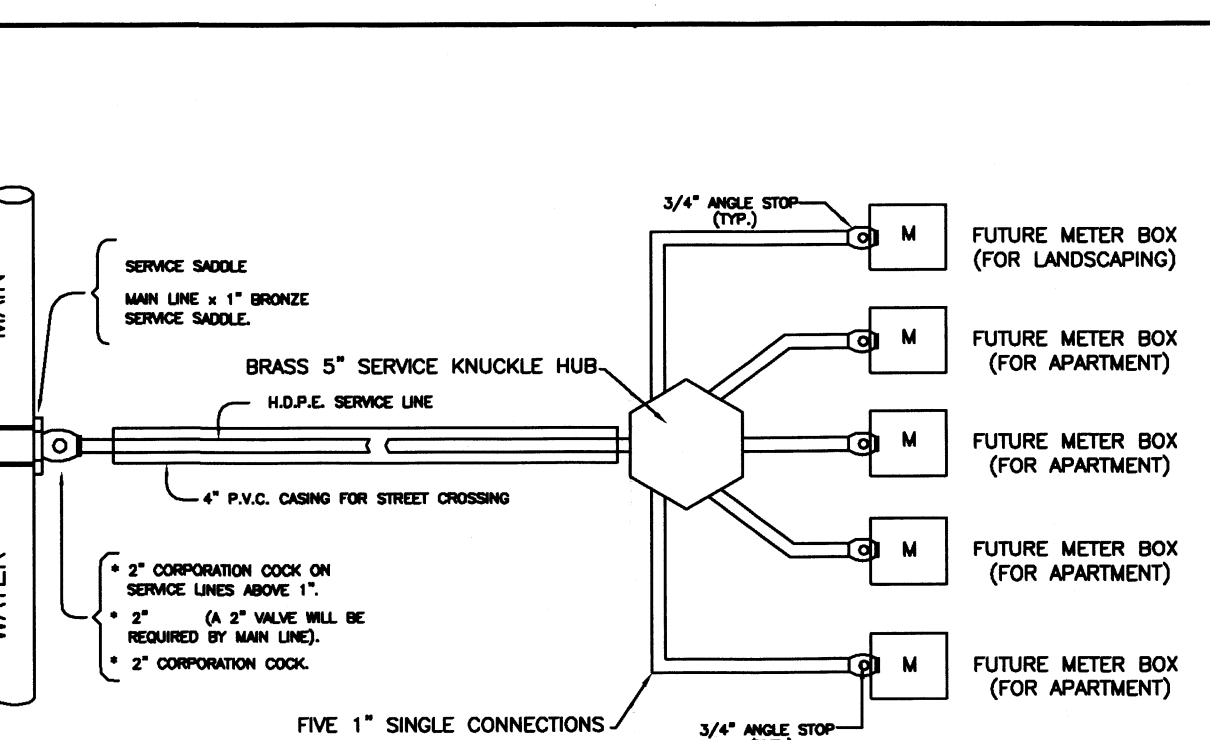
WATER LINE BEDDING & BACKFILL DETAIL

- SCALE: N.T.S.
- A SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6")
- B SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B4 TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
- C SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D EARTH BACKFILL COMPACTED TO 95 % STD (12" LIFTS, MECHANICAL COMPACTION)



WATER LINE BORE DETAIL

SCALE: N.T.S.



2" WATER SERVICE CONNECTION

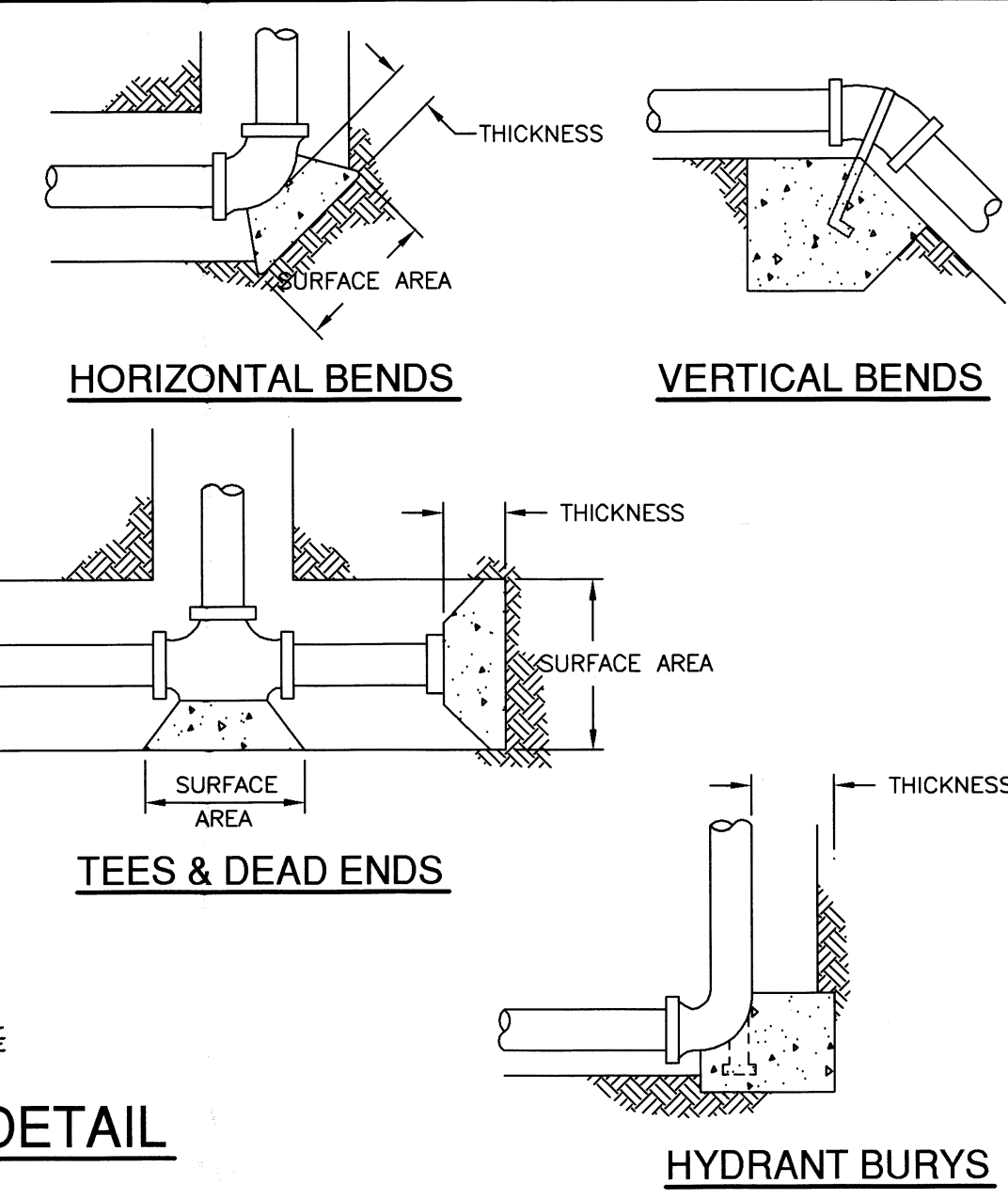
(NOT TO SCALE)

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

NOTE: ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS/SQ. FT. WITH PIPE LINE A MINIMUM OF 2 FT. OF COVER

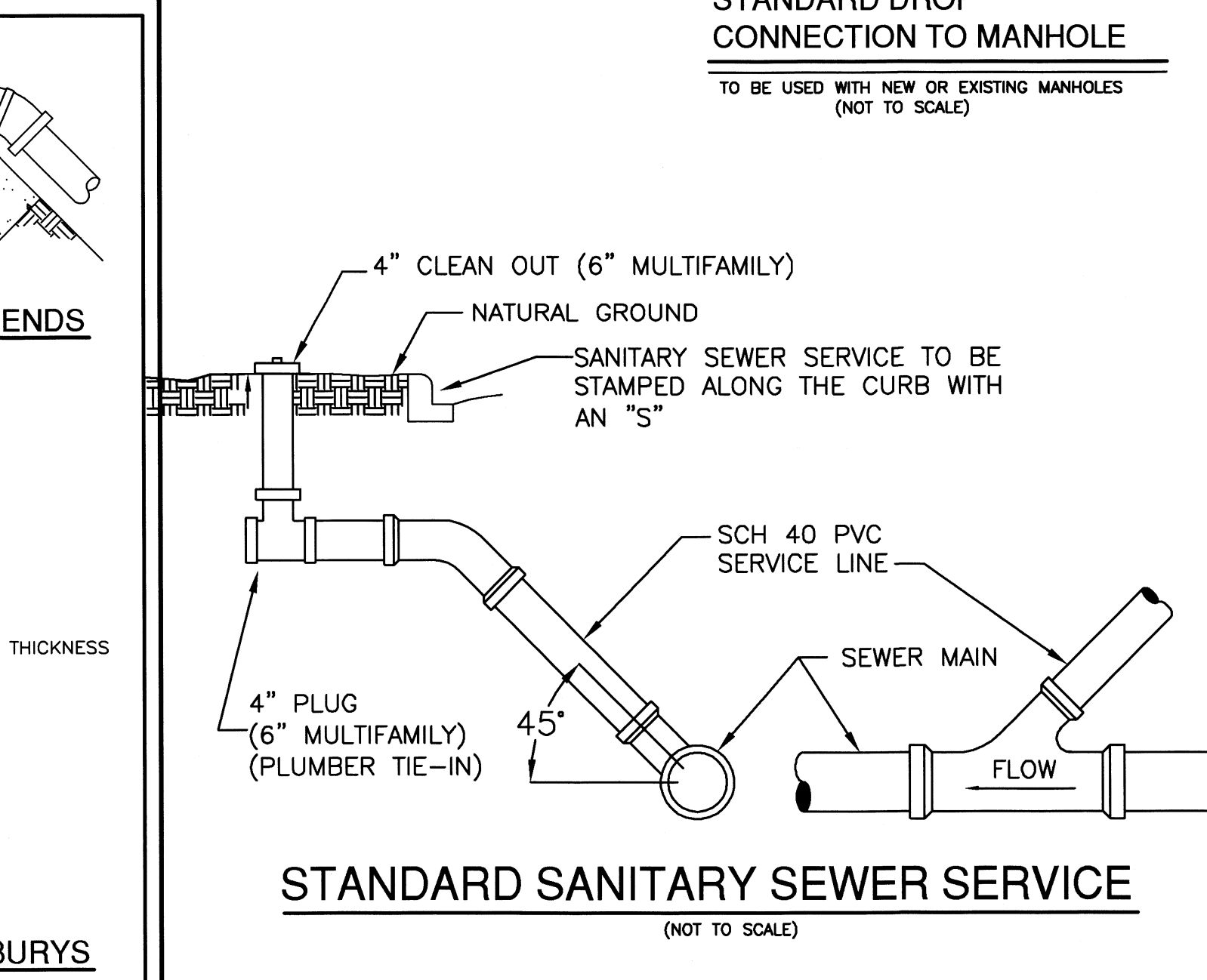
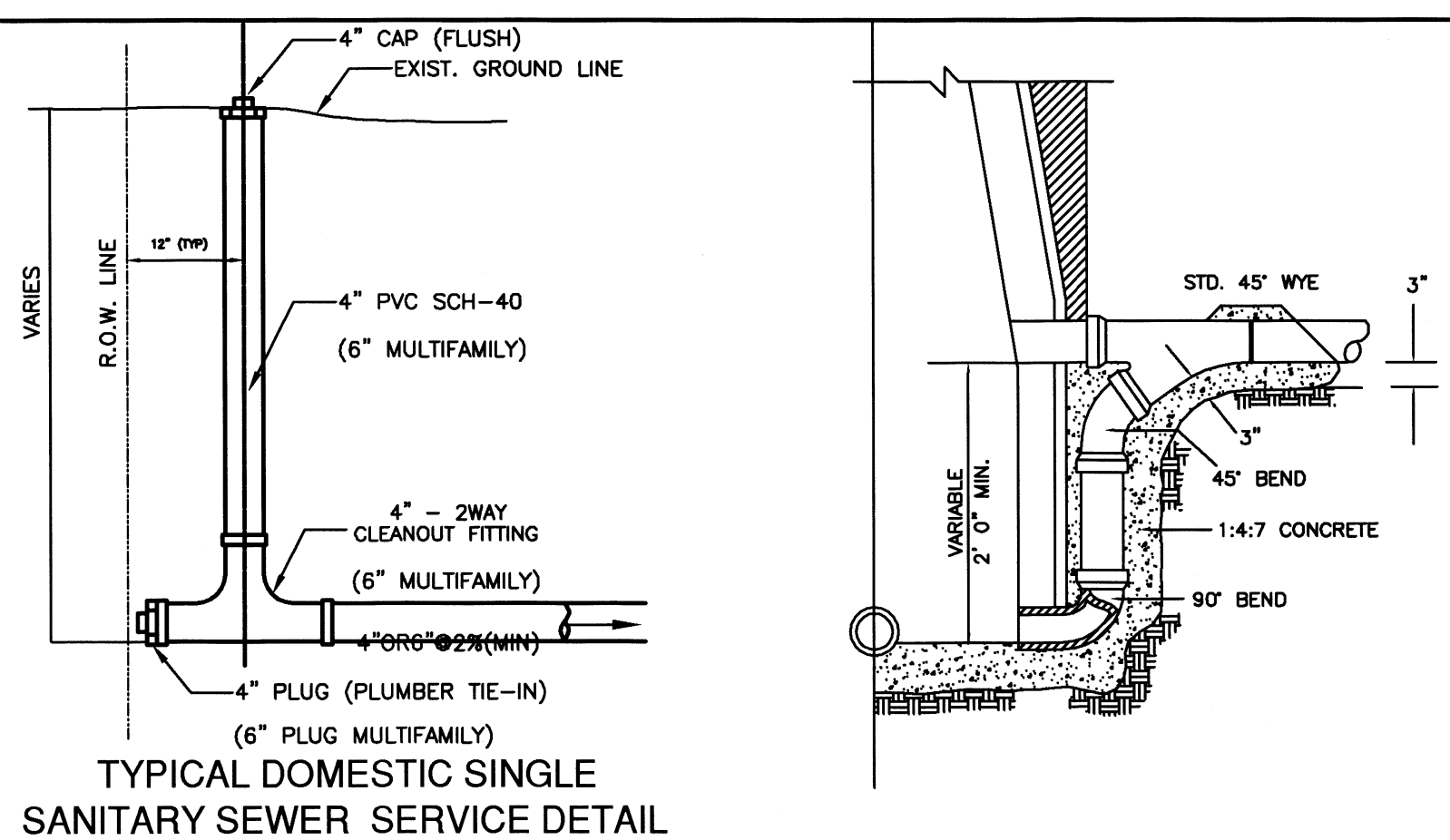
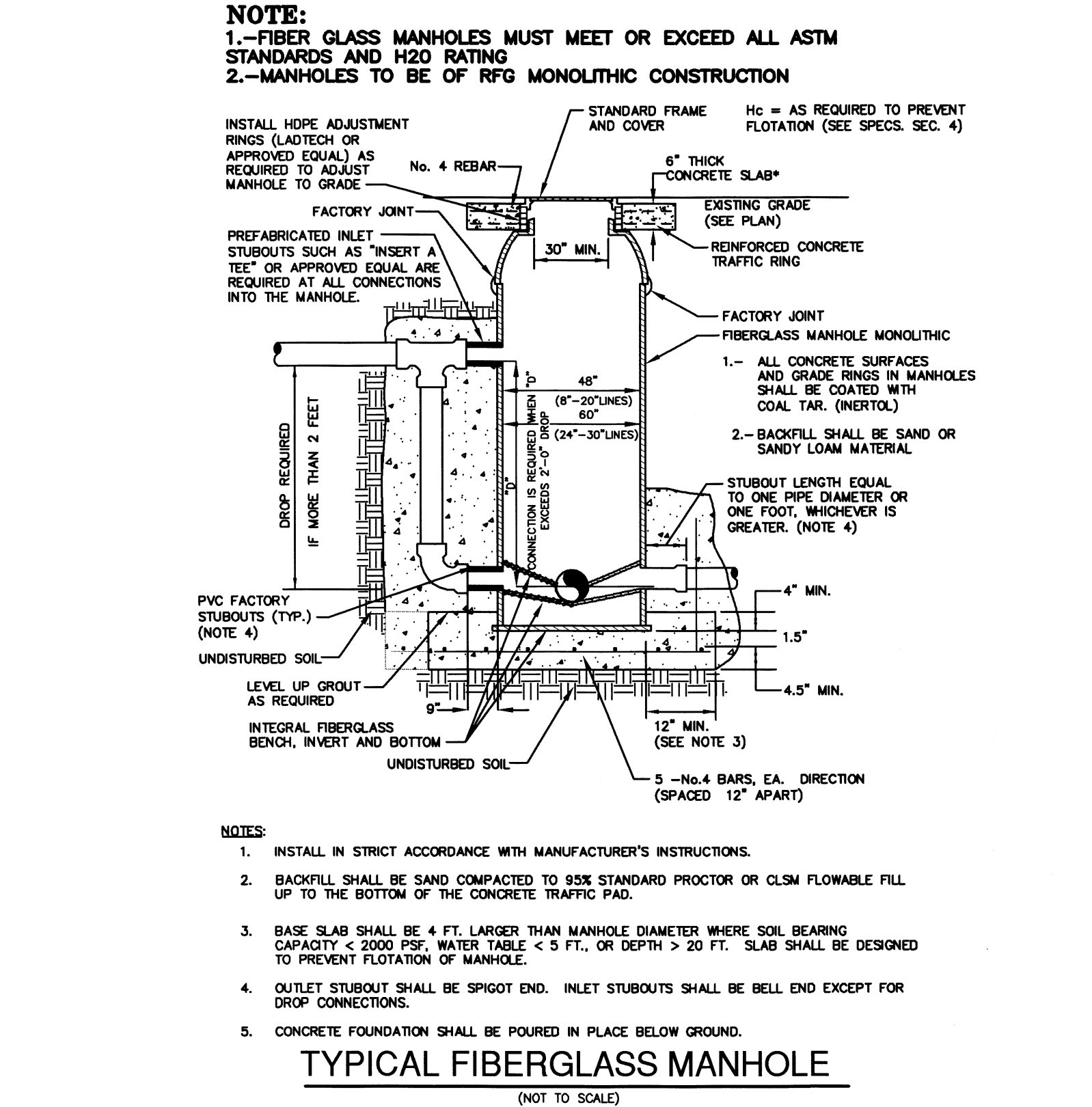
THRUST BLOCKS DETAIL

(NOT TO SCALE)



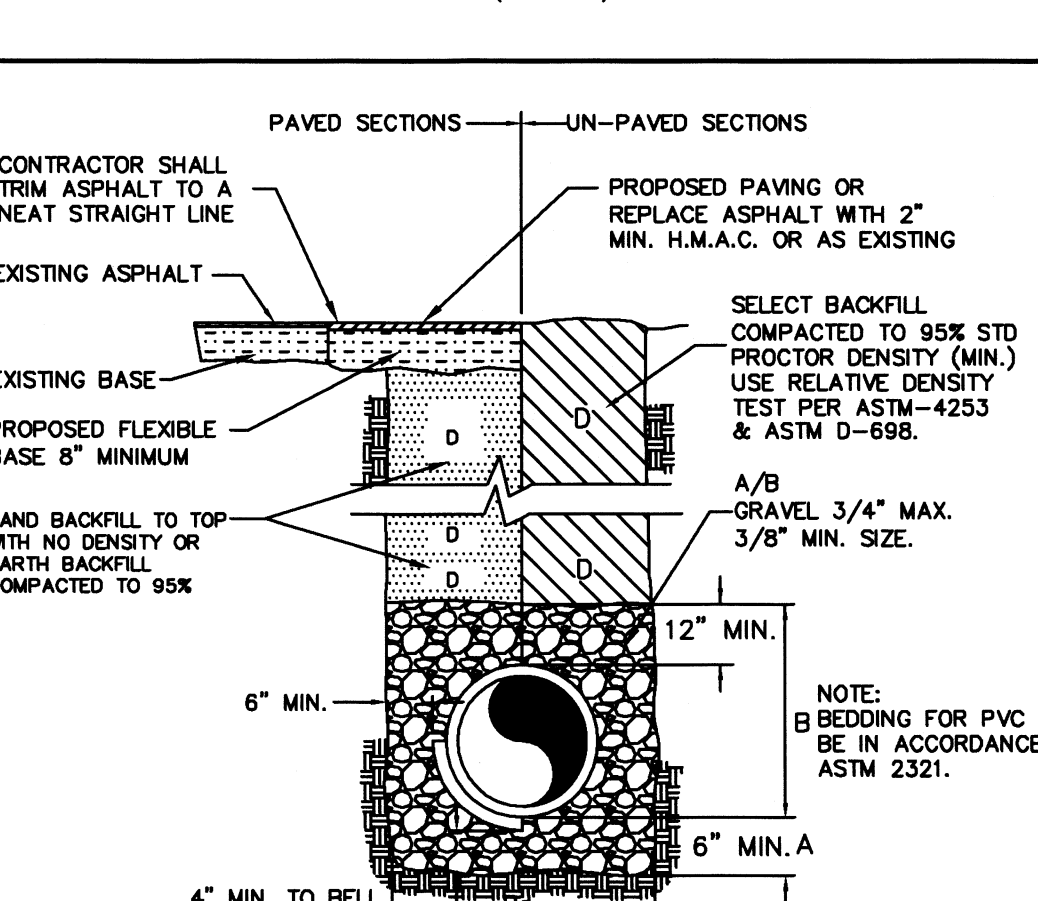
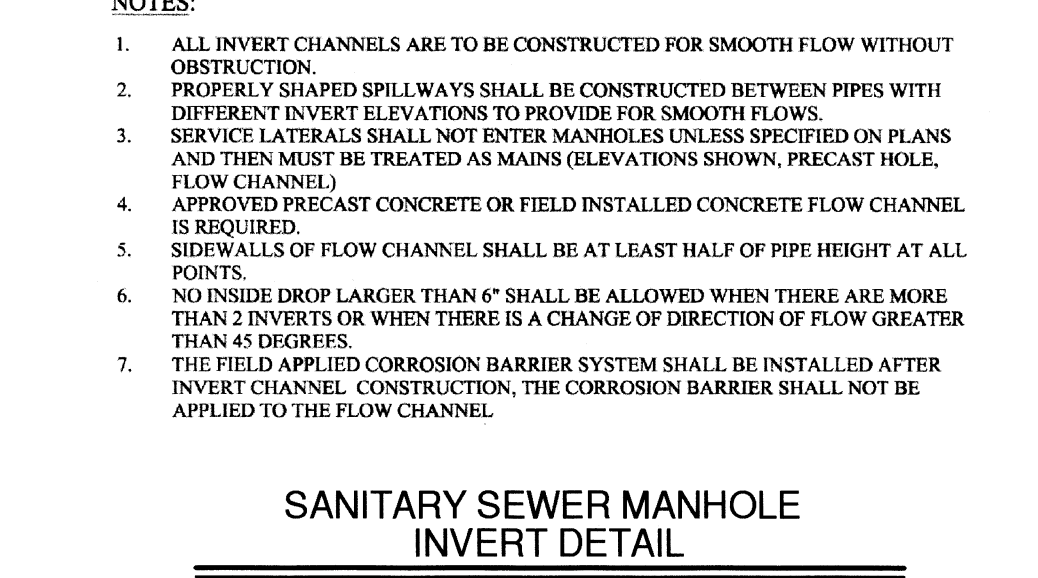
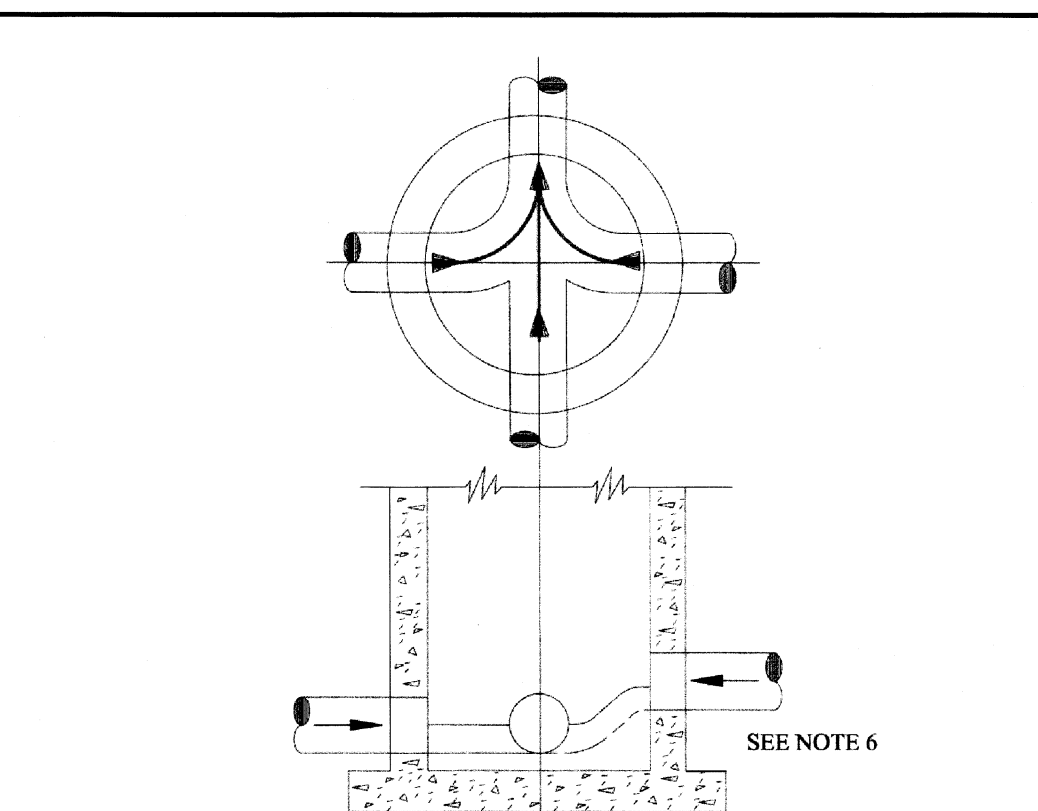
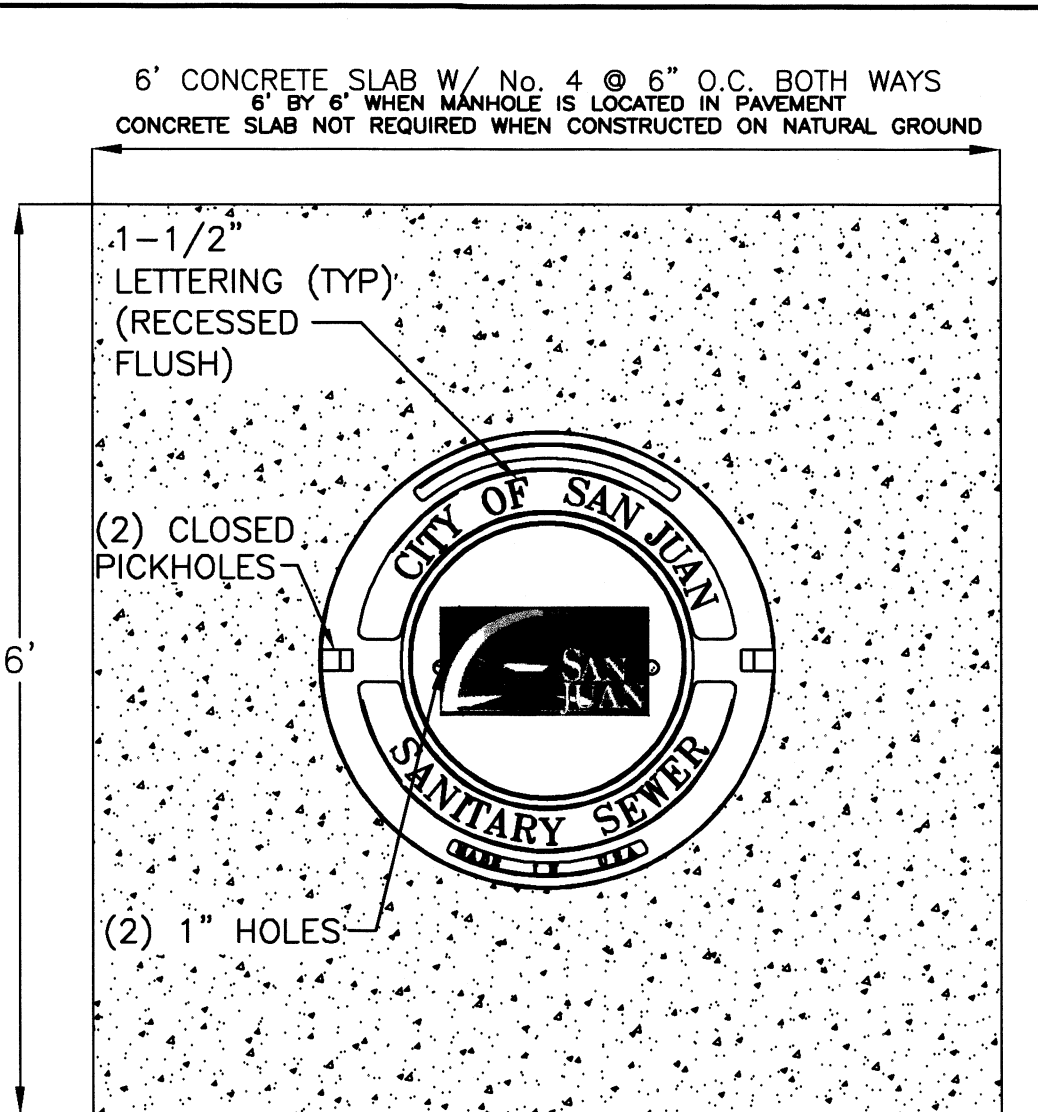
SANITARY COLLECTION SYSTEM NOTES:

- 1.- MANHOLE COVERS SHALL BE CAP COMPOSITE MANHOLE COVERS WITH RFID MARKERS AND HAVE CITY OF SAN JUAN LOGO
- 2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
- 3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
- 4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
- 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
- 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
- 7.- STRIKE I&I BARRIER ON ALL MANHOLES



CONCRETE NOTE:

ALL CONCRETE SHALL BE @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



SANITARY SEWER (LOW PRESSURE PIPE)

SCALE: N.T.S.

- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 6" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.
- C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95 % SPD, 8" LIFTS, MECHANICAL COMPACTION.
- C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7 % PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- D. EARTH BACK FILL COMPACTED TO 95 % STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION)

JOB NO. 5-3-16

DATE

REVISION JUNE 03/23/20

SCALE

DRAWN BY M. GONZALEZ

SHEET

CITY OF SAN JUAN

WATER & SANITARY SEWER

DETAIL SHEET

12921

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

LAND SURVEYORS

CONSULTING ENGINEERS

124 E. STUBBS ST.

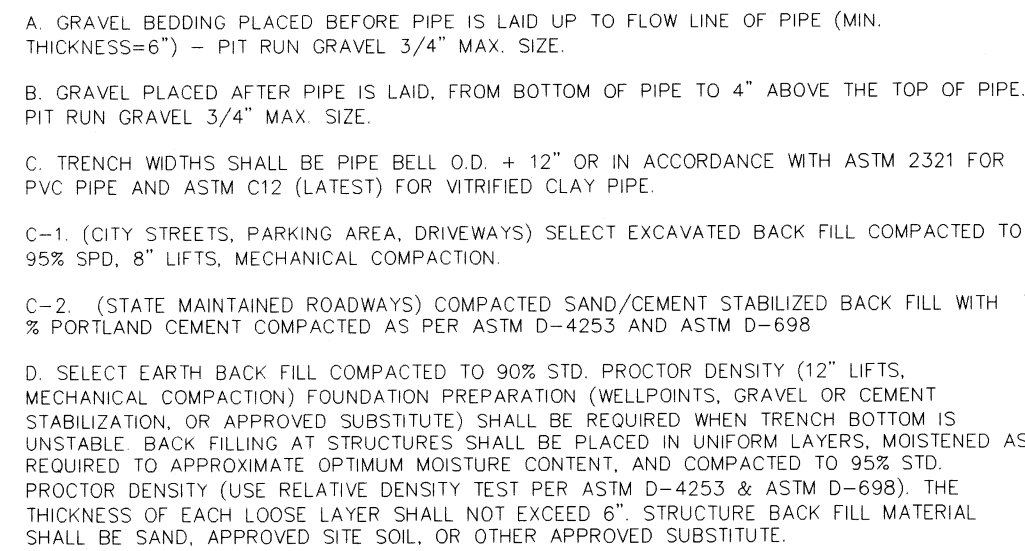
HOUSTON, TEXAS 77053

PHONE 956-381-6480

ALFONSO@QHA-ENG.COM

ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00



SCALE: N.T.S



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



N.T.S.



NOT TO SCALE



N.T.S.



GENERAL NOTES:

BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE
EXCAVATION HAS BEEN SHORED PROPERLY.
CONCRETE BASE TO BE POURED IN PLACE IN TRENCH.
MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION.
MANHOLE TO BE INSTALLED BY INSERTING INTO WET
CONCRETE BASE
FUTURE CONNECTIONS. IF A SEALANT BETWEEN PIPE
AND MANHOLE IS NEEDED USE STAUFFER CHEMICAL
"SWS940RTV" SILICONE SEALANT OR EQUAL.



(NOT TO SCALE)



FOR ALL INTERSECTIONS

N.T.S.

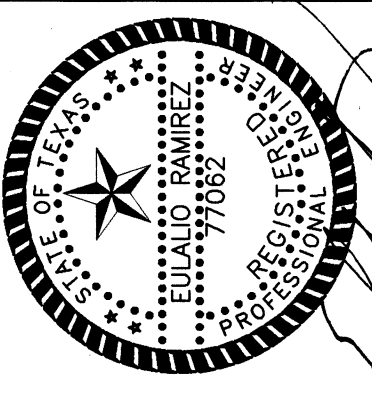


N.T.S.

CONCRETE NOTE:
ALL CONCRETE SHALL BE @ 3000 PSI AT
MIN. 28 DAYS COMPRESSION STRENGTH.

JOB NO.	
DATE	9-25-17
REVISION	
SCALE	M. GONZALEZ
DRAWN BY	
SHEET	

CITY OF SAN JUAN
PAVING AND DRAINAGE
DETAIL SHEET

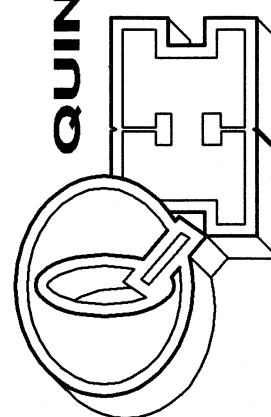


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

AND SURVEYORS
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FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

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



FILENAME : F:\DATA\DETAILS\SAN JUAN DETAIL			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
9-25-17	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consideration and Action on the Variance Request at Carroll Estates Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The subdivision was processed by the Planning and Zoning Commission in November 7, 2019 and by the City Commission in November 12, 2019. At that time the Project Engineer requested the following variances:

1. To not comply with the 20 foot rear setback required by code. He is proposing 10 feet for all lots.
2. To not comply with the 6 feet side setback for all non-corner lots. He is proposing 5 feet for all non-corner lots.
3. To not comply with the 20 foot front setback for curl-de-sac lots. He is proposing 15 foot for Lots 7-10, 24-27 and 94-96.
4. To not comply with the 15 foot utility easement. He is proposing 10 foot utility easement for Lots 1-33, 76-82 and 93-107.
5. To not comply with the minimum lot width of 60 feet for residential lots. He is proposing 55 to 56 feet for Lots 2, 3, 5-8, 11-23, 25, 26, 28-33, 35, 46, 49-60, 63-74, 77-79.
6. To not comply with the minimum lot area of 6,500 square feet for corner lots for single family use. He is proposing single family lots of 6,180 square feet to 6,290 square feet for Lots 4, 47, 48, 75 and 76.
7. To not comply with the minimum lot width of 150 feet for multi-family lots. He is proposing 75 feet to 88.52 feet for Lots 81-94 and 96-107.
8. To not comply with the minimum lot area of 22,500 square feet required by code. He is proposing 9,517 square feet to 12,401 square feet for Lots 81-94 and 96-107.

All variances were granted by the City Commission in November 7, 2019.

The Carroll Estates subdivision was recorded in December 21, 2020. Project Engineer is requesting the following variances and refund of \$56,050.00 of the park fee that was paid to the city prior the subdivision got recorded. (See enclosed letter)

Variances Requested:

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets. Developer is proposing that person in charge of the building permit install those handicap ramps.

3. To refund half of the Park Fee that was paid to the city in December.

RECOMMENDATION:

During the regular meeting on February 4, 2021, the Planning and Zoning Commission unanimously recommended denial of the variances requested with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/04/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Variance Request to the Subdivision Ordinance to not comply with the park fee and handicap ramp at corner lots at the recorded Carroll Estates Subdivision.

APPLICANT: Esponjas Development, Ltd.

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

LEGAL: Being a 25.0-acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision.

LOCATION: The property is located approximately a quarter of a mile East of Stewart Road, along the South side of Carroll Road.

LOT/TRACT SIZE: 25.0-acre tract

CURRENT USE OF PROPERTY: Vacant

EXISTING LAND USE AND ZONING: North – Commercial; Expressway Corridor District (EC)
South – Commercial; General Business District (C-2)
West – Institutional; Single-Family Residence District (R-S)
East – Residential; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: The property has access onto Carroll 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 not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.
3. To refund half of the Park Fee that was paid to the city prior the subdivision got recorded.

RECOMMENDATION: Staff recommends to follows the City of San Juan Code.

EVALUATION AND CONDITIONS FOR APPROVAL

The subdivision was processed by the Planning and Zoning Commission in November 7, 2019 and by the City Commission in November 12, 2019. At that time the Project Engineer requested the following variances:

1. To not comply with the 20 foot rear setback required by code. He is proposing 10 feet for all lots.
2. To not comply with the 6 feet side setback for all non-corner lots. He is proposing 5 feet for all non-corner lots.
3. To not comply with the 20 foot front setback for curl-de-sac lots. He is proposing 15 foot for Lots 7-10, 24-27 and 94-96.
4. To not comply with the 15 foot utility easement. He is proposing 10 foot utility easement for Lots 1-33, 76-82 and 93-107.
5. To not comply with the minimum lot width of 60 feet for residential lots. He is proposing 55 to 56 feet for Lots 2, 3, 5-8, 11-23, 25, 26, 28-33, 35, 46, 49-60, 63-74, 77-79.
6. To not comply with the minimum lot area of 6,500 square feet for corner lots for single family use. He is proposing single family lots of 6,180 square feet to 6,290 square feet for Lots 4, 47, 48, 75 and 76.
7. To not comply with the minimum lot width of 150 feet for multi-family lots. He is proposing 75 feet to 88.52 feet for Lots 81-94 and 96-107.
8. To not comply with the minimum lot area of 22,500 square feet required by code. He is proposing 9,517 square feet to 12,401 square feet for Lots 81-94 and 96-107.

All variances were granted by the City Commission in November 7, 2019.

The Carroll Estates subdivision was recorded in December 21, 2020. Project Engineer is requesting the following variances and refund of \$56,050.00 of the park fee that was paid to the city prior the subdivision got recorded. (See enclosed letter)

Variances Requested:

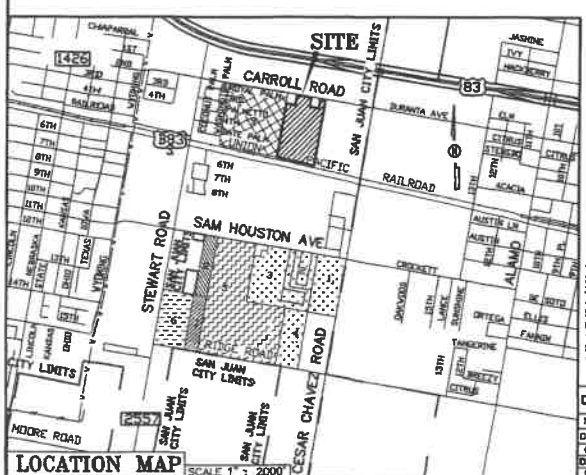
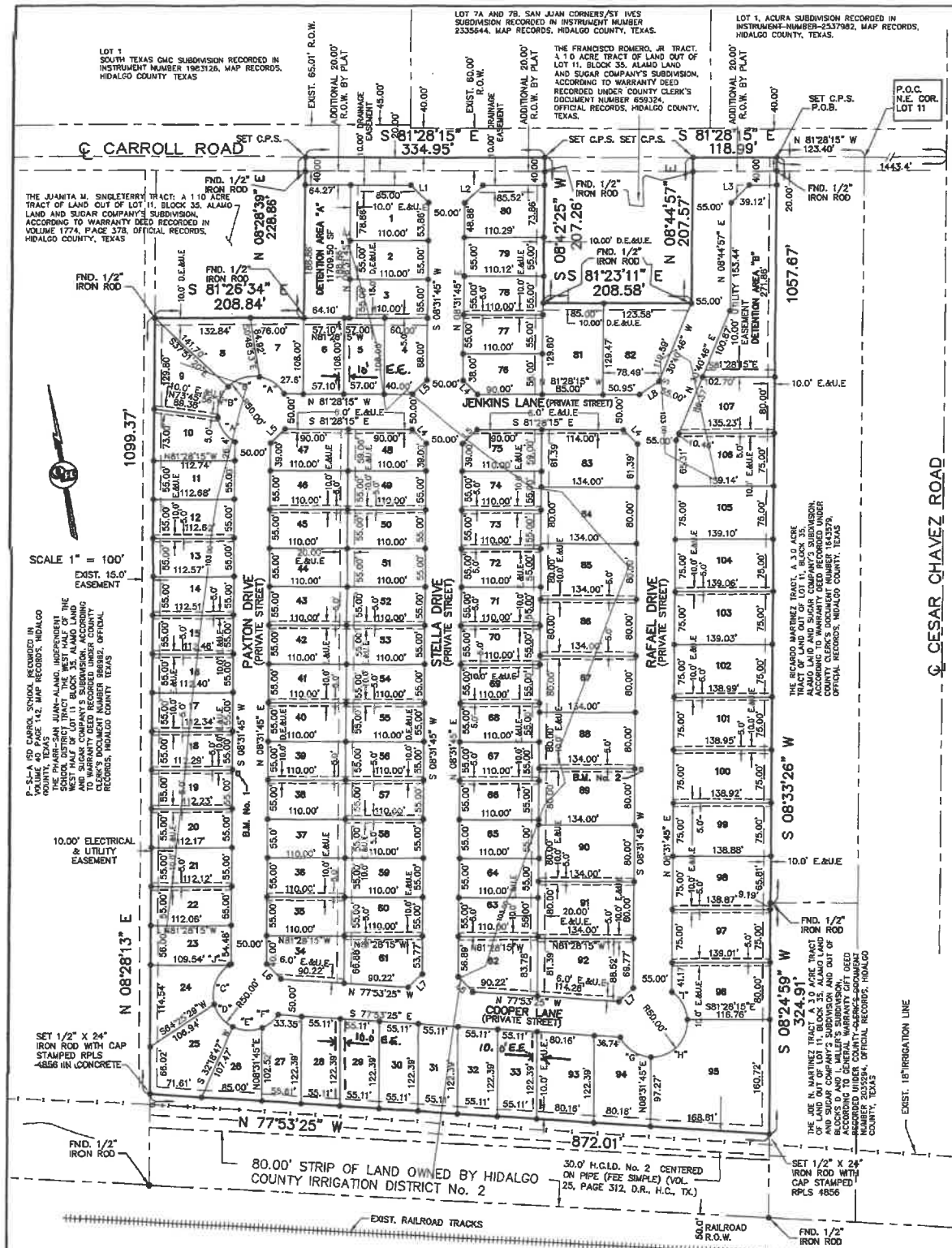
1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets. Developer is proposing that person in charge of the building permit install those handicap ramps.
3. To refund half of the Park Fee that was paid to the city in December.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Variance Request Letter
Recorded Subdivision Plat



Proposed Site



CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
1	43.63'	50.00'	50°00'00"
2	48.00'	50.00'	53°00'00"
3	62.42'	50.00'	71°31'55"
4	42.83'	50.00'	49°40'47"
5	43.41'	50.00'	49°20'50"
6	31.04'	50.00'	33°35'59"
7	16.33'	50.00'	61°59'28"
8	55.38'	50.00'	95°40'51"
9	42.53'	50.00'	53°16'16"
10	70.38'	50.00'	93°18'34"

DATE OF PREPARATION: OCTOBER 17, 2018

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OCT 17 2018	ME	ME	ME
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
07-28-2020	REVISED	ME	ME

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 36°28'15" E	35.38'
L2	S 53°31'45" W	35.38'
L3	S 53°38'21" W	35.42'
L4	N 36°28'15" W	28.28'
L5	S 53°31'45" W	28.28'
L6	N 34°40'10" E	29.15'
L7	N 55°19'10" E	27.39'
L8	S 64°36'15" W	33.19'

SINGLE FAMILY LOTS	
LOT	AREA (S.F.)
1	8362.18
2-3	6050.00
4	6280.06
5	6156.06
6	6167.11
7	6745.07
8	8253.67
9	8508.22
10	6858.52
11	6199.02
12	6195.91
13	6192.80
14	6188.69
15	6186.58
16	6183.47
17	6180.37
18	6177.28
19	6174.15
20	6171.04
21	6167.93
22	6164.82
23	6271.61
24	7889.65
25	9440.21
26	8287.42
27	6530.50
28-33	6731.31
34	6778.96
35-48	6050.00
47-48	6290.00
49-50	6050.00
51	7536.08
52	8637.36
53-74	6050.00
75	8290.00
76	6180.00
77	6050.00
78	6052.29
79	6061.24
80	7842.14
DETENTION AREA "A" - 12122.53	

MULTIFAMILY LOTS	
LOT	AREA (S.F.)
81	11010.60
82	12471.79
83	10708.23
84-91	10720.00
92	11268.11
93	9791.00
94	8997.96
95	23978.29
96	10531.94
97	10420.51
98	10414.76
99	10417.42
100	10420.19
101	10422.95
102	10425.72
103	10428.48
104	10431.24
105	10434.01
106	10417.67
107	9517.43
DETENTION AREA "B" - 19003.28	

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING)
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- LEGEND: - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:
FRONT: 20.00' FRONT CUL DE SAC: 15.00'
REAR: 10.00'
SIDE: 10.00'
SIDE (CORNER LOTS): 10.00'
GARAGE: 18.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- DRAINAGE DETENTION REQUIRED FOR THE ENTIRE SUBDIVISION IS 105,621.82 C.F. (2.42 ACRE-FEET), AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILT UNDER THE SUBDIVISION CONSTRUCTION LOCATED WITHIN SUBDIVISION.
- BENCH MARK No. 1 - ELEV=101.83 TOP OF INLET LOCATED NEAR THE NORTH EAST CORNER OF LOT 19, NAVD 88 DATUM.
BENCH MARK No. 2 - ELEV=101.84 TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT 88 OF THIS SUBDIVISION, NAVD 88 DATUM.
- 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 WITH ADA RAMPS ALONG THE SOUTH SIDE OF CARROLL ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- THERE SHALL BE NO ACCESS ALLOWED TO CARROLL ROAD FROM LOTS 1 AND 80.
- THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREETS, SIDEWALKS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, INCLUDING DETENTION AREA "A" AND DETENTION AREA "B", STREET LIGHTS, ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AND ALONG CARROLL ROAD.
- 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 THEREOF BY THE GOVERNMENT ENTITY 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 OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.
- U.E. DENOTES UTILITY EASEMENT.
- E.U.E. DENOTES ELECTRICAL AND UTILITY EASEMENT.
- D.E.U.E. DENOTES DRAINAGE, ELECTRICAL & UTILITY EASEMENT.

CARROLL ESTATES

A 25.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 25.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR NORTHWEST CORNER OF THE RICARDO MARTINEZ TRACT (A 3.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1643579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°28'15" W, 123.40 FEET FROM THE NORTHEAST CORNER OF LOT 11.

THENCE: S 08°33'28" W, ALONG THE WEST LINE OF THE JOE N. MARTINEZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 1,057.87 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, THE NORTHEAST CORNER OF THE JOE N. MARTINEZ TRACT (A 3.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1643579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°28'15" W, 123.40 FEET FROM THE NORTHEAST CORNER OF LOT 11.

THENCE: S 08°33'28" W, ALONG THE WEST LINE OF THE JOE N. MARTINEZ TRACT, A DISTANCE OF 324.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE P-S-J-A ISD CARROLL SCHOOL SUBDIVISION (RECORDED UNDER VOLUME 25, PAGE 312, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 77°53'25" W, ALONG THE NORTH LINE OF THE 30.00' H.C.L.D. No. 2 IRRIGATION EASEMENT, A DISTANCE OF 872.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE P-S-J-A ISD CARROLL SCHOOL SUBDIVISION (RECORDED UNDER VOLUME 40, PAGE 142, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°28'15" E (MAP RECORD: N 08°31'45" E), ALONG THE EAST LINE OF THE P-S-J-A ISD CARROLL SCHOOL SUBDIVISION, A DISTANCE OF 1,089.37 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE JUANITA M. SINGLETERRY TRACT (A 1.10 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1643579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°28'15" E, ALONG THE SOUTH LINE OF THE JUANITA M. SINGLETERRY TRACT, A DISTANCE OF 208.84 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°28'15" E, ALONG THE EAST LINE OF THE JUANITA M. SINGLETERRY TRACT, PASSING A 1/2" IRON ROD FOUND AT 208.88 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 228.86 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 81°28'15" E, ALONG THE NORTH LINE OF LOT 11, AND THE CENTERLINE OF CARROLL ROAD, A DISTANCE OF 334.95 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE FRANCISCO ROMERO, JR. TRACT (A 1.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 659324, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°42'25" W, ALONG THE WEST LINE OF THE FRANCISCO ROMERO, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 207.28 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°23'11" E, ALONG THE SOUTH LINE OF THE FRANCISCO ROMERO, JR. TRACT, A DISTANCE OF 208.58 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°45'57" E, ALONG THE EAST LINE OF THE FRANCISCO ROMERO, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 187.57 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 207.87 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'15" E, ALONG THE NORTH LINE OF LOT 11, AND THE CENTERLINE OF CARROLL ROAD, A DISTANCE OF 118.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TIERRA DE PALMAS SUBDIVISION, RECORDED IN VOLUME 22, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856
AUG. 17, 2018
DATE

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 THE TEXAS WATER CODE 46.211(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 SEEM, P.E.
GENERAL MANAGER
12-14-2020
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CARROLL ESTATES DO HEREBY GRANT AN EASEMENT TO THE CITY OF SAN JUAN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF SAN JUAN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF SAN JUAN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, 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 ENTITY FOR 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.

ESPERANZA DEVELOPMENT, LTD.
BY: ESPONJAS, LLC
IT'S GENERAL PARTNER
CRUZ CANTU III, PRESIDENT
2912 S. JACKSON ROAD
MCALLEN, TEXAS 78503
12-3-2020
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared

CRUZ CANTU III, PRESIDENT
I 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 therein expressed.
Given under my hand and seal of office this 3RD day of DECEMBER 2020

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2021
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS 10th DAY OF December 2020

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.

J. H. SCHMITT
PRESIDENT
ATTEST:
FRED SCHMITT
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.

12-11-2020
DATE
Lema Celis Castilleja
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.

DIANA H. CANALES
CITY SECRETARY
12/10/2020
DATE

CITY OF SAN JUAN
SAN JUAN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
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.

MARCO A. GONZALEZ
P.E. 120016
12-2-20
DATE

COUNTY OF HIDALGO
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK
ON: 12-21-20 AT 11:30 AM
INSTRUMENT NUMBER 3177095
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
By:
ARTURO GUJARDO, JR.
DEPUTY

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consideration and Action on the Variance Request for 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 subdivision was processed by the Planning and Zoning Commission in February 6, 2020 and by the City Commission in February 11, 2020. At that time the Project Engineer requested a variance to not comply with the secondary exit as requested by the Fire Department and to not comply with the water line looping as requested by the Utilities Department.

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

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets. Developer is proposing that person in charge of the building permit install those handicap ramps.

RECOMMENDATION:

During the regular meeting on February 4, 2021, the Planning and Zoning Commission unanimously recommended denial of the variances requested with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/04/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Variance Request to the Subdivision Ordinance to not comply with the park fee and handicap ramp at corner lots at the proposed 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: The property is 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 – Drainage Canal

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 will be 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 park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.

RECOMMENDATION: Staff recommends to follows the City of San Juan Code.

EVALUATION AND CONDITIONS FOR APPROVAL

The subdivision was processed by the Planning and Zoning Commission in February 6, 2020 and by the City Commission in February 11, 2020. At that time the Project Engineer requested a variance to not comply with the secondary exit as requested by the Fire Department and to not comply with the water line looping as requested by the Utilities Department.

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

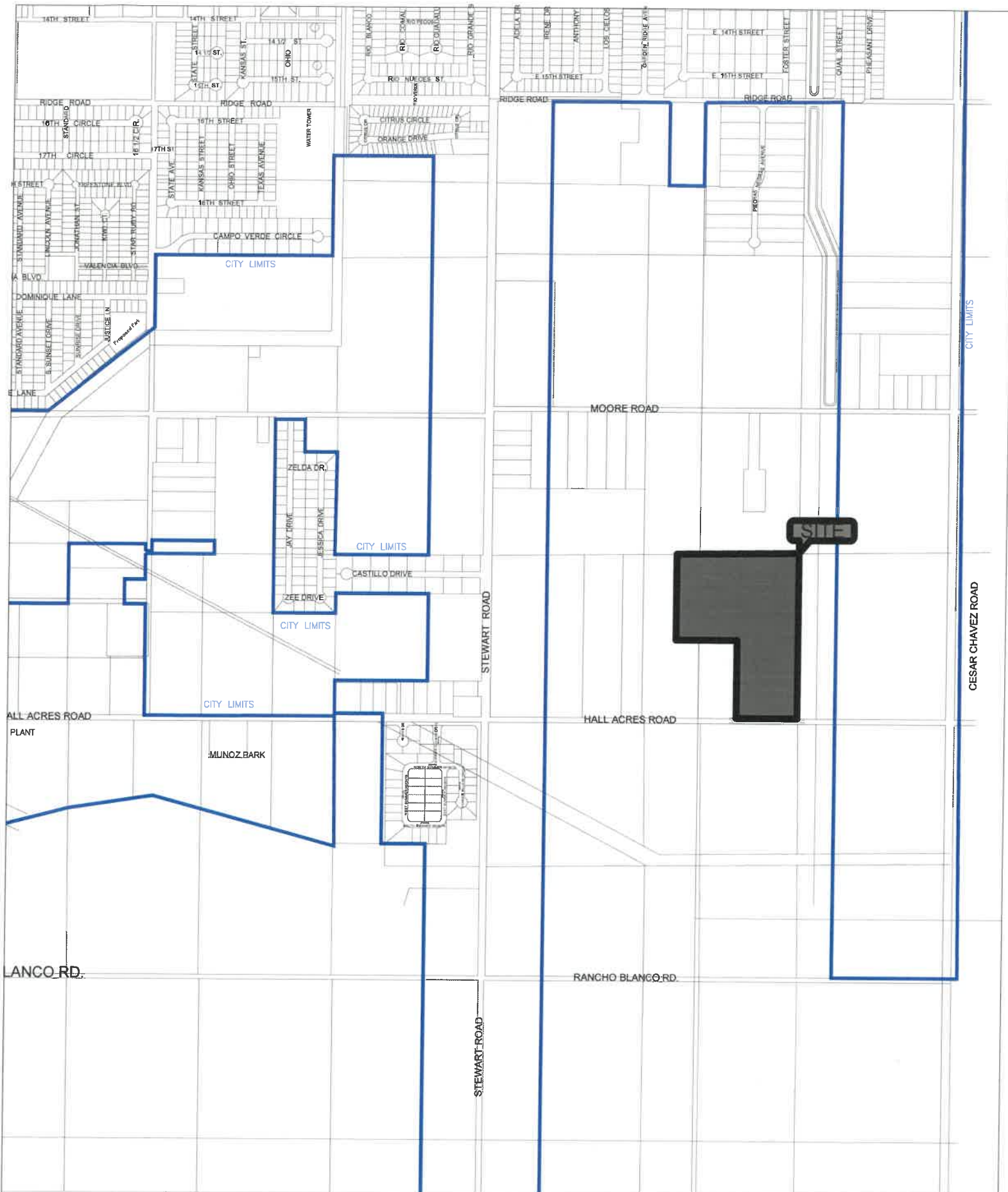
1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets. Developer is proposing that person in charge of the building permit install those handicap ramps.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Variance Request Letter
- Subdivision Plat



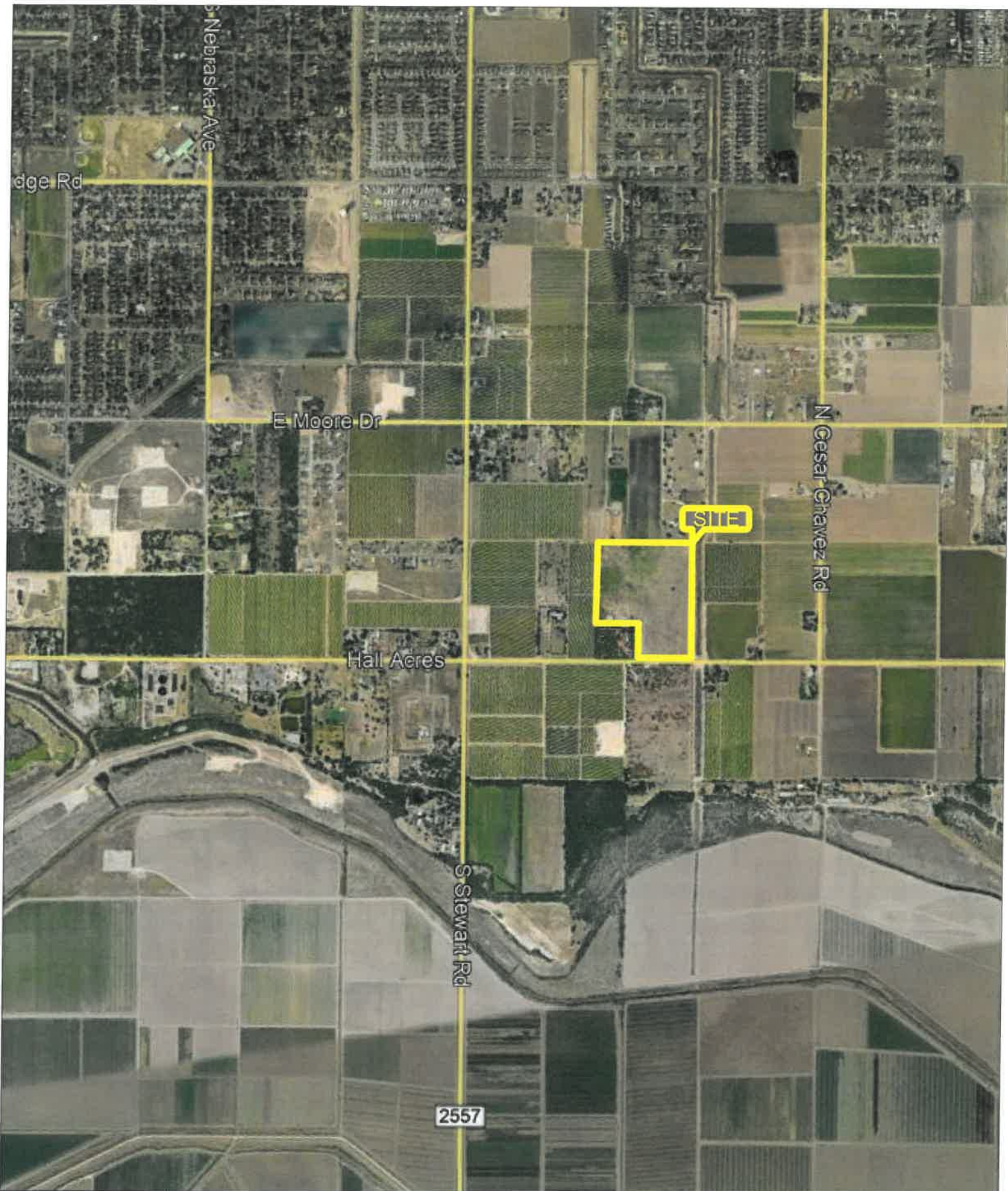
Proposed Site



- 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.



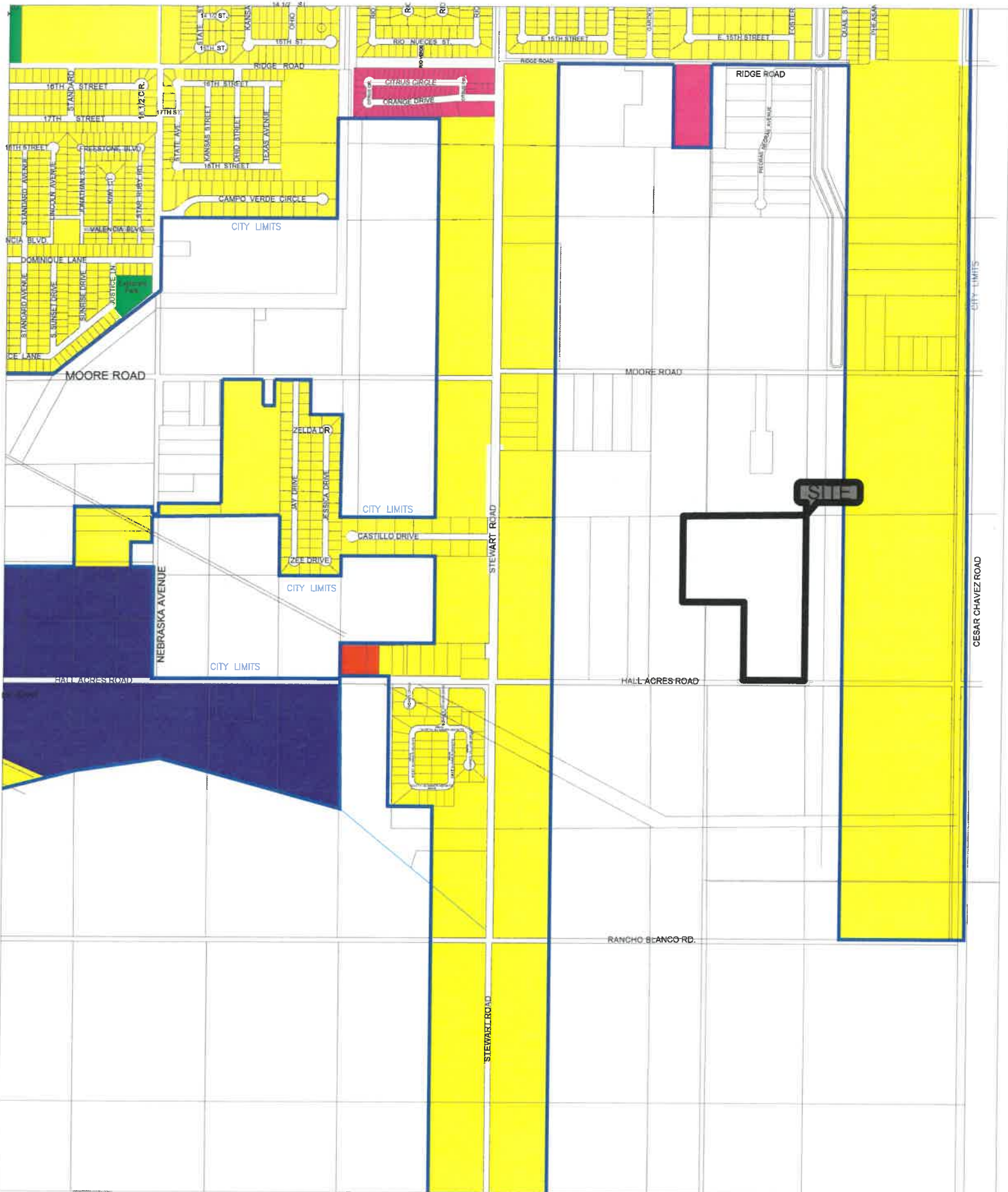


Legend

- 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.



(3) **Park dedication or fees-in-lieu of requirements**

In lieu of requiring developers to dedicate a portion of each new residential subdivision for parks and recreational areas, each developer is required, as a condition of plat approval, to contribute the following amounts of money to the City, to be set aside, dedicated and used by the City for the purchase and development of parks and recreational areas:

- (A) \$300 per lot being platted for single-family residential purposes;
- (B) \$250 per dwelling unit being platted for multifamily residential purposes;
- (C) \$250 per acre being platted for commercial or industrial purposes.

The amount of the park fee to be paid by each developer as indicated shall be increased each year by \$25.00 dollars per lot or by the latest adopted city fee schedule, after the effective date of this paragraph, on January 1st[.]



Fwd: COSJ - Issue Re Variance Request for Parkland Fees

1 message

Roberto Escobar <rescobar@sjtx.us>

Tue, Feb 2, 2021 at 8:10 AM

To: Monica Gomez <mgomez@sjtx.us>

----- Forwarded message -----

From: **Criselda Palacios** <cpalacios@pgtlawfirm.com>

Date: Tue, Jan 19, 2021 at 5:22 PM

Subject: RE: COSJ - Issue Re Variance Request for Parkland Fees

To: Roberto Escobar <rescobar@sjtx.us>

Cc: Benjamin Arjona <barjona@sjtx.us>, Ricardo Palacios <rpalacios@pgtlawfirm.com>, Patricia Saucedo <psauceda@pgtlawfirm.com>

Robert,

Thanks for taking my calls regarding the above referenced matter. As discussed, Chapter 3 Subdivision Regulations, Article III Procedures and Requirements of the City's Unified Development Code provides for parkland fees or dedication of parkland by the developer under Section 3.00 Design Standards., Paragraph (i) Parks and Playgrounds. With regards to a request for variance of the parkland fees or dedication requirement, Section 7.00, titled Variances, allows the Planning and Zoning Commission to consider recommending variances from the requirements of Chapter 3 to the City Commission when it is the Planning and Zoning Commission's opinion that an undue hardship will result from requiring the strict compliance to Chapter 3. Section 7.00 specifically provides as follows:

SECTION 7.00 VARIANCES

The Planning and Zoning Commission may recommend variances from this Chapter to the City Commission solely in those cases when in its opinion undue hardships will result from requiring strict compliance. In considering a variance, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable in the public interest. In making the finding required below, the Planning and Zoning Commission shall take into account the nature of the proposed subdivision and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No variance can be considered unless the Planning and Zoning Commission finds:

- (A) That there are special circumstances or conditions affecting the configuration or other factor of the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his/her land;
- (B) That the variance is necessary for the preservation and enjoyment of the legal property rights of its owner;
- (C) That the granting of the variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights other property owners enjoy in the area; and
- (D) That the granting of the variance will not prevent the orderly subdivision of other land in the area in accordance with the provisions of this Code. Such findings of the Planning and Zoning Commission together with the specific facts upon which such findings [are] based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is considered. Variances may be granted only when in harmony with the general purpose and intent of this Code so that the public health,

safety, and welfare may be secured and substantial justice done. Financial hardship to the subdivider, standing alone, shall not constitute undue hardship.

(E) The City Commission shall have the ultimate power to grant or reject variances upon receipt of a recommendation from the Planning and Zoning Commission.

In addition, Section 1.00 Subdivision Plat Approval Procedure, (b)(2) Waiver of Provisions by City Commission, which is also found under Chapter 3 Subdivision Regulations, Article III Procedures and Requirement of the City's Unified Development Code, provides for a waiver of the requirements of Chapter 3. Such section provides as follows:

(2) Waiver of Provisions By City Commission

Upon appeal from a recommendation of rejection of a subdivision by the Planning and Zoning Commission, the City Commission may waive any requirement of this Chapter upon the satisfaction of the following conditions:

(A) The developer shall provide sufficient right-of-way for:

- (i) future roads;
- (ii) drainage; and
- (iii) utilities consistent with the Comprehensive Plan, including specifically the Major Thoroughfare Plan, the Utilities Plan and the Master Drainage Plan.

(B) The width-to-length ratio of any lots to be developed for single-family residential purposes shall not exceed 2 to 1.

(C) If the property is within the City's extraterritorial jurisdiction; the developer shall request voluntary annexation as a condition to approval of the plat.

Based on the above, unless variance request complies with Section 7.00 and Section 1.00(b)(2) of Chapter 3 Subdivision Regulations, Article III Procedures and Requirement of the City's Unified Development Code, the Planning and Zoning Commission should not recommend the approval of such variance request.

With regards to the developer's request to only pay half the park fee and have the City collect the other half from the property owner/building permit applicant during the building permit application stage, the City's Ordinance would have to reflect such a requirement (that is, amend its ordinance). Otherwise, such requirement on the property owner/building permit applicant would be unenforceable.

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

Respectfully,

Criselda Palacios

**PALACIOS
GARZA & THOMPSON, P.C.**
ATTORNEYS AT LAW

2724 West Canton Edinburg Texas 78539

T (956) 318-0507 F(956) 318-0575

Email: cpalacios@pgtlawfirm.com

Website: www.pgtlawfirm.com

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From: Roberto Escobar [mailto:rescobar@sjtx.us]
Sent: Tuesday, January 19, 2021 2:34 PM
To: Criselda Palacios <cpalacios@pgtlawfirm.com>
Subject: Re: Message from KM_C308-Planning Main Printer

Criselda,

Good morning. Can you send me those 2 items we discussed? I need to meet with City Manager on this.

Thanks,

Robert Escobar, Planning Director
City of San Juan

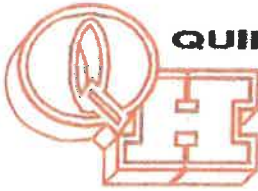
On Tue, Jan 19, 2021 at 11:33 AM Roberto Escobar <rescobar@sjtx.us> wrote:

Criselda,

Good morning. Did you get a chance to look at this request?

Thanks,

Robert Escobar, Planning Director
City of San Juan



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 12, 2021

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,

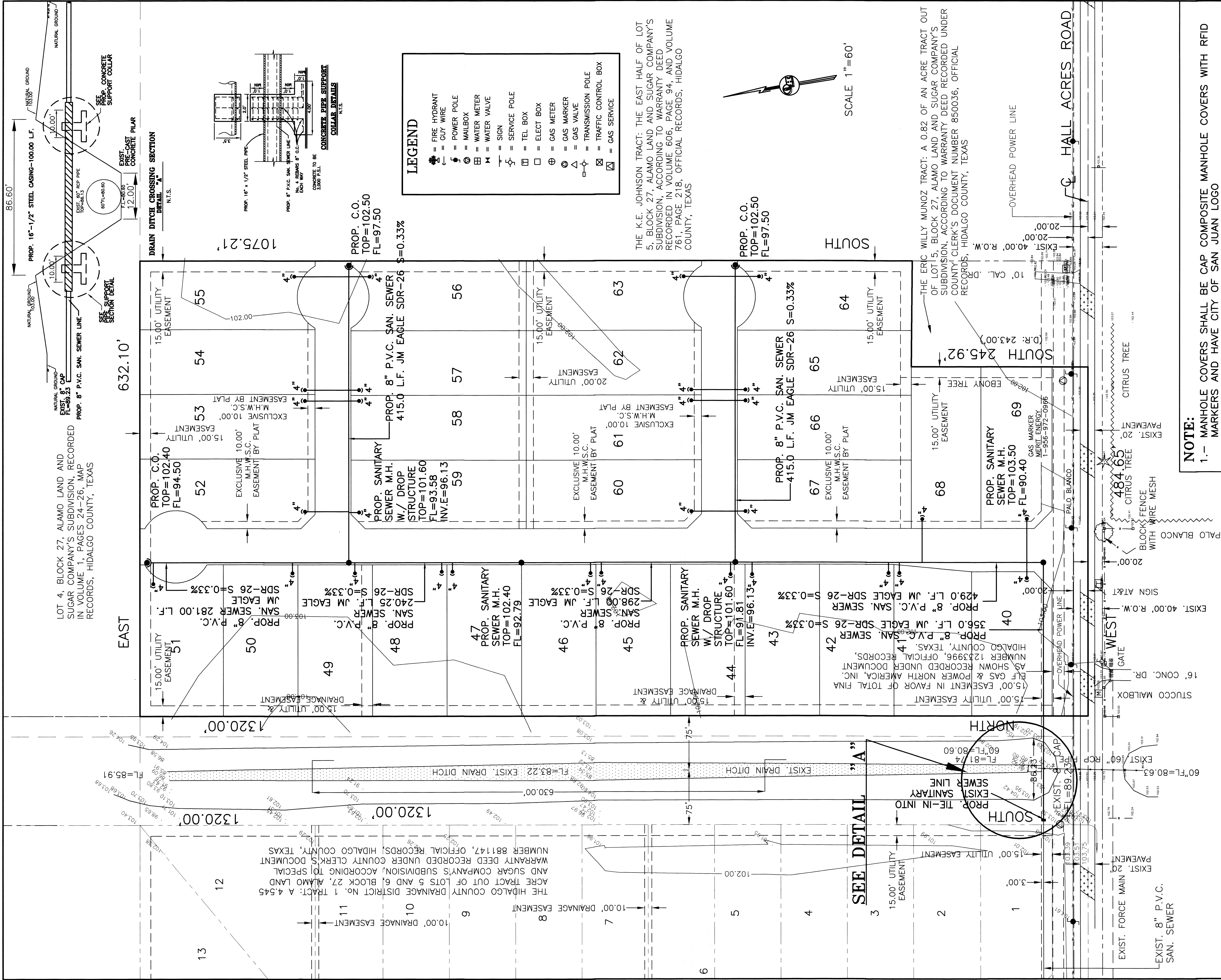
On behalf of the developer, I am hereby requesting the following variances:

- Park Fees: Developer proposes to pay 1/2 of the fee now and the other 1/2 to be paid by the individual requesting the building permit.
- Handicap Ramps on internal street corners: Developer proposes that this be done by the individual requesting the building permit.

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

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.
President

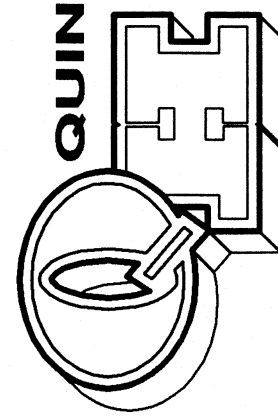


NOTE:
1.- SANITARY SEWER MANHOLE TO HAVE FIBERGLASS BOTTOMS.
SAME AS CITY OF MCALLEN.

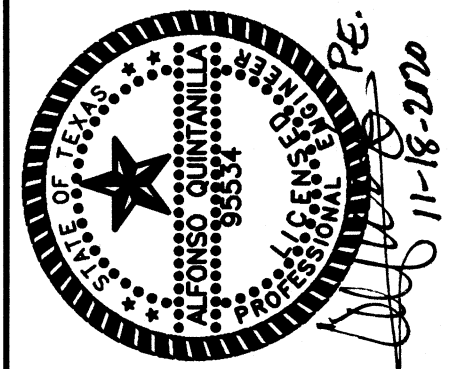
ALL SANITARY SEWERS SHALL BE DESIGNED IN CONFORMANCE WITH THE MOST CURRENT REVISION OF TCEQ'S DESIGN CRITERIA FOR SEWERAGE SYSTEMS (30 TAC CHAPTER 217) AND THE CITY OF SAN JUAN STANDARDS. THE MOST STRINGENT REQUIREMENTS SHALL APPLY WHERE THE STANDARDS CONFLICT.

NOTE:

- 1.- MANHOLE COVERS SHALL BE CAP COMPOSITE MANHOLE COVERS WITH RFID MARKERS AND HAVE CITY OF SAN JUAN LOGO
- 2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H2O RATING
- 3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
- 4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
- 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
- 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
- 7.- STRIKE 1&I BARRIER ON ALL MANHOLES
- 8.- ALL MANHOLES MUST BE REG MONOLITHIC CONSTRUCTION



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
HOUSTON, TEXAS 77053
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

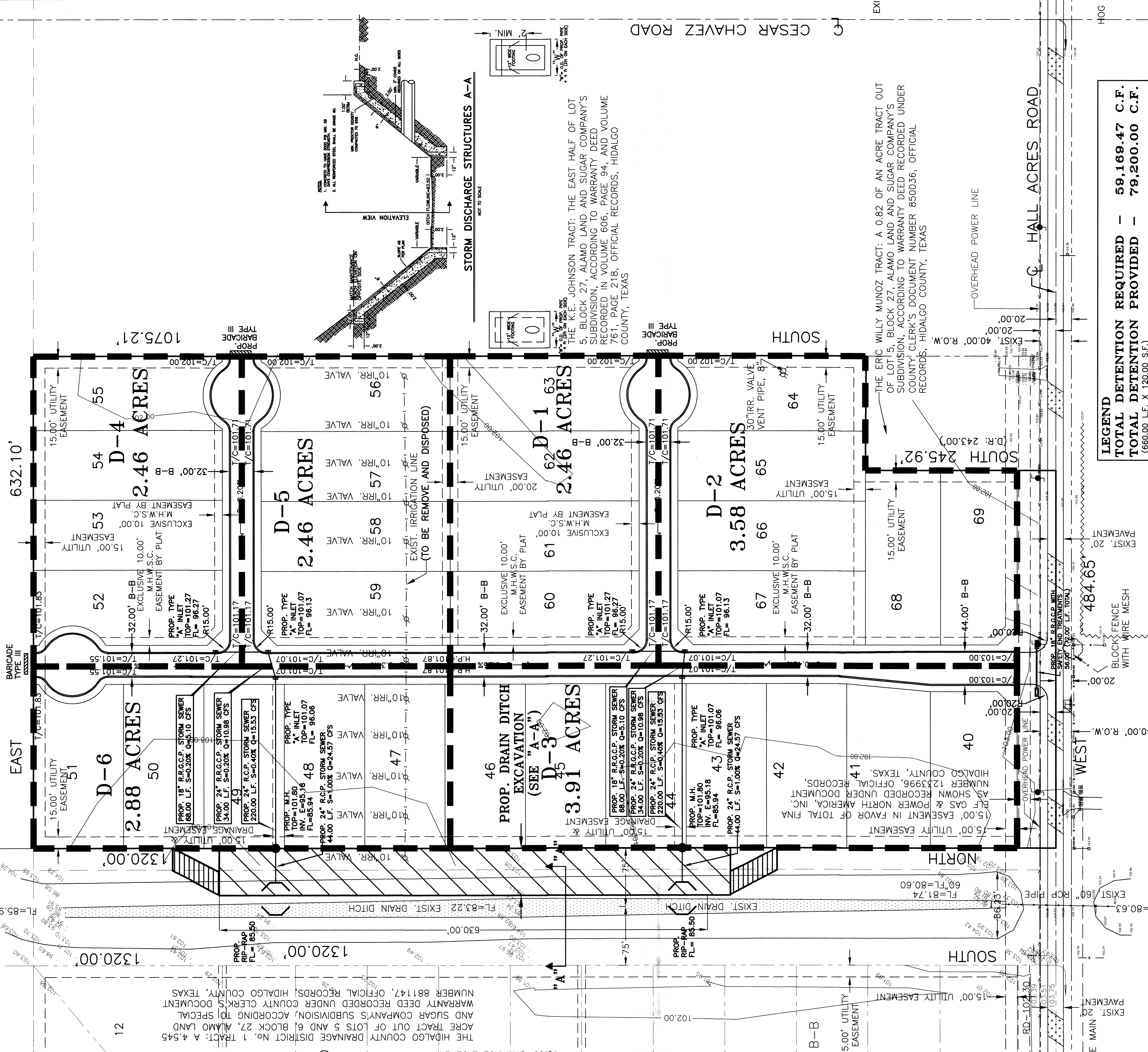


**VALLEY RANCH SUBDIVISION No. 2
SANITARY SEWER
COLLECTION SYSTEM OFFSITE**

JOB NO. 12-30-19
DATE 11-17-2020
REVISION 1"=60'
SCALE LG
DRAWN BY
SHEET

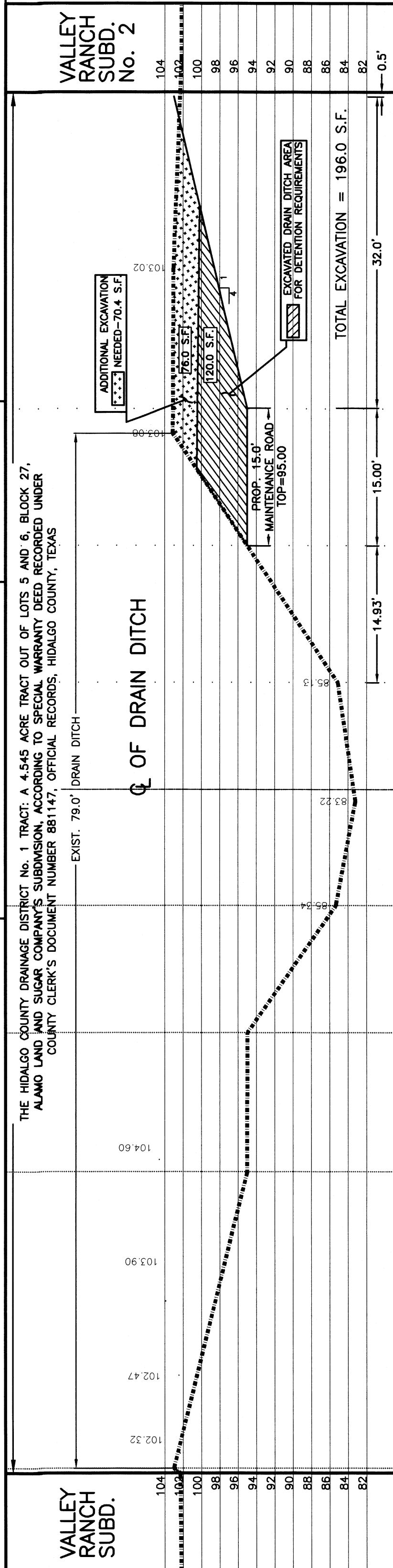
DATE PREPARED	DATE REVISION	CHECKED BY	APPROVED BY
06-19-2020	11-17-2020	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA

LOT 4, BLOCK 27, ALAMO LAND AND
SUGAR COMPANY'S SUBDIVISION, RECORDED
IN VOLUME 1, PAGES 24-26, MAP
RECORDS, HIDALGO COUNTY, TEXAS



LEGEND		
TOTAL DETENTION REQUIRED	—	59,169.47 C.F.
TOTAL DETENTION PROVIDED	—	79,200.00 C.F.
(660.00 L.F. X 120.00 S.F.)		
TOTAL EXCAVATION NEEDED		129,360.00 C.F.
(660.00 L.F. X 196.00 S.F.)		

CROSS SECTION "A-A" 1" = 10' SCALE: HORIZONTAL 1" = 10' VERTICAL 1" = 10'



DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
06-19-2020	JLUS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
11-17-2020	G.C.		



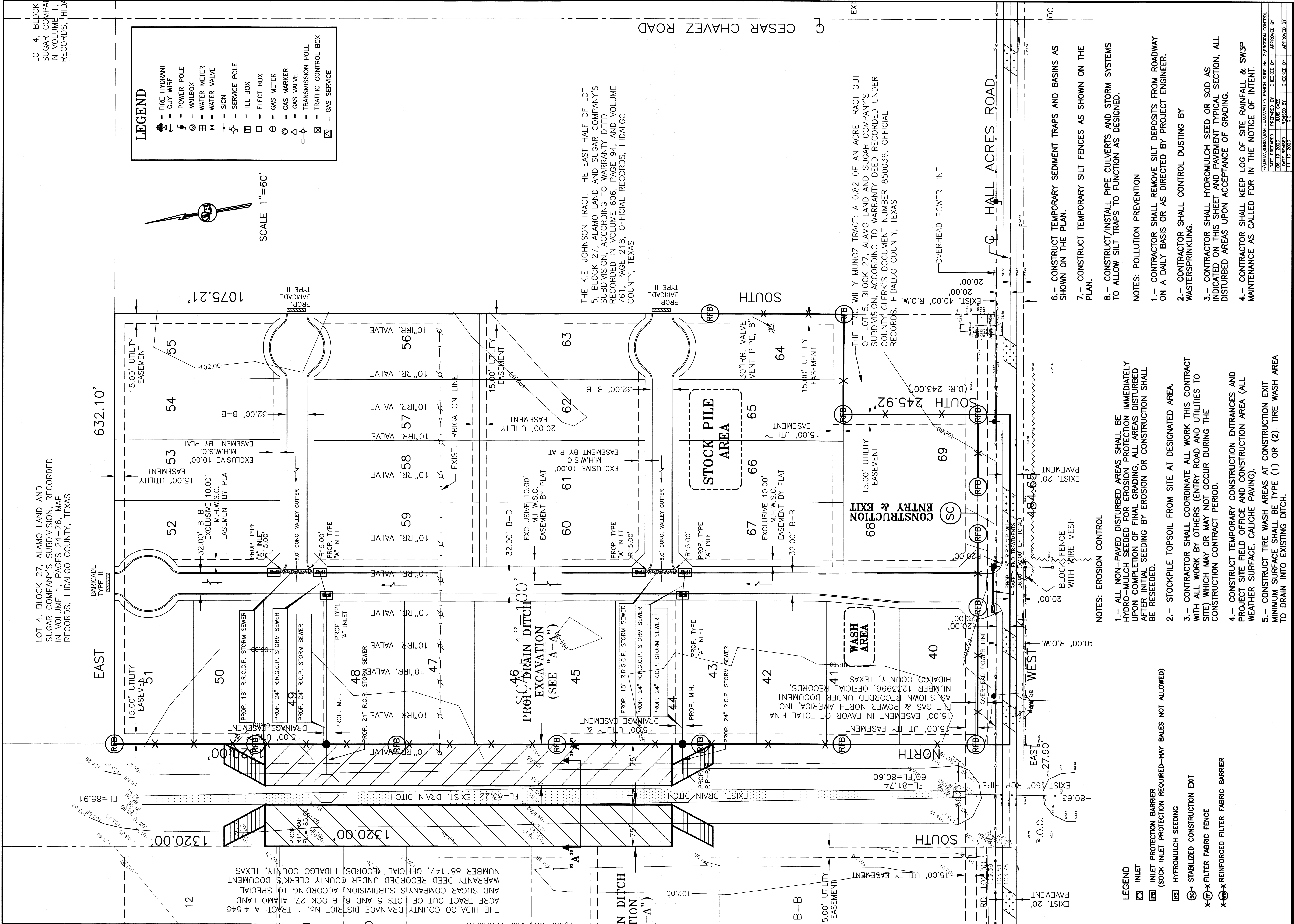
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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@QOHA-ENG.COM

**VALLEY RANCH SUBDIVISION No. 2
DRAINAGE AREAS LAYOUT**

JOB NO.	
DATE	12-30-19
REVISION	11-17-2020
SCALE	1"=100'
DRAWN BY	LG
SHEET	



NOTES: EROSION CONTROL

- 1.- ALL NON-PAVED DISTURBED AREAS SHALL BE HYDRO-MULCH SEED FOR EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. ALL AREAS DISTURBED AFTER INITIAL SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEED.
- 2.- STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.
- 3.- CONTRACTOR SHALL COORDINATE ALL WORK THIS CONTRACT WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO SITE) WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION CONTRACT PERIOD.
- 4.- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROJECT SITE FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).
- 5.- CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.

- LEGEND
- (1) INLET
 - (2) INLET PROTECTION BARRIER (SOCK INLET PROTECTION REQUIRED-HAY BALES NOT ALLOWED)
 - (3) HYDROMULCH SEEDING
 - (4) STABILIZED CONSTRUCTION EXIT
 - (5) FILTER FABRIC FENCE
 - (6) REINFORCED FILTER FABRIC BARRIER

- 6.- CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.
 - 7.- CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN.
 - 8.- CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS TO ALLOW SILT TRAPS TO FUNCTION AS DESIGNED.
- NOTES: POLLUTION PREVENTION
- 1.- CONTRACTOR SHALL REMOVE SILT DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.
 - 2.- CONTRACTOR SHALL CONTROL DUSTING BY WATERSPRINKLING.
 - 3.- CONTRACTOR SHALL HYDROMULCH SEED OR SOD AS INDICATED ON THIS SHEET AND PAVEMENT TYPICAL SECTION, ALL DISTURBED AREAS UPON ACCEPTANCE OF GRADING.
 - 4.- CONTRACTOR SHALL KEEP LOG OF SITE RAINFALL & SW3P MAINTENANCE AS CALLED FOR IN THE NOTICE OF INTENT.

QUNTANILLA, 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@QCHA-ENG.COM

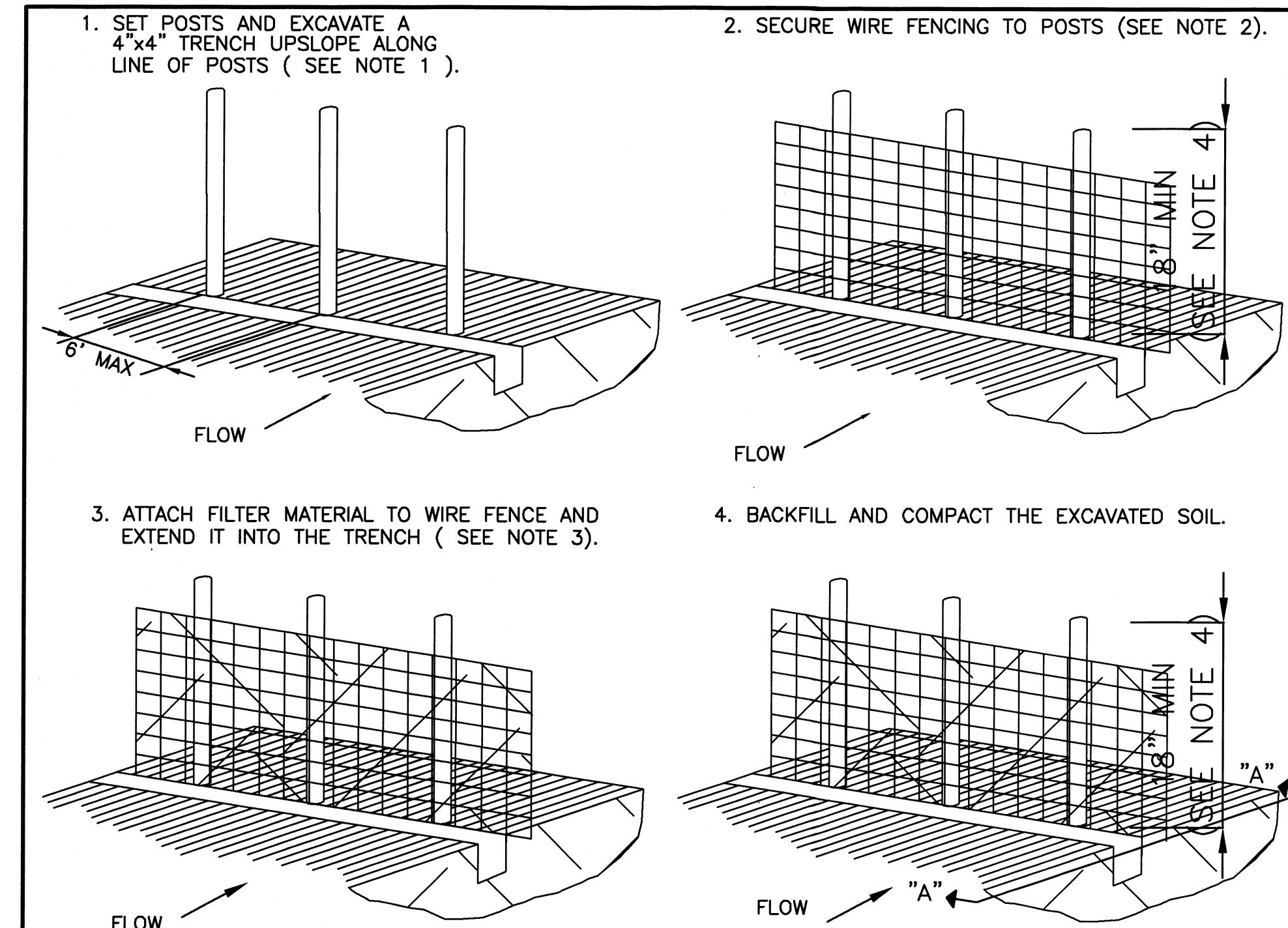


VALLEY RANCH SUBDIVISION No. 2

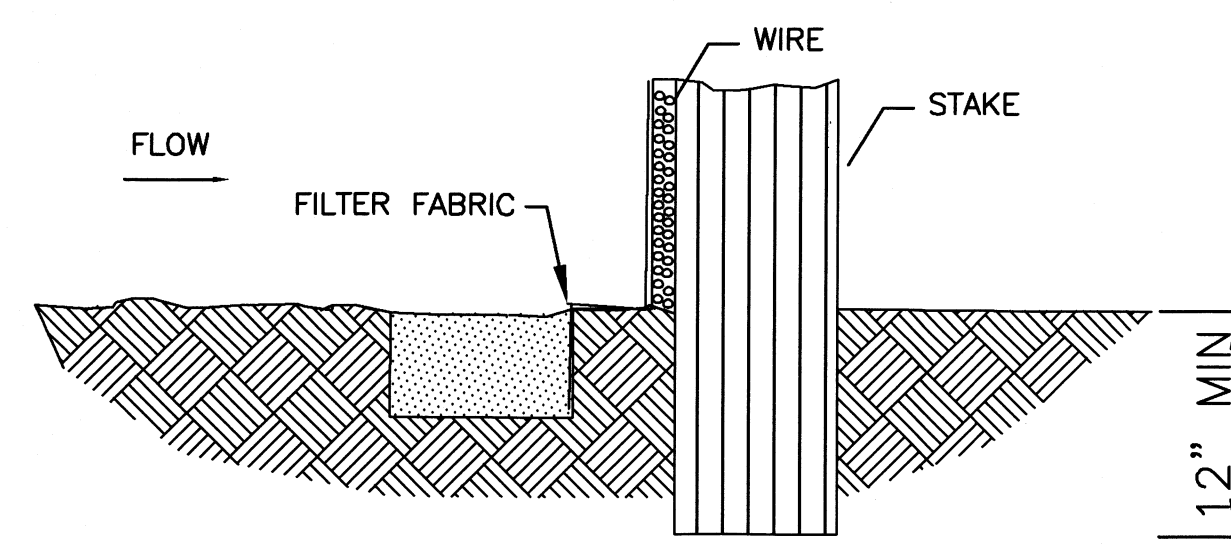
EROSION CONTROL LAYOUT

JOB NO. 08-23-2020
DATE 11-10-2020
REVISION 11-10-2020
SCALE 1"=60'
DRAWN BY LG
SHEET

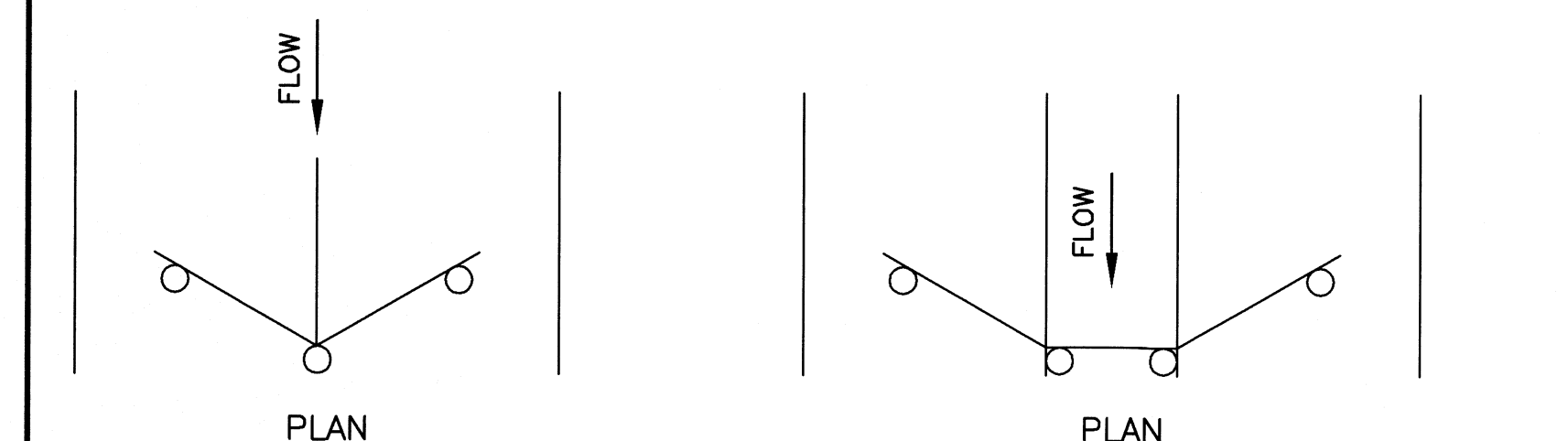
DATE PREPARED	08-18-2020	DATE CHECKED	08-18-2020	DATE APPROVED	08-18-2020
PREPARED BY	ALFONSO QUNTANILLA	CHECKED BY	ALFONSO QUNTANILLA	APPROVED BY	ALFONSO QUNTANILLA
DESIGNED BY	ALFONSO QUNTANILLA	CHECKED BY	ALFONSO QUNTANILLA	APPROVED BY	ALFONSO QUNTANILLA



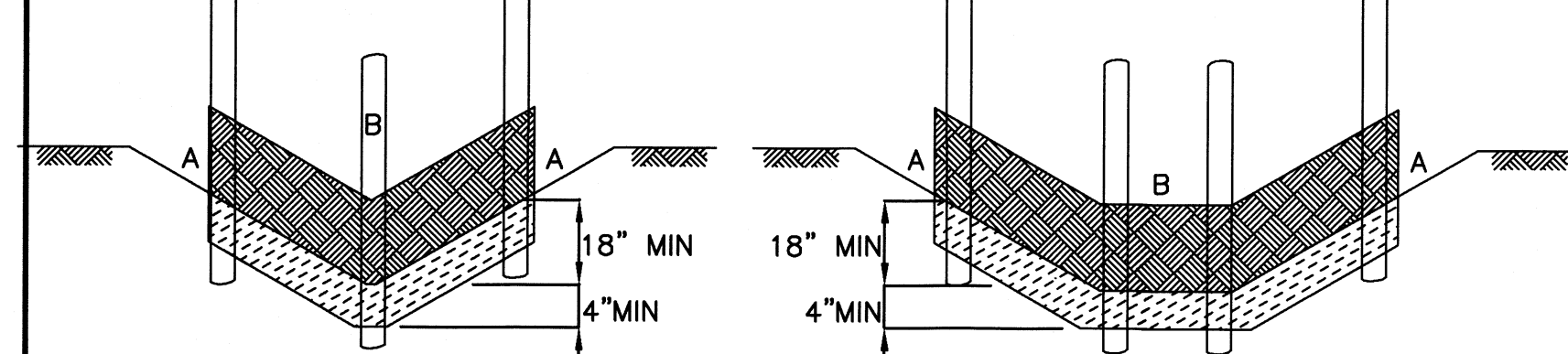
EXTENSION OF FABRIC INTO TRENCH



SECTION "A"



POINTS A SHOULD BE HIGHER THAN POINT B, OR AT TOP OF BANK (TYP)

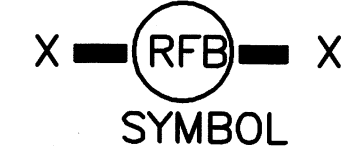


"V-DITCH" SECTION/ELEVATION

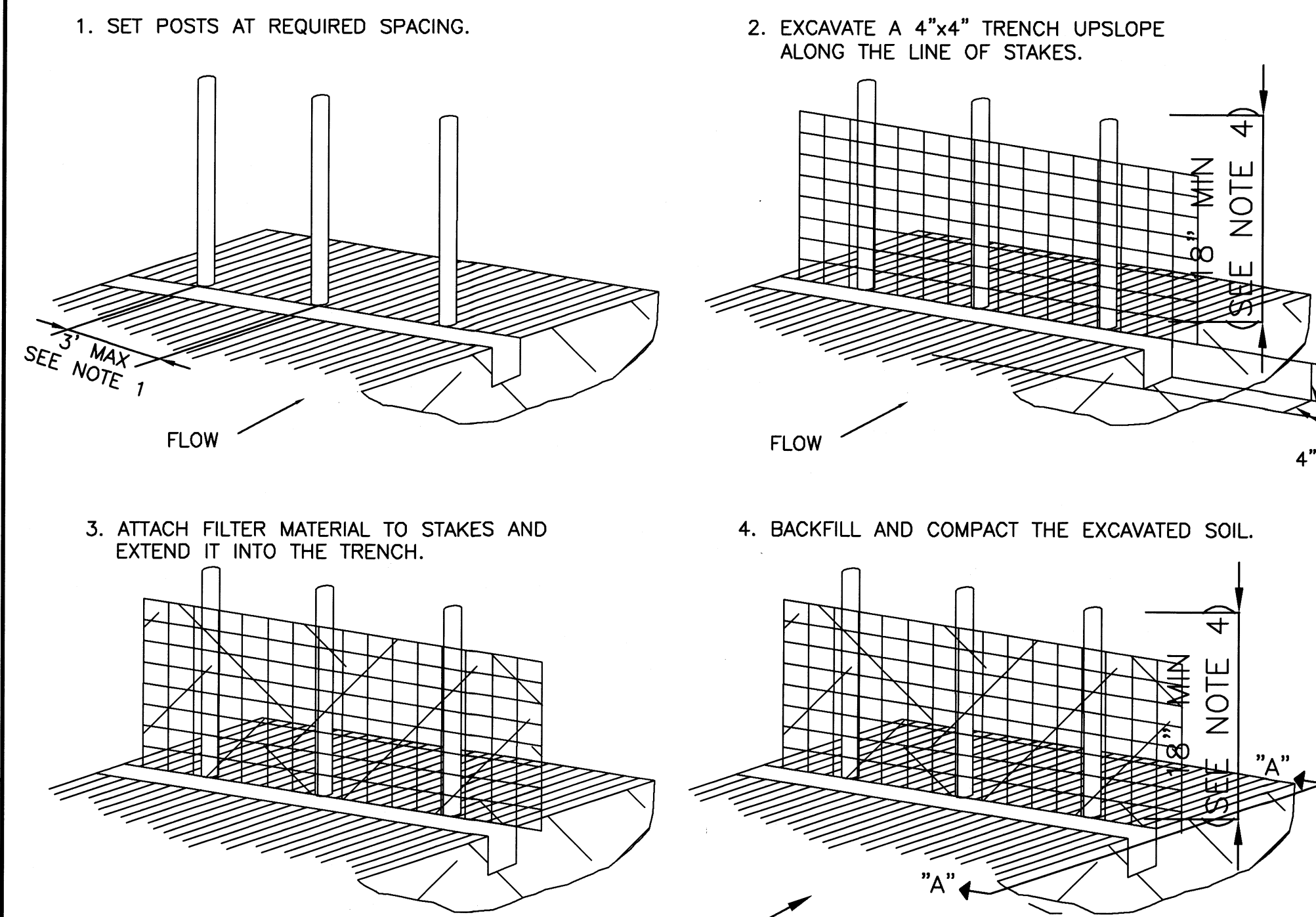
TRAPEZOIDAL SECTION/ELEVATION

CONSTRUCTION NOTES:

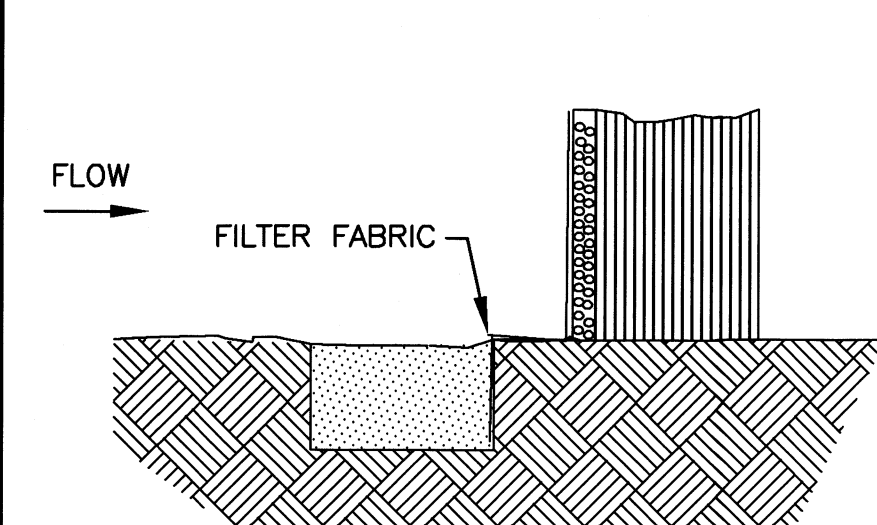
- 1.- SET IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
- 2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH METAL TIES
- 3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
- 4.- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
- 5.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE 1/2" IRON ROD OR 4LVG3 36" POSTS, AND FOLDED.
- 6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.



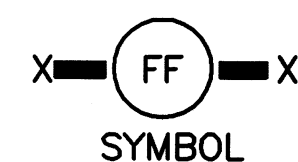
REINFORCED FILTER FABRIC BARRIER



EXTENSION OF FABRIC INTO TRENCH



SECTION "B"

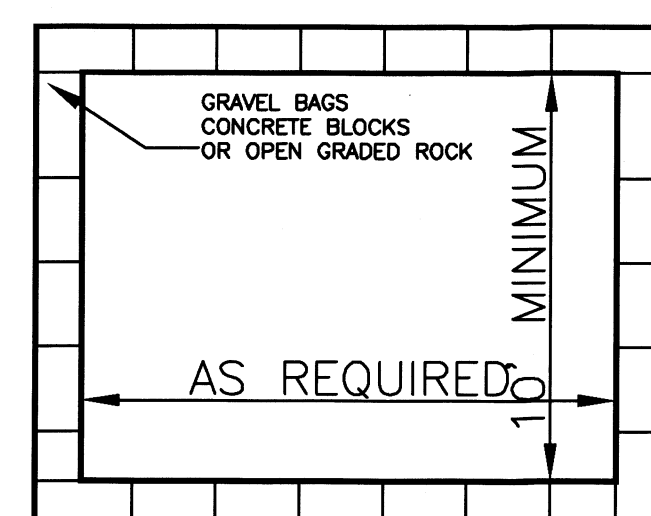
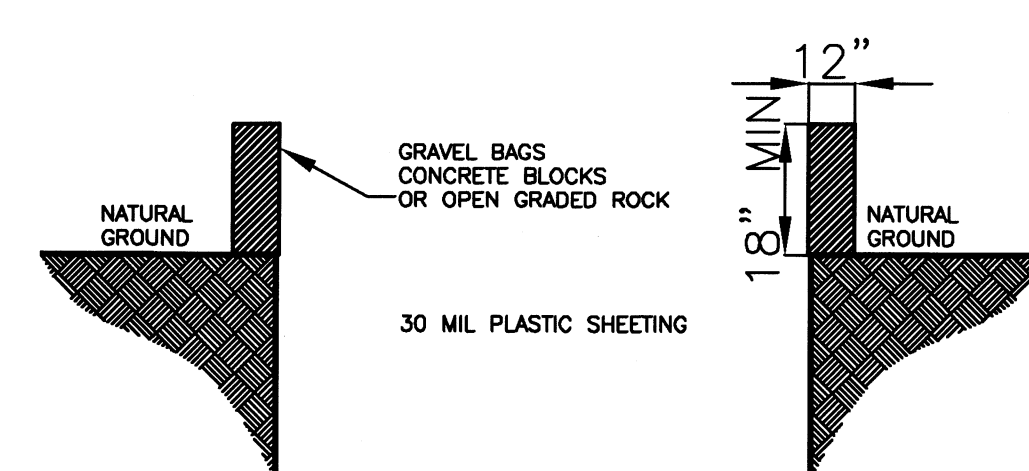


CONSTRUCTION NOTES:

- 1.-IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MINIMUM OF 8 INCHES, IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
- 2.- ATTACH FILTER FABRIC TO IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST FILTER FABRIC FENCE SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
- 3.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE 1/2" IRON ROD OR USE 4LVG3 36" POST, AND FOLDED.
- 4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

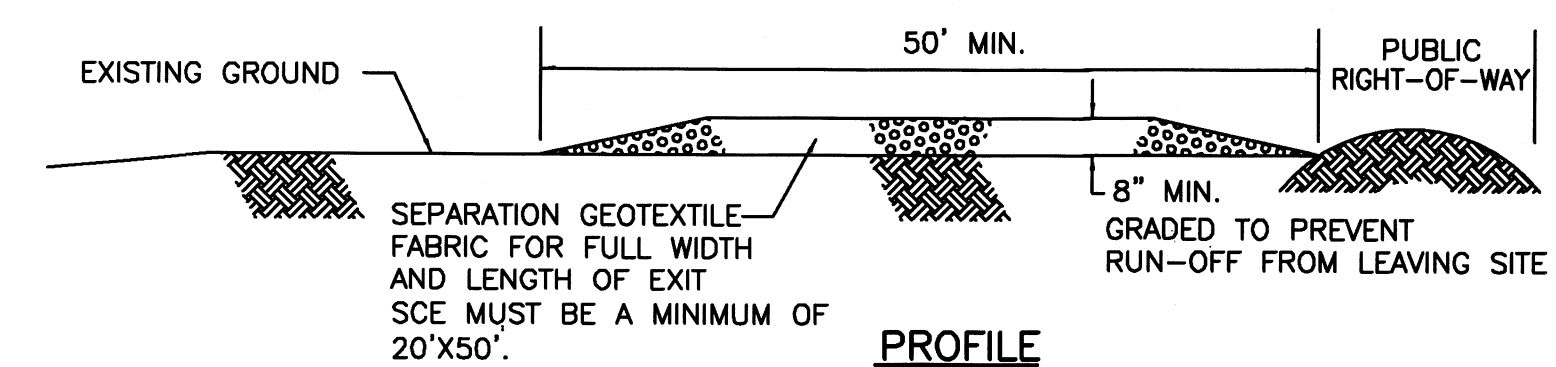
FILTER FABRIC FENCE

WASHOUT DETAIL

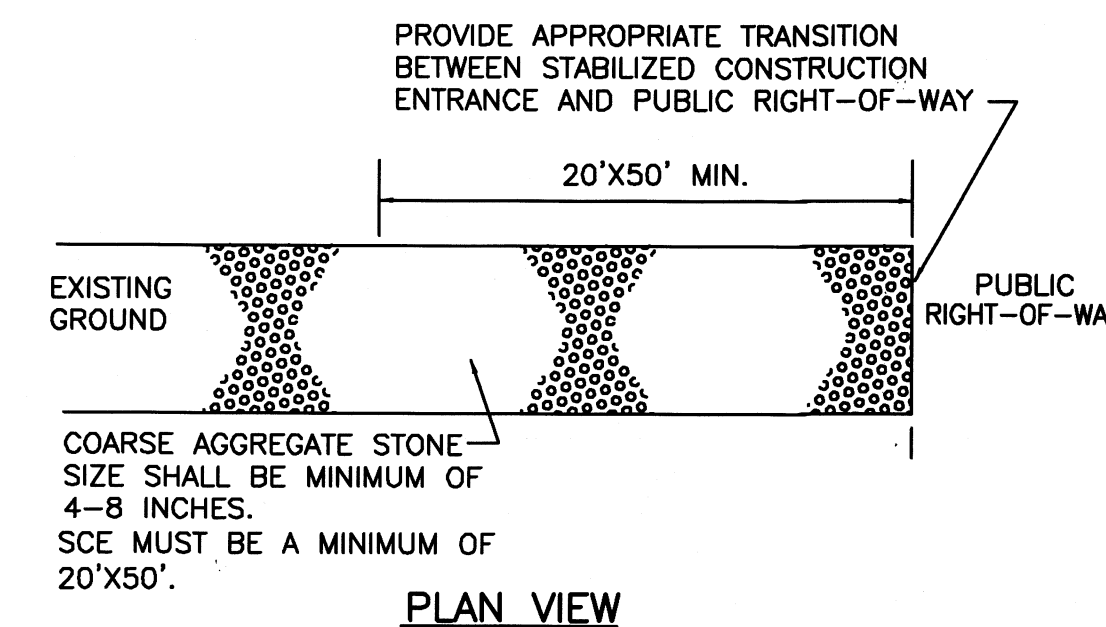


WASHOUT NOTES:

- 1.- THE EXCAVATION FOR THE CONCRETE TRUCK WASHOUT SHALL BE A MINIMUM OF 10' WIDE AND OF SUFFICIENT LENGTH AND DEPTH TO ACCOMMODATE 7 GALLONS OF WASHOUT WATER AND CONCRETE PER TRUCK PER DAY AND /OR 50 GALLONS OF WASHOUT WATER AND CONCRETE PER PUMP TRUCK PER DAY.
- 2.- IN THE EVENT THAT THE SELF-INSTALLED CONCRETE TRUCK WASHOUT IS CONSTRUCTED ABOVE GROUND IT SHALL BE 10' WIDE AND 10' LONG WITH THE SAME REQUIREMENTS FOR CONTAINMENT AS DESCRIBED IN ITEM 1.
- 3.- THE CONTAINMENT AREA SHALL BE LINED WITH 10 MIL PLASTIC SHEETING. WITHOUT HOLES OF TEARS, WHERE THERE ARE SEAMS, THESE SHALL BE SECURED ACCORDING TO MANUFACTURERS DIRECTION.
- 4.- THE PLASTIC SHEETING SHALL BE OF SUFFICIENT SIZE SO THAT IT WILL OVERLAP THE TOP OF THE CONTAINMENT AREA AND BE WRAPPED AROUND THE GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK AT LEAST 2 TIMES.
- 5.- THE GRAVEL BAGS OR CONCRETE BLOCKS SHALL BE PLACED ABUTTING EACH OTHER TO FORM A CONTINUOUS BERM AROUND THE OUTER PERIMETER OF THE CONTAINMENT AREA.
- 6.- THE BERM CONSISTING OF GRAVEL BAGS, CONCRETE BLOCKS OR OPEN GRADED ROCK SHALL BE NO LESS THAN 18" HIGH AND NO LESS THAN 12" WIDE.
- 7.- THE CONTAINMENT AREA SHALL NOT EXCEED 50% OF CAPACITY AT ANY ONE TIME.
- 8.- SOLIDS SHALL BE REMOVED FROM CONTAINMENT AREA AND DISPOSED OF PROPERLY AND ANY DAMAGE TO THE PLASTIC SHEETING SHALL BE REPAIRED OR SHEETING REPLACED BEFORE NEXT USE.



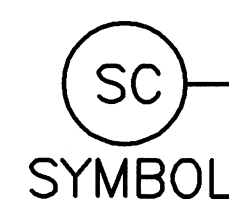
PROFILE



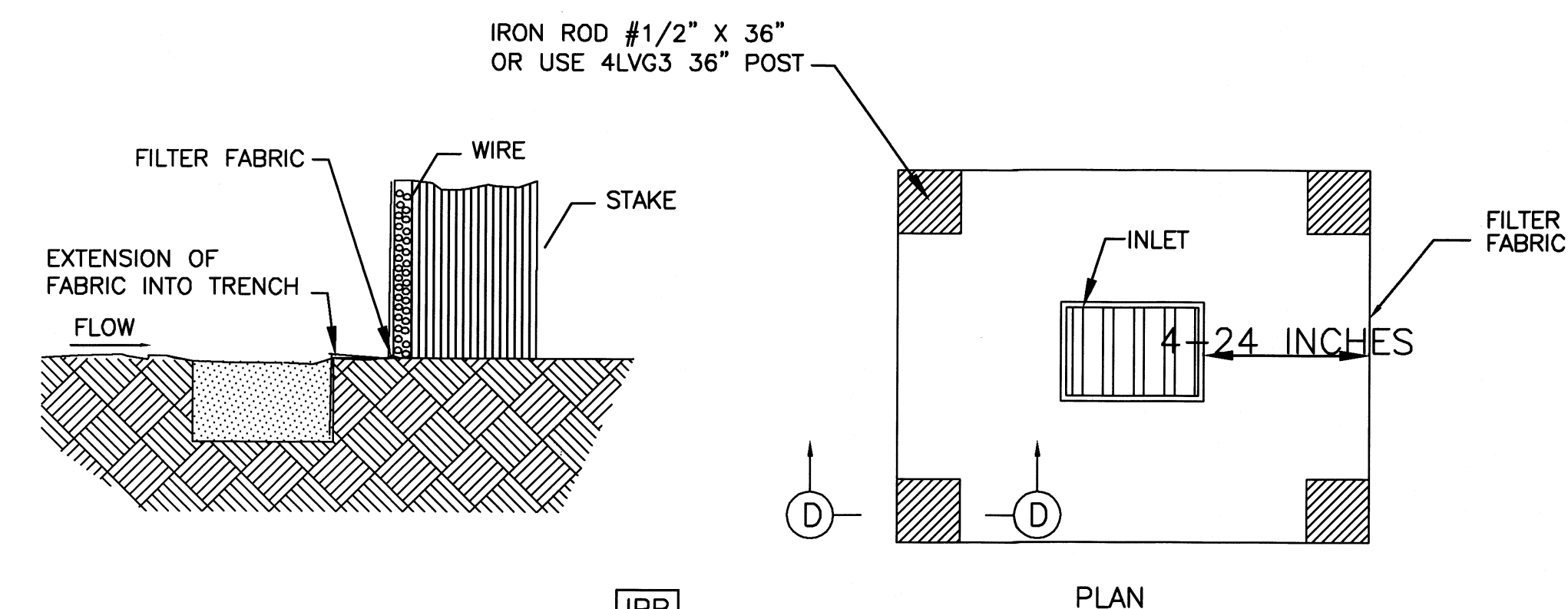
PLAN VIEW

CONSTRUCTION NOTES:

- 1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
- 2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
- 3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- 4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
- 5.- STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
- 6.- SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
- 7.- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.



STABILIZED CONSTRUCTION EXIT

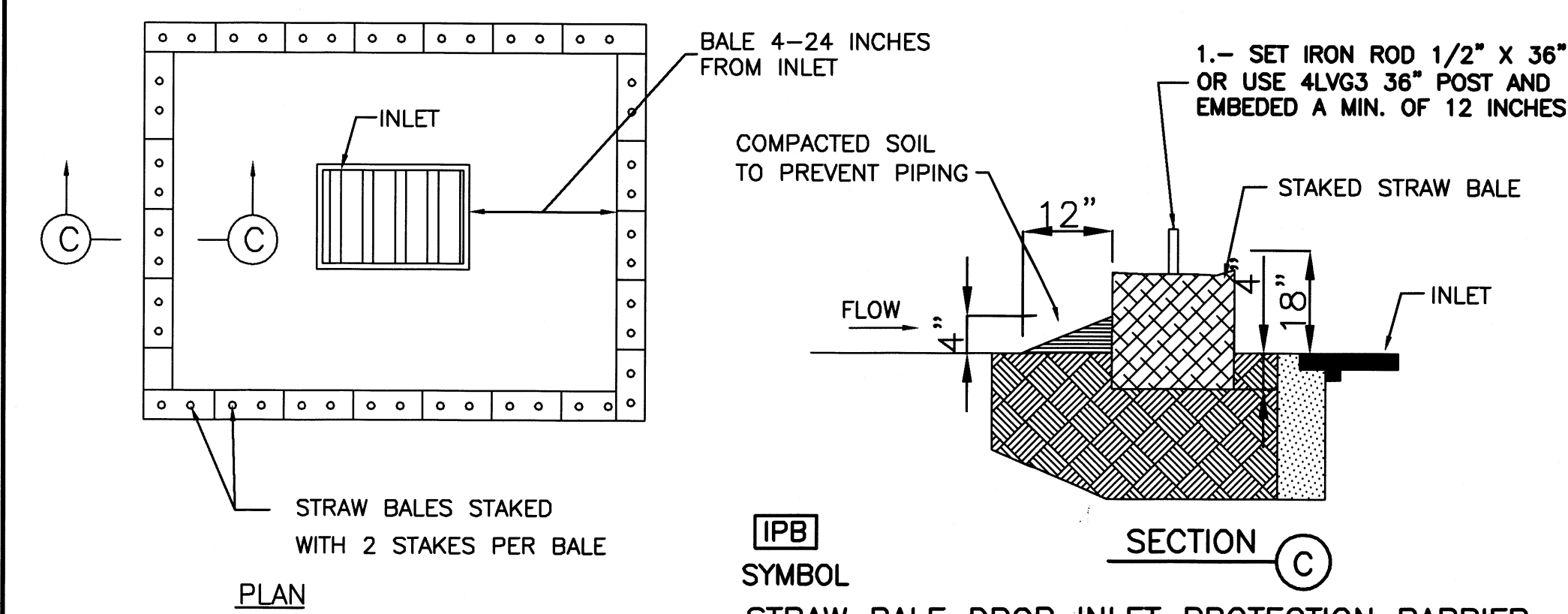


SECTION D SYMBOL

SILT FENCE INLET PROTECTION BARRIER

CONSTRUCTION NOTE:

- 1.- SEE CONSTRUCTION NOTES FOR RFB.

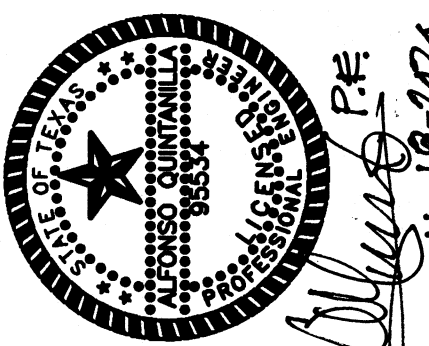


SECTION C SYMBOL

STRAW BALE DROP INLET PROTECTION BARRIER

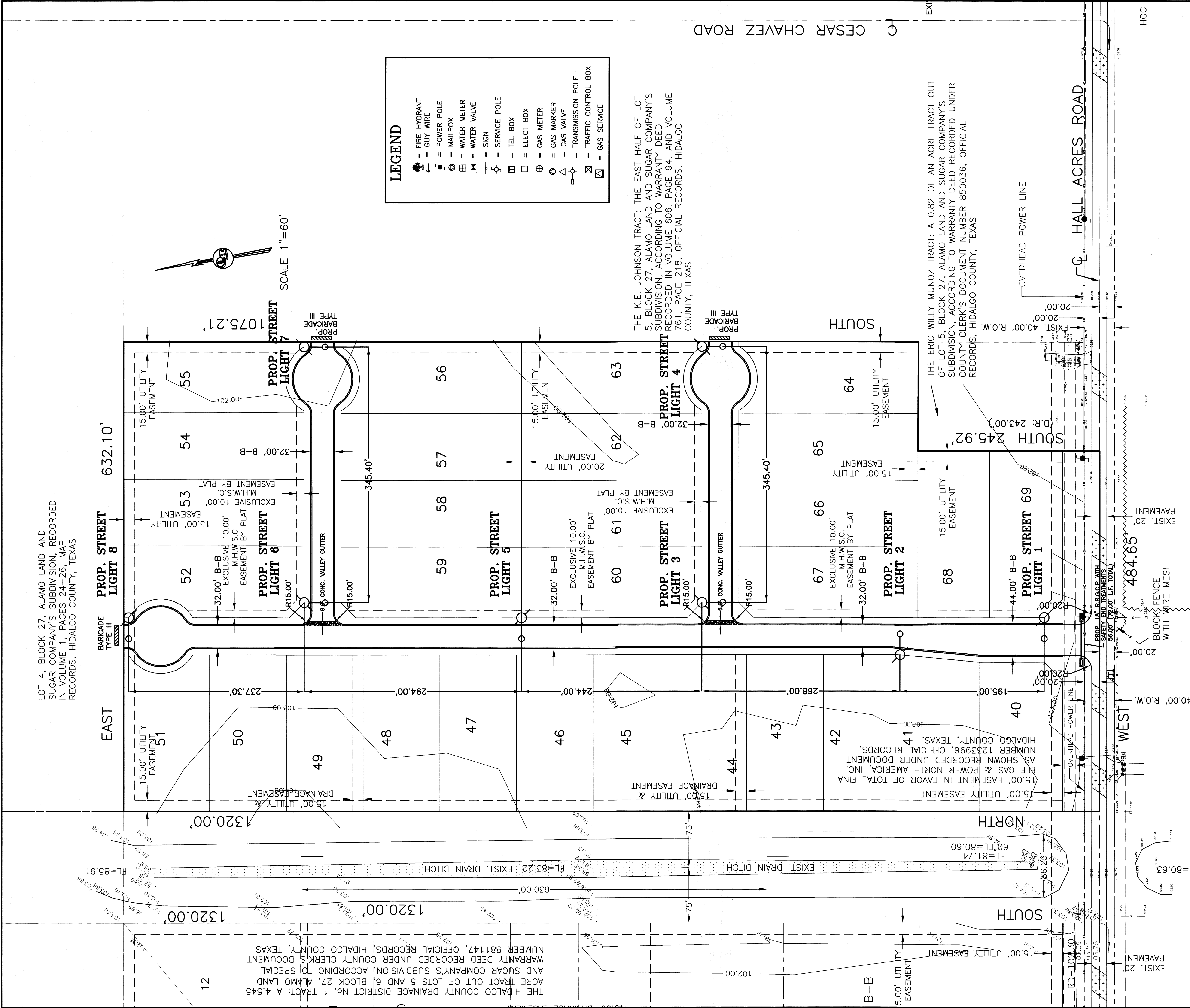
JOB NO.	5-11-2020
DATE	REVISION
SCALE	1"=80'
DRAWN BY	ALEX G
SHEET	APPROVED

VALLEY RANCH SUBDIVISION No. 2 POLLUTION PREVENTION AND EROSION CONTROL PLAN DETAILS AND NOTES



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

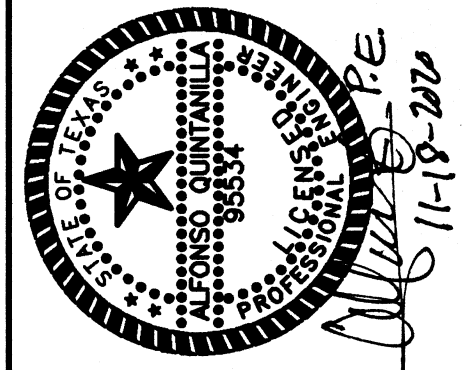
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

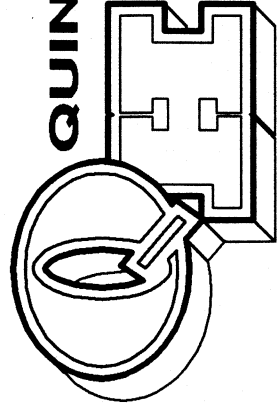


THE K.E. JOHNSON TRACT: THE EAST HALF OF LOT 5, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 606, PAGE 94, AND VOLUME 761, PAGE 218, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

THE ERIC WILLY MUNOZ TRACT: A 0.82 OF AN ACRE TRACT OUT OF LOT 15, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 850036, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE	12-30-19
REVISION	11-17-2020
SCALE	1"=60'
DRAWN BY	LG
SHEET	

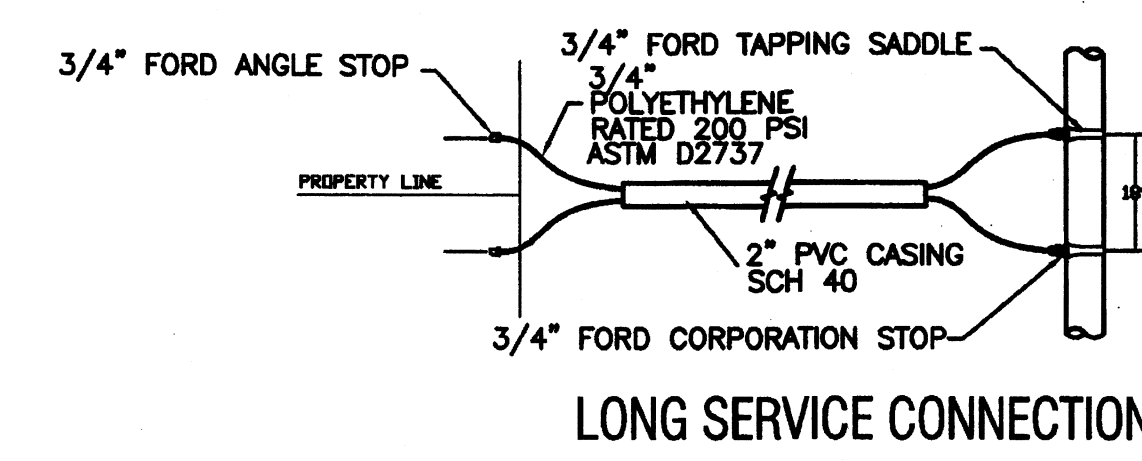
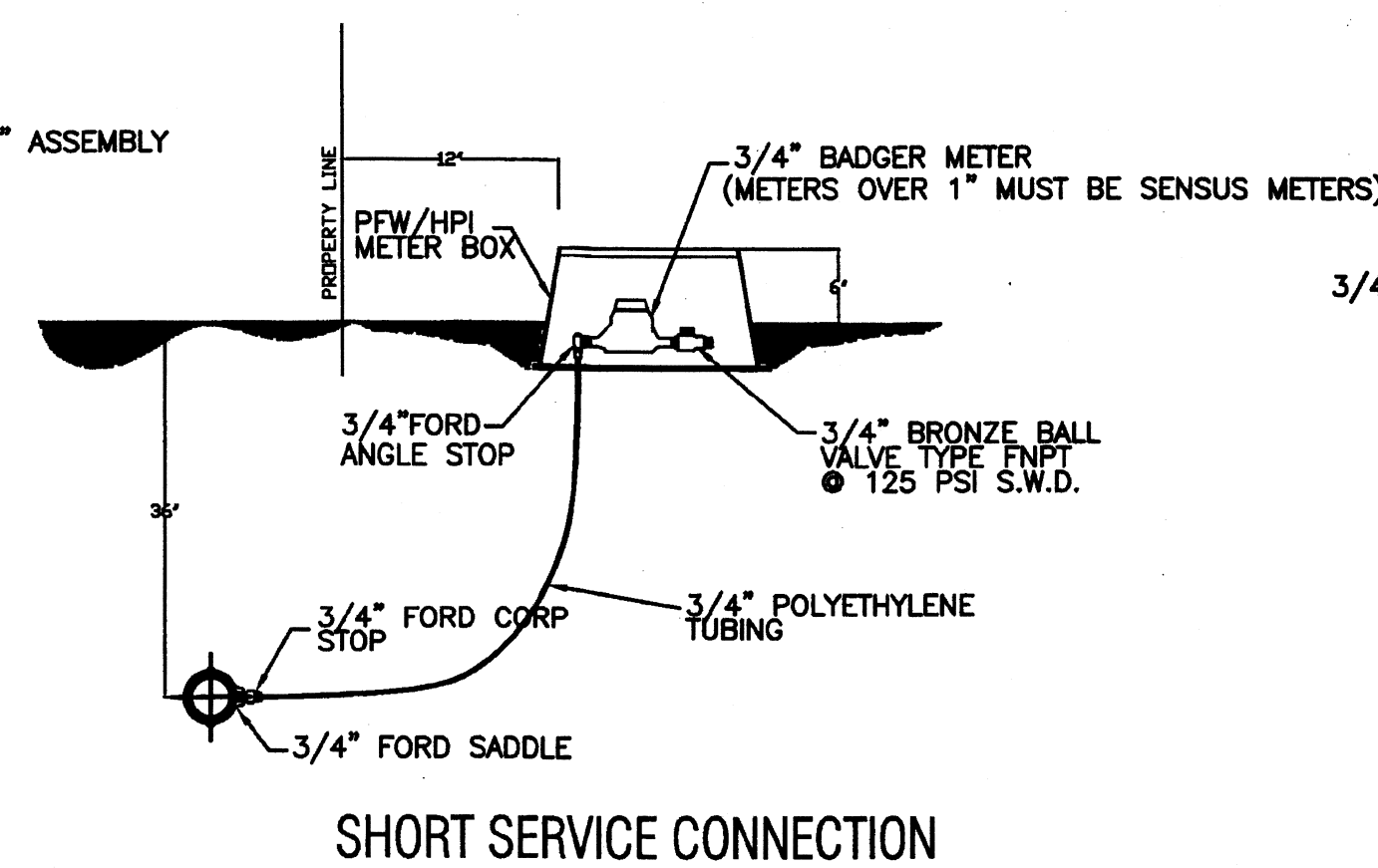
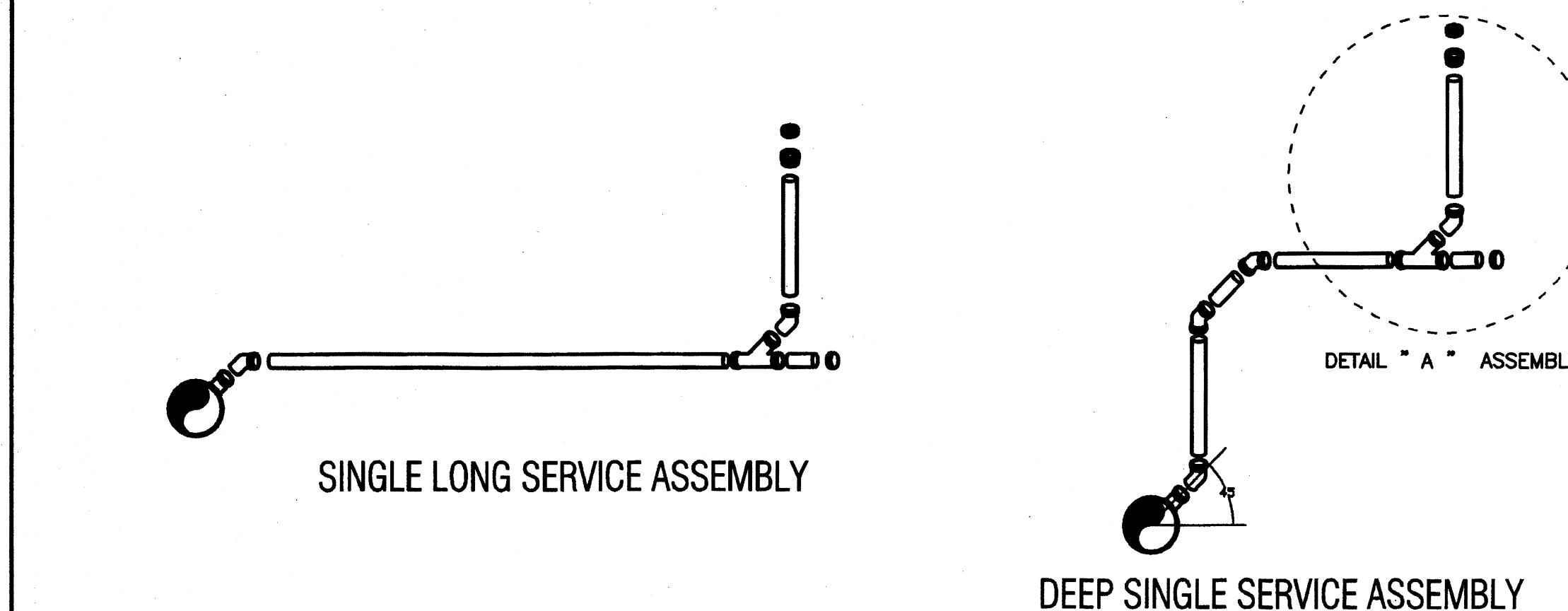
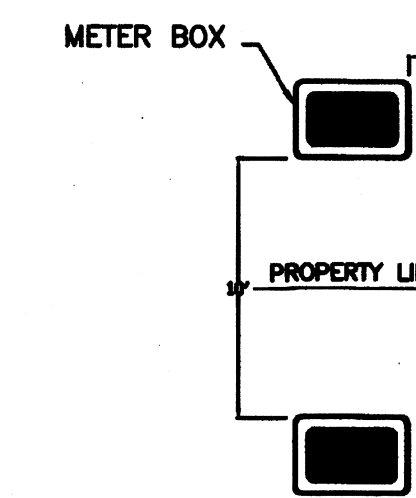
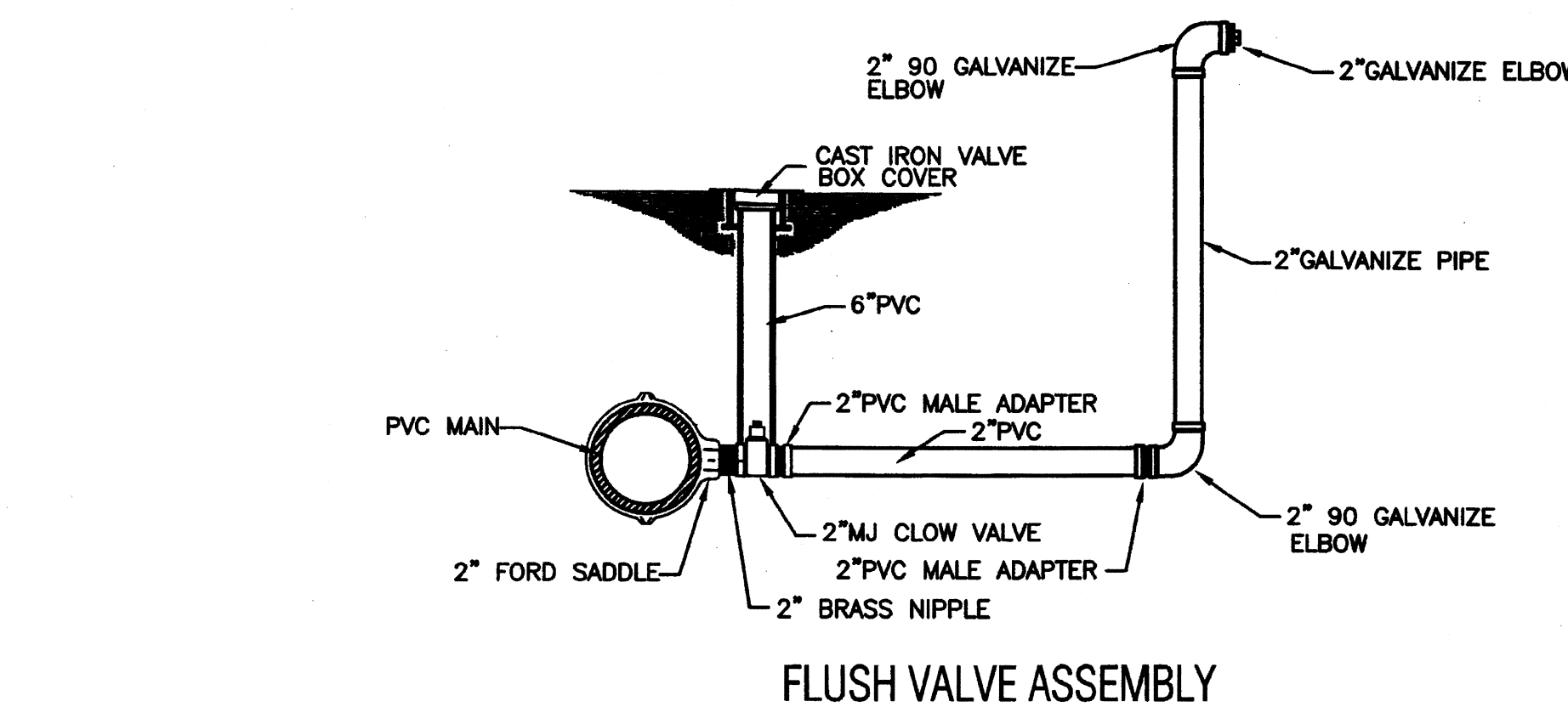
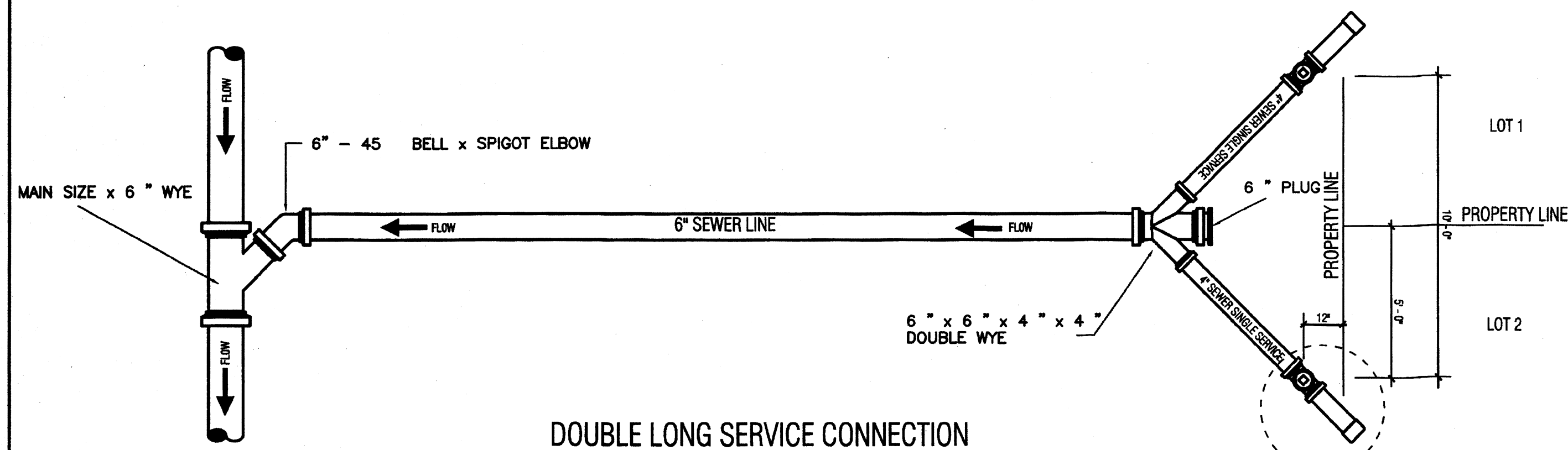
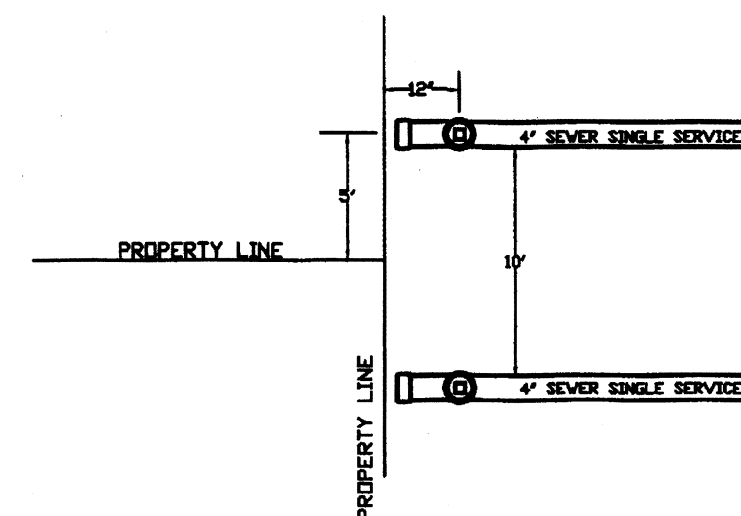
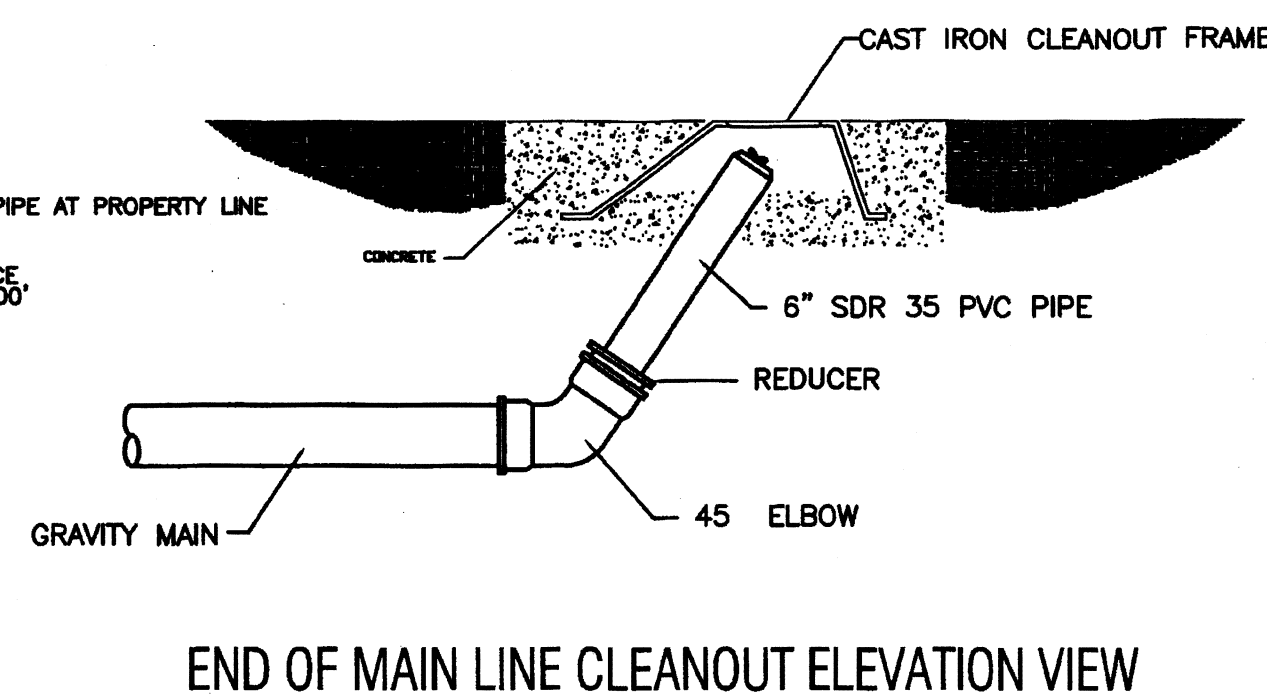
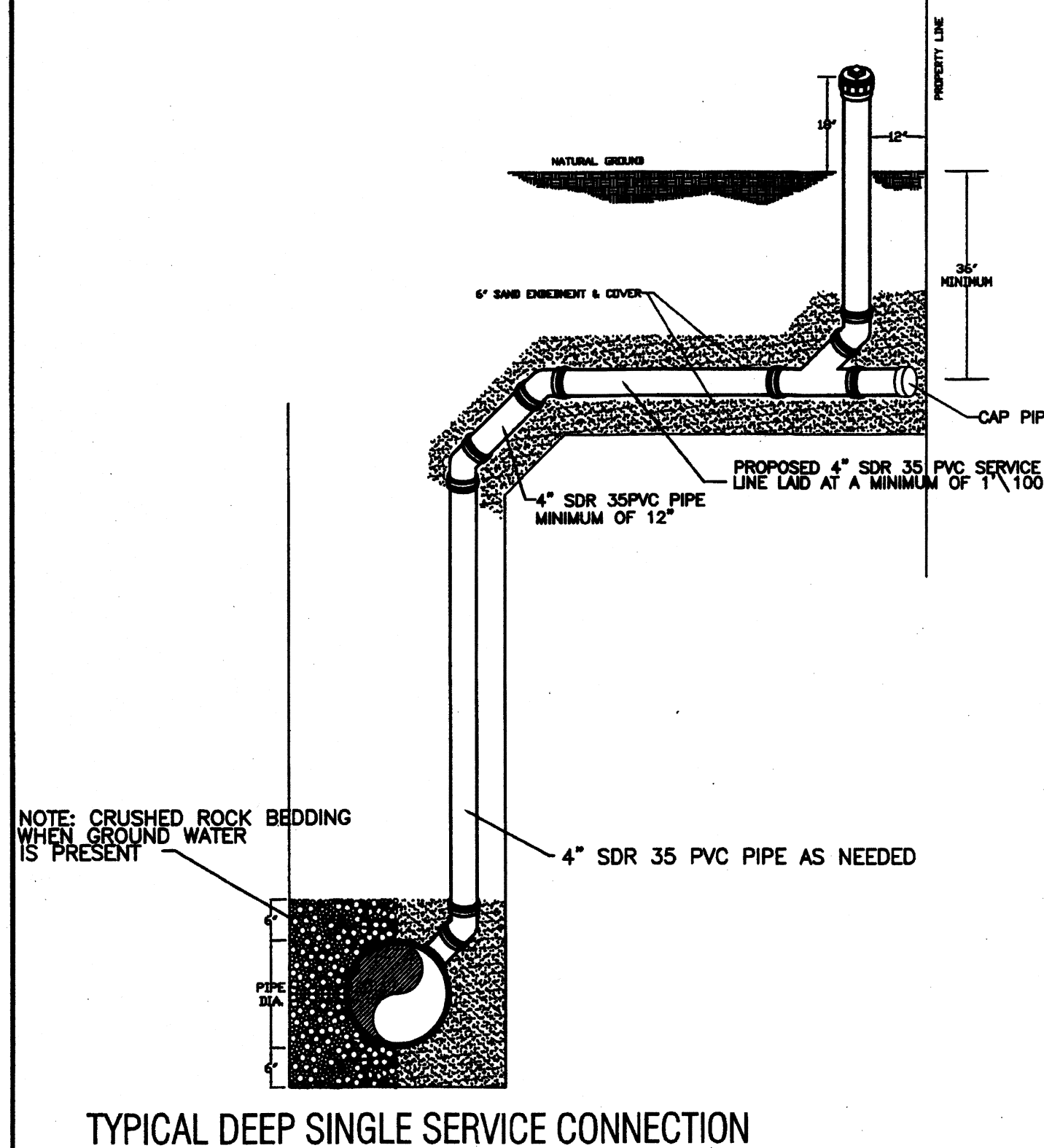
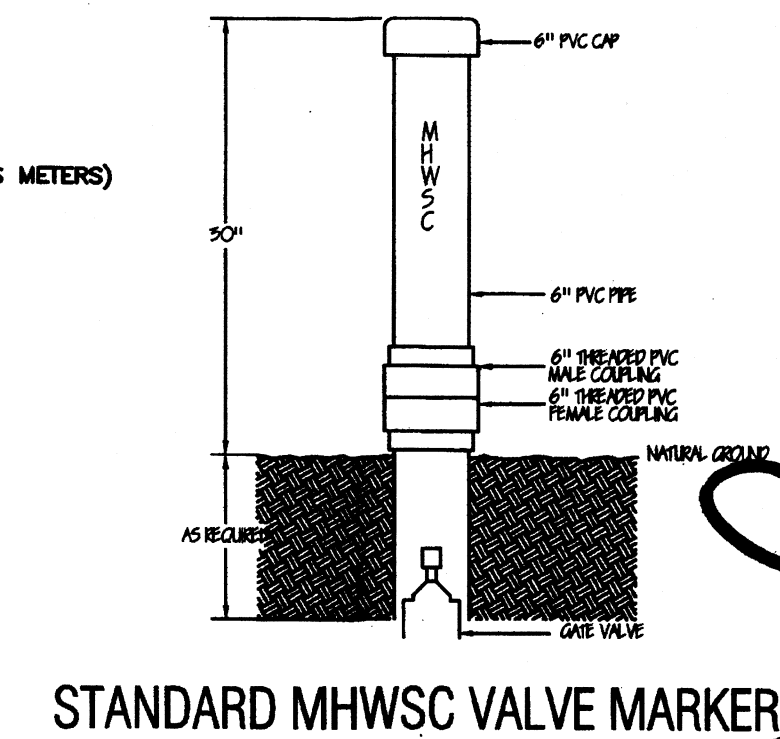
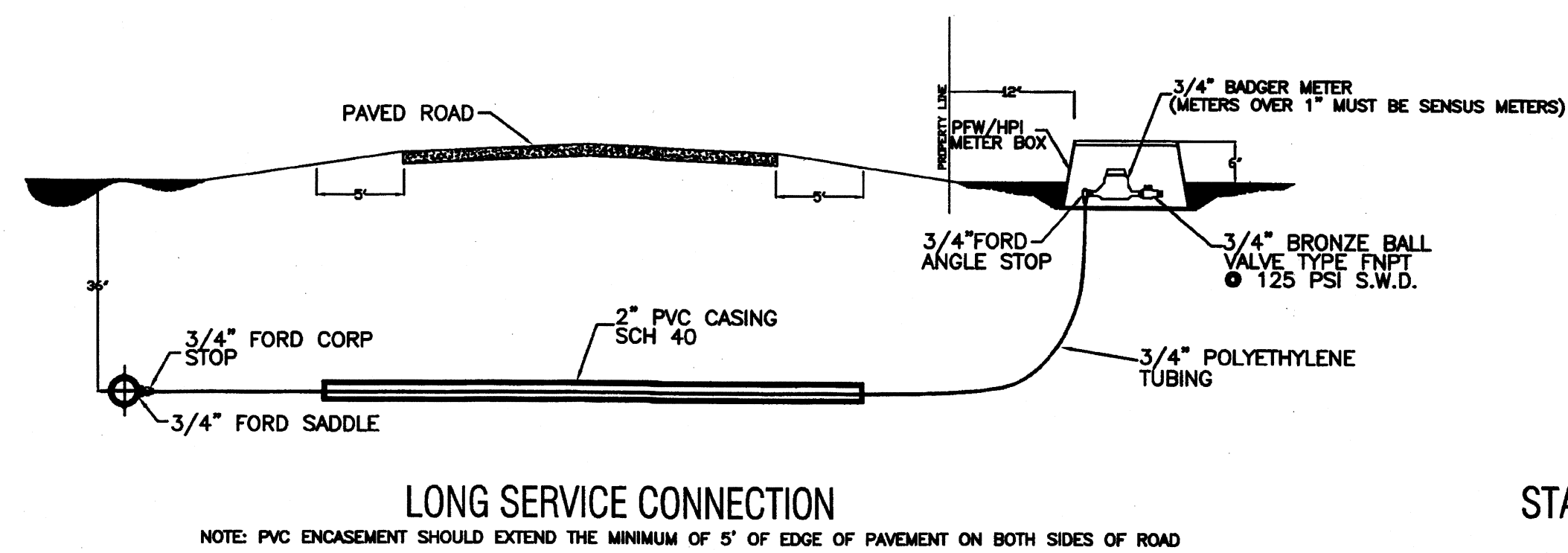
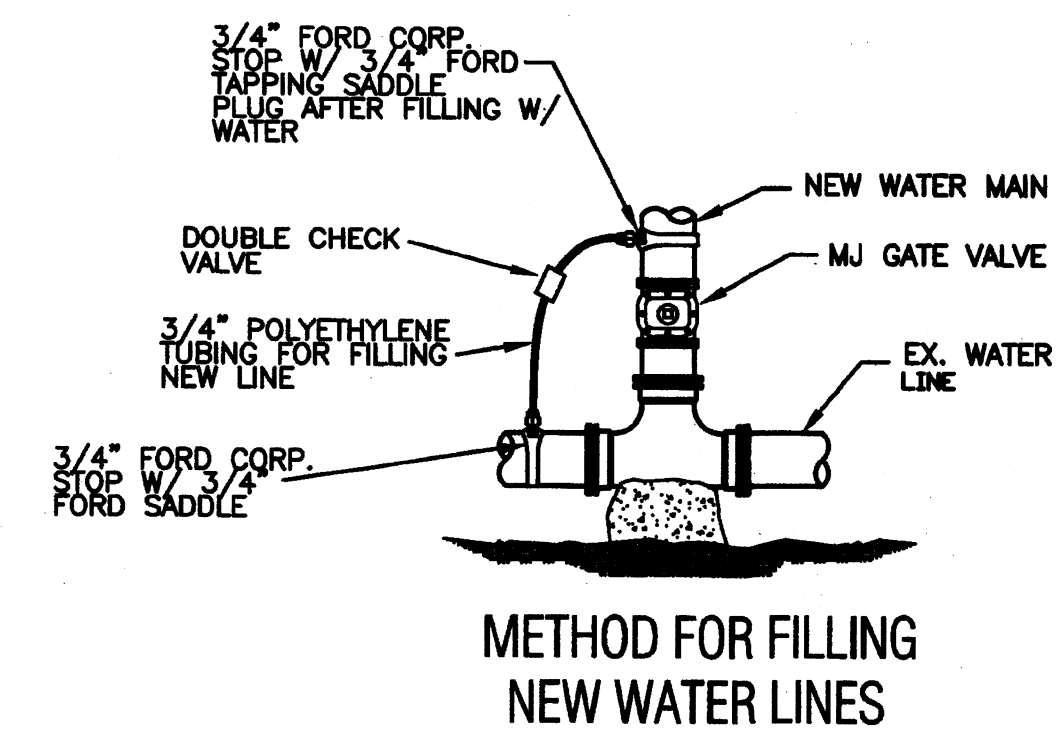
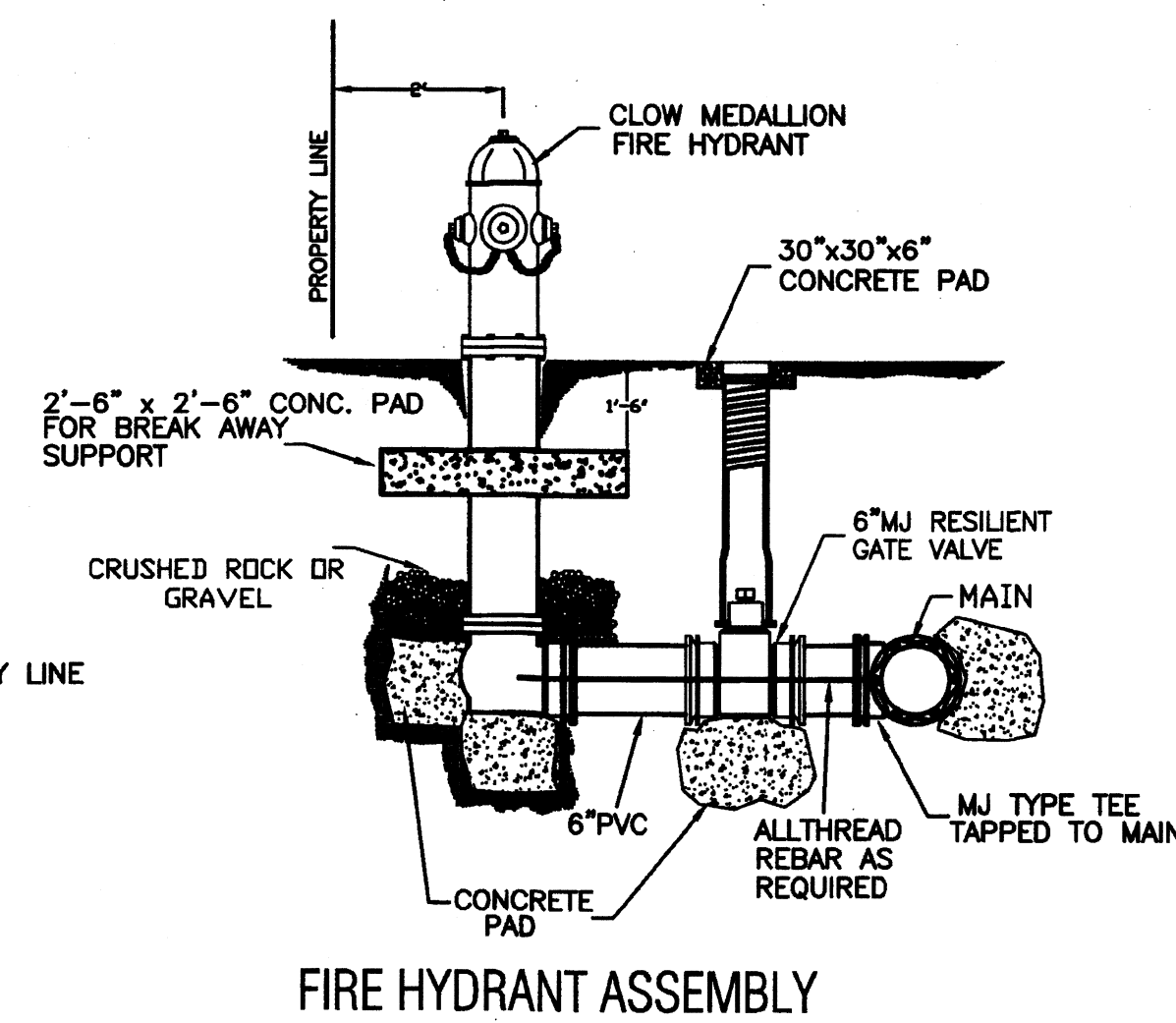
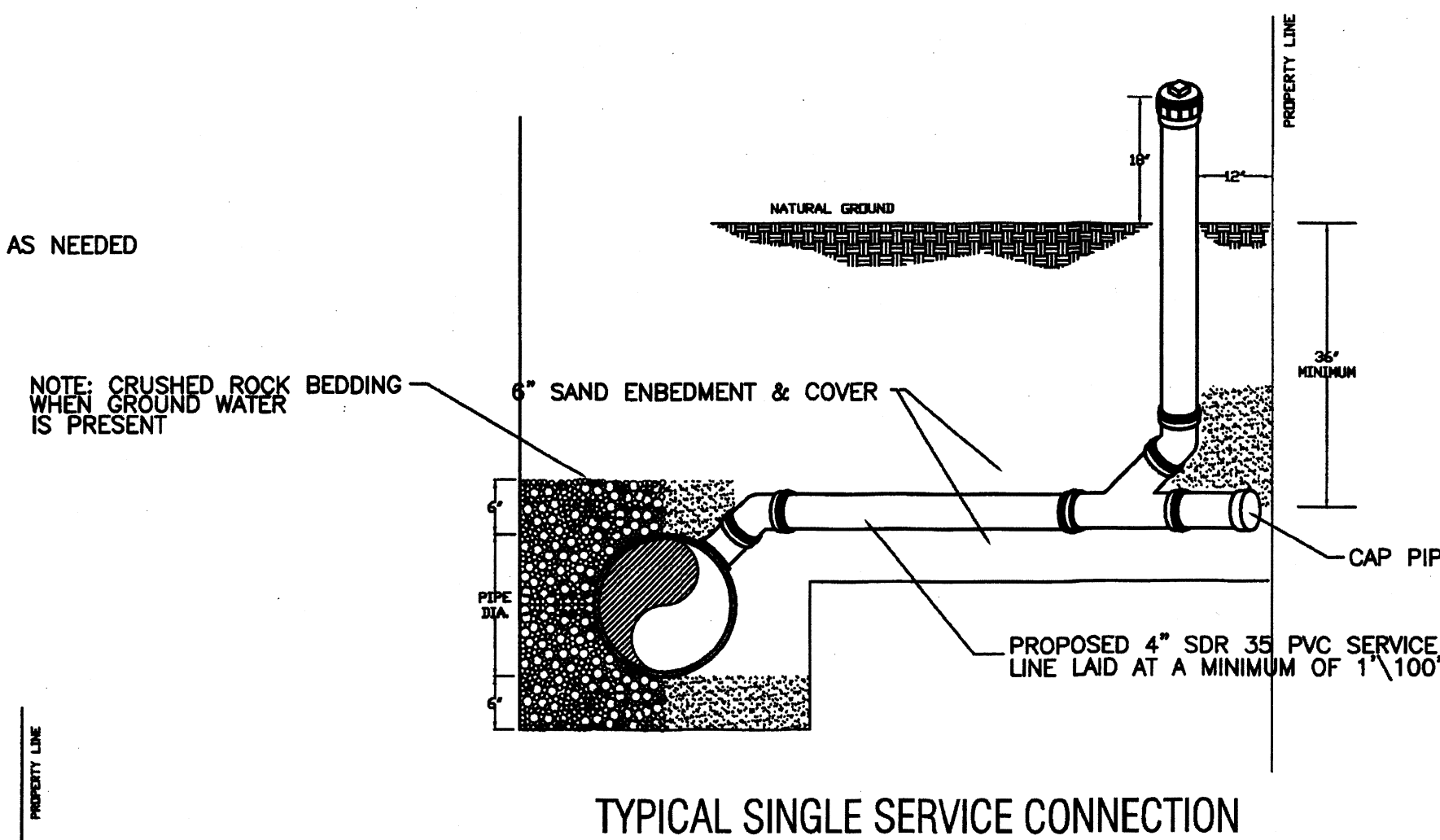
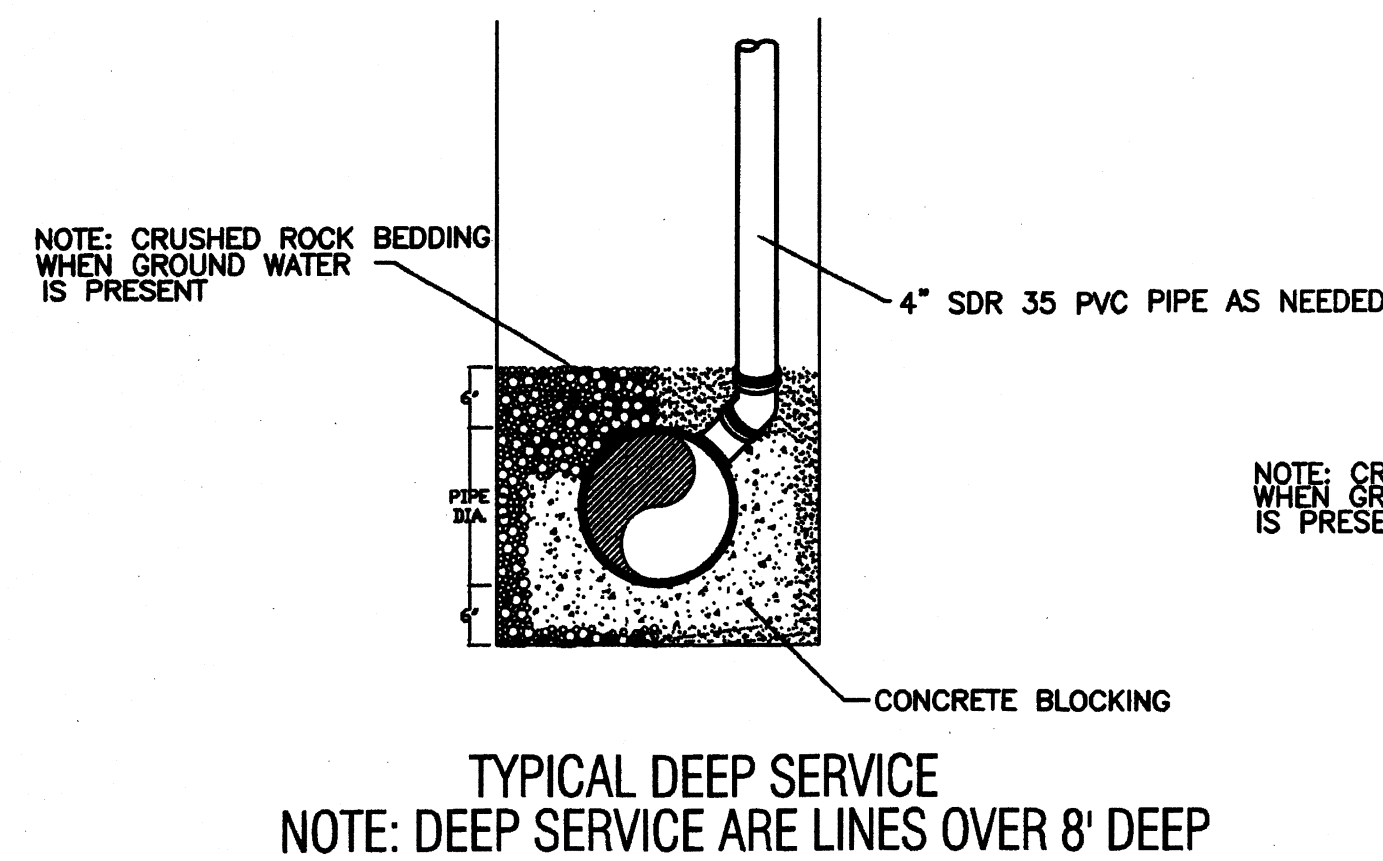




QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

VALLEY RANCH SUBDIVISION No. 2 STREET LIGHT LAYOUT



FILENAME: P:\DATA\NORTHVIEW & SEWER DET	DATE PREPARED: FEBRUARY 13, 2001	PREPARED BY: [Signature]	CHECKED BY: [Signature]	APPROVED BY: [Signature]
DATE REVISION: [Blank]	REVISION: [Blank]	CHANGED BY: [Blank]	APPROVED BY: [Blank]	[Blank]

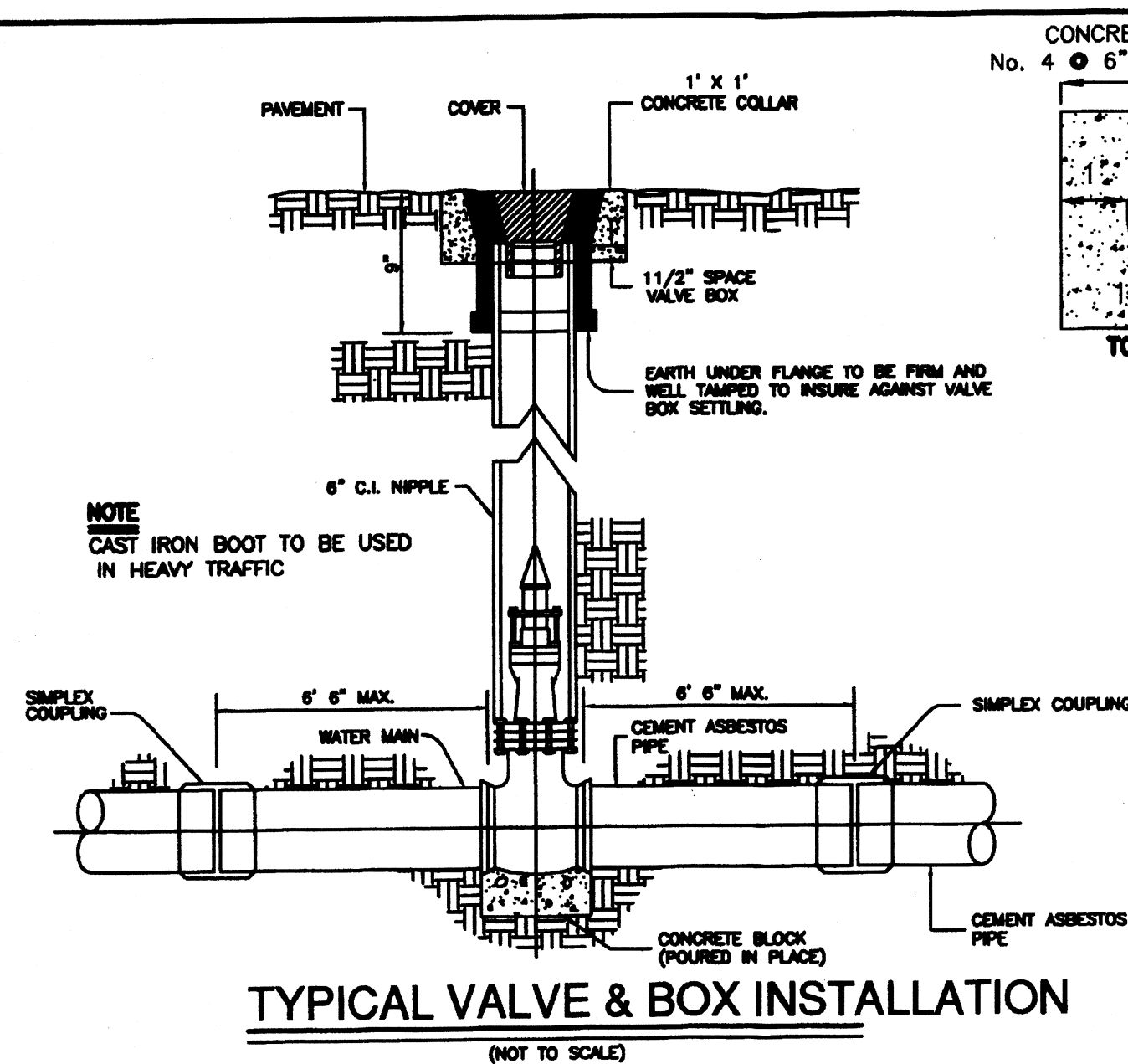
JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	FEBRUARY 13, 2001		N.T.S.		

M.H.W.S.C.
STANDARD DETAIL SHEET

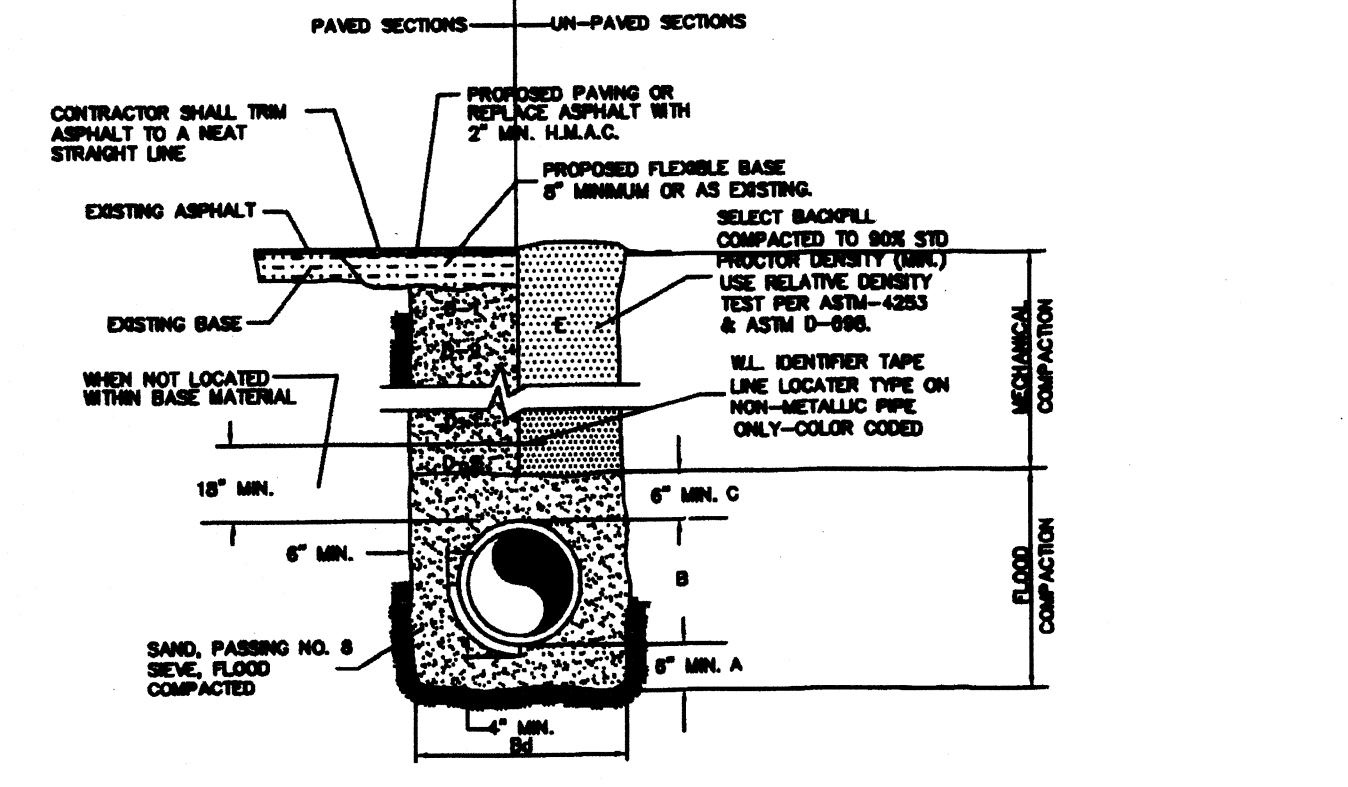


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
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PHONE 956-381-6490
FAX 956-381-0527



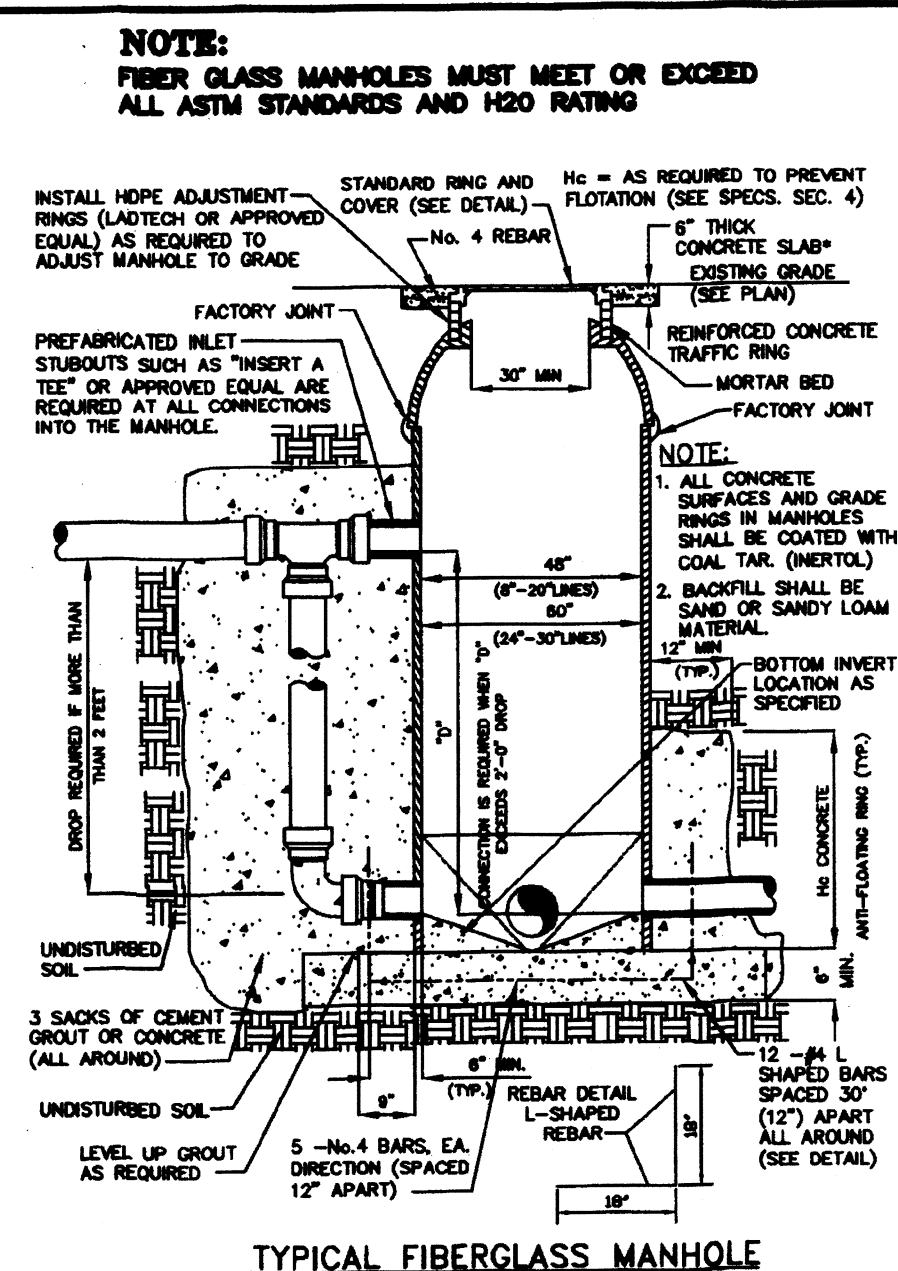
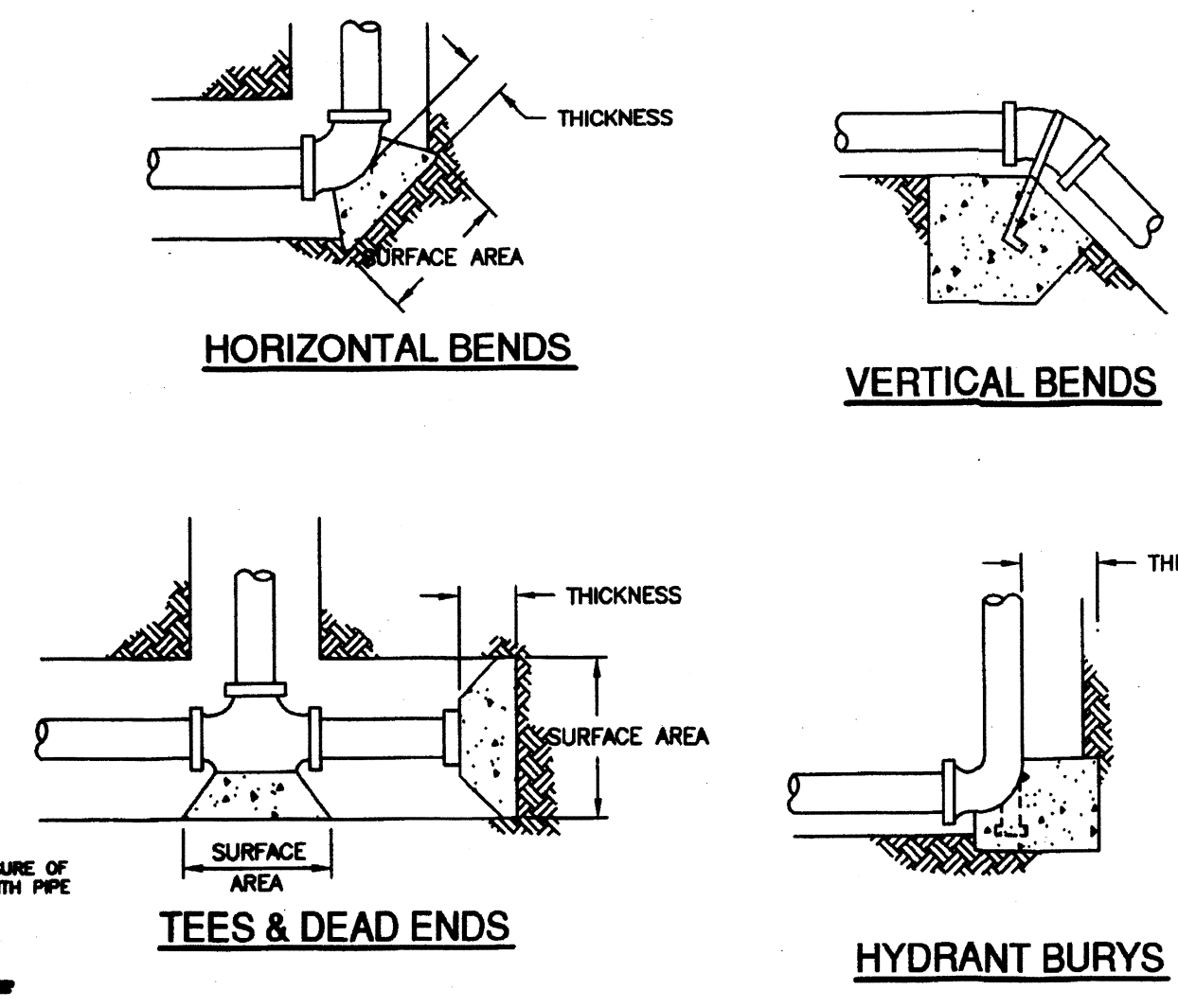
- NOTE:**
CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC
- A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS HAND TAMPED) BUT TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (4" LIFTS)
- D-1 (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% STD (8" LIFTS, MECHANICAL COMPACTION)
- D-2 (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- E. SELECT EARTH BACKFILL COMPACTED TO 95% STD (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MORTERED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST FOR ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.



THRUST BLOCK SIZE				
DIAMETER OF PIPE INCHES	SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - LBS	
22-1/2" BENDS				
8	2	8	1,700	
10	3.5	12	3,000	
12	5	14	4,500	
14	7	16	6,000	
16	9	18	8,000	
45° BENDS				
8	4	12	3,300	
10	6	14	5,800	
12	8	16	8,000	
14	10	18	10,000	
16	12	20	13,000	
18	15	24	17,000	
20	18	24	23,200	
90° BENDS				
8	8	12	6,000	
10	10	14	10,700	
12	12	16	16,700	
14	15	18	24,000	
16	18	20	32,000	
18	21	24	42,700	
TEES & DEAD ENDS				
8	3	12	---	
10	4	14	---	
12	5	16	---	
14	6	18	---	
16	8	20	---	
18	10	24	---	

NOTE:
ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ. FT. WITH PIPE LINE A MINIMUM OF 2 FT. OF COVER

THRUST BLOCKS DETAIL
(NOT TO SCALE)

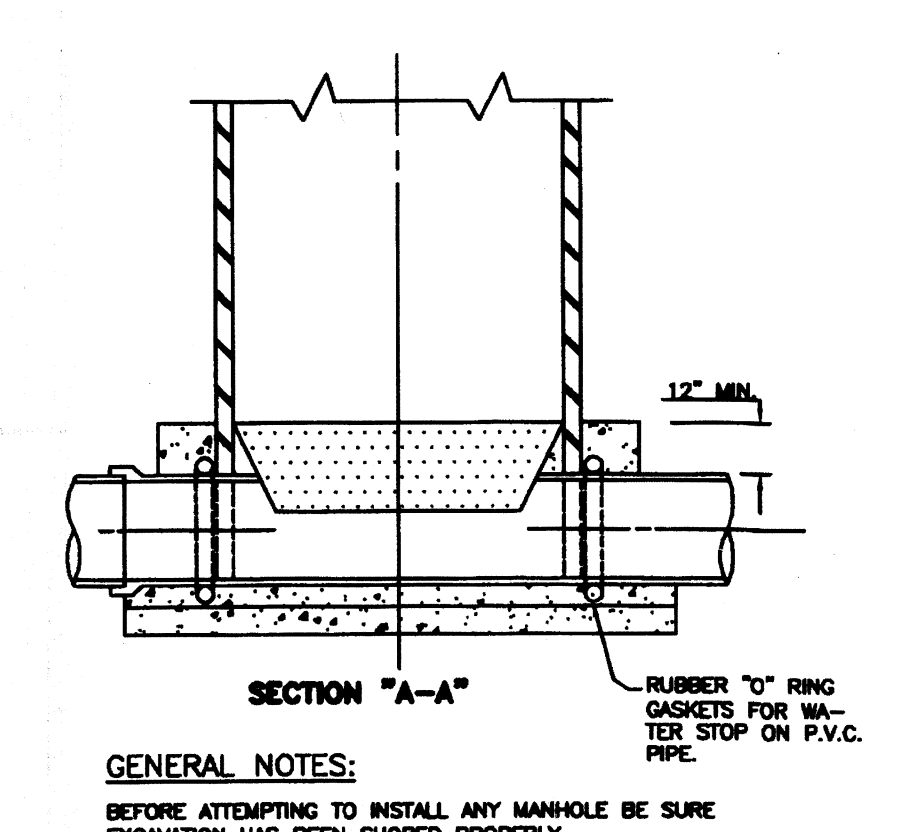
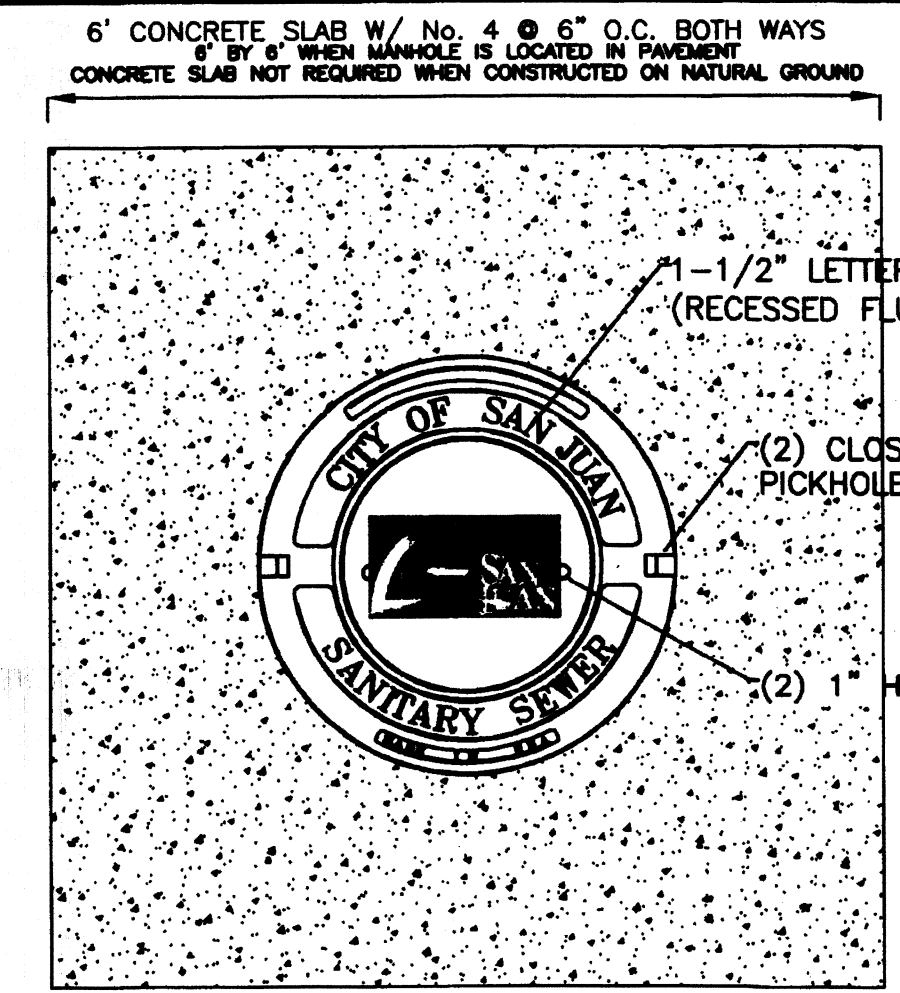


- NOTE:**
FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
- INSTALL HOPE ADJUSTMENT RINGS (LATEST OR APPROVED EQUAL) AS REQUIRED TO ADJUST MANHOLE TO GRADE
- STANDARD RING AND COVER (SEE DETAIL) - NO. 4 REBAR
- 6" THICK CONCRETE SLAB - EXISTING GRADE (SEE PLAN)
- REINFORCED CONCRETE TRAFFIC RING
- FACTORY JOINT
- PREFABRICATED INLET SUBROUTS SUCH AS "INSERT A" TEST OR APPROVED EQUAL ARE REQUIRED AT ALL CONNECTIONS INTO THE MANHOLE
- NOTE:**
ALL CONCRETE SURFACES AND GRADE RINGS IN MANHOLES SHALL BE COATED WITH COAL TAR (MERTOL) BACKFILL SHALL BE SAND OR SANDY LOAM MATERIAL
- 12" MIN. BOTTOM INVERT (TYPE) LOCATION AS SPECIFIED
- 12" MIN. ALL AROUND (SEE DETAIL)
- 3 SACKS OF CEMENT GROUT OR CONCRETE (ALL AROUND)
- LEVEL UP GROUT AS REQUIRED
- 5-#4 BARS, CA. DIRECTION (SPACED 12" APART)
- 12" MIN. REBAR DETAIL L-SHAPED REBAR (SEE DETAIL)

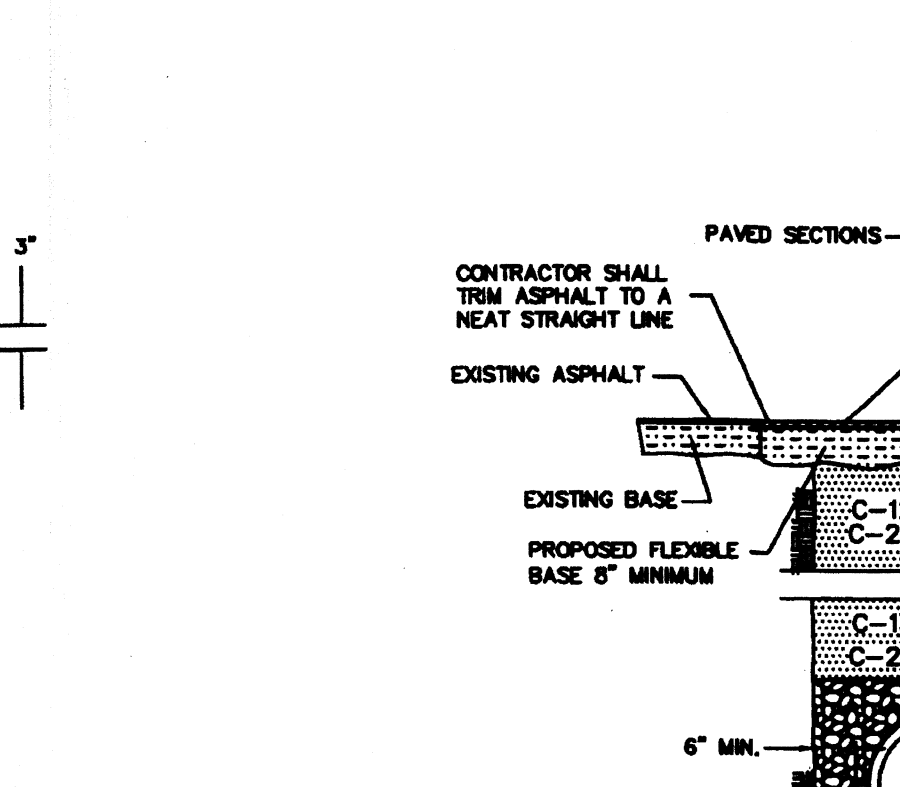
BORING INSTALLATION			
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS	
6"	14"	0.3125	
8"	16"	0.3125	
10"	18"	0.3125	
12"	21"	0.3750	
14", 15"	24"	0.4375	
16"	26"	0.4375	
18"	30"	0.5000	
24"	36"	0.5625	
30"	48"	0.6250	

- GENERAL NOTES:**
- ALL STEEL CASING SHALL BE WELDED.
 - STEEL CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
 - CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE CHAISEMENT PIPE. CASING SPACERS SHALL PASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE CHAISEMENT.
 - PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
 - INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

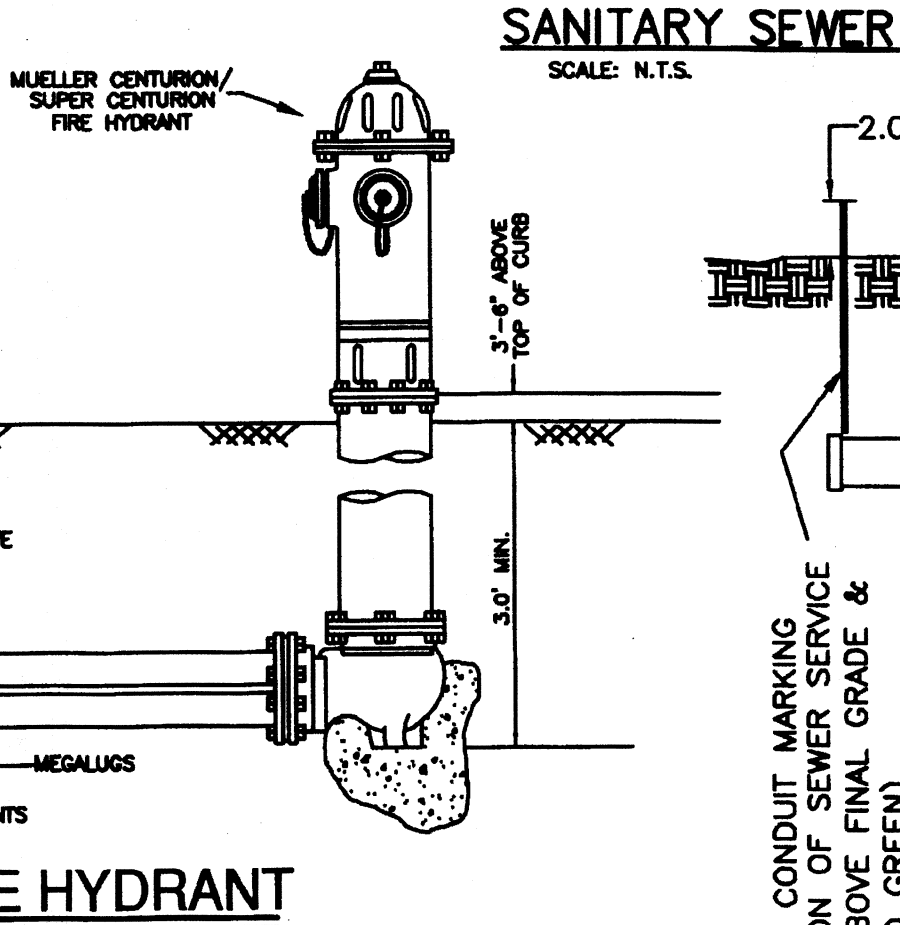
WATER LINE BORE DETAIL
SCALE: N.T.S.



- GENERAL NOTES:**
- BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY.
- CONCRETE BASE TO BE POURED IN PLACE IN TRENCH. MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION. MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE.
- FUTURE CONNECTIONS: IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED, USE STAUFFER CHEMICAL "SW5840RTV" SILICONE SEALANT OR EQUAL.



STANDARD DROP CONNECTION TO MANHOLE
(NOT TO SCALE) TO BE USED WITH NEW OR EXISTING MANHOLES

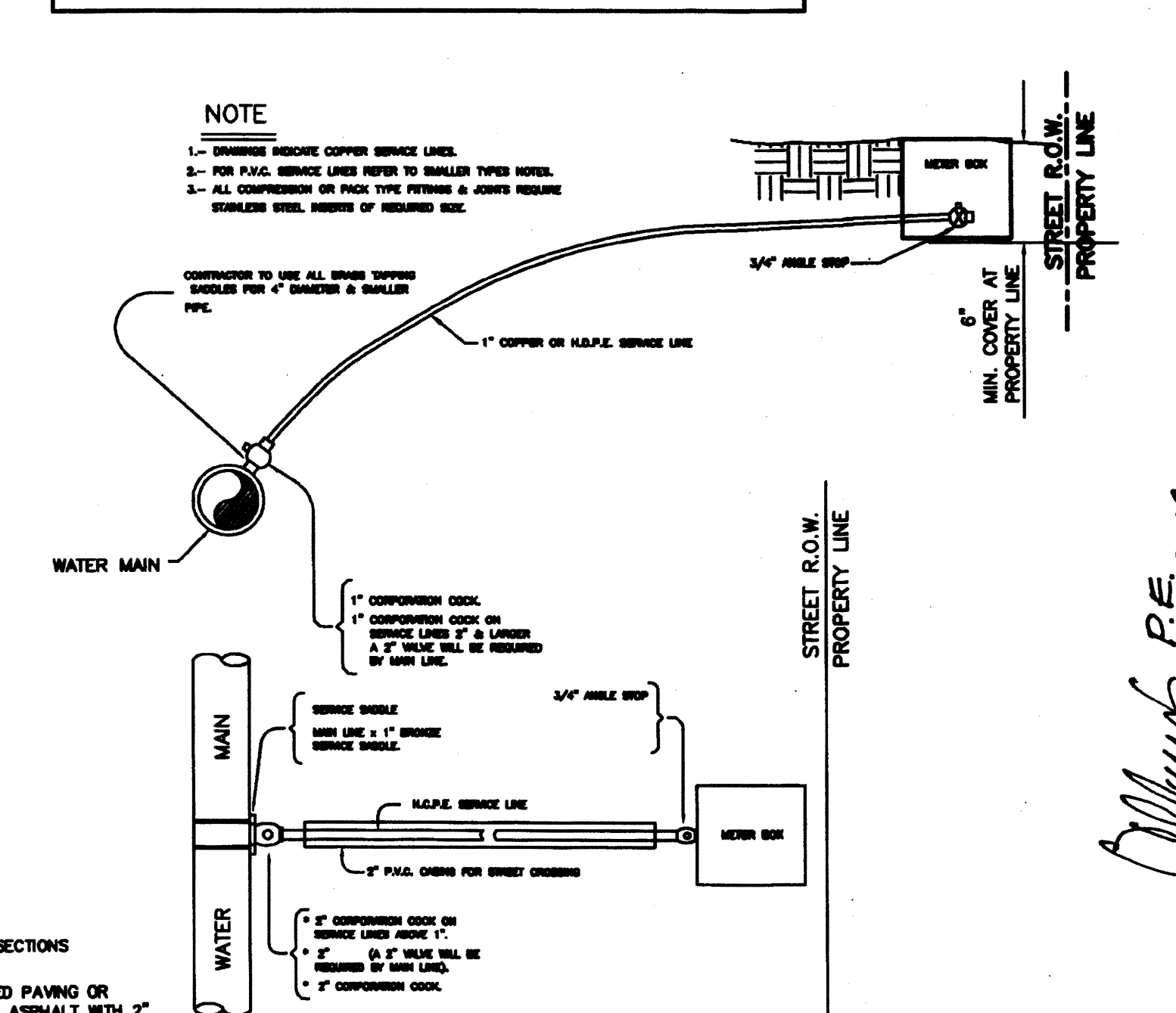


FIRE HYDRANT
(NOT TO SCALE)

- SANITARY COLLECTION SYSTEM NOTES:**
- 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 H20 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

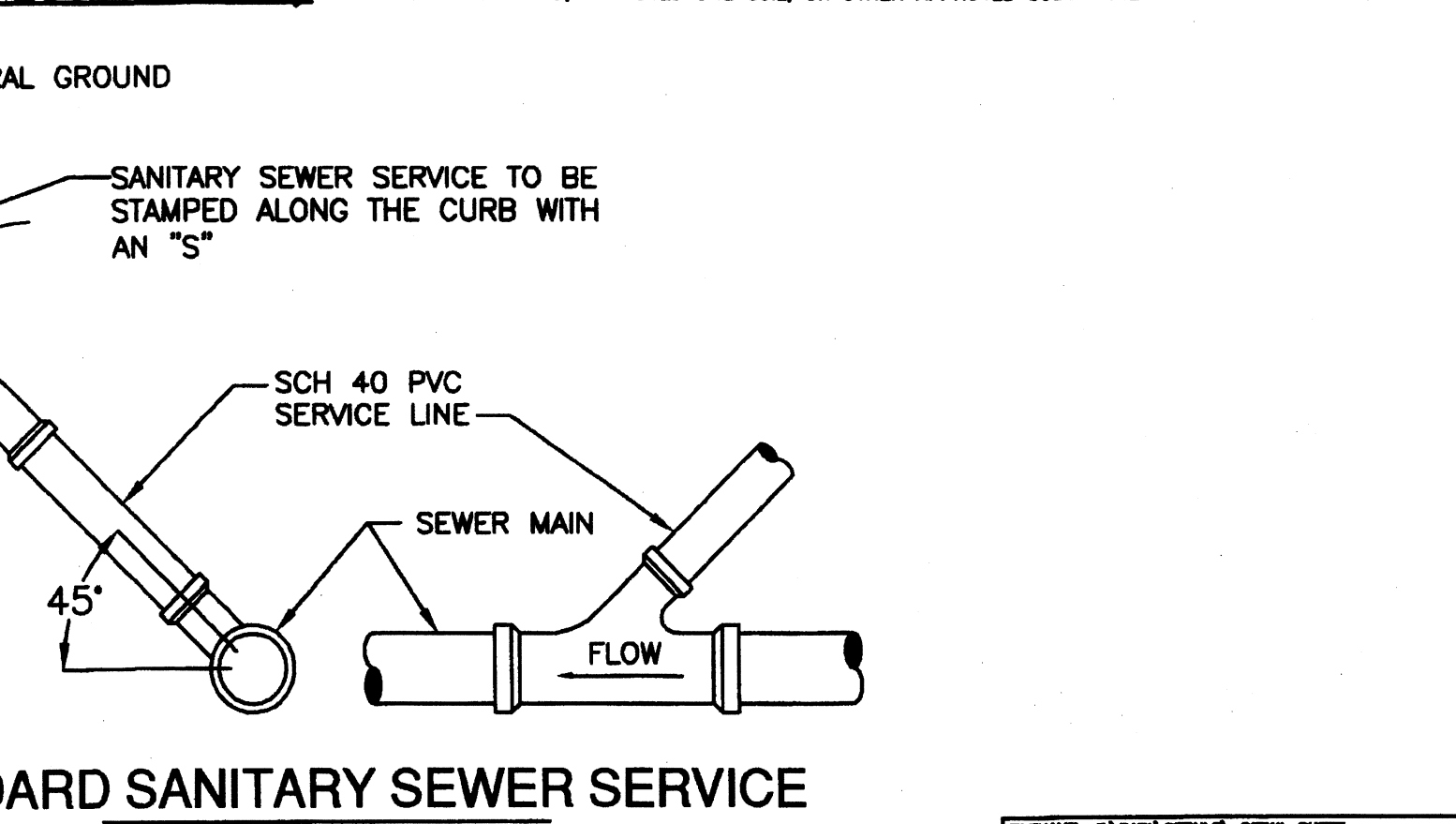
- WATER DISTRIBUTION SYSTEM NOTES:**
- ALL SERVICE LINES SHALL BE H.D.P.E. OR COPPER
 - MECHANICAL RESTRAINTS SHALL BE MEGA LUG TYPE
 - FIRE HYDRANTS SHALL BE MUELLER CENTURION/SUPER CENTURION
 - ALL PVC PIPE SHALL BE JM EAGLE C900 BLUE BRUTE (50 YEAR REPLACEMENT WARRANTY)
 - 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
 - WATER SERVICES TO BE STAMPED ALONG THE CURB WITH AN "W"

CONCRETE NOTE:
ALL CONCRETE SHALL BE 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



SINGLE WATER SERVICE CONNECTION

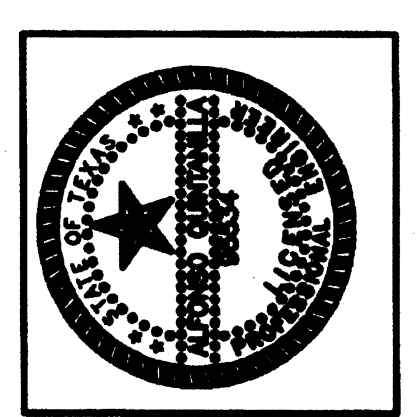
- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.
- C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% STD, 8" LIFTS, MECHANICAL COMPACTION.
- C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- D. SELECT EARTH BACK FILL COMPACTED TO 95% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MORTERED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 4". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.



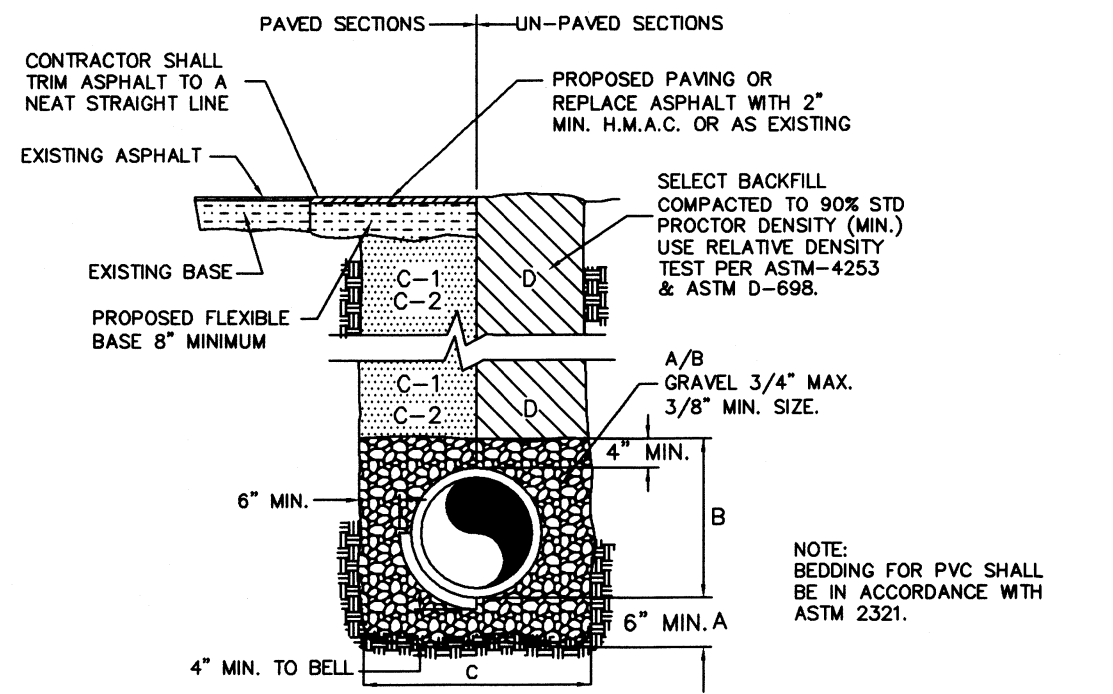
STANDARD SANITARY SEWER SERVICE
(NOT TO SCALE)

JOB NO.	5-5-16
DATE	5-5-16
REVISION	
SCALE	N. KOSALEX
DRAWN BY	
CHECKED BY	
SHEET	

CITY OF SAN JUAN
WATER & SANITARY SEWER
DETAIL SHEET



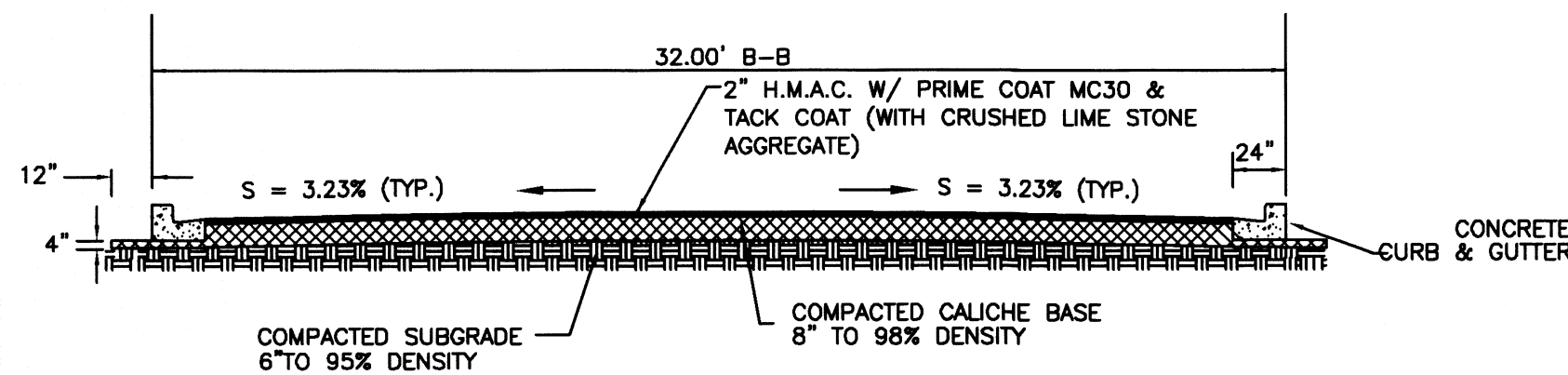
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78541
PHONE 858-3511-6480
FAX 858-3511-6480
OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00



- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.
- C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% STD. 6" LIFTS, MECHANICAL COMPACTION.
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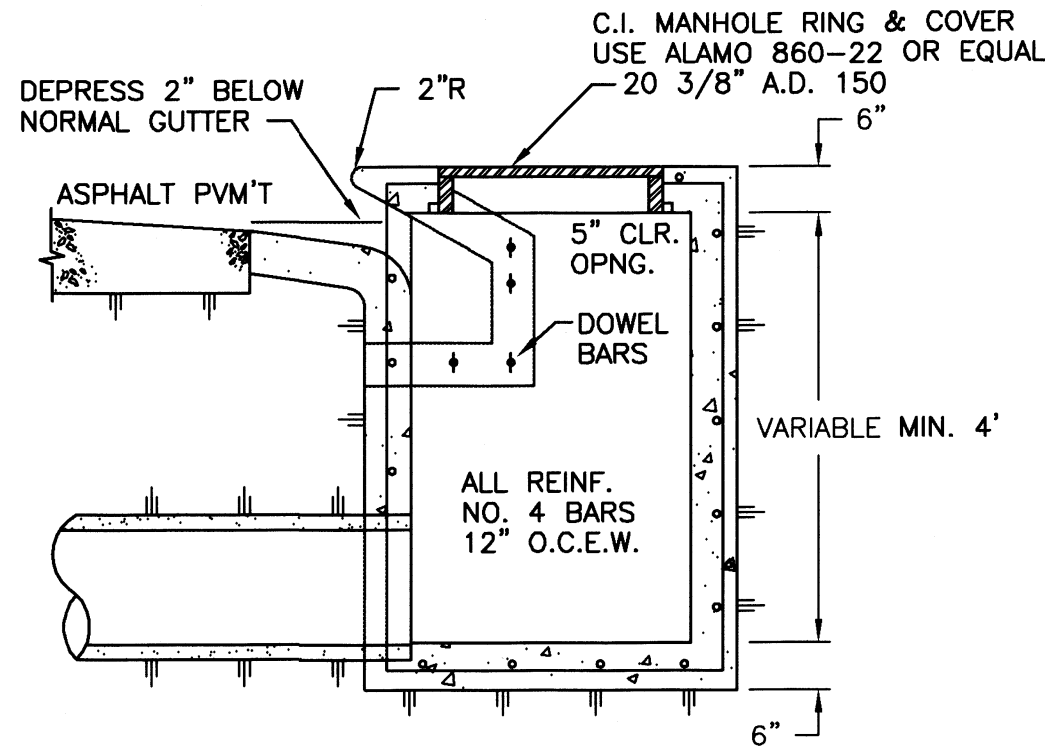
STORM SEWER (LOW PRESSURE PIPE)

SCALE: N.T.S.



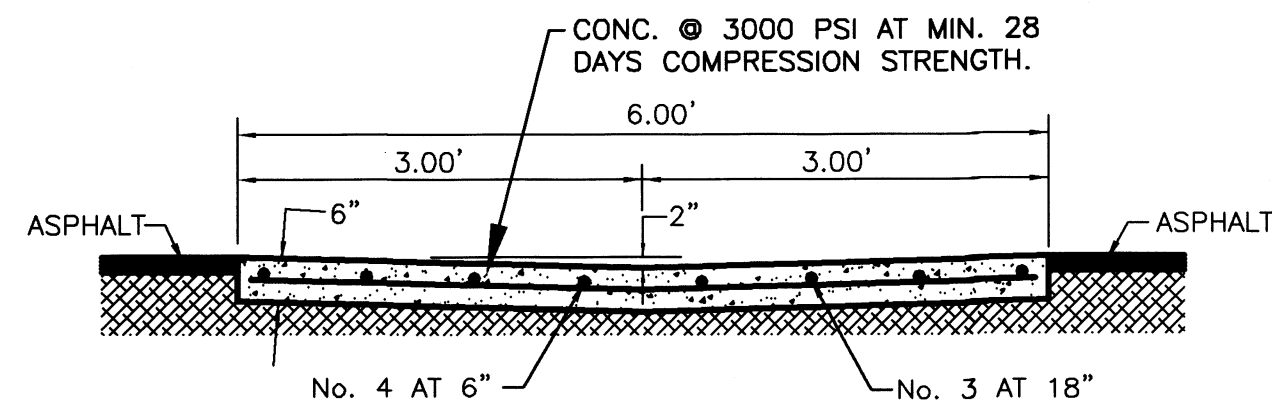
INTERIOR STREET SECTION

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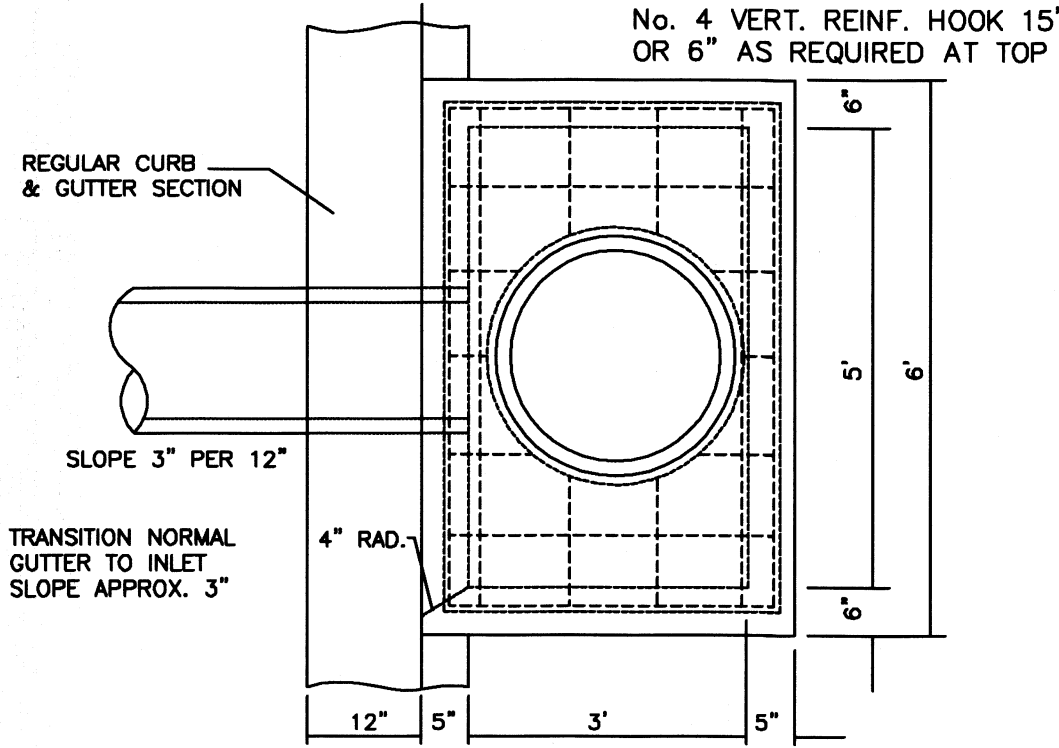
TYPE "A" INLET DETAIL

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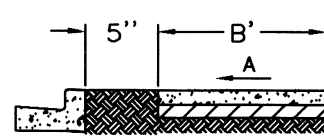
CONC. VALLEY GUTTER

NOT TO SCALE



SECTION A-A

SIDEWALK ADJACENT TO CURB

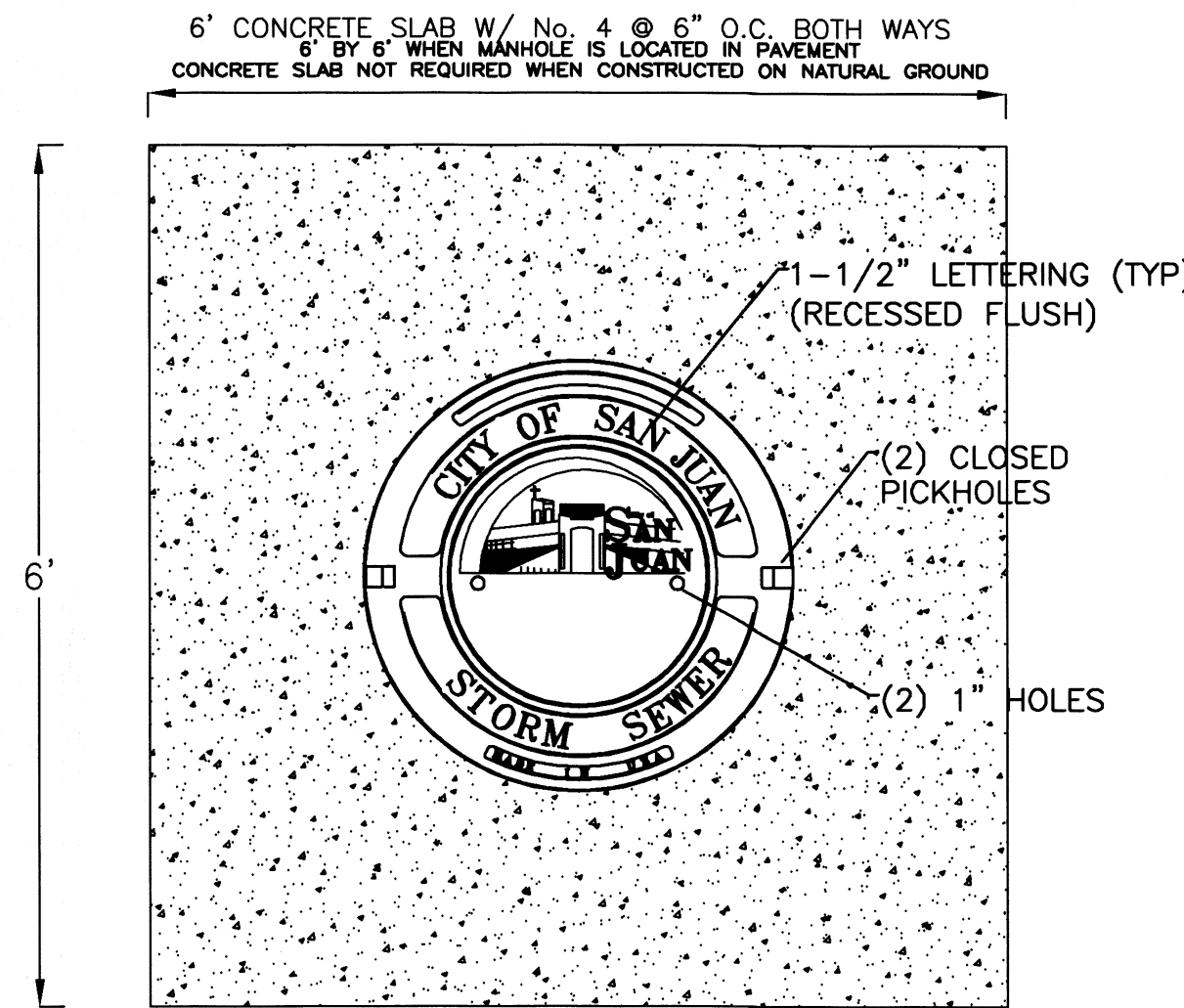


SECTION B-B

SIDEWALK OFFSET 5 FT FROM CURB

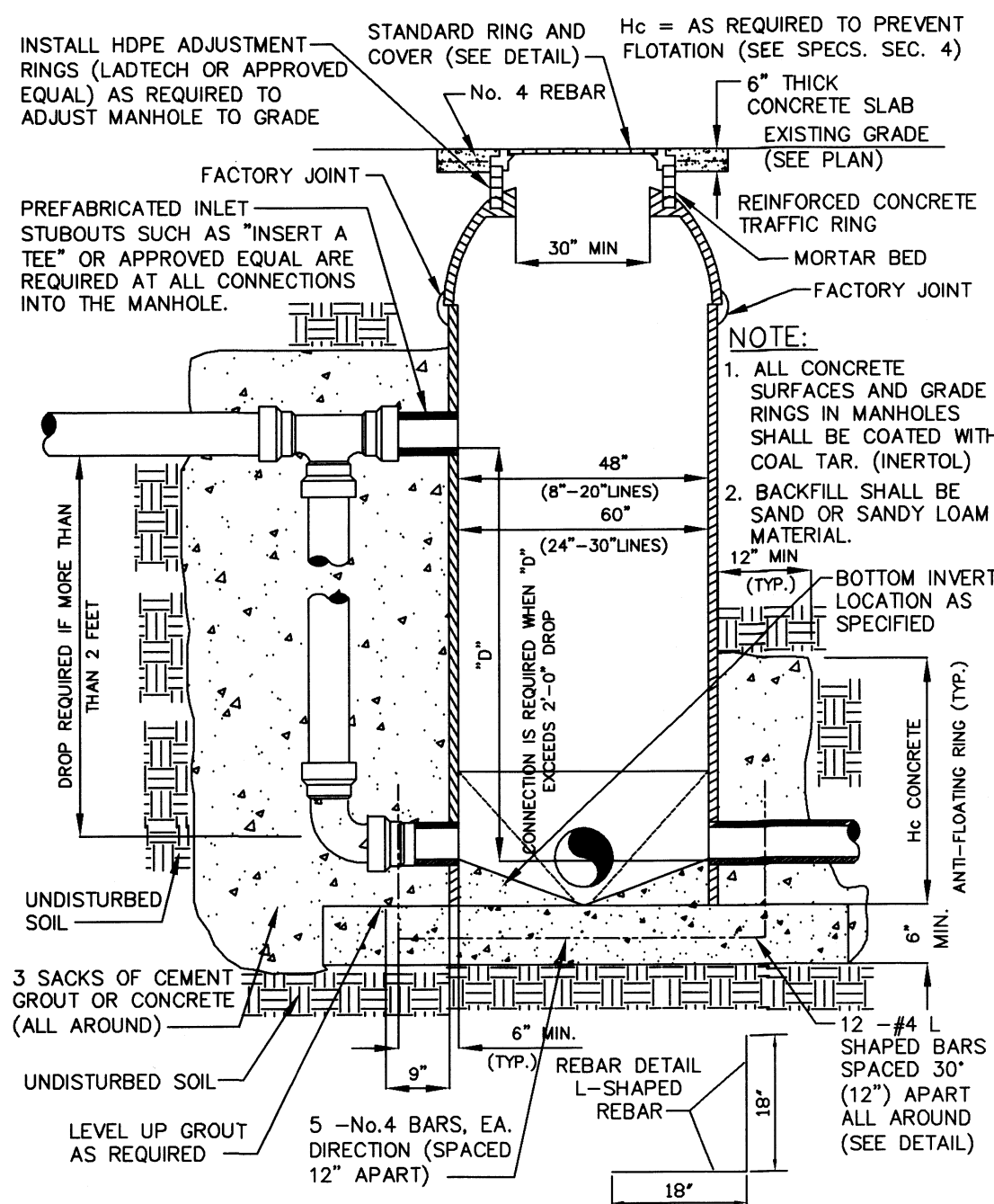
SIDEWALK DETAIL

N.T.S.



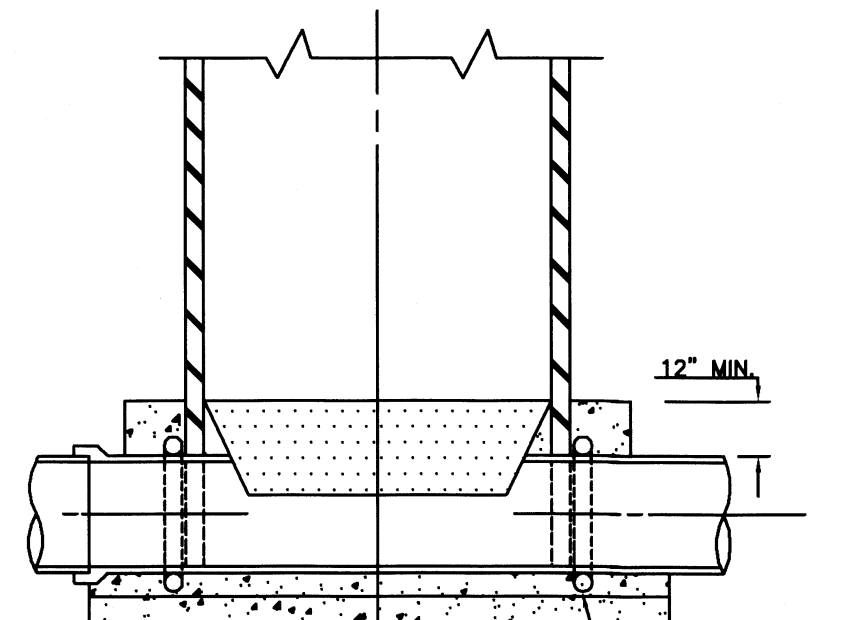
WHEELCHAIR CORNER RAMP

FOR ALL INTERSECTIONS N.T.S.



TYPICAL FIBERGLASS MANHOLE

(NOT TO SCALE)

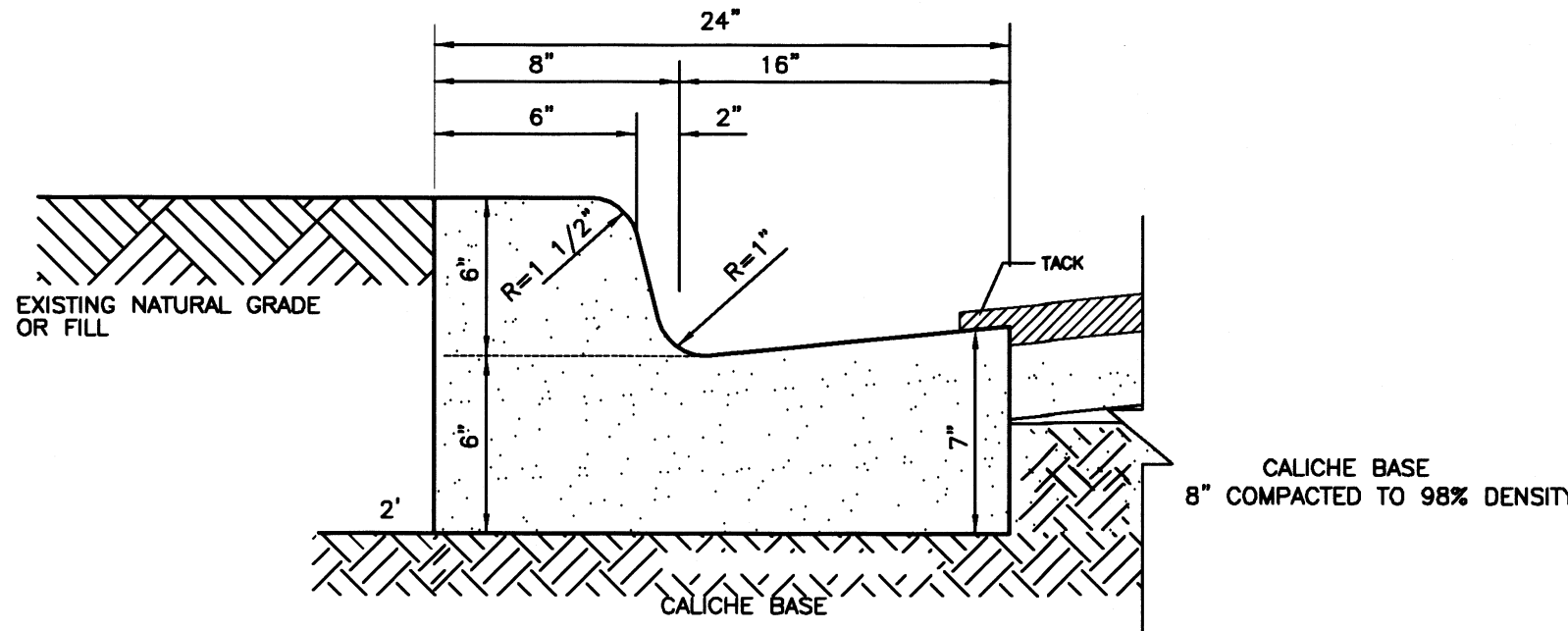


SECTION "A-A"

GENERAL NOTES:

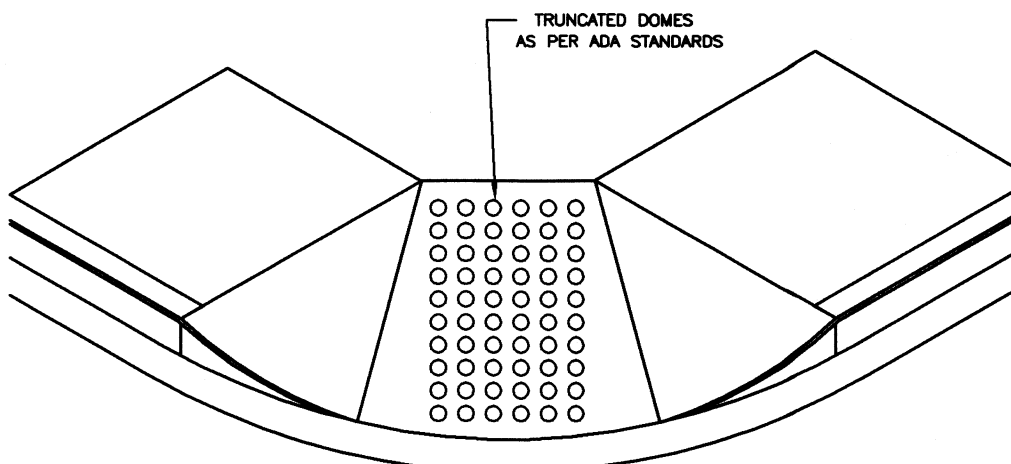
BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY. CONCRETE BASE TO BE POURED IN PLACE IN TRENCH. MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION. MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE. ELUTUBE CONNECTIONS IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED USE STAUFFER CHEMICAL "SW5940RTV" SILICONE SEALANT OR EQUAL.

CONCRETE NOTE:
ALL CONCRETE SHALL BE @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



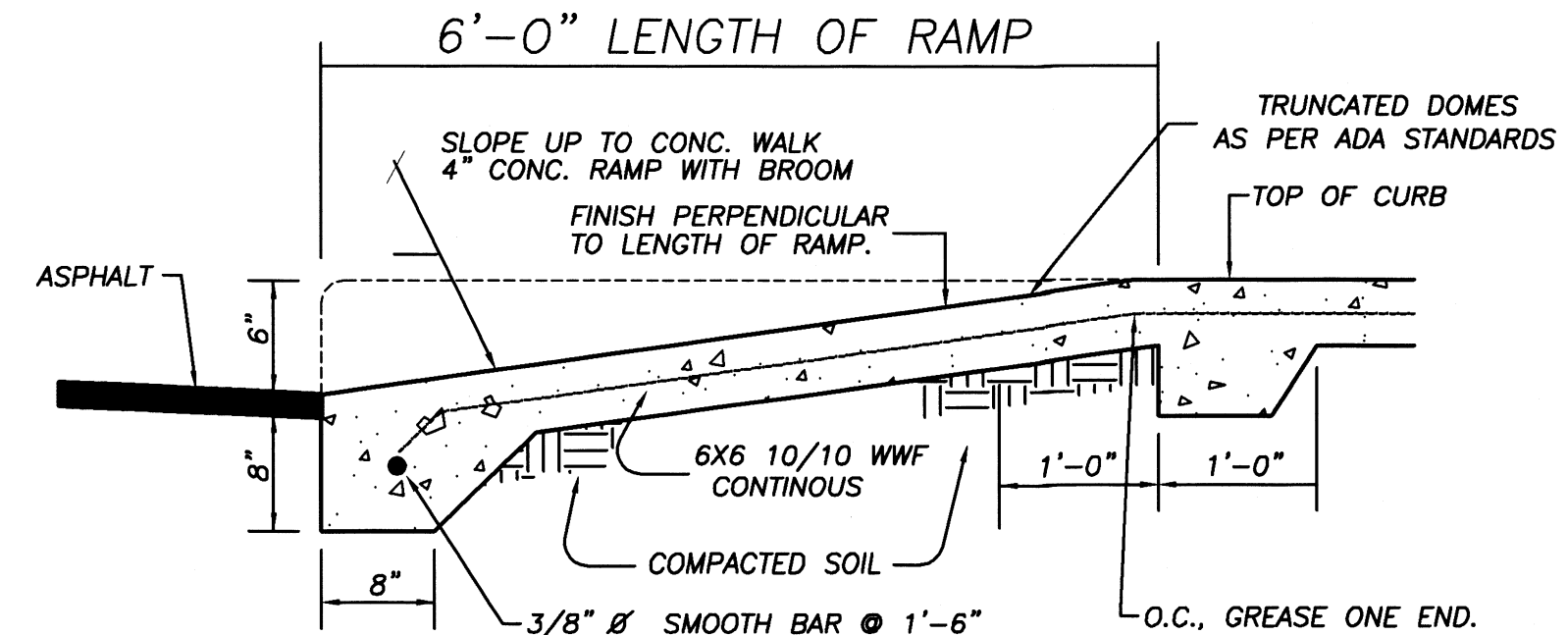
INTEGRAL 24" CURB & GUTTER

(NOT TO SCALE)



WHEELCHAIR CORNER RAMP

FOR ALL INTERSECTIONS N.T.S.



RAMP SECTION

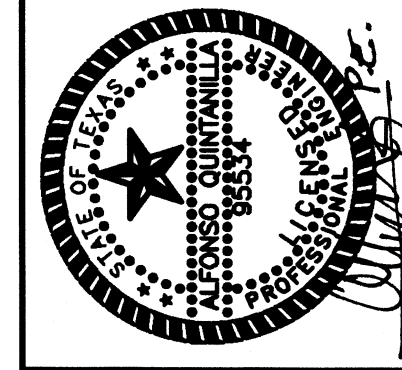
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DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
11-28-17	N. GONZALEZ			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

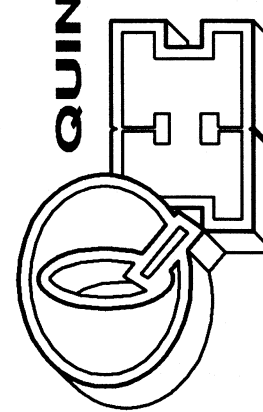
JOB NO.	9-25-17
DATE	
REVISION	
SCALE	
DRAWN BY	
SHEET	

CITY OF SAN JUAN
PAVING AND DRAINAGE
DETAIL SHEET

11-18-2020



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
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ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Discussion and Possible Action to Approved the Wholesale Wastewater Treatment Interlocal Agreement by and Between the City of San Juan and North Alamo Water Supply Corporation and Authorize the Mayor to Execute a Related Documents.

STAFF COMMENTS AND RECOMMENDATIONS:

Approve the Wholesale Wastewater Treatment Interloal Agreement By and Between the City of San Juan and North Alamo Water Supply Corporation.

Renewal of an Existing Agreement to Provide Wstewater Treatemtn for an Area on the North East Side of the City Bewtween Sioux Road, Minnesota Road and Between Cesar Cahvez Road and Hidalgo County Irrigation District No. 2 Cannal.

The Agreement Expired at the end of December 2019.

RECOMMENDATION:

Staff Reommends Approval as Presented

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

§

§

§

the average inside city dwelling usage, based upon 10,800 gallons to determine flowrate charge per 1,000 gallons.

The monthly flowrate charges as of the date of this Agreement is calculated as an example and hereby incorporated for all purposes as **Exhibit “A”**. The current schedule for City sewer service is attached as **Exhibit “B”** hereto and is incorporated by referenced herein for all purposes. The City may, as its sole discretion, modify these rates upon providing thirty (30) days written notice of any such modification to the Corporation, to be effective at the same time they become effective upon customers of the City who reside within the City limits.

IV. ENVIRONMENTAL

The Corporation shall not allow industrial customers to connect to the part of the improvement providing sanitary sewer service in its sewer CCN area without prior approval of the City.

It shall be the Corporation’s obligation to calibrate its meter on an annual basis during the term of this Agreement. A copy of a Certified Calibration Certificate is due to the City no later than fifteen (15) days after calibration. If the City becomes aware of any discharge into its sewer system that can be traced to originating inside the corporation’s sewer CCN area, that violates any state or federal rules or guidelines, then upon written notice, the Corporation shall cooperate with the City in an aggressive program to identify the source of the discharge and bring it into compliance. This could include terminating the violating connection, if necessary. If any fines or monetary charges are attributed to the City for any discharge originating inside the Corporation’s sewer CCN area that violates any state or federal rules or guidelines, then the Corporation shall reimburse the City for any such fines or monetary charges and any reasonable expenses connected therewith. The City and the Corporation will cooperate to minimize any such fines or monetary charges and associated expenses. Nothing contained herein will prevent the Corporation from passing on any such payments to the source customer.

V. SERVICE ASSISTANCE

The Corporation may request City Service assistance on the sewer collection system it operates within the area during the term of this Agreement. The Corporation shall pay the City for equipment used and personnel services for such assistance as needed and at a rate agreed upon at the time.

VI. TERM OF AGREEMENT

The term of this Agreement shall commence upon the date this contract becomes fully executed and shall continue for a period of five (5) years, when this Agreement shall terminate, or be renewed for a like period, if mutually acceptable.

VII. COMMITMENT OF CURRENT REVENUES

In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

VIII. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors, and assigns.

IX. NO THIRD PARTY BENEFIT

This Agreement is not intended to benefit any third party nor to be interpreted as creating a partnership between parties.

X. INTEGRATION CLAUSE

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed in it. Any oral representations or modifications concerning this instrument shall be of no force or effect unless contained in a subsequent writing signed by the party to be charged.

XI. SEVERABILITY

If any term of provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provision of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

XII. DISPUTE RESOLUTION

It is the intent of the parties that litigation be avoided, and or in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation.

In the event a resolution is not reached through non-binding mediation and litigation arises out of this agreement, the non-prevailing party shall pay the prevailing party all reasonable and necessary attorney fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or other authority.

XIII. INCORPORATION OF PREAMBLE RECITALS

The recitals contained in the preamble of this Agreement are hereby found to be true and such recitals are hereby made a part of this Agreement for all purposes and are adopted as part of the judgment and findings of the City and the Corporation.

XIV. EXECUTION

This Agreement is executed in duplicate copies, each of which shall be considered a true and original copy of this Agreement.

IN WITNESS WHEREOF, EXECUTED by City and Corporation, acting under the authority of their respective governing bodies in Triplicate Originals as of the date indicated above.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

CITY OF SAN JUAN
709 S. Nebraska
San Juan, Texas 78589

By: _____
Mario Garza, Mayor

ATTEST:

By: _____
Diana Cavazos, City Secretary

APPROVED ASD TO FORM:

PALACIOS GARZA & THOMPSON, P.C.

By: _____
City Attorney

NORTH ALAMO WATER SUPPLY
CORPORATION
420 S. Doolittle Road
Edinburg, Texas 78539-9078

By: _____
Steven P. Sanchez, General Manager

ATTEST:

By: _____
Nikki L. Reyes, Executive Secretary

APPROVED AS TO FORM:

By: _____
Richard W. Fryer, Attorney for
North Alamo Water Supply Corporation

EXHIBIT "A"

Assumed conditions are that the typical dwelling in the service area has 4.5 persons and consumes 100 gallons of water per person. Therefore, an average dwelling uses 450 gallons of water dwelling or 13,500 gallons of water per month per dwelling. To simulate the metered flow for wastewater, assume 80% of water usage is converted to wastewater flow; therefore, the monthly wastewater flow for this assumption is 10,800 gallons per month per dwelling. The following flow rate charge is converted from the City of San Juan's Rate Structure.

$$\text{Fix Rate (per Dwelling)} = \$11.00 \times 75\% = \$8.25$$

Variable Rates (per 1,000 gallons)

<u>Usage of Gallons</u>	<u>Years 2009</u>
0-10,999	\$1.52
11,000- 15,999	\$1.52
16,000- 25,999	\$1.88
26,000- Higher	\$2.48

$$\$1.52 \times 75\% = \$1.14$$

Therefore, the cost for an average dwelling is as follows:

$$\text{Fixed Rate} = \$8.25$$

Variable Rate based on 10,800 Gallons

$$10,800 \times \$1.14 = \$12.31$$

Fixed Rate + Variable Rate

$$\$8.25 + \$12.31 = \$20.56$$

$$= \frac{\$20.56 \text{ gallons} \times 1,000}{10,800}$$

$$= \$1.90 \text{ per 1,000 gallons}$$

EXHIBIT "B"

(b) Sewer Rate

- (1) General Code, Chapter 6, Division VI, SEWER RATES, SECTION 6.00 (a) RESIDENTIAL is amended to read as follows:

(A) The base rate for a residential account shall be \$11.00

(B) The rate of every 1,000 gallons of metered water consumption shall be determined as follows:

Usage in Gallons	Consumption Charge/1,000 gallons				
Year	2003	2004	2005	2006	2009
0-10,999	\$0.98	\$1.03	\$1.08	\$1.13	\$1.52
11,000-15,999	1.18	1.23	1.28	1.33	\$1.52
16,000-25,999	1.48	1.53	1.58	1.63	\$1.88
26,000-higher	1.98	2.03	2.08	2.13	\$2.48

- (2) General Code, Chapter 6, Division VI, SECTION 6.00, (b) is amended to read as follows: The sewer rates for commercial, industrial, and institutional users for sewer shall be \$1.40 for every 1,000 gallons of water consumed and a base charge of \$25.00 regardless of meter size.

Section 3.00 Severability If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4.00 Texas Open Meetings Act Compliance. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Commission at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the administrative offices of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that the meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Commission further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5.00 Repealer. Parts of any ordinance inconsistent herewith are hereby repealed to the extent of such inconsistency.

EXHIBIT "C"



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consider and Approve of Resolution by the City Commission of the City of San Juan, Texas Issuing Order and Notice of City Election May 1, 2021 for Mayor Place 1, Commissioner Place 2 and Commissioner Place 3 Pursuant to Chapter 41, Texas Election Code..

STAFF COMMENTS AND RECOMMENDATIONS:

General Election for the City of San Juan on Saturday, May 1, 2021 for the purpose of electing City Mayor, Commissioner Place 2 and Commissioner Place 3 to hold office for a period of 4 years. Discussion of dates and designation of polling places for Early Voting and Election day.

RECOMMENDATION:

Staff Recommends Approval of Resolution.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF SAN JUAN §

RESOLUTION NO. 21-XX

**ISSUING ORDER AND NOTICE OF
CITY ELECTION**

WHEREAS, I MARIO GARZA, in my capacity as Mayor of the City of San Juan, Texas do hereby order that a City Election be held in said City on the 1st day of MAY, 2021 that being the FIRST SATURDAY of said Month; and

WHEREAS, The terms of office for Mayor Place 1, Commissioner Place 2 and Commissioner Place 3 will expire on the 1st day of May, 2021 and it is necessary to conduct an election for the following Officers of said City:

**OFFICE OF MAYOR- PLACE #1
OFFICE OF CITY COMMISSIONER -PLACE #2
OFFICE OF CITY COMMISSIONER -PLACE #3**

**IT IS THEREFORE, ORDERED BY THE CITY COMMISSION OF THE
CITY OF SAN JUAN THAT:**

Section 1. Call of Election; Date; Eligible Electors; An election (the “Election”) shall be held on Saturday, May 1, 2021, at which all residents, qualified electors of the City shall be entitled to vote.

Section 2. Election Day Polling Places; Voting Precincts. Except as otherwise provided herein, the polling place for each voting precinct and the voting precincts for said Election and the boundaries thereof are as follows:

Voting Place One -	Fire Station No. 2 -	Election Precincts 39, 59, 117
	2301 N. Raul Longoria	and 245
	San Juan, Texas 78589	

Voting Place Two	San Juan Memorial Library	Election Precincts 4, 156, 118
	Multipurpose Room	137 and 178
	1010 S Standard	
	San Juan, Texas 78589	

That the Board of Commissioners of said City will appoint by resolution the Presiding Judges and Alternate Judges of each of the polling places for said Election pursuant to Section 32.001 of the Texas Election Code.

Section 3. Election Day and Early Voting Day, dates, hours, and polling place: Early voting shall commence and terminate as required by state law. **The polling**

places for Early Voting by Personal Appearance will be at San Juan Memorial Library Multipurpose Room, 1010 S Standard, San Juan, Texas 78589. Early voting shall be conducted in accordance with the Texas Election Code on the following days, dates, and hours during the early voting period:

EARLY VOTING

DAY AND DATE

HOURS

Monday	April 19, 2021	-	7:00 a.m. to 7:00 p.m.
Tuesday	April 20, 2021	-	8:00 a.m. to 6:00 p.m.
Wednesday	April 21, 2021	-	8:00 a.m. to 6:00 p.m.
Thursday	April 22, 2021	-	8:00 a.m. to 6:00 p.m.
Friday	April 23, 2021	-	8:00 a.m. to 6:00 p.m.
Saturday	April 24, 2021	-	8:00 a.m. to 6:00 p.m.
Monday	April 26, 2021	-	8:00 a.m. to 6:00 p.m.
Tuesday	April 27, 2021	-	7:00 a.m. to 7:00 p.m.

ELECTION DAY AND DATE

HOURS

Saturday	May 1, 2021	-	7:00 a.m. to 7:00 p.m.
----------	-------------	---	------------------------

(Applications for ballots by mail must be received no later than by 7:00 p.m. on April 20, 2021). Applications for ballot by mail shall be mailed to: Diana Cavazos, City Secretary at City of San Juan, 709 S. Nebraska, San Juan, Texas 78589. Curb Site Voting for the Ill and Disabled will be available at the designated Voting Places. Early Voting by Personal Appearance and on Election Day will be done by utilizing the ESS Ivotronic Voting System.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF THE SAN JUAN, TEXAS, City Election is hereby called for the FIRST SATURDAY in MAY being MAY 1, 2021.

PASSED, APPROVED and ADOPTED on this the ____ day of _____, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

DIANA CAVAZOS, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consider Adoption of Resolution Establishing the Budget for Fiscal Year 34 (2021) of the Hidalgo Country Urban County Program.

STAFF COMMENTS AND RECOMMENDATIONS:

Enclosed is a Resolution with the proposed budget for Fiscal Year 34 (2021) of the Hidalgo County Urban County Program.

The budget includes \$3,000.00 for General Administration, \$310,956.00 for Street Improvements, \$5,000.00 to Amigos del Valle, \$7,000.00 to Nuestra Clinica del Valle, \$3,000.00 for Capable Kids Foundation and \$2,000.00 for CASA of Hidalgo.

The \$263,282.00 for street improvements would cover the materials and engineering/geotechnical expenses for the repaving of some streets in the City of San Juan.

RECOMMENDATION:

Adopt a Resolution for the Fiscal Year 34 (2021) Budget of the Hidalgo County Urban County Program.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

AVAILABLE FUNDS: \$ 301,060.00

MATRIX	PROJECT NAME	ESTIMATED
CODE	BRIEF DESCRIPTION (INCLUDE AGENCY NAME)	AMOUNT

Page 198

Project Name:	General Program Administration
Proposed Budget:	\$3,000.00
Matrix Code:	21A
National Objective: (Check One)	
☒	Benefits Low/Moderate Income
☐	Prevention/Elimination of Slum & Blight
☐	Meets an Urgent Need
Project Description:	<u>Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coordinating project activities and related eligible activities.</u>
Project Location:	709 S. Nebraska Avenue, San Juan, TX 78589

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SECTION III

Specific Objectives: (Check all that apply)

☐	Improved access to affordable owner housing for minorities
☐	Increase number of homeless persons moving into permanent housing
☐	End chronic homelessness
☒	Improve the services to low/mod income persons
☐	Improve quality/increase quantity of neighborhood facility for low-income persons
☐	Improve quality/increase quantity of public improvements for low-income persons
☐	Remediate and re-develop brownfields
☐	Improve economic opportunities for low income persons

Proposed Outcome:

The proposed outcome for this project is to increase the safety of the residents in the area because of the severe deterioration of these streets.

Will CDBG funds be leveraged?

☒ **Yes** ☐ **No**

If yes... List all funding sources and amounts

1	Amount:
2	Amount:
3	Amount:
4	Amount:

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

Public Service (Sub-recipients)

☒	City Map	☒	Sub Recipient Agency Letter
☐	Flood Zone Map	☒	Beneficiary Count
☐	Project Site Photos	☐	List of Minor Equip./Supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ **YES** ☐ **NO**

COMPLETED BY: Benjamin Arjona

TITLE: City Manager

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FISCAL YEAR 34 (2021)

Project Name: Street Improvements

Proposed Budget: \$281,060.00

Matrix Code: 03K

National Objective:
(Check One)

<u>X</u>	<u>Benefits Low/Moderate Income</u>
<u> </u>	<u>Prevention/Elimination of Slum & Blight</u>
<u> </u>	<u>Meets an Urgent Need</u>

Project Description: Project consists of the reconstruction of several streets to include but not limited to adjacent/abutting streets within the same general vicinity. Other expenditures will include professional engineering services, surveying, geo-tehnical and construction material testing, fees, etc.

Project Location: Alfredo Street, Jaime Street, Standard Avenue and 12th Street

SECTION II

Primary Purpose: (Check One)

<u> </u>	<u>Help the Homeless</u>	<u> </u>	<u>Helps Persons with HIV/AIDS</u>
<u> </u>	<u>Help persons with Disabilities</u>	<u> </u>	<u>Address Public Housing Needs</u>
<u>X</u>	<u>Not Applicable</u>	<u> </u>	

Priority Need Category: (Check One)

<u> </u>	<u>Rental Housing</u>	<u> </u>	<u>Public Facility</u>
<u> </u>	<u>Owner Occupied Housing</u>	<u>X</u>	<u>Infrastructure</u>
<u> </u>	<u>Economic Development</u>	<u> </u>	<u>Public Service</u>
<u> </u>	<u>Plannign/Adminstration</u>	<u> </u>	<u>Other</u>

If Public Services: (Number of Beneficiaries)

<u> </u>	<u>Youth</u>	<u> </u>	<u>People (General)</u>
<u> </u>	<u>Elderly</u>	<u> </u>	

If Housing- No. of Units:

If Facilities No. of Facilities:

SECTION III

Specific Objectives: (Check all that apply)

_____	Improved access to affordable owner housing for minorities
_____	Increase number of homeless persons moving into permanent housing
_____	End chronic homelessness
<u> X </u>	Improve the services to low/mod income persons
_____	Improve quality/increase quantity of neighborhood facility for low-income persons
_____	Improve quality/increase quantity of public improvements for low-income persons
_____	Remediate and re-develop brownfields
_____	Improve economic opportunities for low income persons

Proposed Outcome:

The proposed outcome for this project is to increase the safety of the residents in the area because of the severe deterioration of these streets.

Will CDBG funds be leveraged?

<u> </u> Yes	<u> X </u>	<u> </u> No
--	------------------------------	---------------------------------------

If yes... List all funding sources and amounts

1 _____	Amount: _____
2 _____	Amount: _____
3 _____	Amount: _____
4 _____	Amount: _____

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects	Public Service (Sub-recipients)
_____ City Map	<u> X </u> Sub Recipient Agency Letter
_____ Flood Zone Map	<u> X </u> Beneficiary Count
_____ Project Site Photos	_____ List of Minor Equip./Supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

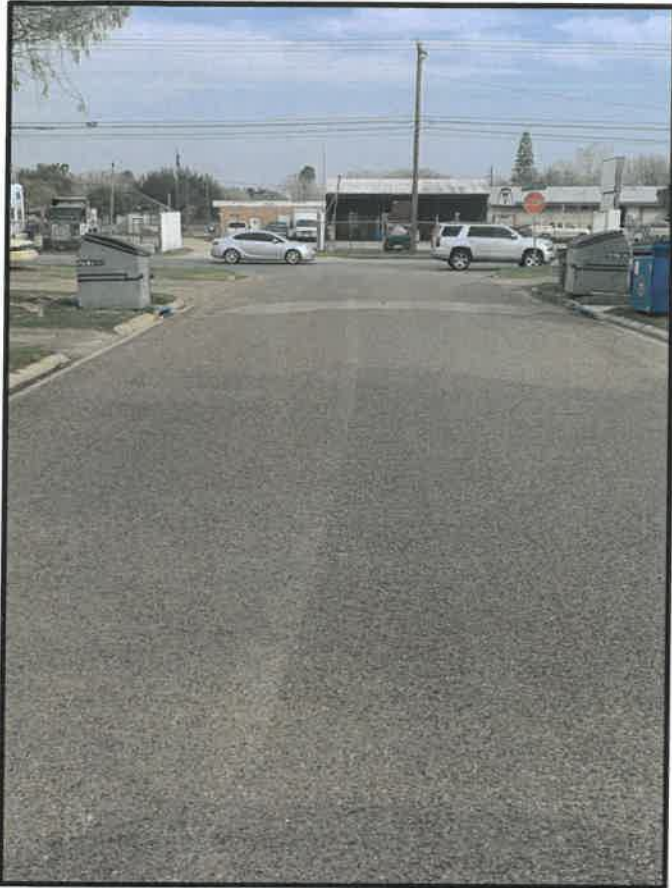
<u> X </u> YES	<u> </u> NO
---------------------------------	---------------------------------------

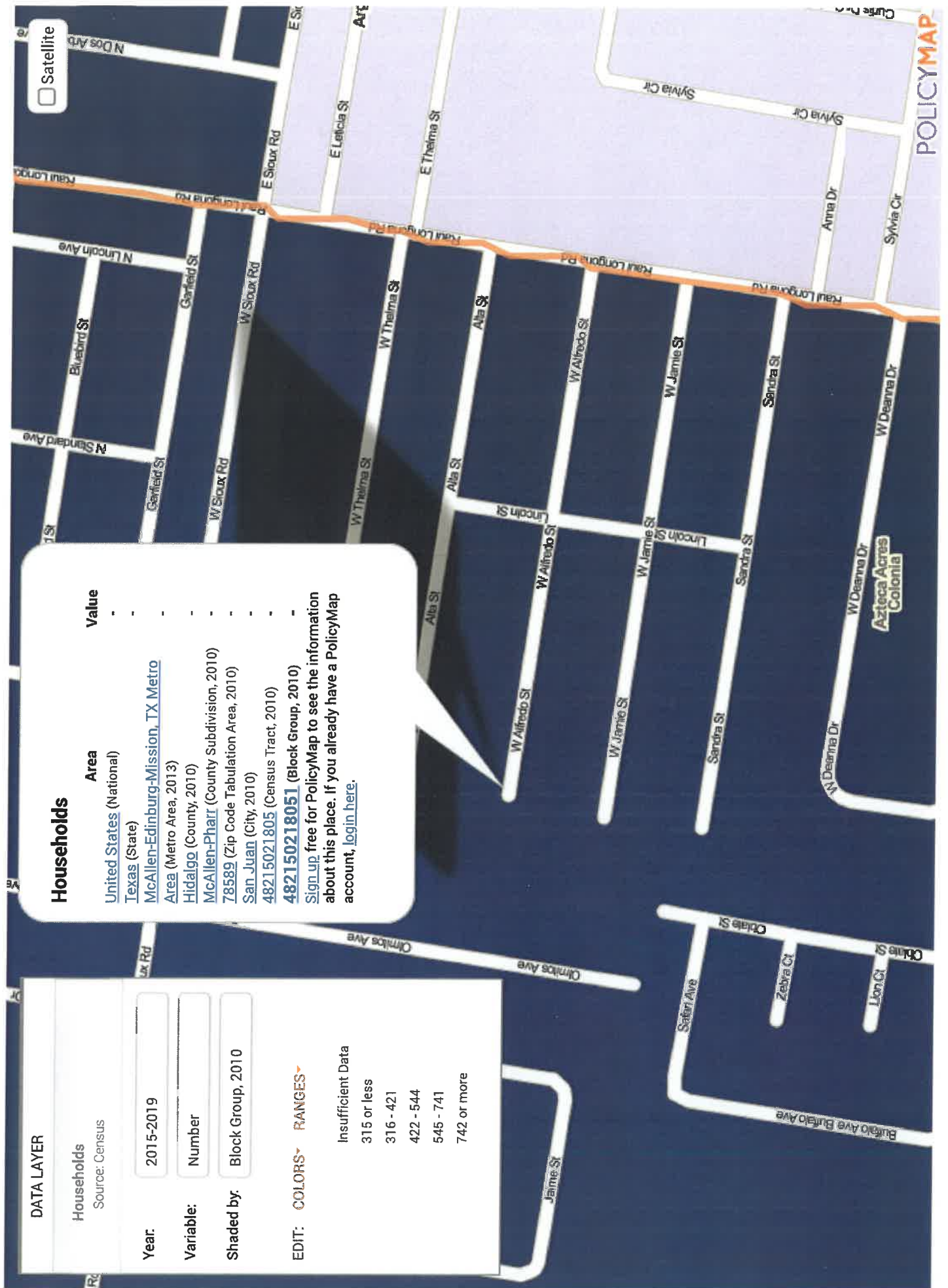
COMPLETED BY: Benjamin Arjona

TITLE: City Manager



Alfredo Street





Jaime Street



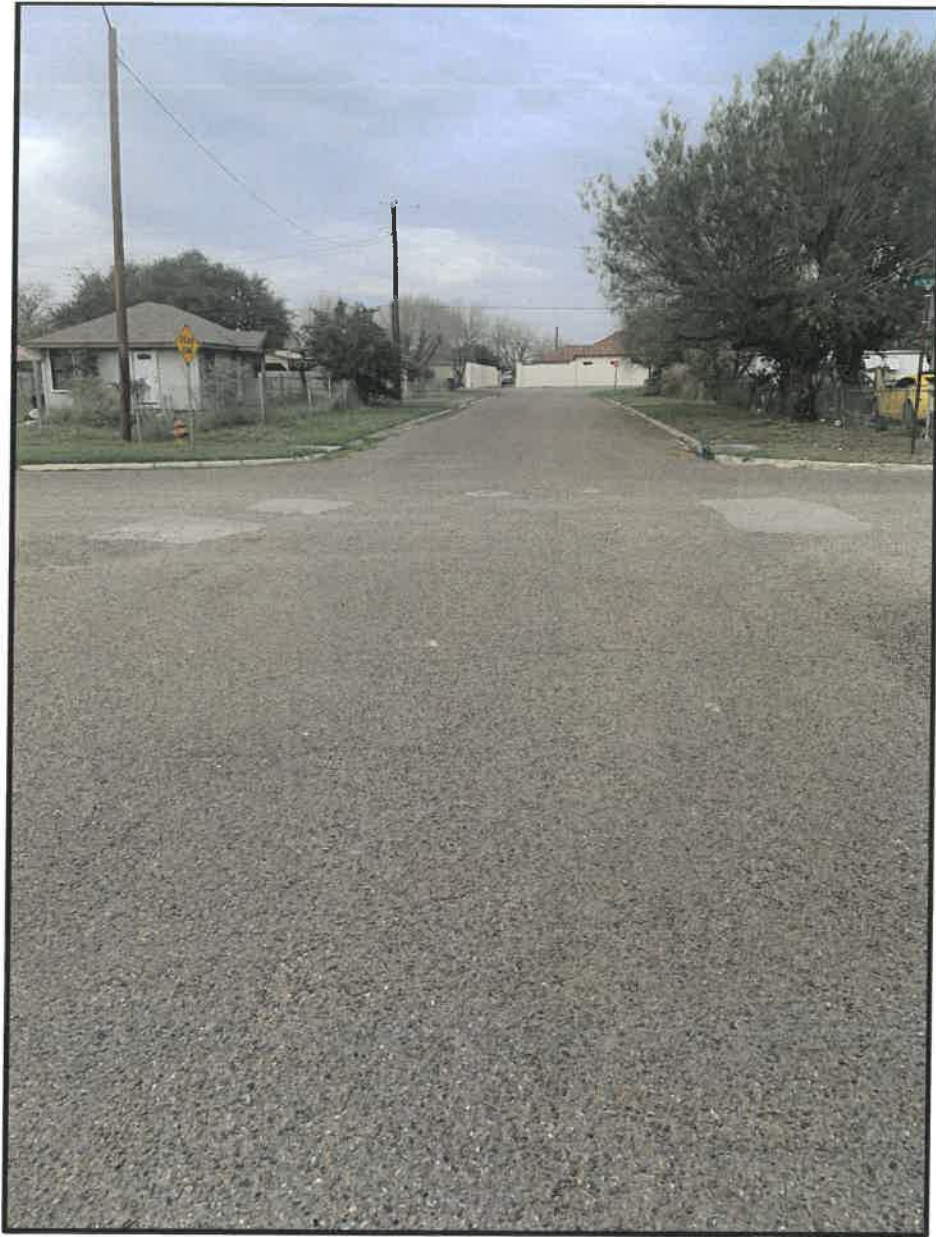
Jaime Street

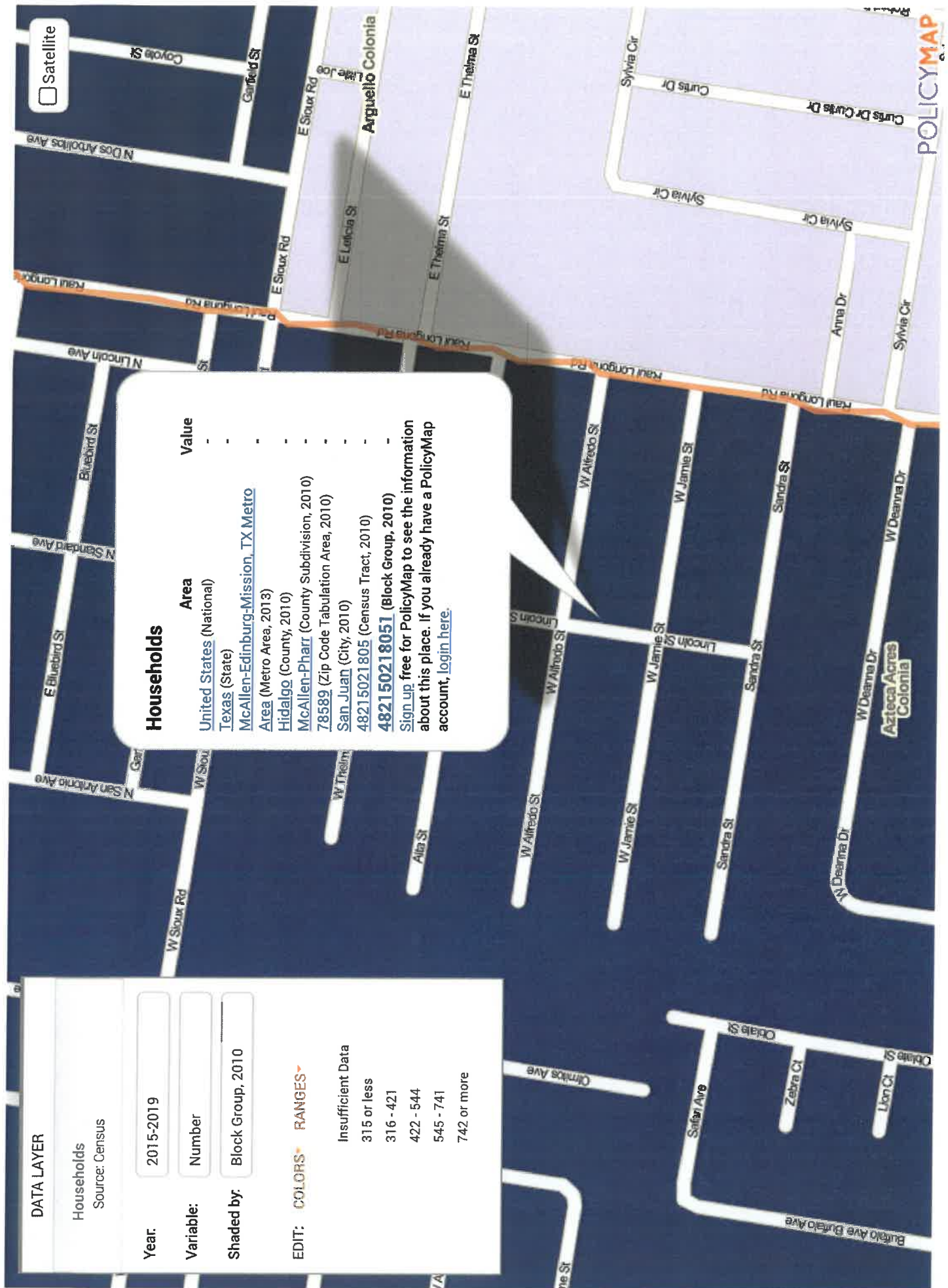


Standard Street



Standard Street







12th Street





12th Street



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**HIDALGO
COUNTY,
TEXAS**
(UNINCORPORATED AREA)

PANEL 425 OF 525

(SEE MAP INDEX FOR PANELS NOT PRINTED)

*As of 6/12/08, this is still
the map available on
FEMA.*

COMMUNITY-PANEL NUMBER
480334 0425 C

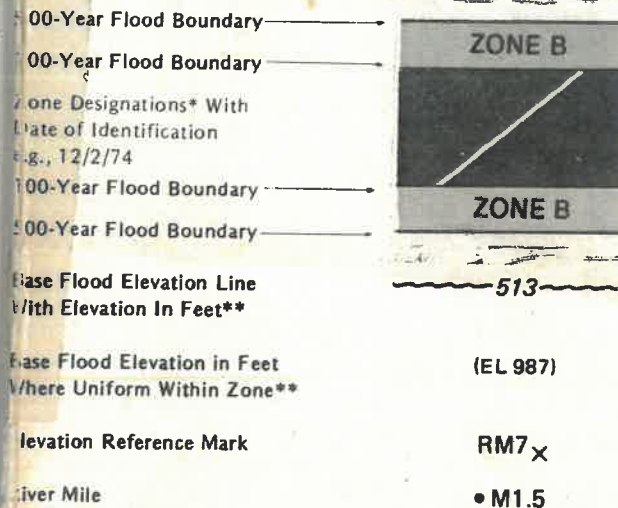
MAP REVISED:
NOVEMBER 16, 1982



federal emergency management agency

"E" FRAME

KEY TO MAP



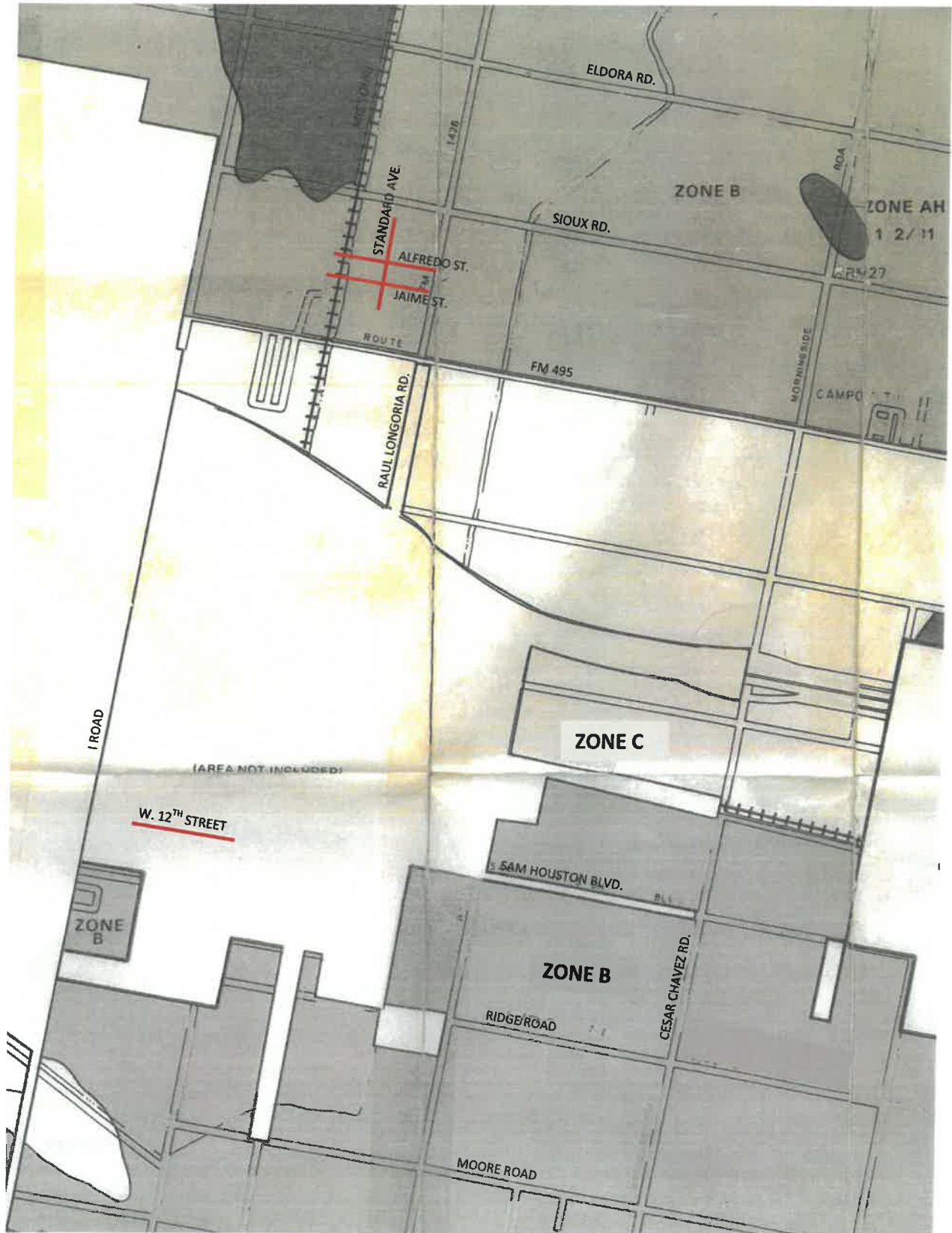
*Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

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

NOTES TO USER

HIDALGO COUNTY FEMA MAP
COMMUNITY PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982





Date: January 21, 2021
Location: City of San Juan, Texas

**OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE
CITY OF SAN JUAN 2021 STREET IMPROVEMENTS
PRELIMINARY**

BASE BID

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
Miscellaneous					
1	MOBILIZATION	1	LS	\$ 15,000.00	\$ 15,000.00
2	BARRICADES, SIGNS, & TRAFFIC HANDLING	1	LS	\$ 5,000.00	\$ 5,000.00
Alfredo Street					
3	MILL EXIST. ROADWAY (ASPH)(2")	4,433	SY	\$ 4.00	\$ 17,733.33
4	PRIME COAT (MC-30)(0.2 GAL/SY)	887	GAL	\$ 7.50	\$ 6,650.00
5	2" HMA TYPE D	4,433	SY	\$ 12.50	\$ 55,416.67
6	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	1,037	SY	\$ 9.00	\$ 9,333.00
7	CURB INLET GRAVEL FILTER	40	LF	\$ 10.00	\$ 400.00
8	STORM MANHOLE CONC. COLLAR	1	EA	\$ 650.00	\$ 650.00
Jaime Street					
9	MILL EXIST. ROADWAY (ASPH)(2")	4,527	SY	\$ 4.00	\$ 18,106.67
10	PRIME COAT (MC-30)(0.2 GAL/SY)	905	GAL	\$ 7.50	\$ 6,790.00
11	2" HMA TYPE D	4,527	SY	\$ 12.50	\$ 56,583.33
12	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	1,078	SY	\$ 9.00	\$ 9,702.00
N. Standard Street					
13	MILL EXIST. ROADWAY (ASPH)(2")	2,427	SY	\$ 4.00	\$ 9,706.67
14	PRIME COAT (MC-30)(0.2 GAL/SY)	485	GAL	\$ 7.50	\$ 3,640.00
15	2" HMA TYPE D	2,427	SY	\$ 12.50	\$ 30,333.33
16	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	1,078	SY	\$ 9.00	\$ 9,702.00
17	CURB INLET GRAVEL FILTER	120	LF	\$ 10.00	\$ 1,200.00
18	STORM MANHOLE CONC. COLLAR	6	EA	\$ 650.00	\$ 3,900.00
W. 12th Street					
19	MILL EXIST. ROADWAY (ASPH)(2")	1,400	SY	\$ 4.00	\$ 5,600.00
20	PRIME COAT (MC-30)(0.2 GAL/SY)	280	GAL	\$ 7.50	\$ 2,100.00
21	2" HMA TYPE D	1,400	SY	\$ 12.50	\$ 17,500.00
22	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	1,078	SY	\$ 9.00	\$ 9,702.00
23	CURB INLET GRAVEL FILTER	10	LF	\$ 10.00	\$ 100.00
24	STORM MANHOLE CONC. COLLAR	2	EA	\$ 650.00	\$ 1,300.00
CIVIL CONSTRUCTION TOTAL \$					296,149.00

Total Estimated Construction Cost (BASE BID):

Civil Construction Total:	\$ 296,149.00
5% Contingency Total:	\$ 14,807.45
PROJECT CONSTRUCTION TOTAL:	\$ 310,956.45

ESTIMATED PROJECT TOTAL: \$ 310,956.45 GRAND TOTAL

CITY OF SAN JUAN 2021 STREET IMPROVEMENTS PROJECT LOCATION EXHIBIT



SAMES, Inc
200 S. 10th Street, Suite 1500
McAllen, TX 78501
Ph: 956-702-8880 Fax: 956-702-8883
Reg. No. F-10602





SAMES, Inc
200 S. 10th Street, Suite 1500
McAllen, TX 78501
Ph: 956-702-8880 Fax: 956-702-8883
Reg. No. F-10602



Project Name:	<u>Senior Services - Amigos del Valle</u>
Proposed Budget:	<u>\$5,000.00</u>
Matrix Code:	<u>05A</u>
National Objective: (Check One)	
☒	Benefits Low/Moderate Income
☐	Prevention/Elimination of Slum & Blight
☐	Meets an Urgent Need
Project Description:	<u>Project expenditures include but are not limited to the reimbursement of expenses related to the delivery of meals to the elderly (62 years old) within the City of San Juan.</u>
Project Location:	<u>Senior Center - 600 W. 1st Street, San Juan, TX 78589</u>

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SECTION III

Specific Objectives: (Check all that apply)

Improved access to affordable owner housing for minorities

Increase number of homeless persons moving into permanent housing

End chronic homelessness

X

Improve the services to low/mod income persons

Improve quality/increase quantity of neighborhood facility for low-income persons

Improve quality/increase quantity of public improvements for low-income persons

Remediate and re-develop brownfields

Improve economic opportunities for low income persons

Proposed Outcome:

Provide home delivered meals to the homebound seniors in the City of San Juan.

Will CDBG funds be leveraged?

Yes

x

No

If yes... List all funding sources and amounts

1

Amount:

2

Amount:

3

Amount:

4

Amount:

SECTION IV

(MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

City Map

Flood Zone Map

Project Site Photos

Public Service (Sub-recipients)

x

Sub Recipient Agency Letter

Beneficiary Count

List of Minor Equip./Supplies

SECTION V

CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

X

YES

NO

COMPLETED BY: Benjamin Arjona

TITLE: City Manager



"Providing 46 Years of Service"
1974 - 2020

4138 Crosspoint Boulevard
Edinburg, Texas 78539

Phone: (956) 213-9400

Fax: (956) 213-8119

www.advrgv.org

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OCT 19 2020

City Manager's Office

BOARD OFFICERS

President
Victor Leal
Commissioner, City of Harlingen

Vice-President
Omar Quintanilla
Commissioner, City of McAllen

Secretary
SONIA FALCON
Finance / Banking

Treasurer
NORIE GARZA
Mayor Pro-Tem, City of Mission

Senior Member
BASILIO SANCHEZ
Representative, Cameron County

BOARD MEMBERS

ELEAZAR GUAJARDO
Commissioner, City of Pharr

RAUL GONZALES
County of Hidalgo

OSCAR GONZALES
Mayor Pro-Tem, City of Donna

GILBERT GONZALES
Mayor, City of Raymondville

Eduardo Gonzales
Commissioner, Willacy County

CRISTELLA DELEON-HERNANDEZ
Commissioner, City of Mercedes

Frank Castellanos
City of Weslaco

Johnny Garcia
Commissioner, City of Edinburg

John Cowen Jr.
Commissioner, City of Brownsville

Executive Director - Amigos Del Valle, Inc.
ALEJANDRO GUERRA

October 15, 2020

Mr. Benjamin Arjona
City Manager
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Re: Letter of request for CDBG Funds FY 2021-2022

Dear Mr. Arjona,

Amigos Del Valle, Inc. is respectfully requesting \$10,000 in CDBG funds for Fiscal Year 2021-2022. These funds will continue to be utilized to provide home delivered meals to 12 eligible citizens for 165 days that reside within the City of San Juan area.

With your continued financial support, we will be able to continue providing much needed meals to the homebound seniors to assist them to continue living as healthy, independent, productive and self-sufficient lives as possible.

Please be assured that we are very grateful for your proven generous, valuable financial and moral support for our agency's projects throughout our forty-six (46) years of experience.

If you have any questions or concerns, please do not hesitate to contact us at (956)213-9400 or by email:

Alejandro Guerra, Executive Director: aguerra@advrgv.org
Marisol Gonzalez, Executive Admin. Asst.: mgonzalez@advrgv.org
Anita Jenny, Nutrition Director: ajenny@advrgv.org
Isabel Aranda, MIS Director: iaranda@advrgv.org

Alejandro Guerra
Alejandro Guerra
Executive Director



"Providing 46 Years of Service"
1974 - 2020

Project Name:	Health Services - Nuestra Clinica del Valle
Proposed Budget:	\$7,000.00
Matrix Code:	05M
National Objective: (Check One)	
☒	Benefits Low/Moderate Income
☐	Prevention/Elimination of Slum & Blight
☐	Meets an Urgent Need
Project Description:	<u>Project expenditures including reimbursement of expenses associated with medical services and procedures to include but not limited to dental services, support services of pharmacy, radiology, laboratory, sub-specialty, referral, for the low income and uninsured residents of San Juan.</u>
Project Location:	801 W. 1st Street, San Juan, TX 78589

Page 227

SECTION III

Specific Objectives: (Check all that apply)

- | | |
|---|---|
| | Improved access to affordable owner housing for minorities |
| | Increase number of homeless persons moving into permanent housing |
| | End chronic homelessness |
| X | Improve the services to low/mod income persons |
| | Improve quality/increase quantity of neighborhood facility for low-income persons |
| | Improve quality/increase quantity of public improvements for low-income persons |
| | Remediate and re-develop brownfields |
| | Improve economic opportunities for low income persons |

Proposed Outcome:

Will provide medical and dental services to the families of low/mod income.

Will CDBG funds be leveraged?

Yes

X

No

If yes... List all funding sources and amounts

- | | | |
|---|--|---|
| 1 | | Amount: |
| 2 | | Amount: |
| 3 | | Amount: |
| 4 | | Amount: |

SECTION IV

(MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

Public Service (Sub-recipients)

- | | | | |
|--|---------------------|---|-------------------------------|
| | City Map | X | |
| | Flood Zone Map | X | Sub Recipient Agency Letter |
| | Project Site Photos | | Beneficiary Count |
| | | | List of Minor Equip./Supplies |

SECTION V

CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

X

YES

NO

COMPLETED BY: Benjamin Arjona

TITLE: City Manager

NUESTRA CLINICA DEL VALLE, INC.

ADMINISTRATIVE OFFICES
P.O. BOX 1689 PHARR, TEXAS 78577
956-787-8915

January 11, 2021

Mayor Mario Garza
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Dear Mayor Garza:

Please accept this as Nuestra Clinica del Valle's letter of intent to seek funds in the amount of \$25,000 from Urban County/CDBG funds for program year 34 (2021-2022).

Nuestra Clinica Del Valle, Inc. (NCDV) will provide medical, dental and behavioral services to uninsured, economically disadvantaged residents in the City of San Juan. NCDV will provide medical, dental and behavioral services to 300 adults and children who would otherwise have no access to these services.

Please contact our office regarding additional information required in order to expedite our request.

Sincerely,



Lucy Torres
Chief Executive Officer

XC: Robert Escobar

1518 E. Santa Rosa Ave.
Edcouch, TX 78538
956-262-1363

1500 First Street
Mercedes, TX 78570
956-565-3191

611 N. Bryan Rd.
Mission, TX 78572
956-580-3303

105 South 10th Street
Donna, TX 78537
956-464-5809

801 W. 1st Street
San Juan, TX 78589
956-787-0787

201 S. Los Ebanos
Alton, TX 78574
956-519-1800

300 N. 86th St.
San Carlos, TX 78539
956-287-8850

600 N. Garza, Suite A
RGC. Tex. 78582
956-487-0846

2891 E. Grant St.
Roma, Texas 78584
956-849-2100

2900 Raul Longoria
San Juan, TX 78589
956-781-6077

806 W. 3rd St.
San Juan, Texas 78589
956-787-0787

Project Name:	Health Services - Capable Kids Foundation
Proposed Budget:	\$3,000.00
Matrix Code:	05M
National Objective: (Check One)	
☒	Benefits Low/Moderate Income
☐	Prevention/Elimination of Slum & Blight
☐	Meets an Urgent Need
Project Description:	<u>Project expenditures include reimbursement of expenses associated with support and resources services to families of children with disabilities during the pandemic. The funds will provide nutrition, food, therapeutic materials, medical, educational and mental health expenses.</u>
Project Location:	Capable Kids Foundation - 1223 E. Hackberry Avenue, McAllen, TX 78501

Page 230



501 (c)3 organization

EIN 47-4272322

1223 E Hackberry Ave
McAllen, TX 78501
956.277.1776
info@ckrgv.org

Executive Director

Sofia Peña, M.Ed.

Board of Directors

Melanie Watson

Leroy Cadena

Clarissa Leonard

Andres Del Fierro

Marissa Pecina

Lisa Rosales

Annette Franz

Laurie Pulido

January 2021

City of San Juan
709 S. Nebraska
San Juan, Texas 78589

Re: Request for CDBG Funding

Mayor Garza and City Commission members,

At Capable Kids Foundation, we are dedicated to improving the quality of life for individuals of all ages with disabilities and their families by enabling them to participate in various events and activities throughout the community. We aim at increasing knowledge on topics specifically for individuals with disabilities, as well as advocate for improved accommodations in the Rio Grande Valley Community and beyond.

Mission

We are dedicated to encouraging and helping build a network that is an integral part of the community that makes up the Rio Grande Valley. Our goal is to help families and individuals living with disabilities have a good quality of life while living in a society that respects and appreciates them, their talents and their skills.

Capable Kids Foundation, Inc, launched a COVID-19 response to provide support and resources to families of children with disabilities during the pandemic. The funding request will continue to provide nutrition and food insecurity relief, therapeutic materials to enhance and continue learning and progress at home, preparation of a resource guide that contains information on, financial, medical, mental health and well-being, educational needs, and funding for operational expenses.

Capable Kids Foundation is also engaged in larger social impact projects that will bring about change and social inclusion by working with local municipalities, schools, and county and state representatives to improve and equip existing and new playground spaces with accessible and inclusive play structures, bathroom facilities and other amenities for families of children with disabilities. Included in this project is the rollout of Inclusion Matters by Shane's Inspiration, which is a curriculum established to promote social inclusion at all levels through play and also provides us with a valuable resource to assist in the consultation of playground design. Inclusion Matters is important in the advancement of our mission because it teaches children to play with and include those with disabilities from a very young age. It also teaches adults and others who may come in contact with persons with disabilities how to interact with and include them in all aspects of life.

This funding request will help us with continued implementation of these

projects. The pandemic severely diminished our ability to raise funds and further forced us to cancel our largest fundraising event. The Capable Kids Foundation, Inc., programming has been successful and is in demand across the four-county South Texas region, therefore this funding would allow us to increase our reach and provide support for an increased number of families of children with disabilities. The pandemic has left our families isolated, scared and in need of resources to navigate these uncertain times. Capable Kids Foundation, Inc., is committed to providing resources to make sure families of children and young adults with disabilities have the ability to remain engaged in the community and thriving despite the pandemic. It is important to note that we conduct needs assessments and surveys for all of our events to ensure that our programming is not only engaging and educational but necessary and provides relief and inclusion.

Capable Kids Foundation, Inc., serves the Rio Grande Valley (2017 Census data approximates 139,000 children with disabilities in RGV). Participation is mainly from Hidalgo and Cameron counties and this funding would allow for an increase in service to the largely rural populations to widen our impact to include children from the surrounding rural counties. Capable Kids Foundation was established in 2015 and serves children with any disability at no cost to them or their families. All of our activities are adaptive and inclusive. The 2012 Census regards the Rio Grande Valley as the poorest MSA in the nation, data which mandates us to provide inclusive services to our disability and low socio-economic status, community and CKF promises to further this effort for change and inclusion.

Capable Kids Foundation, Inc., has been in existence for five years and has been sustained by the generosity of the local community and local philanthropic gestures. Capable Kids has increased services and the number of families served tenfold in that span of time. Sustainability will continue to be based on fundraising efforts as well as an aggressive grant search and application process. Capable Kids had operated as a foundation run by volunteers and is now staffed with an Executive Director and a Program Director, both of whom can seek other sources of funding for sustainability and longevity. Our impact in the community is powerful and provides much needed resources to a population that is susceptible to isolation and regression, especially as this pandemic continues to plague our country. Capable Kids is committed to long-term sustainability and is grateful for the large community of volunteers that help make our projects a success at no cost to our families. Expanding our programming to include larger impact projects will provide us with the substance to apply for and receive larger grant funds in the future.

The Request

Capable Kids Foundation Inc., humbly submits this request for \$10,000 or any amount feasible in funding to help continue our Covid-19 response and programmatic activities to ensure families and children with disabilities are staying engaged, thriving and addressing essential needs (food, shelter and security). Our efforts to provide inclusive and adaptive activities and support to the disability community include;

contactless and intermittent food packages to alleviate hunger insecurity, mental health and wellness sessions with professionals in the discipline, equipment and therapeutic items for use in the home to maintain activity and lessen regression of critical life skills, and inclusive and adaptive activities to ensure engagement.

If this request meets with the standards and approval it would be our honor to accept any amount to continue our efforts to make inclusion a part of daily life for persons with disabilities. Your generosity with the community is evident and genuine and Capable Kids Foundation, Inc., hopes to join the extensive list of lucky recipients over the years.

We appreciate the opportunity to submit this inquiry and are prepared to present in person or virtually at a moments notice. If you should have any questions or require further information, please do not hesitate to contact me via email at Sofia@ckrgv.org or at (956) 793-1324.

Sincerely,

Sofia M. Pena, M.Ed.
Executive Director

Attachments:
Supplemental information on Covid-19 Response

CITY OF SAN JUAN
WORKPLAN PROJECT SHEET
FISCAL YEAR 34 (2021)

Project Name: Abused & Neglected Children - CASA of Hidalgo

Proposed Budget: \$2,000.00

Matrix Code: 05N

National Objective:
(Check One)

X

Benefits Low/Moderate Income

Prevention/Elimination of Slum & Blight

Meets an Urgent Need

Project Description:

Project expenditures include but are not limited of expenses related to pay the CASA Volunteer Supervisors salaries when they are assiting current Advocates in servicing the children in this precinct.

Project Location: CASA of Hildago - 1001 S. 10th Avenue, Edinburg, TX 78539

SECTION II

Primary Purpose: (Check One)

<u>Help the Homeless</u>	<u>Helps Persons with HIV/AIDS</u>
<u>Help persons with Disabilities</u>	<u>Address Public Housing Needs</u>
<u>Not Applicable</u>	

Priority Need Category: (Check One)

<u>Rental Housing</u>	<u>Public Facility</u>
<u>Owner Occupied Housing</u>	<u>Infrastructure</u>
<u>Economic Development</u>	<u>X</u> <u>Public Service</u>
<u>Plannign/Adminstration</u>	<u>Other</u>

If Public Services: (Number of Beneficiaries)

X

Youth

Elderly

People (General)

If Housing- No. of Units:

If Facilities No. of Facilities:

SECTION III

Specific Objectives: (Check all that apply)

_____	Improved access to affordable owner housing for minorities
_____	Increase number of homeless persons moving into permanent housing
_____	End chronic homelessness
X _____	Improve the services to low/mod income persons
_____	Improve quality/increase quantity of neighborhood facility for low-income persons
_____	Improve quality/increase quantity of public improvements for low-income persons
_____	Remediate and re-develop brownfields
_____	Improve economic opportunities for low income persons

Proposed Outcome:

Provide supporting quality and representation in the courts and provide safe, permanent and nurturing home to foster children.

Will CDBG funds be leveraged?

_____ **Yes** _____ **X** _____ **No**

If yes... List all funding sources and amounts

1 _____	Amount: _____
2 _____	Amount: _____
3 _____	Amount: _____
4 _____	Amount: _____

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

Public Service (Sub-recipients)

_____ City Map	_____ X _____	Sub Recipient Agency Letter
_____ Flood Zone Map	_____	Beneficiary Count
_____ Project Site Photos	_____	List of Minor Equip./Supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

X _____ **YES** _____ **NO**

COMPLETED BY: Benjamin Arjona _____

TITLE: City Manager _____



Court Appointed Special Advocates
FOR CHILDREN

CASA of Hidalgo County, Inc

1001 South 10th Ave

Edinburg, Texas 78539

TEL: 956-381-0346 FAX: (956) 381-9232

Executive Committee

Rick Villarreal
Board Chair

Dr. Richard Gillette
Vice-Chair

Emilio Santos, Jr.
Treasurer

Yvette Padilla
Secretary

Advisory Board Members

Albert Lopez
Letty Garza

Board Members

Marissa S. Rodriguez
Alya Vasquez
Lulu Gaby Vela
Elias Longoria
Priscilla Torrero
Simon Cardenas
Alexis Villarreal
Sofia Ramon
Mike Sanchez

Honorary Board Member

Alonzo Cantú

Executive Director
Veronica Whitacre

January 26, 2021

Benjamin Arjona
San Juan City Manger
709 S. Nebraska
San Juan, Texas 78589

Dear Mr. Arjona,

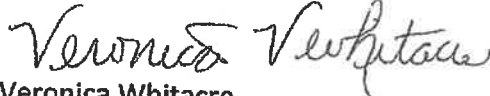
Court Appointed Special Advocates (CASA) is a non-profit organization whose mission is to speak for the best interests of the children in the courts by promoting and supporting quality volunteer representation to provide each child a safe, permanent, nurturing home. When a child enters the foster care system because his or her home is no longer safe, a judge may appoint a committed volunteer to help them. That volunteer is called a Court Appointed Special Advocate, or CASA. We recruit, train, and supervise more than sixty community members also referred to as CASA's to advocate in court for children who have been placed in foster care because of abuse and/or neglect.

CASA volunteers are each assigned to help one child or set of siblings at a time, so they can focus on giving that child or sibling group the individualized advocacy and attention they need. CASA volunteers save taxpayers money and children's futures by helping children find a safe, permanent homes as soon as possible.

For twenty-five years (26) our program has made a difference in the lives of over 4,000 abused and neglected children, who have been placed in the foster care system. The need for our program is evident as currently there are over 600 children in the foster care system in Hidalgo County.

We would like to kindly request \$2,000.00 from the Urban County Program. The amount is used for paying the CASA Volunteer Supervisors salaries when they are assisting current Advocates in servicing the children in this precinct.

Respectfully,


Veronica Whitacre
Executive Director

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consider Second and Final Reading of an Ordinance for the Voluntary Annexation of the 9.32-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, ad per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County , Texas located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 26, 2021 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The Planning Department is processing a commercial subdivision located approximately a three quarter or a mile East of Raul Longoria Road, along the North side of Nolana Avenue. 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 October 27, 2020 the City Commission approved a Resolution 20-15 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:

Consider the adoption of the Ordinance in Second and Final Reading.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF AN 9.32 ACRE TRACT OF LAND OUT OF THE LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 625572, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately 9.32 acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas November 4, 2020 and December 2, 2020 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 pm on November 4, 2020 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas and second public hearing was held at 6:00 pm on December 2, 2020 at San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

THE WEST 15.0 ACRES OF A 25.00 ACRE TRACT OF LAND BEING THE WEST 25.00 ACRES OF LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGES 24, 25 AND 26, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60 penny nail set in the centerline of Earling Road for the Southwest corner Lot 4, Block 47, the Southeast corner of Lot 15, Block 47, and the Southwest corner of this tract.

THENCE, N 08°45'E, along the West line of Lot 14, Block 47, and the East line of Lot 15, Block 47, passing a ½ inch iron rod 24 inches in length set at 25.00 feet for the existing North R.O.W. line of Earling Road, a total distance of 1320.00 feet to a ½ iron rod 24 inches in length set for the Southwest corner of Lot 10, Block 47, the Southwest corner of Lot 11, Block 47, Northwest corner of Lot 14, Block 47, the Northeast corner of Lot 15, Block 47, and the Northwest corner of this tract.

THENCE, S 81°15' E, along the South line of Lot 11, Block 47, a distance of 825.00 feet to a ½ inch iron rod 24 inches in length set for the Northeast corner of this tract.

THENCE, S 08°45' W, passing a ½ inch iron rod 24 inches in length set at 1295.00 feet for the existing North R.O.W. line of Earling Road, a total distance of 1320.00 feet to a 60 penny nail set on the South line of Lot 14, Block 47, and in the centerline of Earling Road for the Southeast corner of this tract.

THENCE, N 81°15' W, along the South line of Lot 14, Block 47, and the centerline of Earling Road, a distance of 825.00 feet to the point of beginning, and containing 25.00 acres of land more or less, of which .48 of an acre lies within road R.O.W., leaving a net total of 24.52 acres of land more or less.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography,

land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Single-Family Residence District (R-S).

SECTION V: Upon annexation of the herein above described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and APPROVED on first reading on the 26th day of January, 2021.

PASSED and APPROVED on second reading on the 9th day of February, 2021.

CITY OF SAN JUAN

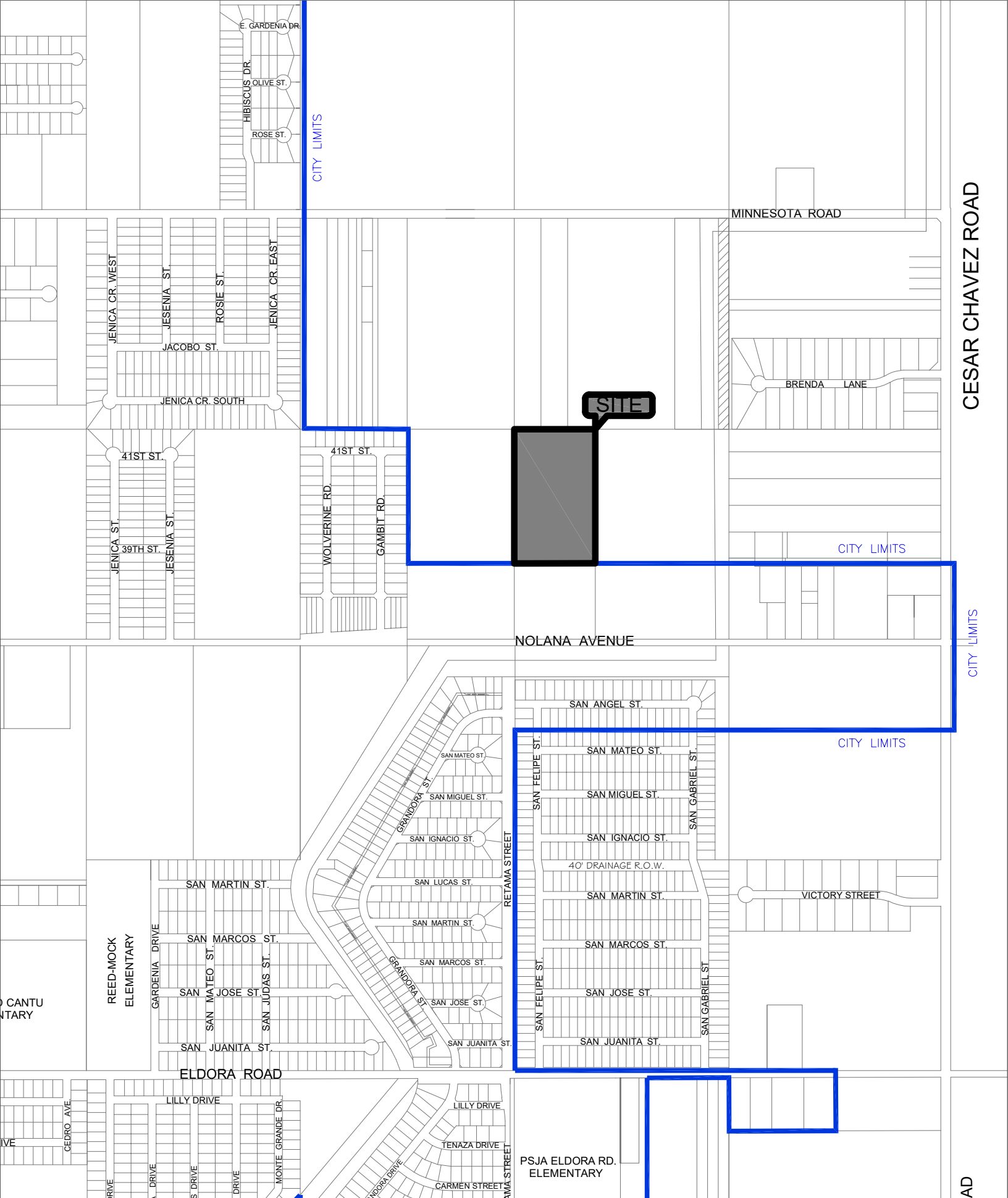
MARIO GARZA, Mayor

ATTEST:

DIANA CAVAZOS, City Secretary

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

City Attorney



- Legend
-  CITY LIMITS
 -  Proposed area

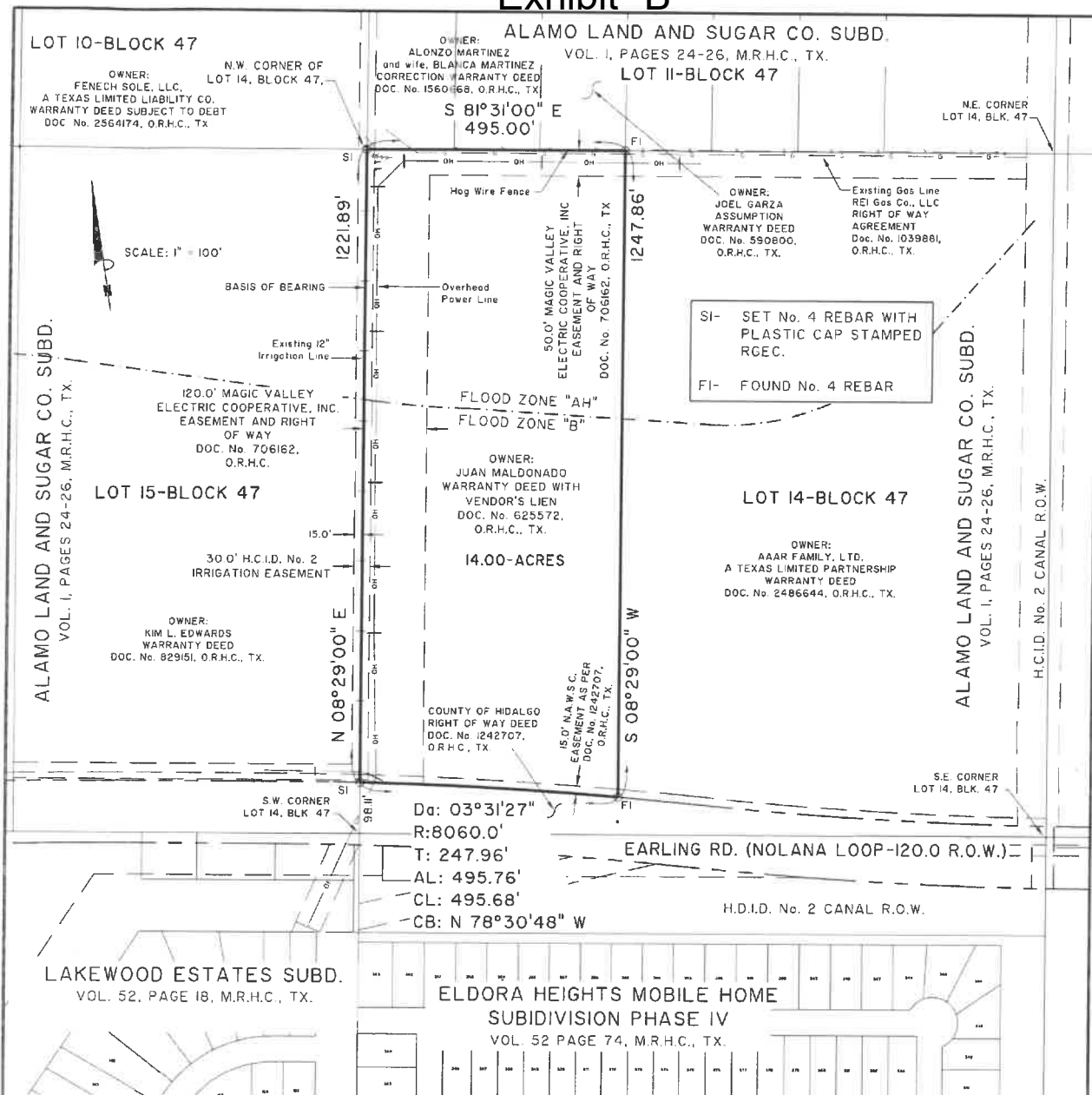
Exhibit "A"

Voluntary Annexation Petition for Juan Maldonado

Page 243



Exhibit "B"



**SURVEY PLAT
OF
A 14.0 ACRE TRACT OF LAND, BEING
PART OF THE WEST 15.0 ACRES
(SAVE AND EXCEPT A 1.0 ACRE OF LAND
VESTED TO THE COUNTY OF HIDALGO AS
RECORDED IN DOCUMENT No. 1242707,
O.R.H.C., TEXAS) OF A 25.0 ACRE TRACT
OF LAND, BEING THE WEST 25.0 ACRES
OF LOT 14, BLOCK 47,
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME I, PAGES 24-26, M.R.H.C., TX.**

ANY CERTIFICATION EXPRESSED OR IMPLIED
HEREIN IS INVALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF PABLO SOTO, JR.
ALTERATION OF THIS DOCUMENT, EXCEPT BY A
LICENSED LAND SURVEYOR IS ILLEGAL.

I, PABLO SOTO, JR., HEREBY STATE THAT
THIS SURVEY WAS PERFORMED ON THE
GROUND UNDER MY SUPERVISION AND THAT
THIS SURVEY CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF THE SURVEY.

This plat was prepared without the benefit of a title research.

FLOOD ZONE	☐ A ☐ AO ☐ C ☐ X	Com.-Panel No.: 480334 0425 C
	☒ AH ☐ B ☐ D ☐ OTHER	MAP REVISED: NOVEMBER 16, 1982
Description: Areas between limits of the 100-yr & 500-yr flood; or certain areas subject to 100-yr flooding with average depths less than (1) 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood.		
(AH) Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no hazard factors are determined. BFE: 100.0		
Client:	Mailing Address:	City: State: Zip Code:
JUAN J. MALDONADO	504 E. SIOUX RD	San Juan TX 78589
Job No.: SUR16.025	FB: 556	Drawn By: RG
Date: APRIL 13, 2016	PG: 03	Checked By: PS

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E PARK AVENUE - PHARR TEXAS 78577
(TEL) 956 782-2557 (FAX) 956 782-2558
ENGINEERING FIRM No. 446 SURVEYING FIRM No. 101650.00



PABLO SOTO, JR. - P.E., S. No. 4541

Date: 4/18/16

METES AND BOUNDS

WEST 15 ACRES OF A 25.00 ACRE TRACT OF LAND BEING THE WEST 25.00 ACRES OF LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24, 25 AND 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a 60 penny nail set in the centerline of Earling Road for the Southwest corner of Lot 14, Block 47, the Southeast corner of Lot 15, Block 47, and the Southwest corner of this tract.

THENCE, North 8 degrees 45 minutes East, along the West line of Lot 14, Block 47, and the East line of Lot 15, Block 47, passing a ½ inch iron rod 24 inches in length set at 25.00 feet for the existing North R.O.W. line of Earling Road, a total distance of 1320.00 feet to a ½ inch iron rod 24 inches in length set for the Southwest corner of Lot 10, Block 47, the Southwest corner of Lot 11, Block 47, the Northwest corner of Lot 14, Block 47, the North-east corner of Lot 15, Block 47, and the Northwest corner of this tract.

THENCE, South 81 degrees 15 minutes East, along the South line of Lot 11, Block 47, a distance of 825.00 feet to a ½ inch iron rod 24 inches in length set for the Northeast corner of this tract.

THENCE, South 8 degrees 45 minutes West, passing a ½ inch iron rod 24 inches in length set at 1295.00 feet for the existing North R.O.W. line of Earling road, a total distance of 1320.00 feet to a 60 penny nail set on the South line of Lot 14, Block 47, and in the centerline of Earling Road for the Southeast corner of this tract.

THENCE, North 81 degrees 15 minutes West, along the South line of Lot 14, Block 47, and the centerline of Earling Road, a distance of 825.00 feet to the point of beginning, and containing 25.00 acres of land more or less, of which .48 of an acre lies within road R.O.W., leaving a net total of 24.52 acres of land more or less.

EXHIBIT C

ANNEXATION MUNICIPAL SERVICE PLAN AGREEMENT

POLICE

Existing Services: None by the City of San Juan

Services to be provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of San Juan Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

FIRE PROTECTION & AMBULANCE SERVICE

Existing Services: None by the City of San Juan

Services to be provided: Fire protection will be available to the area upon annexation. Primary fire response will be provided by the San Juan Fire Department staff and personnel located at 709 S. Nebraska Avenue, San Juan, Texas and 2301 N. Raul Longoria Road, San Juan, Texas. Adequate fire protection activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Inspector's office as needed. Ambulance service will be provided with response to all dispatched calls and request for service on assistance within the newly annexed areas.

BUILDING INSPECTION & CODE ENFORCEMENT DIVISION

Existing Services: None by the City of San Juan

Services to be provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permit for any new construction and remodeling, and enforcing all other applicable codes with regulated building construction within the City of San Juan.

PLANNING AND ZONING

Existing Services: None by the City of San Juan

Services to be provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of San Juan Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Juan Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: Areas are currently being serviced by the City of San Juan.

Services to be provided: Library use privileges are currently available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

The San Juan Memorial Library serves as a community resource to the citizens of San Juan and surrounding communities. The library has a collection of over 34,000 books along with a variety of DVD movies available for check out. We also provide fifty personal computers with internet access as well as MS Office and four children's computers with many fun and educational programs.

STREET

Existing Services: County Street Maintenance

Services to be provided: Maintenance to the street facilities will be provided by the City of San Juan upon the effective date of the annexation. This service can be provided within the current budget appropriation. For streets that will require major improvements the service plan will address those concerns within two and a half (2 ½) years and complete the work within four and a half (4 ½) years.

STORM WATER MANAGEMENT

Existing Services: None by the City of San Juan

Services to be provided: For new areas to be developed, developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City of San Juan will then maintain the drainage upon approval. For existing development the City will conduct public awareness and education activities on **Storm Water Management Plan** (MS4 Permit) and the **Clean Water Act**.

STREET LIGHTING

Existing Services: None by the City of San Juan

Services to be provided: The City of San Juan will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy. The city will be installing additional street lighting in areas that are below standards.

TRAFFIC ENGINEERING

Existing Services: None by the City of San Juan

Services to be provided: The City Engineer will work with Texas Department of Transportation (TxDOT) to provide, after the effective date of annexation, any additional traffic control devices, such as traffic lights and stop signs to improve the safety of traffic in the area.

WATER SERVICE

Existing Services: Areas are currently being serviced by the Military Water Supply Corporation.

Services to be provided: Water service is currently provided to the area in accordance with the applicable codes and department policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinance. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICES

Existing Services: Sewer services currently being provided by on site sewer facilities (OSSF).

Service to be provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICE

Existing Services: None

Service to be provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures. Such Service will be required no later than expiration of any current contract citizen has in effect at the time of annexation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of San Juan established policies governing extension of municipal services to newly annexed areas.

Furthermore, the City of San Juan, Texas, finds and determines the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of San Juan, Texas. Consequently, because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from series provided in other areas of the City of San Juan, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of San Juan, Texas, will undertake to perform consistent with the contract so as to provide this newly annexed area the same type, kind and quality of service presently enjoyed by the citizens of the City of San Juan, Texas, who reside in areas of similar topography, land utilization and population.

Legal Description: Being a 9.32 acre tract of land out of the West 495 feet of the North 820 feet of Lot 14, Block 47, Alamo Land and Sugar Subdivision, as per Volume 1, Page 24, 25 and 26, Map Records of Hidalgo County, Texas.

EXECUTED this _____ day of _____, A.D. 2021.

Juan Maldonado
504 E. Sioux Road
San Juan, TX 78589

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the _____ day of _____, 2021.

Notary Public – State of Texas

Accepted by:

CITY OF SAN JUAN

By: _____
Benjamin Arjona, City Manager

Approved as to form:

By: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consider Second and Final Reading of an Ordinance for the Conditional Use Permit to Allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lillian Moreno.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 26, 2021, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is taking over an event center located at 909 W. FM 495, Suites 12-13. Applicant needs to comply with a conditional use permit in order to operate "Eventos Valadez". The commercial plaza was built back in 2002 with approximately 12,000 square feet. Previous social events centers were approved at this location.

Applicant must agree to pay an annual fee to maintain the conditional use permit with the city.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

During the Regular Meeting on January 21, 2021, the Planning and Zoning Commission unanimously recommended 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 – 01/21/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a Social Event Center “Eventos Valadez” in a commercial area.
APPLICANT:	Lillian Moreno
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, McBride Subdivision
LOCATION:	909 W. FM 495 Suites 12-13
USE / EXISTING ZONING:	Commercial Plaza / General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Vacant; General Business District (C-2) <i>South</i> – Commercial; General Business District (C-2) <i>East</i> – Commercial; General Business District (C-2) <i>West</i> – Church; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access onto FM 495.
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

The applicant is taking over an event center located at 909 W. FM 495, Suites 12-13. Applicant needs to comply with a conditional use permit in order to operate “Eventos Valadez”. The commercial plaza was built back in 2002 with approximately 12,000 square feet. Previous social events centers were approved at this location.

Applicant must agree to pay an annual fee to maintain the conditional use permit with the city.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

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;
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.

CONDITIONAL USE PERMIT
“EVENTOS VALADEZ”
FEBRUARY 9, 2021

PAGE 3

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.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Section of Ordinance
List of neighboring property owners receiving notice
Ordinance



“Proposed Site”



ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A
SOCIAL EVENT CENTER “EVENTOS VALADEZ” LOCATED AT 909 W.
FM 495 SUITS 12-13, LEGALLY DESCRIBED AS LOT 2, MCBRIDE
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, Martha Cantu has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*Eventos Valadez*” 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 Lillian Moreno has applied for a Conditional Use Permit to allow “*Eventos Valadez*” at 909 W. FM 495 Suites 12-13, 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 26th day of January, 2021.

PASSED and **APPROVED** on second and final reading on the 9th day of February, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

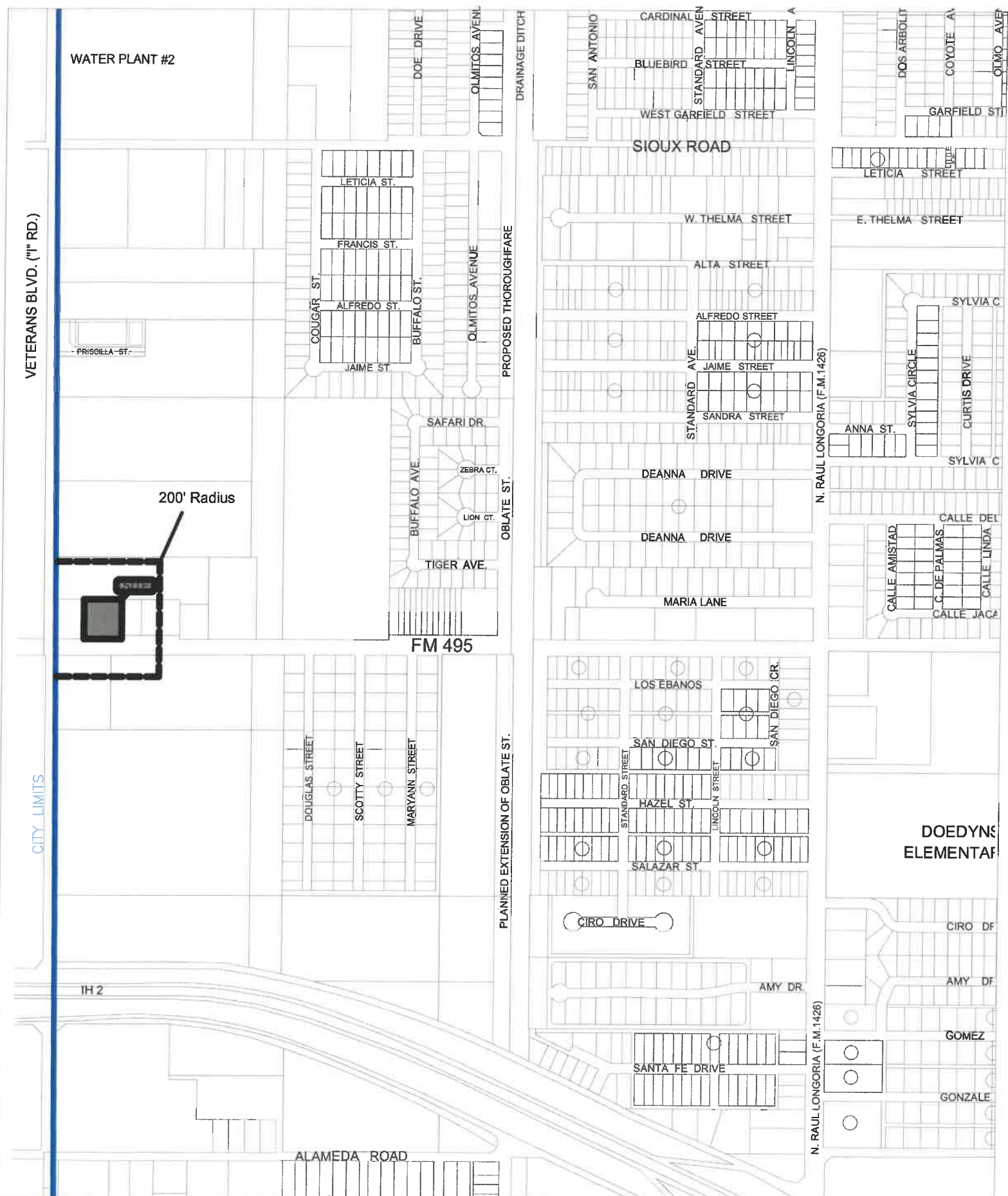
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**DIANA CAVAZOS
CITY SECRETARY**

CITY ATTORNEY



- Legend
- CITY LIMITS
 - Proposed area

Conditional Use Permit to allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lilian Moreno.





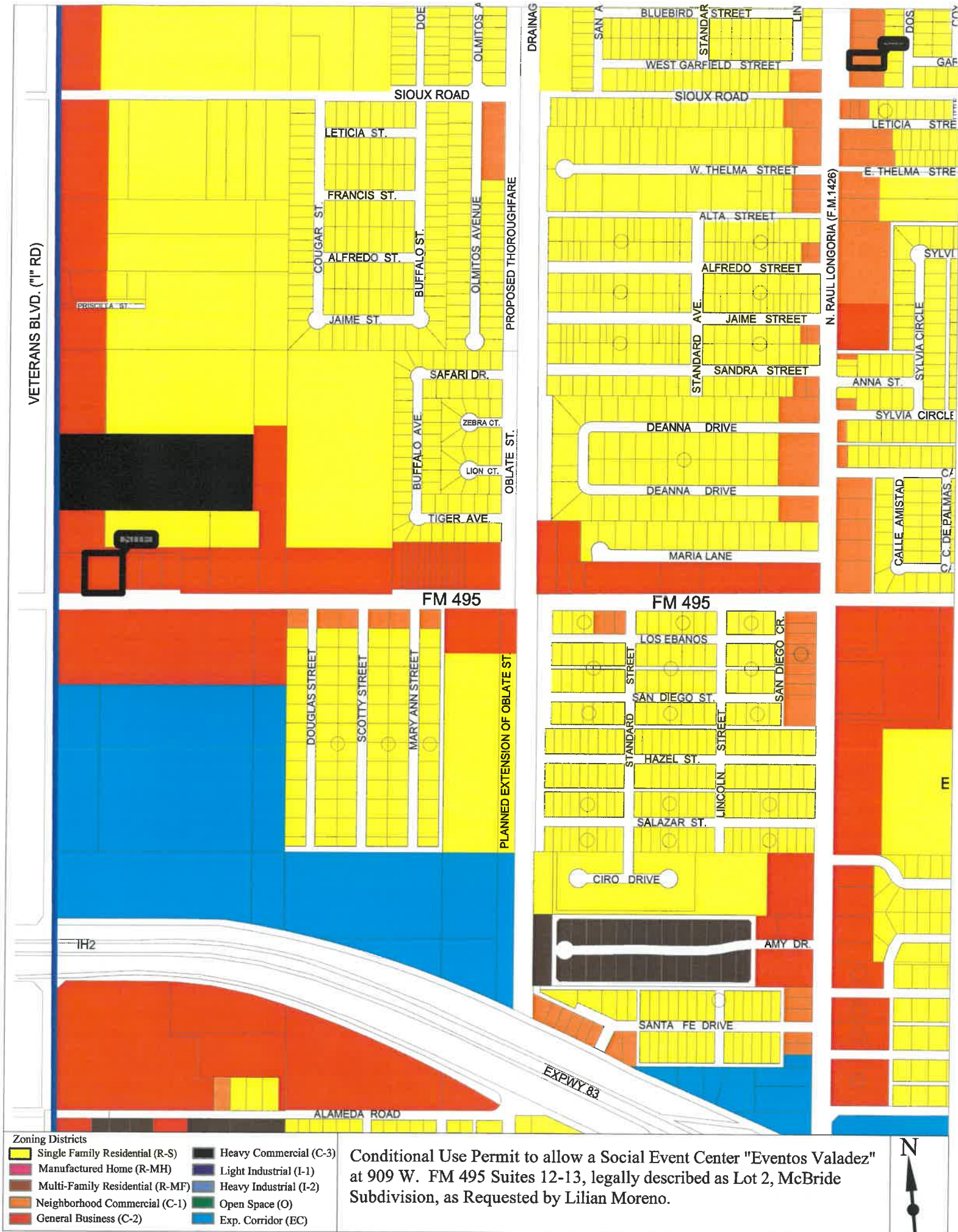
© 2020 Google

Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lilian Moreno.





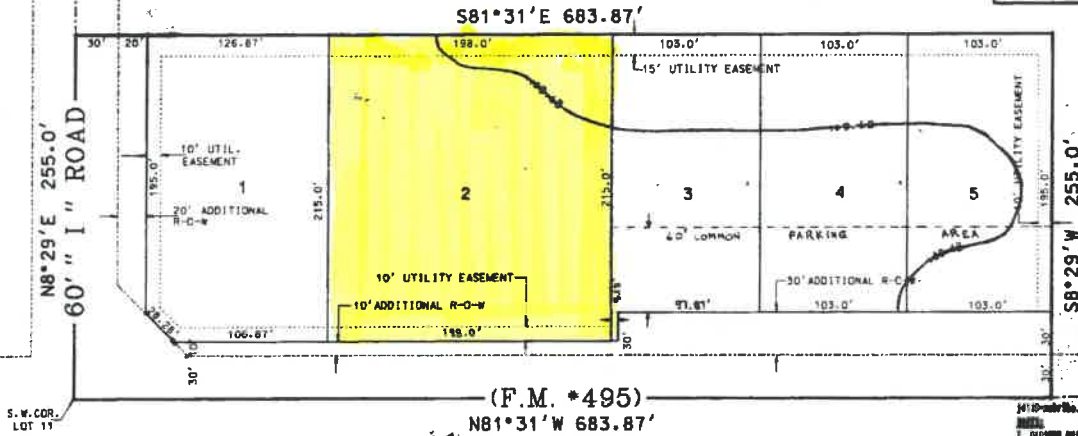


587432

Filed for Record in
Hidalgo County, Texas
By County Clerk
On Mar 31, 1997 at 07:30A

Map - 1/2

Document Number: 587432
Total Fee: 46.50
Receipt Number: 88404
By: Bea Cruz



M A P OF McBRIDE SUBDIVISION

SAN JUAN TEXAS

BEING A SUBDIVISION OF 4.0 ACRES OF LAND
OUT OF LOT 11, BLOCK 5,
JOHN CLOSER SUBDIVISION, OF PORCIONES 71 & 72
HIDALGO COUNTY, TEXAS.

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 NORTH 15th STREET
McALLEN, TEXAS 78501.

07-15-96

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OUT OF LOT 11, BLOCK 5,
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HIDALGO COUNTY, TEXAS.

1. CHAINING OFFSHORE NETWORK LINE SHALL BE AS FOLLOWS:
POINT - 80.0 FT
SIDE - 1.0 FT
CORNER - 30.0 FT
HEAD - 100.0 FT
2. OWNER IS REQUIRED TO PROVIDE A SUBDIVISION CHAINING PLAN APPROVED BY THE CHAINING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
3. THIS PROPERTY SHALL BE ZONE "R" OF THE PLANNING AND ZONING COMMISSION. OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JUAN.
4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 4 FT BELOW THE FINISHED GRADE OF THE ADJACENT LOT.
5. A 4 FT BUFFER IS REQUIRED ALONG THE REAR OF THE LOT.
6. A 4 FT BUFFER IS REQUIRED ALONG THE REAR OF THE LOT.
7. ONLY THE 37 FT BUFFER SHALL BE USED FOR THE LOT.
8. STATE OF TEXAS, COUNTY OF HIDALGO
9. J. STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN TO THIS PROJECT.
10. REGISTERED PROFESSIONAL ENGINEER, P. E. REGISTRATION NO. 56701

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY: *[Signature]*
DATE: 3-25-97

APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
This the 15th day of March 1997
JOSE ELOY PULIDO, County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy

Recorded in Volume 32 Page 49B
of the map records of Hidalgo
County, Texas
McBride and Hunt, Inc.

CHECKED FOR RECORDING
BY: *[Signature]*
3/14/97

STATE OF TEXAS:
COUNTY OF HIDALGO:

SCALE: 1"= 60'

DATE: 07-15-96

THAT I, JAMES C. McBRIDE, TRUSTEE, OWNER, OF THE LANDS HEREIN DESCRIBED, HAVING CAUSED SAME TO BE SUBDIVIDED DO HEREBY ACCEPT, ADOPT AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON, EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES, AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE RESERVED TO THE CITY OF SAN JUAN OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *James C. McBride*, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 15th DAY OF March, 1997.

REYNOLDS FAMILY TRUST
James C. McBride
JAMES C. McBRIDE, TRUSTEE
1220 N. 10TH ST.
McALLEN, TX 78501

Jose Eloy Pulido
NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION 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.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR #1580 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

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

Roberto F. Lovato
MAYOR, CITY OF SAN JUAN

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 15th DAY OF December, A.D. 1996

Best Forthman
SECRETARY

Plinio C. Medina
PRESIDENT

APPROVED:
[Signature]
Hidalgo County ROW DEPT.
and Acct #1

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED
UPON RCD #2 RIGHTS-OF-WAY OR EASEMENTS
WITHOUT THE EXPRESSED WRITTEN PERMISSION
OF THE RCD #2.

Conditional Use Permit to allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lilian Moreno.

Moreno, Lillian
2117 N. Dahlia St.
Pharr, TX 78577

Three View Plaza LLC.
1200 E. Jackson Avenue
Pharr, TX 78577-6162

7-Eleven
Attn: AD Valorem Tax 7-Eleven No. 40610
P.O. Box 711
Dallas, TX 75221-0711

B.G.S Naraindas Inc.
1225 N. Expressway Suite C4
Brownsville, TX 78520-8358

Vega, Francisco and Maria E.
1615 Mary Ann St.
San Juan, TX 78589

Munoz, Elizabeth
1605 Merlin Dr.
Mission, TX 78572-3159

Belgar Investments, LLC.
5600 N. Hiawatha Dr.
Pharr, TX 78577-9683

495 & San Juan Crossing LLC.
4000 S. Burns Dr.
McAllen, TX 78503

Junglee Real Estate LLC.
P.O. Box 147
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow a Social Event Center "My Baby Shower Party Place" at 1201 N. Raul Longoria Road Suite "N", legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is relocating her event center to a commercial plaza next to Dr. Iglesias. She is moving the business to a bigger location. The commercial plaza has parking area and security cameras. Applicant needs to comply with a conditional use permit in order to operate "My Baby Shower Party Place". The commercial plaza was built back in 1999 with approximately 6,400 square feet.

Applicant must agree to pay an annual fee to maintain the conditional use permit with the city.

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 on January 21, 2021, the Planning and Zoning Commission unanimously recommended 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 – 01/21/2021
CITY COMMISSION – 02/09/2021
DATE PREPARED – 01/27/2021

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STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a Social Event Center “My Baby Shower Party Place” in a commercial area.
APPLICANT:	Mirna G. Garcia
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Aguilera Medical Complex
LOCATION:	1201 N. Raul Longoria Road Suite N
USE / EXISTING ZONING:	Commercial Plaza / 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> – Residential; Single-Family Residence District (R-S) <i>West</i> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access onto Raul Longoria Road
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

The applicant is relocating her event center to a commercial plaza next to Dr. Iglesias. She is moving the business to a bigger location. The commercial plaza has parking area and security cameras. Applicant needs to comply with a conditional use permit in order to operate “My Baby Shower Party Place”. The commercial plaza was built back in 1999 with approximately 6,400 square feet.

Applicant must agree to pay an annual fee to maintain the conditional use permit with the city.

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.

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;
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.

**CONDITIONAL USE PERMIT
“MY BABY SHOWER PARTY PLACE”
FEB, 2021**

PAGE 3

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.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Section of Ordinance
- List of neighboring property owners receiving notice
- Ordinance



“Proposed Site”



ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A
SOCIAL EVENT CENTER “MY BABY SHOWER PARTY PLACE”
LOCATED AT 1201 N. RAUL LONGORIA ROAD SUITS N, LEGALLY
DESCRIBED AS LOT 1, AGUILERA MEDICAL COMPLEX
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, Martha Cantu has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*My Baby Shower Party Place*” 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 Mirna G. Garcia has applied for a Conditional Use Permit to allow “*My Baby Shower Party Place*” at 1201 N. Raul Longoria Road Suite N, 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 26th day of January, 2021.

PASSED and **APPROVED** on second and final reading on the 9th day of February, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



Conditional Use Permit to allow a Social Event Center "My Baby Shower Party Place" at 1201 N. Raul Longoria Road Suite "N", legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.

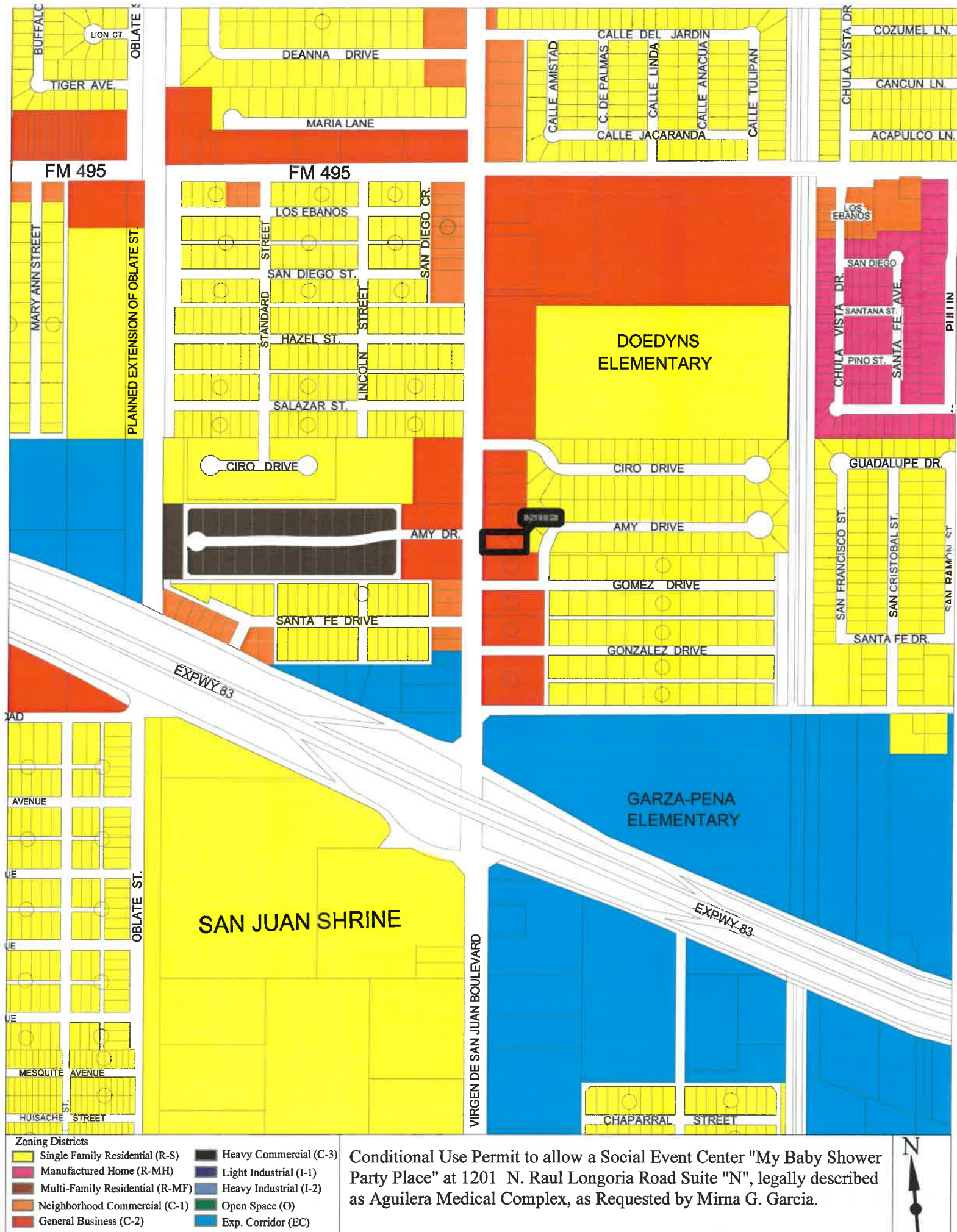


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Social Event Center "My Baby Shower Party Place" at 1201 N. Raul Longoria Road Suite "N", legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.





Conditional Use Permit to allow a Social Event Center "My Baby Shower Party Place" at 1201 N. Raul Longoria Road Suite "N", legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.

Garcia, Mirna G.
1506 Vatia Blvd.
Mission, TX 78572

Calderon, Maria Angelita
106 Amy Dr.
San Juan, TX 78589

A&N Iglesias Limited
5706 N. 1st Street
McAllen, TX 78504-1817

Macias, Silverio & Maria R.
102 E. Ciro Dr.
San Juan, TX 78589

JPO Enterprises Inc.
P.O. Box 2127
Elsa, TX 78543-2127

Hernandez, Belia
104 E. Ciro Dr.
San Juan, TX 78589

Valencia M.L. Family LP.
1103 N. Raul Longoria Road
San Juan, TX 78589-3600

Olivarez, Ramon and Eufemia
106 E. Ciro Dr.
San Juan, TX 78589

A&N Iglesias Limited
712 S. Cage Blvd.
Pharr, TX 78577

Vasquez, Maria A.
107 Amy Dr.
San Juan, TX 78589

Gomez, Carlos and Carmen
P.O. Box 406
San Juan, TX 78589

Arcaute, Abelardo and Conrada
105 Amy Dr.
San Juan, TX 78589

Garza, Tomasita
202 E. Gomez Dr.
San Juan, TX 78589

Gomez, Ada
103 Amy Drive
San Juan, TX 78589

Suarez, Irene S.
203 E. Gomez Dr.
San Juan, TX 78589

Alaniz, Delia G.
P.O. Box 251
San Juan, TX 78589

Arcaute, Javier & Raquel
101 Amy Dr.
San Juan, TX 78589-3709

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consider Second and Final Reading of an Ordinance Amending Chapter 3 Building Regulations, Article 3.05 Signs, by Amending Section 3.05.014 to Conform with State and Federal Regulation and by Adding Section 3.05.017 to Prohibit Signs on Public Property; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.

STAFF COMMENTS AND RECOMMENDATIONS:

The Texas Election Code allows the City to regulate political signs on private property in under certain circumstances. In addition, the Texas Election Code requires an entity that controls or owns a public building being used as a polling place to allow electioneering during the early voting period and election day on the premises outside of the 100-foot statutory electioneering limit, subject to reasonable regulations on time, place and manner.

RECOMMENDATION:

Approve as recommended.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. 2020-_____

AN ORDINANCE AMENDING CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.05 SIGNS, BY AMENDING SECTION 3.05.014 TO CONFORM WITH STATE AND FEDERAL REGULATION AND BY ADDING SECTION 3.05.017 TO PROHIBIT SIGNS ON PUBLIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the Texas Election Code allows the City to regulate political signs on private property in under certain circumstances; and

WHEREAS, the City's Code of Ordinances currently provides for regulations of political signs on private real property; however, such regulations are inconsistent with the Texas Elections Code; and

WHEREAS, in addition, the Texas Election Code requires an entity that controls or owns a public building being used as a polling place to allow electioneering during the early voting period and election day on the premises outside of the 100-foot statutory electioneering limit, subject to reasonable regulations on time, place, and manner; and

WHEREAS, pursuant to the Texas Elections Code, electioneering includes the posting, use or distribution of political signs or literature; and

WHEREAS, the City Commission recognizes the importance of a citizen's rights as guaranteed by the First Amendment of the United States Constitution; and

WHEREAS, City-owned or City-controlled facilities in San Juan are utilized as voting poll places; and

WHEREAS, these facilities are simultaneously used by the City for various other public purposes for which adequate, safe parking and access thereto must be maintained in order for those facilities to operate in a safe and effective manner; and

WHEREAS, the City Commission desires to amend the Chapter 3 Building Regulations, Article 3.05 Sign by amending Section 3.05.014 Political Signs to conform with the applicable state and federal laws as it relates to private real property and by adding Section 3.05.017 Signs Prohibited on Public Property to prohibit signs on public property, but to allow for political signs during an election period with reasonable regulations concerning same.

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

SECTION I. The City Commission hereby amends Chapter 3 Building Regulations, Article 3 Signs, Section 3.05.014 Political Signs by deleting the stricken out provisions and adding the underlined provisions as depicted below:

Sec. 3.05.014 Political signs

Political signs may be erected and maintained as follows:

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(1) ~~Stake signs. Signs with an area not exceeding 30 inches by 30 inches and installed on a stake at a height not more than 36 inches above the adjacent grade may be located on any private property within the city.~~

~~(2) Other political signs. Political signs may be placed, erected and maintained on private real property within the City with the consent of the property owner with a sign area not exceeding four (4) feet by eight (8) feet in size may be located on any private property within the city provided that:~~

~~(A) The bottom of said sign is not less than five feet above the adjacent grade. The sign does not have an effective area greater than 36 feet;~~

~~(B) The sign is not closer than 20 feet from the back of the curb if located on a corner lot more than eight feet high; and~~

~~(C) The sign is not closer than ten feet from the back of the curb on any other lot. illuminated; or~~

~~(D) The sign has no moving elements.~~

(2) Political signs that meet the requirements referenced under paragraph (1) of this Section shall not be placed, erected or maintained within a right-of-way, easement or other encumbrance dedicated to the City for use of the property for a public purpose.

(3) All political signs that do not meet the requirements referenced in this Section under paragraph (1) Oversize political signs. Any political sign larger than that referred to in subsection (2) above must be located in a C-2, commercial district or less restrictive zoning district and must conform to subsection (2) of this section the City's sign regulations under this Article and applicable to signs in those districts.

(4) Time limit for display. Political signs may be erected not earlier than 180 days preceding the election to which the sign pertains and must be removed not later than 7 days following the day of such election. The only exception will be to allow for signs to remain in case of runoff elections.

SECTION II. The City Commission hereby amends Chapter 3 Building Regulations, Article 3.05 Signs by adding Section 3.05.017 and the underlined provisions as depicted below:

Sec. 3.05.017 Signs Prohibited on Public Property

(1) It shall be unlawful for any person to place or cause to be placed on public property any sign not expressly authorized by the public entity controlling said property.

- (2) No political candidate signs or political issue signs shall be placed on public property owned and/or controlled by the City except as follows:
- (A) No more than twenty-five (25) stand alone or staked political candidate and/or political issue signs of not more than 3 square feet each and one (1) 4 feet (height) by 8-feet (width) stand alone or staked political candidate and/or political issue sign may be placed or erected in the areas designated for the placement of such signs on public property near the entrance to polling places designated for voting in the election for which the signs are placed; provided that such signs are not placed or erected on the driveways, parking areas, on medians within parking areas, or driveways on the premises of a polling place. This provision does not apply to signs that are lawfully attached to vehicles that are lawfully parked at the premises of a polling place.
 - (B) For the purposes of calculating the number of stand alone or stakes signs as provided in paragraph (2)(A) of this section, each sign that is in favor of a political candidate or issue will count as one sign for that political candidate or issue. For example, if one (1) 4 feet (height) by 8-feet (width) stand alone sign is in favor of more than one (1) political candidate, such sign will count as one (1) 4 feet (height) by 8-feet (width) stand alone for each political candidate, thereby meeting the limit of the (1) 4 feet (height) by 8-feet (width) sign.
 - (C) The allowable signs under paragraph (A) above shall not be placed or erected more than twenty-four (24) inches above the ground.
 - (D) Signs placed pursuant to this Section shall not be placed or erected before the day before such voting is to occur and shall be removed not later than the second day after the voting on such election or referendum occurs.
 - (E) Signs placed pursuant to this subsection shall not be placed in right-of-ways or easements dedicated for public use and must otherwise comply with the applicable state and federal laws.

SECTION III. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days has passed after its first reading and upon the placement of the appropriate signs by the Texas Department of Transportation.

SECTION IV. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas and in accordance with the applicable laws of this State.

SECTION V. 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 VI. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION VII. 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 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 ____ day of January, 2021.

READ, PASSED AND APPROVED IN 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 _____, 2021.

ATTEST:

CITY OF SAN JUAN, TEXAS

BY: _____
Diana Cavazos, City Secretary

BY: _____
Mario Garza, Mayor

APPROVED AS TO FORM:

PALACIOS, GARZA & THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 9, 2021

Consider Second and Final Reading of an Ordinance Amending Chapter 8 Offenses and Nuisances by Adding Article 8.07 Electioneering on City Owned or Controlled Polling Place; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.

STAFF COMMENTS AND RECOMMENDATIONS:

The Texas Election Code requires an entity that controls or owns a public building being used as a polling place to allow electioneering during the early voting period and election day on the premises outside of the 100 foot statutory electioneering limit, subject to reasonable regulations on time, place and manner. During an election period, the City of San Juan desires to continue to allow electioneering at polling places owned or controlled by the City; provided that reasonable regulations are implemented to ensure the public is able to access the City owned or controlled property for its ordinary operations in a safe and effective manner.

RECOMMENDATION:

Approve as recommended.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. 2020-_____

**AN ORDINANCE AMENDING CHAPTER 8 OFFENSES AND NUISANCES BY
ADDING ARTICLE 8.07 ELECTIONEERING ON CITY OWNED OR
CONTROLLED POLLING PLACE; PROVIDING FOR AN EFFECTIVE DATE;
PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION;
PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE;
AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT
MATTER HEREOF.**

WHEREAS, the Texas Election Code requires an entity that controls or owns a public building being used as a polling place to allow electioneering during the early voting period and election day on the premises outside of the 100-foot statutory electioneering limit, subject to reasonable regulations on time, place, and manner; and

WHEREAS, pursuant to the Texas Elections Code, electioneering includes the posting, use or distribution of political signs or literature; and

WHEREAS, the City Commission recognizes the importance of a citizen's rights guaranteed by the First Amendment of the United States Constitution; and

WHEREAS, during local, state and federal elections, City-owned or City-controlled facilities in San Juan are utilized as voting poll places; and

WHEREAS, these facilities are simultaneously used by the City for various other public purposes for which adequate, safe parking and access thereto must be maintained in order for those facilities to operate in a safe and effective manner; and

WHEREAS, during an election period, the City of San Juan desires to continue to allow electioneering at polling places owned or controlled by the City; provided that reasonable regulations are implemented to ensure the public is able to access the City owned or controlled property for its ordinary operations in a safe and effective manner; and

WHEREAS, the City Commission desires to amend the Chapter 8 Offenses and Nuisances by adding Article 8.07 Electioneering on City Owned or Controlled Polling Place to allow for electioneering with reasonable regulations as to the time, place and manner.

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

SECTION I. The City Commission hereby amends Chapter 8 Offenses and Nuisances by adding Article 8.07 titled Electioneering on City Owned or Controlled Polling Place and shall read in its entirety as follows:

ARTICLE 8.07 ELECTIONEERING ON CITY OWNED OR CONTROLLED POLLING PLACE

Sec. 8.07.001 Definitions

The following words, terms and phrases, when used under this Article shall have the following meanings, except where the context clearly indicates a different meaning:

- (a) Electioneering shall mean the posting, use, or distribution of political signs or literature, including but not limited to the use of trailers, chairs, booths, tables, tents, and canopies or other furniture, structures, vehicles or devises to post, use or distribute political signs or literature.
- (b) Polling Place shall mean any property, building and grounds, wherein federal, state, or local election officials are conducting voting under the Texas Election Code and/or Home Rule Charter.
- (c) Voting Period shall mean the advertised time certain when polls open until the polls close, or the last voter has voted, whichever is later, on Election Day, the Early Voting Period, and any Election Runoff period or day.

Sec. 8.07.002 Purpose

The purpose of this ordinance is to provide reasonable regulations for electioneering on City owned or controlled public property when such property is used as an election polling place. The regulations herein are to mitigate against any safety concerns, prevent damage to public property, and ensure that the property is sufficiently available for its patrons who use the facilities for activities other than election purposes.

Sec. 8.07.003 Electioneering at City Owned or Controlled Polling Place

- (a) The regulations under this Section apply to electioneering on the premises of City owned or City controlled property used as a polling place during the voting period.
- (b) It is an offense for any person to engage in electioneering on the driveways, parking areas, on medians within parking areas, or right-of-ways or easements on the premises of a polling place.
- (c) This Section shall not apply to stand alone or staked electioneering signs that are lawfully place or erected pursuant to Section 3.05.017 of the City's Code of Ordinances and electioneering signs lawfully attached to vehicles that are lawfully parked at the premises of a polling place.
- (d) The City Manager shall be authorized to identify the areas to which these regulations apply during elections.

Sec. 8.07.004 Penalties

Any person, firm, corporation or entity violating this Article shall be subject to a fine not to exceed \$500.00 per occurrence.

SECTION IV. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days has passed after its first reading and upon the placement of the appropriate signs by the Texas Department of Transportation.

SECTION V. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas and in accordance with the applicable laws of this State.

SECTION VI. 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 VII. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION VIII. 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 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 ____ day of January, 2021.

READ, PASSED AND APPROVED IN 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 _____, 2021.

ATTEST:

CITY OF SAN JUAN, TEXAS

BY: _____
Diana Cavazos, City Secretary

BY: _____
Mario Garza, Mayor

APPROVED AS TO FORM:

PALACIOS, GARZA & THOMPSON, P.C.

BY: _____
City Attorney

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Wednesday, September 30, 2020

TIME: 5:30 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Ricardo Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, Library Director

ORDER OF BUSINESS

I. CALL TO ORDER

Mayor Mario Garza called meeting to order at 5:30p.m.

II. PUBLIC HEARING

- A. Hold Second and Final Public Hearing to Consider Adopting the Ordinance for Budget for the City of San Juan, Texas, for Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021.

Open public hearing at 5:30 p.m.

DISCUSSION: Commissioner Jesus “Jesse” Ramirez asked if there was a reason why the recommended budget book received did not have a job description for the new positions that were created to which Mr. Benjamin Arjona, City Manager responded this year it had been done in the proposal. Mr. Leroy Gonzales, Director of Finance stated a budget book was created but due to COVID-19 they had gone straight to the budget book to which Commissioner Ramirez asked if it was on the proposed budget. Mr. Gonzales responded yes to which Commissioner Ramirez stated he did not see it in either the proposed budget or the recommended budget nor did he see the job description the position of public information officer at all. Mr. Benjamin Arjona asked which position he was referring to which Commissioner Ramirez responded the public information officer that was created. Mr. Arjona stated the position was discussed in one of the workshops and was recommended on the last booklet to which Commissioner Ramirez asked if the last booklet would be number 3. Mr. Gonzales stated yes, the last booklet, would be number 3 to

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which Commissioner Ramirez responded right, the proposed budget. Commissioner Ramirez asked again if it was on there to which Mr. Gonzales responded it was in there. Commissioner Ramirez stated it was not on either one to which Mr. Gonzales responded at the last meeting the position had been recommended.

Commissioner Ramirez stated going back to his question from the last meeting when approving the budget would the Commission be approving the budget book or the recommended budget to which Mr. Arjona responded they would be approving the recommended. Commissioner Ramirez stated so it would be the budget to include the position because it was not included to which Mr. Gonzales responded it did included the wages it just did not include the job description. Commissioner Ramirez stated if it was discussed at one of the workshops two weeks prior where did they came up with the numbers again to which Mr. Arjona responded a survey was taken from different cities and that's pretty much what they pay that's the range. Commissioner Ramirez asked if there was going to be a range to which Mr. Arjona responded that was the range but it did not mean they would get paid \$53,000.00. Commissioner Ramirez asked if it was based on qualifications and experience to which Mr. Arjona responded yes. Commissioner Ramirez asked if the Commission would see the description before it gets posted to which Mr. Arjona asked if he wanted to see it. Commissioner Ramirez responded he would like to see it. Mayor Pro Tem Sanchez stated he agreed with Commissioner Ramirez about seeing the job description before it gets posted. Mr. Arjona stated anytime a position is opened it comes with a job description to which Mayor Pro Tem Sanchez responded but on the book the job description was not included.

Commissioner Ramirez stated as mentioned in the past we would receive it and approve it along with the budget book to make changes prior which in this case they cannot to which Mayor Pro Tem Sanchez stated he recommended bringing the description at a later date to be reviewed by the Commission. Mr. Arjona stated obviously we can do whatever you guys would like for us to do my recommendation would be to send a booklet for your review to make any changes accordingly. Mayor Mario Garza asked so we are talking about the job description to which Mr. Arjona responded right. Mayor Garza asked based on what was discussed at the workshop to which Mr. Arjona responded as far as the job description we can make sure we send it to you.

Commissioner Jesus "Jesse" Ramirez stated there was a budget of \$200,000 for city events, but being that we are in the middle of a pandemic and based on what was said at the presidential debate last night the vaccine would not be available until the end of the year shouldn't it be downsized. Commissioner Ramirez further stated maybe we can put some towards the Christmas lights since some of them don't work anymore and make some adjustments to brighten up the city to which Mr. Arjona responded they were already looking into getting more lights and as far as city events we cannot downscale because if the vaccine were to come out sooner and if its allowable then we could have the event with all the precautions necessary. Mr. Arjona further stated the \$200,000 was not only for Noche de Paz, but also the Halloween festival, 4th of July, and other small events. Commissioner Ramirez stated \$180,000.00 was designated only for Noche de Paz, \$13,000.00 for 4th of July, and \$7,000.00 for Halloween to which Mr. Arjona responded it did not mean the whole \$180,000.00 would be used. Commissioner Ramirez stated he understood the budget was \$180,000 but his recommendation was to downscale which he knew he did not want to do it to which Mr. Arjona responded it's not that he did not want to but it was something that had already been worked out with the EDC Department and the City to do Christmas lighting along Nebraska. Commissioner Ramirez asked if those improvements for the lighting were on the budget book since he did not see them to which Mr. Arjona responded they could always use some of those monies that are designate to Noche de Paz. Mayor Mario Garza

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stated please make sure it is brought to the Commission and if only \$60,000.00 is spent this year for Noche de Paz just keep them informed.

Closed public hearing at 5:40 p.m.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made a motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0).

III. DISCUSSION AND POSSIBLE ACTION ON ALL OF THE FOLLOWING MATTERS

- A. Consider Approval of the Economic Development Corporation 2020-2021 Budget.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated this item was previously approved by the EDC Board unanimously but was pending approval from the City Commission.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made a motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0).

IV. CONSENT AGENDA

- A. Consider and Ordinance Adopting the Budget for the City of San Juan, Texas for Fiscal Year Beginning October 1, 2020 to September 30, 2021.

DISCUSSION: Benjamin Arjona, City Manager stated the item could be discussed if there were any questions on behalf of the Commission.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0).

V. ADJOURNMENT

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to adjourn at 5:41 p.m. and was seconded by Mayor Mario Garza. Motion passed (4-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Wednesday, November 18, 2020

TIME: 11:30 a.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mayor Mario Garza
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Pat Karr, Director of Information Technology
Bob Garza, Assistant EDC Director

ORDER OF BUSINESS

I. CALL TO ORDER

II. PRESENTATION

- A. Presentation on Press Conference Regarding the City of San Juan Lighting of the Christmas Tree Event 2020.

DISCUSSION: Benjamin Arjona, City Manager greeted the community and stated welcome to the City of San Juan what we call the friendly city. Mr. Arjona further stated it was with great honor to have everyone with us. Mr. Arjona added he wanted to thank the staff for putting the event together; the paintings, the backdrop, and the Frosty. Mr. Arjona stated what a beautiful way to start the day than to announce all the upcoming festivities although the pandemic had hit us very hard adjustment had to be mad but overall it would turn out great. Mr. Arjona thanked our special guest: Mr. Israel Garza, EDC Member, Commissioner Ernesto “Neto” Guajardo, Commissioner Marco “Markie” Villegas, Ricardo Palacios, City Attorney, Bob Garza, Assistant EDC Director and the great Mayor Mario Garza.

Mayor Mario Garza stated once again to echo what Mr. Arjona mentioned first and foremost he thanked the dear lord for bringing us together as one big happy community and stated as you may know times have changed with that we have to adjust our lives. Mayor Garza further stated I want to thank the employees, the EDC and everyone who was involved in putting this beautiful event for the City of San Juan. Mayor Garza added at this time last year we were gathered to announce the exciting celebrating of the Christmas holiday, the installation of the largest Christmas tree in Texas, the lighting of the Christmas tree with the company of our community.

**CITY OF SAN JUAN
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Mayor Garza stated as your leaders nothing gives us greater pleasure than to provide an opportunity for our San Juan families to come together to celebrate the most joyous holiday. Mayor Garza further stated this year we are found in unrepresented times with the coronavirus still spreading rapidly among our community affecting many of our neighbors, friends and loved ones. Mayor Garza added as city leaders we are obligated to ensure that we are taking every measure to prevent the spread in our community as such; we have made a difficult decision to cancel this year's Noche de Paz festivities.

Mayor Garza stated we know this may come as a disappointment but for the health and safety of each of our community members it is too valuable to risk, however we are pleased to announce the 6th annual lighting of the Christmas tree that will take place this year. Mayor Garza further stated the lighting of the Christmas tree is scheduled for Tuesday, December 1st, 2020 beginning at 6:30 p.m. at the San Juan Municipal Park. Mayor Garza added this year's theme is a magical time with Frosty the Snowman and we are making the most of this magic al time of the year all in effort to bring the magic of Christmas to our great and beautiful city of San Juan.

Mayor Garza stated we have made accommodations to have a drive-in style viewing of the lighting of the tree by our City Commission. Mayor Garza further stated limited spaces were available for vehicles driving in and parking in front of the tree. Mayor Garza added radio station Ultra 104.9 will be on location live, Facebook live and our very own City of San Juan radio frequency will be available for families to listen and view from the safety of their vehicles. Mayor Garza stated food vendors will also be available during the event, in addition to photos with Santa and the main attraction of Frosty the Snowman. Mayor Garza added al social distancing and recommended safety guidelines would be strictly enforced for the safety of all in attendance. Mayor Garza stated we encourage everyone to save the date for the lighting of the Christmas tree December 1, 2020, stay safe, stay healthy and may God bless you and your families.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, November 24, 2020

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Albino Rodriguez, Interim Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, Library Director
Roel Garza, Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL TO ORDER

Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

- A.** It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established an Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, November 20, 2020 by (1) Sending an Email to

**CITY OF SAN JUAN
CITY COMMISSION MEETING
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publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later than 5:00 p.m. on Tuesday, November 24, 2020. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

V. PRESENTATIONS:

- A. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

DISCUSSION: Benjamin Arjona, City Manager greeted the City Commission and staff. Mr. Arjona stated all directors were present should the commission have any questions. Mr. Arjona further stated there had been an incident with the Christmas tree due to strong winds it was caught in a pocket of air causing it to flip over and although there were efforts to put it back up it was decided because of safety concerns it was best not to. Mr. Arjona added the tree had a couple of broken parts and contact had been made with the insurance and manufacturer to work together but there was no answer at the moment. Mr. Arjona stated because of the incident the original plan of hosting The Lighting of the Christmas tree at the Municipal Park will now be moved to City Hall along with the ornaments. Mr. Arjona further stated he knew the item was not placed for discussion but it was brought up to make the commission aware of the situation, as well as having a discussion on a possible change of date. Commissioner Ernesto "Neto" Guajardo asked if there would be enough time to notify the public of any changes to which Mr. Arjona responded the plan would be to notify the public through social media.

Mayor Mario Garza asked if there would be a confirmation on dates to which Mr. Arjona responded the scheduled date was for December 1st and would have to be moved for a later date that week. Mayor Garza asked when the incident was reported to which Mr. Arjona responded he was notified at 11:20 by Mr. Ruben Guajardo, Assistant Director of Parks and Recreation. Mr. Arjona added fortunately at that moment there were no individuals around the area therefore no one was hurt. Mayor Garza asked what exactly did Plan B consist of to which Mr. Arjona responded it would be similar to previous years when the tree was placed on the front of City Hall. Mayor Garza asked if this would be a drive-thru event to which Mr. Arjona responded it could either be a drive-thru or people could have the opportunity to park and tune in through a frequency. Mayor Garza stated his main concern was complying with social distancing since Hidalgo County still faced large numbers of cases so precautions had to be placed since Noche de Paz event was cancelled for the same reason. Mr. Arjona stated a drive-thru/virtual event would be best to keep the public safety as a priority.

Commissioner Marco "Markie" Villegas asked if updates had been given to the participating sponsors since more than half of the sponsors were the same sponsors of the previous year and if proper communication was important. Mr. Arjona stated they had a discussion to place the purchased ornaments at the City Hall building and the down town area. Commissioner Jesus "Jesse" Ramirez stated if the event became a drive-thru event it would not allow people to take pictures with the ornaments and Frosty the Snowman as originally planned to which Mr. Arjona responded the ornaments would be up and lighted so people have the opportunity to come by and take pictures throughout the month of December. Commissioner Ramirez asked if the food trucks would still be out there to which Mr. Arjona responded yes, obviously we would not be able to have the 15-20 we were planning only a few. Commissioner Ramirez stated he did not think it was a good idea to which Mr. Arjona responded maybe 6 food trucks. Commissioner Ramirez

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stated if the event was going to be a drive by then we are not expecting for people to stop to which Mayor Mario Garza because of the number of COVID cases he did not think it was a good idea. Mayor Garza stated a drive thru event was best to which Mayor Pro Tem Sanchez agreed and stated the whole point was for residents to remain in their vehicles.

Mayor Mario Garza asked for a status of applications for Police Chief to which Mr. Arjona responded more than 26 applications were received and the top 3 applicants had been selected for an interview. Commissioner Guajardo asked who was doing the interviews to which Mr. Arjona responded it was himself, Leroy Gonzales, Director of Finance and Ms. Adelaida Cordero, Director of Human Resources. Mr. Arjona added the purpose of having 3 people during the interview was to have a score basis and a decision was expected to be made the following Tuesday. Mayor Pro-Tem Leonardo "Lenny" Sanchez asked what the plan for police presence during the holidays was since he was receiving complaints to which Albino Rodriguez, Interim Chief of Police responded he was working with Border Star as well as Stone Garden to have additional man power. Chief Albino stated there would be patrol officers in different areas but specifically in the areas where theft calls were reported. Mayor Pro-Tem Sanchez asked regarding Stone Garden if officers were being scheduled or if it was on the officers own time to which Chief Albino responded officers were being scheduled.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for a Conditional Use Permit to allow "La Valentina Snacks" at 3705 N. Raul Longoria Road, legally described as Lot 1, Vega Subdivision, located approximately 200 feet North of Nolana Avenue, along the East side of Raul Longoria Road, as Requested by Oscar Corral.

DISCUSSION: Benjamin Arjona, City Manager stated the applicant was proposing a 10 x 7 snack shop truck with an exit on Raul Longoria. Mr. Arjona further stated the applicant was proposing to use the restroom from the mechanic shop. Mr. Arjona added an attachment with the proposed days and hours of operations are Monday through Sunday from 10 a.m. to 8 p.m. was included in the packet.

**Open public hearing at 6:20 p.m.
Closed public hearing at 6:21 p.m.**

Commissioner Ernesto "Neto" Guajardo made a motion to approve and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion passed (5-0).

- B. Hold a Public Hearing for the Voluntary Annexation Petition of the 9.32 acre tract of land out of Lot 14, Block 47, 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 three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.

DISCUSSION: Benjamin Arjona, City Manager stated the applicant wanted to build a subdivision outside the city limits but within the City of San Juan ETJ. Mr. Arjona further stated on October 27, 2020 the City Commission approved the resolution accepting the annexation.

Open public hearing at 6:22 p.m.

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Mayor Pro-Tem Leonardo “Lenny” Sanchez asked if the annexation was for the middle of the property only to which Mr. Roberto Escobar, Director of Planning and Zoning responded Mr. Maldonado owned two properties, the south side which was already within the city limits but the north side was county. Mr. Escobar stated the applicant wanted to annex that piece of property and then go through the zone change later.

Closed public hearing at 6:23 p.m.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0).

DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:

- A. Discussion and Possible Action to Authorize Staff to Solicit for Statements of Qualification for a Consultant to Verify Construction Cost Estimates and Review Engineering Drawings for Constructability for the Wastewater Treatment Plant Improvements and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: Mr. David Salinas, Utilities Director greeted Mayor and Commissioners. Mr. Salinas stated he was seeking authorization to submit for statements of qualifications for a third party consultant to review the current drawings for the expansion of the waste water treatment plant expansion. Mr. Salinas further explained by doing those services the quality of the current services that are being provided and also if they are being designed to be constructed for the cost estimates that were provided since in the past several projects have come in over the budgeted amount. Mayor Mario Garza asked what the cost was to which Mr. Salinas responded the estimated cost of the project was a range from \$50,000 to \$150,000 depending on how detailed the study is. Commissioner Jesus “Jesse” Ramirez asked what the total value of the project was to which Mr. Salinas responded the total cost of the wastewater plant project was a little over 9 million. Mr. Arjona stated there was a grant for this project to which Mr. Salinas added the grant had 30% loan forgiveness. Mr. Arjona added the City was one of the few that qualified for the loan forgiveness, Commissioner Ramirez stated if looking at cost estimates for the study was on top of the project where the money would be coming out of to which Mr. Salinas responded it would come out of retained earnings in the utility fund. Mayor Garza stated the change orders should be responsibility of the engineer to which Mr. Salinas responded by hiring the consultant it would eliminated the amount of change orders because the project would be reviewed before going out to bid and they would let the City know of any issues with the design and specifications. Commissioner Ramirez asked if the contract would include order changes to which Mr. Arjona responded not necessarily. Commissioner Ramirez asked if an engineer on rotation could be used instead of bidding it out to which Mr. Salinas responded it had not been bided out yet it was just for statements of qualifications for selection of a consultant.

Commissioner Ernesto “Neto” Guajardo made a motion to approve and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).

VII. CONSENT AGENDA:

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cheers Wine and Liquor" at 232 E. Business 83, legally described as Lot 1,

**CITY OF SAN JUAN
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Block B, Lettered Blocks Subdivisions, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Marivel Salinas.

- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for OnPremise Consumption at the "Wing Barn" Restaurant located at 707 W. IH 2 Suite 100, legally described as Lot 3, the Shops at HEB Subdivision, located to the East of the San Juan HEB, as Requested by Roberto Saenz.
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for a Drive Thru Business and for the Sale of Alcoholic Beverages for OffPremise Consumption at the "Cool Spot Drive Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Javier Cavazos.
- D. Consider Second and Final Reading of an Ordinance for a Voluntary Annexation Petition 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 2426, Map Records, Hidalgo County, Texas located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road, as Requested by Ricardo Cazares.
- E. Meeting Minutes
 - May 26, 2020
 - June 15, 2020

DISCUSSION: Benjamin Arjona, City Manager stated any item could be discussed if there were any questions.

Commissioner Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (5-0).

VIII. ADJOURNMENT

Mayor Mario Garza wished all the employees and citizens a happy and safe Thanksgiving.

Commissioner Ernesto "Neto" Guajrdo made motion to adjourn at 6:38 p.m. and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion passed. 5-0

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, December 8, 2020

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Ricardo Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Albino Rodriguez, Interim Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL TO ORDER

Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, DECEMBER 8, 2020**

- A. It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established an Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, December 4, 2020 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later than 5:00 p.m. on Tuesday, December 8, 2020. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

No public comments.

V. PRESENTATIONS

- A. Presentation on Re-Opening the City of San Juan Recreation Program - Men's Softball League.

DISCUSSION: Benjamin Arjona, City Manager greeted the Mayor, Commissioners, staff and community and stated under presentations there will be the reopening of the City of San Juan recreation program, beginning with the Men's Softball League. Patrick Willingham, Director of Parks and Recreation Department stated due to COVID-19 all programs were stopped for the last seven months. Mr. Willingham further stated after the holidays the plans are to reopen programs slowly in the packet I included the rules for the men's leagues. Mr. Willingham added the goal was to stay cautious so the participants have a safe environment and for that the general public will not be allowed in the fields.

Mr. Willingham stated additional staff would be present for dugs to be sanitized, ensuring there's only team members, empires and officials inside the fenced area. Mr. Willingham further stated there would be 15 minute gaps between games and temperatures would be checked at the gate. Mr. Willingham added the Parks Department is hoping to start the spring sports of softball and baseball since some other cities are also starting. Mayor Mario Garza asked if the same rules mentioned would be implemented to all sports to which Mr. Willingham responded some rules would be different depending on the age group but the limits on games and amount of spectators would be implemented. Mr. Willingham added the department was continuously working on the details to maintain CDC guidelines and also to get the kids out and exercise. Commissioner Ernesto "Neto" Guajardo agreed with only having 2 games a day to help with the crowd and reminded everyone COVID-19 cases are still rising.

Mr. Willingham stated he has been meeting up with staff to come up with a plan and decided on starting with outdoor sports for now. Mayor Garza asked if there would be a need for additional staff to which Mr. Willingham responded the department was getting in contact with staff as needed. Commissioner Jesus "Jesse" Ramirez asked if contact had been made with the school district in regards to using their facilities to which Mr. Willingham responded contact had not been made with them but a meeting would be planned soon. Mr. Willingham added summer sports were the focus since children missed a whole school year of sports.

VI. APPOINTMENTS:

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, DECEMBER 8, 2020**

- A. Consider the Removal and/or Appointment of a Municipal Court Judge.

DISCUSSION: Benjamin Arjona, City Manager stated attached as part of the packet a resignation letter from Judge De Luna was included making the position available.

Mayor Mario Garza made a motion to appoint Karina Garza de Luna for Municipal Court Judge and was seconded by Commissioner Marco “Markie” Villegas. Commissioner Jesus “Jesse” Ramirez opposed. Motion Passed (4-0).

Mayor Mario Garza asked if this position was on a voluntary basis to which Mr. Arjona responded yes. Mayor Garza asked if there was any compensation for hearing court cases to which Mr. Arjona responded not at all. Mayor Garza then asked if it was zero cost to the city to which Mr. Arjona responded yes. Commissioner Jesus “Jesse” Ramirez asked if the resignation letter had to be approved by the Commission to which Mr. Ricardo Palacios responded the resignation became effective immediately so there was no need to approve it.

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

- A. Discussion and Possible Action Ratifying the Second Amendment to the Cares Act Interlocal Cooperation Agreement Between the County of Hidalgo, Texas and the City of San Juan, Texas.

DISCUSSION: Benjamin Arjona, City Manager stated before you is the agreement on the Cares Act that was submitted to Hidalgo County. Mr. Arjona further stated the agreement would allow for the moneys that were given as an additional protector of \$18.00 to the \$114.00 per person to be spent allowing the city to tap into the additional protector given per capita. Mr. Arjona added he spoke to Ms. Brenda Guzman who is in charge of our City at Hidalgo County and mentioned the City should be getting reimbursements at the end of the month. Mayor Pro-Tem Leonardo “Lenny” Sanchez asked if reimbursements were still pending to which Mr. Arjona responded yes. Mayor Pro Tem Sanchez asked if the reimbursements are getting paid to which Mr. Arjona responded as far as he knew yes.

Commissioner ____ made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0).

VIII. CONSENT AGENDA:

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow "La Valentina Snacks" at 3705 N. Raul Longoria Road, legally described as Lot 1, Vega Subdivision, located approximately 200 feet North of Nolana Avenue, along the East side of Raul Longoria Road, as Requested by Oscar Corral.
- B. Meeting Minutes
- June 9, 2020
 - June 23, 2020

DISCUSSION: Benjamin Arjona, City Manager stated any item could be discussed if there were any questions on an item.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0).

IX. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 (Consultation with Attorney).
1. Pursuant to Section §551.071, Consultation with Attorney; Discussion and Possible Action Regarding Approval on Schematic Design Initial Renders on City Hall/Transit Terminal Building.
 2. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Chief of Police).

Commissioner Ernesto “Neto” Guajardo made motion to enter executive session at 6:13 p.m. and was seconded by Commissioner Marco “Markie” Villega. Motion passed (5-0).

X. RECONVENE .

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 7:04 p.m. and was seconded by Mayor Mario Garza. Motion passed (5-0).

For item A1 there was no action taken.

For item A2 Mayor Mario Garza made motion to accept City Managers recommendation to negotiate the employment and salary of Ruben Morin and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).

Mayor Pro-Tem Leonardo “Lenny” Sanchez asked if this was the last meeting in December to which Mr. Arjona responded yes. Mayor Mario Garza informed if anything needed to be approved a Special Called Meeting could be held. Mayor Leonardo “Lenny” Sanchez wished all the citizens of San Juan a Merry Christmas and New Year and reminded everyone to continue practicing the CDC recommendations and stay safe.

Commissioner Marco “Markie” Villegas wished everyone well wishes with their families and Happy Holidays for everyone. Commissioner Ernesto “Neto” Guajardo reminded everyone that the city hall display was still up for Christmas pictures and welcomed everyone to stop by to visit while maintaining social distance.

Commissioner Jesus “Jesse” Ramirez wished everyone a Merry Christmas and a Happy New Year. Mayor Mario Garza wished all the citizens and staffs a Merry Christmas and a Happy New Year. Just like his colleagues he asked everyone to stay safe as well as asking for prayers for anyone that might be struggling due to the pandemic.

XI. ADJOURNMENT

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, DECEMBER 8, 2020**

Commissioner Ernesto “Neto” Guajardo made motion to adjourn at 7:08 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary