



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, March 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, March 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, March 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 by Community Loan Center Small Dollar Loans, to Provide Loans to our City Employees at a Lower Cost, other Financial Counseling, and other Financial Programs. .

B. 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. Parks and Recreation Monthly Report.

3. San Juan Memorial Library Monthly Report.

4. Sanitation Department Monthly Report.

VI. PUBLIC HEARINGS

A. Hold First Public Hearing for the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-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 Esponjas Development, Ltd.

B. Hold First Public Hearing of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Tract I – the 5.43-Acre Tract of Land of the South 500 Feet of the West 495 Feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision. Tract II - the 9.32-Acre Tract of Land of the West 495 Feet of the North 820 Feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Three Quarter of a Mile East of Raul Longoria Road, Along the North Side of Nolana Avenue, as Requested by Juan Maldonado.

C. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of 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, 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.

D. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Being a 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 the Northwest Corner of Hall Acres and Cesar Chavez Road, as Requested by OC Development, LTD.

- E. Hold Second and Final 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 the 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 Sioux Coves Subdivision being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Sioux Road and Retama Street, as Requested by Javier Hinojosa Engineering.
- B. Consider Recommendation of Election Judges for the Upcoming City's Municipal Election for Place One (1), Two (2) and Three (3) to be Held on May 1, 2021 to Hidalgo County Elections Department.

VIII. RESOLUTIONS

- A. Consider Resolution for a Voluntary Annexation Petition of the Valley Ranch Phase 2 Subdivision, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan of the 18.32-acre tract of land out of Lot 5, 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 OC Development, LTD.
- B. Consider Amendment of Resolution 21-05 Issuing Order and Notice of City Election to Correct the Statement of Applications by Mail to be Sent to Hidalgo County Instead of City Secretary.

IX. CONTRACTUALS

- A. Considering Entering into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Service to County Residents.

X. CONSENT AGENDA

- A. Tax Collection Report - January 2021
- B. Meeting Minutes
- December 14, 2020

XI. 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 et seq. and §551.071 Consultation with Attorney.
1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project SC.
 2. Pursuant to Section 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan, San Juan EDC and The Shops at San Juan, LLC.

XII. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
1. Discussion and Possible Action Regarding Economic Development Negotiations and Possible Agreements Regarding Financial Incentives to Project SC.
 2. Discussion and Possible Action Regarding Amendment to the Economic Development and Incentive Agreement between the City of San Juan, San Juan EDC and The Shops at San Juan, LLC.

XIII. 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



Community Loan Center Small Dollar Loans

THE LOW-COST ALTERNATIVE TO PAYDAY &
CAR TITLE LOANS



Because having financially stable
employees is good for your business!

Program Details

- ▶ Low-interest loans from \$400 up to \$1,000
- ▶ Up to 12 months to pay -- payments as low as \$23 weekly
- ▶ Online origination & service
- ▶ Easy payments through payroll deduction
- ▶ Free financial counseling available



Program Details cont'd

- ▶ No credit history needed
- ▶ No collateral
- ▶ No prepayment penalties
- ▶ Money deposited directly into your checking account within one day of employment verification from your company
- ▶ Payments due in accordance to your payroll period

Requirements for Approval

- ✓ Minimum age of 18
- ✓ Currently working on the job for three months
- ✓ A bank checking account
- ✓ Valid picture ID and social security card
- ✓ Four personal references



www.rgvcommunityloancenter.com

← ⓘ www.rgvcommunityloancenter.com

ESPAÑOL HOME BORROWERS **COMMUNITY LOAN CENTER** EMPLOYERS ABOUT
OF THE RIO GRANDE VALLEY
Providing Loans to Small Businesses

Financial Benefits for Employees in the RGV

BORROW UP TO \$1,000 FOR A YEAR

EMPLOYERS: DISCOVER HOW YOU CAN OFFER THIS SERVICE TO YOUR EMPLOYEES

APPLY NOW

LOAN STATUS

CUSTOMER PORTAL

WHAT'S YOUR CREDIT SCORE? FIND OUT FOR FREE

English

Historical Data....

- ▲ 30% employees have loan
- ▲ Peaks in seasons: Back to school, Winter holidays, summer
- ▲ Average approval time for HR/employee 1-2 minutes
- ▲ Paperless process but we do have option to print
- ▲ Easy ACH draft/payment
- ▲ 3 time courtesy reminders via email



EMPLOYER MEMORANDUM OF UNDERSTANDING

This Employer Memorandum of Understanding ("**MOU**"), dated and effective _____ is an alliance between the Community Loan Center of RGV _____ (Local Lender), and _____ (Employer)(collectively, the "**Parties**").

I. MISSION

Local Lender's mission is, in whole or in part, to provide financial products and services to the borrowers in the area of consumer lending and financial literacy education. As part of this mission, Local Lender is engaged in the Community Loan Center Affordable Small Dollar Loans Program (the "**Program**") to provide a lower-cost alternative to high cost payday loans, pawn shops, check cashing, and signature loan outlets.

Together, the Parties enter into this MOU to offer the Program to Employer's qualified employees.

II. PURPOSE AND SCOPE

The purpose of the MOU is to create a framework of cooperation between Local Lender and Employer to collaborate on this mutually beneficial Program, including setting up, monitoring and evaluation, and providing technical assistance in accessing required information related to the Program. Through these activities the Parties will give qualified employees the opportunity to participate in the Program with equal access.

III. RESPONSIBILITIES

Each party will appoint a person to serve as the official contact and coordinate the activities of each organization in carrying out this MOU. The initial appointees of the organization are:

LOCAL LENDER:

Contact: Rose Jaramillo
Address: 642 E. Washington Brownsville TX
Phone: 956-356-6600
Email: rjaramillo@cdcb.org

EMPLOYER:

Contact: _____
Address: _____
Phone: _____
Email: _____

Employer's Responsibilities:

- ☒ Employer shall provide timely employment verification for employees who apply for a loan.
- ☒ Employer shall set up payroll deduction for each employee that has elected such option in the loan application process for the repayment of the loans funded pursuant to the Program (See Exhibit A: Copy of Consent to Payroll Deduction).
- ☒ Employer shall promptly notify all eligible employees that the Program is available to employees along with information on how to apply for a loan.
- ☒ Employer shall promptly add the Program to the Employer's customary descriptions of employee benefits.
- ☒ Employer is encouraged to support the Program by representing the mission and goals of the Program at professional meetings and among other businesses in the area.
- ☒ Upon request and within reason, Employer will share their experiences with the Program to other potential employers, media, or other interested third parties.
- ☒ Other participating employers have found that the Program provides them a competitive advantage in recruiting and retaining employees. These employers have realized the value of notifying their new and existing employees about the availability of the Program through a variety of different ways, such as:
 - Employee Benefits website with a link to Program website to apply for a loan
 - Employee benefits literature (provided by the local lender)
 - Employee Intranet with a link to Program website to apply for a loan
 - Employee emails with a link to Program website to apply for a loan
 - Employee newsletters
 - Program posters in employee breakroom (provided by the local lender)
 - Program literature in the HR department employee information rack (provided by lender)
 - Program 'Benefits Card' (provided by the local lender)

In the space below, please describe the steps you will take to get the word out to all of your eligible employees about the Community Loan Center loan program:

LIST OF TASKS TO NOTIFY EMPLOYEES ABOUT THE CLC PROGRAM:

<u>TASK</u>	<u>WHO</u>	<u>WHEN</u>	<u>MATERIALS NEEDED</u>
Employee Orientation	CLC Rep.	TBA	Fliers,PowerPoint Presentation

Local Lender's Responsibilities:

- ☒ Local Lender shall make an initial presentation to employees about the Program at Employer's place of work.
- ☒ Local Lender shall provide assistance setting up, monitoring, and evaluating the Program through the Program's software products and support.
- ☒ Local Lender shall provide technical assistance in accessing required information related to the Program.

Both Parties Agree to the Following:

- ☒ Initial meetings will be held between Parties to review implementation of this agreement and to establish policy directives as appropriate.
- ☒ Parties agree that the Employer will not be financially responsible for the repayment of any loan made by Local Lender to Employer's employees.
- ☒ Parties agree that the Employer will not be a beneficiary, nor profit directly or indirectly from the loan payments deducted from employee's payroll and transferred to Local Lender.
- ☒ Parties agree not to share employee information with unaffiliated third parties.
- ☒ Confidentiality: Parties agree not to use or release any reports, data, or other information identifying applicants or persons, except with the prior written approval of such applicant or person served and in accordance with the consumer rules and regulations and where applicable, federal and state laws and regulations. Such information shall be used only to assure proper administration, planning, coordination and monitoring of performance under this Agreement.
- ☒ Parties agree that the MoU may be amended on the initiative of either the Local Lender or the Employer by submitting a proposed amendment in writing to the other party and agreement of that party to the amendment.

IV. COST ALLOCATION/RESOURCE SHARING

Local Lender will be responsible for preparation of the loan documents and for administrative and overhead expenses incurred by Local Lender. Local Lender shall be responsible for submitting all necessary progress reports to its Board of Directors or other governing body and shall track all expenditures, for provision of the necessary checks and balances.

V. TERMS OF UNDERSTANDING

This MOU may be reviewed at any time to ensure that it is fulfilling its purpose.

VI. MODIFICATION/TERMINATION

This MOU constitutes an agreement between the parties hereto. This MOU may be modified only by mutual written consent of the parties, pursuant to the issuance of a written amendment, signed and dated by the parties.

Either party to this MOU may terminate its participation in this MOU by providing at least 30 days' prior written notice of intent to terminate. In such case, termination by one or more of the parties to this MOU does not alter any surviving terms or obligations of the other party to this MOU.

VII. DISCLAIMER

Employer shall not be deemed an agent of Local Lender, and there is no joint venture formed between Local Lender and Employer.

VIII. AUTHORIZATION

On behalf of the organization I represent, I wish to sign this MOU and contribute to the further development of the Program.

LOCAL LENDER:

Signature of Local Lender's Representative

Date

Charles N. Mitchell

Printed Name

Administrator

Title

EMPLOYER:

Signature of Employer's Representative

Date

Printed Name

Title

Version: 8.14.2017



NMLS 272420



901 E. Levee Street
Brownsville, Tx 78520

(956) 541-4955

www.cdcb.org

This institution is an equal opportunity provider and employer.

cdcb come dream. come build.

is a private, 501(c) (3) non-profit community housing development organization (CHDO).

Since 1974, cdcb has been providing safe, sanitary affordable housing to the citizens of the lower Rio Grande Valley, and is now one of the largest non-profit producers of single-family housing for homeownership in Texas.

cdcb has been the recipient of numerous national affordable housing awards.

**cdcb is an affordable-housing,
non-profit organization
established in 1974**



Mortgage Financing

Down payment assistance

For those who qualify

- Custom-built homes
- Home purchases
- FHA, USDA, Conventional
- Refinance
- In-house underwriting
- Credit repair

Self-Help Program

The Mutual Self-Help program allows families to design and build their own homes

RGV Casitas

RGV Casitas, a mission-driven real estate brokerage service, was established by cdcb to meet the growing demands of families in the pursuit of homeownership.

Rental housing

Brownsville - 75 rental properties
Harlingen - La Hacienda Casitas
Raymondville - Casitas Los Olmos
Santa Rosa - Casitas de Azucar

cdcb is a place where families can come, dream and build their future.

Financial Security

A cdcb initiative that offers free financial coaching, financial literacy workshops, income-tax preparation and matched-saving opportunities.

YouthBuild

A comprehensive program for young adults (16-24) that focuses on education, construction training, leadership development, and community service.

RGV Community Loan Center

A small-dollar loan program employers can provide to employees at no direct cost to employers. Low interest loans up to \$1,000.

Community Initiatives

Organizing outreach education
RAPIDO Disaster recovery housing



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roberto Escobar, Planning Director

DATE: 2/23/2021

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.

- 76 building permits were issued during the month of February, \$2,731,320.00 in total valuation.
- Provide customer service and support to 1,592 people and handled approximately 708 calls.
- The building inspectors made approximately 478 inspections.
- Fifteen (15) building permits were issued for new houses \$1,860,389.00 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-five (25) yearly letters were sent out to existing businesses to renew their licenses. A total of twenty-two (22) business permits were renewed with a \$1,100.00 in total valuation and thirteen (13) health inspections were issued during the month of February with a \$1,500.00 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

- Embajada Aztlán Restaurant at 3014 N. Raul Longoria Road
- Ray Ray's Gift and Thrift at 2012 N. Raul Longoria Road
- Allure Nails at 707 W. IH 2, Suite 500

CODE ENFORCEMENT

Code Enforcement Inspectors issued seven (7) illegal dumping, three (3) work orders for weedy lots, eight (8) commercial vehicles violations, five (5) garage sale without a permit, two (2) rubbish, one (1) banner without permit, eleven (11) building without permit, seven (7) certified letters sent, three (3)

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complaints filed in court, two (2) street vendors without a permit and one (1) person conducting business in a residential area.

SUBDIVISIONS IN PROCESS

- Hinojosa Subdivision
- 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

CONDITIONAL USE PERMIT REVIEWED IN THE MONTH OF FEBRUARY

1. Micheladas y Mariscos El Primo at 1209 E. FM 495 Suite 4
2. Food concession stand at 2023 N. Veterans Boulevard
3. Wacky Snacks at 4101 N. Veterans Boulevard

SUBDIVISIONS REVIEWED

1. Preliminary and Final Plat for R.G. Complex Subdivision
2. Valley Ranch Phase 2
3. Meadows on Ridge

VARIANCES REVIEWED IN THE MONTH OF FEBRUARY

1. Variance Request to the Subdivision Ordinance at Carroll Estates
2. Variance Request to the Subdivision Ordinance at Valley Ranch Subdivision



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 3/1/2021

SUBJECT: Parks and Recreation Monthly Report.

For the month of February 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.

- Parks staff assisted with the New City Hall Groundbreaking Ceremony 2/04/202.
- Staff continues to maintain all City Parks pick up trash, cutting grass.
- This past month our parks crew began to replace swings set parts around the city parks in preparation for spring.
- Staff started trimming palm trees at the library as well at other city locations and parks.
- Our parks crew continues to maintain baseball fields for park rental.
- Cold weather damaged several sprinkler bells and pipes that required immediate attention. While we have fixed several, parts are on back order and these areas will be fixed as soon as possible.
- Staff performed preventive maintenance on our tractors, changing the oil and filters. In addition we did some repairs on our pull trailers to keep them up running.

Recreation Division,

Youth Programs – There is no youth programs that are currently in session to report due to Covid-19. As we continue to monitor the current situation with covid-19, we are planning to open some youth programs in May 2021. Presentations on how we would go about these programs will be

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forthcoming.

Adult Softball Leagues – Class E Softball League continues to play on Thursday night with a total of 9 teams. Class D and Co-Ed Softball leagues did not make due to lack of registration and refunds were issued. All softball games are played at the renovated and upgraded Municipal Park. CDC guidelines are in effect during softball league games.

City Hall Ground Breaking- Thursday, February 4 at 11 am, staff assisted with the set up for the City of San Juan Ground Breaking Ceremonies.

Park Rentals – Limited staff continues to open and close parks for rentals, as well as monitor the grounds implementing our park guidelines.

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 several water leaks over at the San Juan Library.
- We also repaired some small leaks at the Southside police department, as well as at Amigos Del Valle and Mayfield Park.
- During the freeze staff addressed several small issues with heaters in various city buildings.
- Staff continues maintain all city buildings and offices, disinfecting and keeping our work environment clean and healthy for our employees and visitors.

Upcoming Events:

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

Parks and Recreation Advisory Board: Our next scheduled Parks Board meeting is set for Thursday March 4th, 2021. A brief summary will be included on next month's report.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 3/2/2021

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the February monthly report including statistics and programs:

For the month of February, we had, 1,443 visitors. Out of those visitors, 3572 were here for computer use only. The library checked out a total of 758 items both adult and children. We had 21 in-house circulation items. We requested and received sixteen (16) Interlibrary Loans (ILL). We had 34 new patrons added to our circulation system. We helped the public with an estimated 398 reference/informational questions. We had 63 fax transactions. The monthly amount deposited was \$1,150.08 both fines and fees.

Please see the attached statistical report.

During the month of February

- The Library Board did not meet in February
- Attended the Directors' meetings
- Attended “virtually” the Hidalgo County Library System (HCLS) meeting
- Attended the City Commission meetings
- Attended a Libraries Connecting Texas Monthly Webinar
- Went to City Hall to make the money deposits for the library
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in March 2021

Multipurpose Room

Directors' meeting, March 1st

City Commission Special Called meeting, March 1st

HR meeting, March 2nd 17th 18th 22nd & 25th

EDC Meetings, March 2nd & 16th

Police Entry Exam, March 3rd

Planning & Zoning meeting, March 4th

City Commission meetings, March 9th & 23rd

Corporal Exam, March 10th

Entry Firefighter Exam, March 19th

Directors' meeting, March 24th

Training Room:

Directors' meeting, March 10th

**San Juan Memorial Library
February 2021 Statistics**

Statistics	
Total Visitors	1,443
Computer Users	372
Total Checkouts	758
In-House Use	21
Inter-Library Loans	16
New Patrons	34
Reference\ Informational Questions	398
FAX transactions	63
Children's Programs	1
Attendance	123

Multipurpose Room Reservations	Attendance
2nd City Manager - Executive Room	7
2nd Utilities study session	2
3rd Civil Service Meeting	8
9th HR Webinar - Executive Room	3
9th City Commission	28
10th Directors Meeting	13
11th Planning & Zoning - Executive Room	7
17th HR - Executive Room	2
18th HR - Executive Room	2
19th HR - Executive Room	4
22nd HR - Executive Room	8
23rd HR - Executive Room	3
23rd City Commission	25
24th Directors Meeting	14
24th HR - Executive Room	6
25th HR - Executive Room	4
26th HR - Executive Room	3
Total	139

Training Room Reservations	Attendance
23rd HR & SJFD	2
Total	2

Checkouts	
DVDs	155
Books Juvenile	442
Books Adult	161
Total	758

WiFi Usage	
LibGuest	884
LibStaff	431
Total	1,315

Study Room Attendance	
Study Rooms	25

Facebook Page	
Likes	10
Visitors	4

SJML Homepage	
Visitors	2,059

Deposits	
Fines	\$ 141.98
Copies	\$ 1,008.10
Total	\$ 1,150.08

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, February 1, 2021	0	0
Tuesday, February 2, 2021	0	0
Wednesday, February 3, 2021	1	*
Thursday, February 4, 2021	0	0
Friday, February 5, 2021	0	0
Monday, February 8, 2021	0	0
Tuesday, February 9, 2021	0	0
Wednesday, February 10, 2021	0	0
Thursday, February 11, 2021	0	0
Friday, February 12, 2021	0	0
Tuesday, February 16, 2021	0	0
Wednesday, February 17, 2021	0	0
Thursday, February 18, 2021	0	0
Friday, February 19, 2021	0	0
Monday, February 22, 2021	0	0
Tuesday, February 23, 2021	0	0
Wednesday, February 24, 2021	0	0
Thursday, February 25, 2021	0	0
Friday, February 26, 2021	0	0
Total	0	0
*Read Aloud Facebook Views	0	108
Read Aloud Packets	0	15



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roel Garza, Sanitation Director

DATE: 3/3/2021

SUBJECT: Sanitation Department Monthly Report.

Sanitation Department (February 2021)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site – 1,046 Residents
- Residential – 1,074.65 Tons
- Commercial – 579.99 Tons
- Roll-Off – 184.78 Tons 33 loads (rental)
- Brush – 575.11 Tons & 167 loads of brush

Central Garage (February 2021)

- Tickets Open 16
- Tickets Closed 90
- 5 Residential Side Loaders operating and 1 down
- 2 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
- 1 Roll- Offs Trucks operating and 2 down

Recycling (February2021)

- Cardboard: 8.99 tons/\$849.0766
- Mix White Paper: 0.00 tons/\$0.00
- Office Paper: 0.00 tons/\$0.00
- Newspaper: 0.00 tons/\$0.00

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- Books/Magazines: 0.00 tons/\$0.00
- Aluminum Cans: 0.00 tons/\$0.00
- Tin Cans: 0.00 tons/\$0.00
- E-Waste: 0.00 tons/\$0.00
- Metal: 4.29 tons/\$686.40
- Total Tons/Revenue: 13.28 tons/\$1,535.47
- Savings of: \$265.60
- Walk-Ins: 404

Code Enforcement (February 2021)

- Violation Notice Issued: 15
- Illegal Dumping: 15
- Contact People: 25
- Construction Material: 15
- Tires 18

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

Hold First Public Hearing for the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-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 Esponjas Development, Ltd.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to rezone an 8.65-acre tract of land located at the Southwest corner of Ridge and Cesar Chavez Road into Multi-Family Residence District. They are proposing to build a residential subdivision and half of it will be for apartments complexes.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single-family development would need to comply with the city's requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty (30) property owners within a two hundred (200) foot radius and received three (3) comment against the request.

RECOMMENDATION:

During the regular meeting of March 4, 2021, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 03/04/2021
CITY COMMISSION – 03/09/2021
DATE PREPARED – 02/25/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Esponjas Development, Ltd.
AGENT:	Quintanilla, Headley and Associates
LEGAL:	8.65-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 Road
LOT/TRACT SIZE:	8.65-acre tract
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Vacant; Single-Family Residence District (R-S) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> – Outside City Limits <u>West</u> – Drainage Canal
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone an 8.65-acre tract of land located at the Southwest corner of Ridge and Cesar Chavez Road into Multi-Family Residence District. They are proposing to build a residential subdivision and half of it will be for apartments complexes.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single-family development would need to comply with the city's requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty (30) property owners within a two hundred (200) foot radius and received three (3) comments against the request.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Complaint letter
- Survey
- Subdivision Plat
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 03/04/2021 Commissioner Alaniz made a motion to approve the rezoning request as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with 5-0 vote.

Mr. Escobar explained the application is for a rezoning from residential to multi-family district for half of the proposed Valley Ranch Subdivision. The property is located at the Southwest corner of Ridge and Cesar Chavez Road. The development will be similar to Carroll Estates along Carroll Road which half of the subdivision is for residential and other half for duplex. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius.

ORDINANCE NO.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, TO
CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE
DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF 8.65-
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, BE IT ORDAINED BY THE CITY
COMMISSION OF THE CITY OF SAN JUAN, TEXAS:**

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging multi-family residential district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 8.65-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 3rd day of March, 2021.

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

CITY OF SAN JUAN

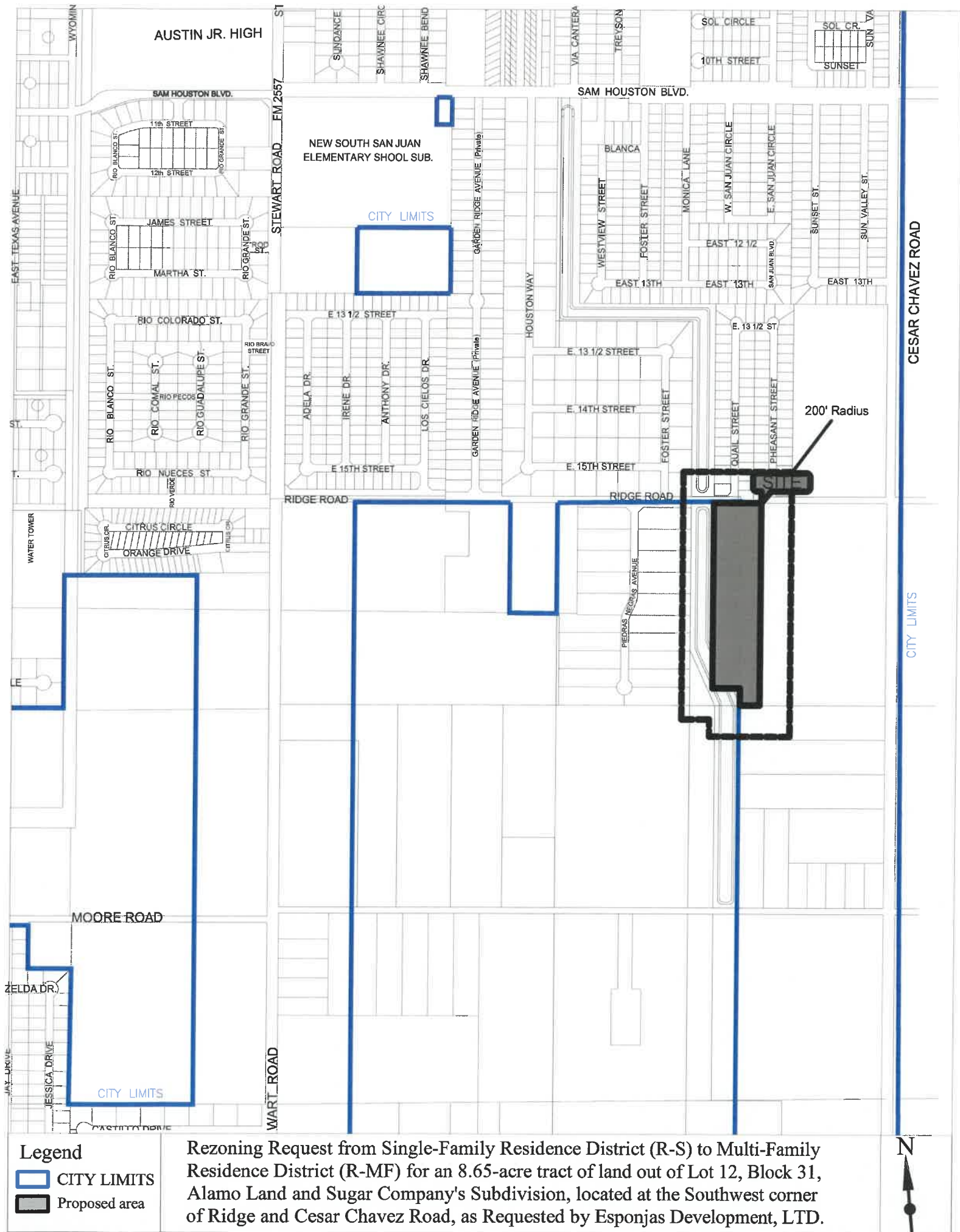
**MARIO GARZA
MAYOR**

ATTEST:

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

**DIANA CAVAZOS
CITY SECRETARY**

CITY ATTORNEY



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-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 Esponjas Development, LTD.

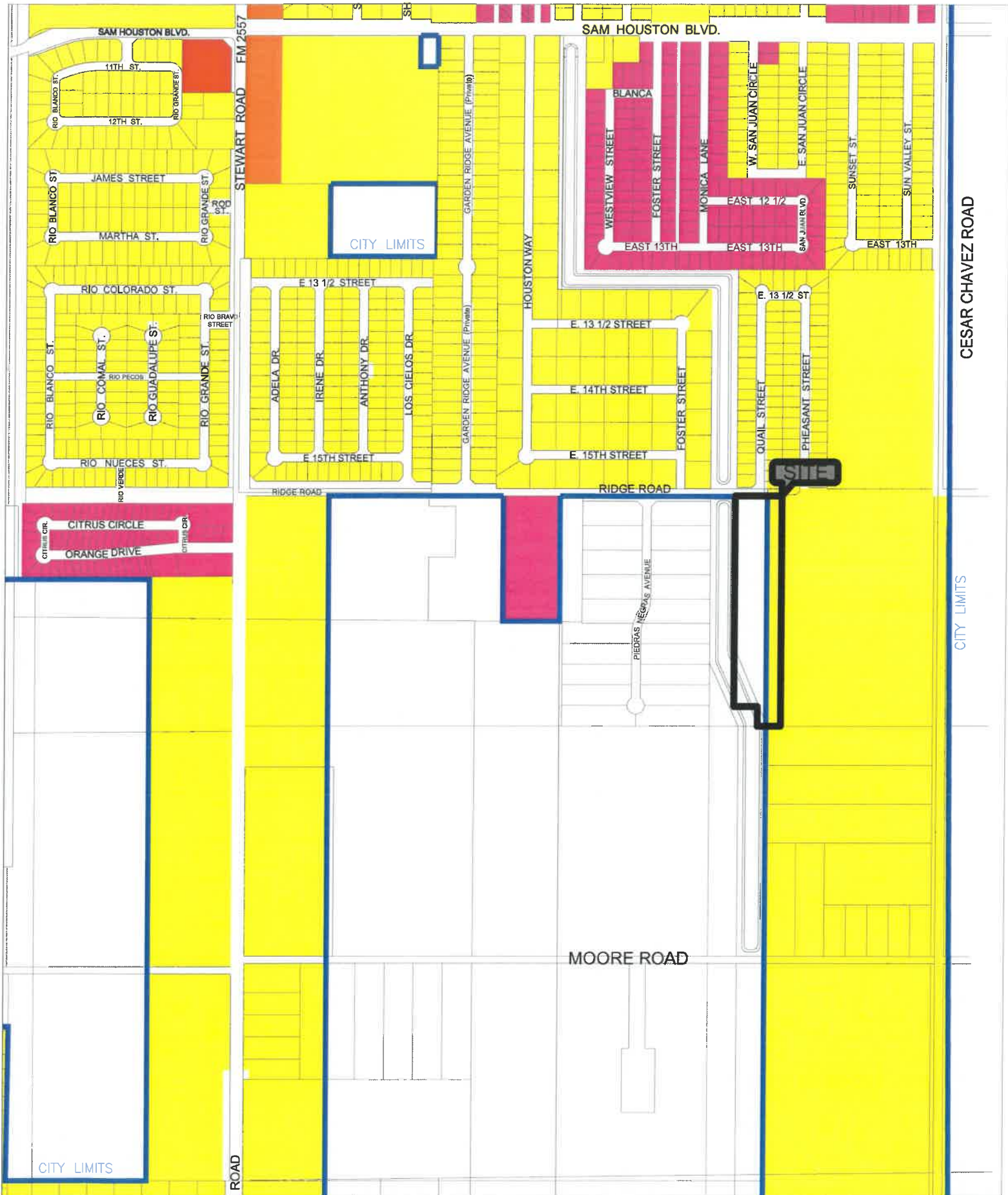


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-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 Esponjas Development, LTD.





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)

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-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 Esponjas Development, LTD.





Monica Gomez <mgomez@sjtx.us>

Public Comment - Esponjas Development, Ltd. 8.65-acre Lot 12, Block 31

1 message

Rex Costley <rex_costley87@att.net>
To: "permits@sjtx.us" <permits@sjtx.us>

Wed, Mar 3, 2021 at 1:59 PM

Dear Mr. Escobar,

I am in receipt of the City's letter on the above subject. Although my property located at [913 E. 14th Street](#) in San Juan is not within 200' of the proposed development, I would like to exercise my right to comment on the proposed development. I am not in favor of the rezoning from a Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF). Keeping the current zoning as is, would maintain the single house dwelling theme along Ridge Road through the City limits to Alamo. In addition, single-family residences places maintenance responsibilities on the home owner and can be isolated to a dwelling as opposed to a unit or development not taking on maintenance responsibilities. I consider keeping the zoning as is should yield a sustainable long term investment for the undeveloped property, the adjacent established properties, and the City.

Thank you

Rex A. Costley
[913 E. 14th Street](#)
[San Juan, Texas 78589](#)



Monica Gomez <mgomez@sjtx.us>

Property located at southwest corner of Ridge Road and Cesar Chavez Road

1 message

'gilberto santillian' via City of San Juan Permits <permits@sjtx.us>

Sun, Feb 28, 2021 at 3:33 PM

Reply-To: gilberto santillian <gsan51@yahoo.com>

To: permits@sjtx.us

I am opposed rezoning from single family residence to multi family residence district behind my property. It's all single family residential in this area, we want it to stay that way with permanent citizens living here as opposed to a revolving door of temporary families. This move will lower our property values. As it is I can hear the music from parties near Moore Road and further. I'm not saying all apartment dwellers are noisy. You don't want apartments next door at your residences. I heard citizens opposed apartments to be built at the southwest corner of San Antonio and Ridge and changed it to single-family residence. Do the same in our situation. We're fine with City growth but not multi family residences. Due to the pandemic we don't feel safe attending in person, contact me at 956-827-9923. Thank you....Gilberto Santillan Jr.

Sent from Yahoo Mail for iPad



Monica Gomez <mgomez@sjtx.us>

Esponjas Development, Ltd-Planning and Zoning Commission

1 message

'Cesar Cantu' via City of San Juan Permits <permits@sjtx.us>

Mon, Mar 1, 2021 at 4:55 PM

Reply-To: Cesar Cantu <ccantu71@yahoo.com>

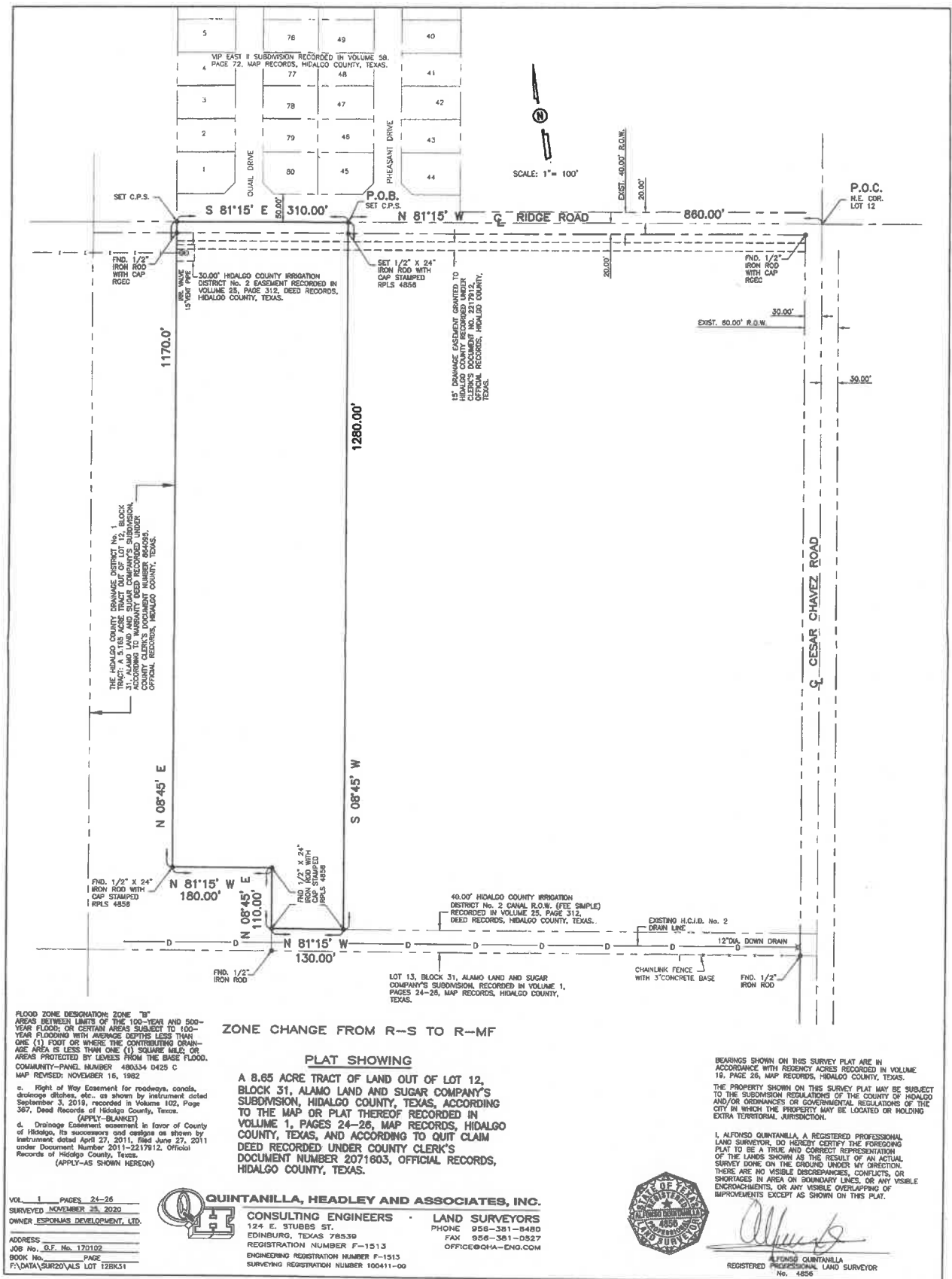
To: "permits@sjtx.us" <permits@sjtx.us>

Dear Mr. Robert Escobar,

As a resident of Ridge Heights Subdivision, I am writing this letter to raise a concern on the new or upcoming development near my property. I received a letter informing me about it and would like to express my concern.

I am strongly against this new development being built near our subdivision and believe it will have a negative impact. Building apartments will create to lower our property value in our properties, also this development will bring a lot of traffic on the intersection of a four way stop between Ridge Road and Cesar Chavez, I am in favor in building houses on that area because usually the owners tend to frequently give good cares on their own properties; and with apartments owners tend to neglect the properties in the future.

Sincerely,
Mr. Cesar Cantu



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-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 Esponjas Development, LTD.

Esponjas Development, LTD. 2912 S. Jackson Road McAllen, TX 78503	De la Garza, Ruben Jr. and Gilda Guzman 1704 Piedras Negras Rd. San Juan, TX 78589	Espinoza, Alfredo B. and Giovani C. Garcia 1505 Quail Drive San Juan, TX 78589
Hidalgo County Drainage District No. 1 902 N. Doolittle Road Edinburg, TX 78542	Santillan, Gilberto Jr. and Ma. Yolanda 1700 Piedras Negras San Juan, TX 78589	Guerra, Eric 1507 Quail Drive San Juan, TX 78589
Garza, Adan and Belia 1003 S. Cesar Chavez Road Alamo, TX 78516	Ramos, John Eric 1608 Piedras Negras Rd. San Juan, TX 78589	Gonzalez, Luisa A. and Yamilex Rios 1509 Quail Drive San Juan, TX 78589
Hazel, Kelly P. and Erisemelda 7604 Thomas Grant Dr. Alexandria, VA 22315	Cienfuegos, Guillermo Jr. and Marcia Ramos 1604 Piedras Negras Rd. San Juan, TX 78589	Herrera, Juanita D. 1508 Pheasant Dr. San Juan, TX 78589
Bedell, Bobbi Sue 26981 Del Rio TRL E Magnolia, TX 77355	Alvarez, Vicente and Juanita G. 1600 Piedras Negras Rd. San Juan, TX 78589	De la Cruz, Jerry and Rebecca L. Ornelas 1506 Pheasant Dr. San Juan, TX 78589
Martinez, Adrian and Lizbett 801 E. Minnesota Rd. San Juan, TX 78589	Cantu, Cesar and Noemi R. 1501 Foster St. San Juan, TX 78589	Leal, Patricia and Rogelio Jr. 1504 Pheasant Dr. San Juan, TX 78589
Sandoval, Oscar 1808 Piedras Negras St. San Juan, TX 78589	Perez, Irene L. and Jose F. 1409 Foster St. San Juan, TX 78589	Martinez, Alma G. 418 Canela Dr. Alamo, TX 78516
Sanchez, Jose Patricio 1804 Piedras Negras Rd. San Juan, TX 78589	Singleterry, Juan J. 1508 Quail Dr. San Juan, TX 78589	Gonzalez, Diego D. 600 Palmetto Palm St. San Juan, TX 78589
Suarez, Ramiro Jr. and Francisca 1800 Piedras Negras Rd. San Juan, TX 78589	Mendoza, Ingrid 3301 N. K Center McAllen, TX 78501	Enriquez, Carlos A. Gutierrez and Elizabeth A. Sanchez 1312 Data Palm No. 7705 Alamo, TX 78516
Garza, Javier and Yolanda 1708 Piedras Negras Rd. San Juan, TX 78589	Segovia, Kristell 1504 Quail Dr. San Juan, TX 78589	Friedl, Henry Max P.O. Box 372 Alamo, TX 78516

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

Hold First Public Hearing of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Tract I – the 5.43-Acre Tract of Land of the South 500 Feet of the West 495 Feet of Lot 14, Block 47, Alamo Land and Sugar Company’s Subdivision. Tract II - the 9.32-Acre Tract of Land of the West 495 Feet of the North 820 Feet of Lot 14, Block 47, Alamo Land and Sugar Company’s Subdivision, 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:

The applicant is proposing to rezone the property into General Business District (C-2) in order to do a commercial development. The surrounding properties consist of mixture of commercial uses along Nolana Avenue. It is noted, that part of the property was annexed to the City of San Juan. The property is located in the North Alamo Water Supply Corporation. The property owner will be required to subdivide the property in order to do any improvements to the property.

Staff recommends approval of the rezoning request since Nolana Avenue is conducive for commercial district.

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

RECOMMENDATION:

During the regular meeting in March 4, 2021, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 03/04/2021
CITY COMMISSION – 03/09/2021
DATE PREPARED – 02/25/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2)

APPLICANT: Juan Maldonado

AGENT: N/A

LEGAL: *Tract I* – the 5.43-acre tract of land of the South 500 feet of the West 495 feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision.
Tract II - the 9.32-acre tract of land of the West 495 feet of the North 820 feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision.

LOCATION: The property is located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue

LOT/TRACT SIZE: 15-acre tract

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

**EXISTING LAND USE/
ADJACENT ZONING:** *North* – Outside City Limits
South – Hidalgo County Community Park; Single-Family Residence District (R-S) / General Business District (C-2)
East – Vacant; Single-Family Residence District (R-S) / General Business District (C-2)
West – Vacant; Single-Family Residence District (R-S) / General Business District (C-2)

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 of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone the property into General Business District (C-2) in order to do a commercial development. The surrounding properties consist of mixture of commercial uses along Nolana Avenue. It is noted, that part of the property was annexed to the City of San Juan. The property is located in the North Alamo Water Supply Corporation. The property owner will be required to subdivide the property in order to do any improvements to the property.

Staff recommends approval of the rezoning request since Nolana Avenue is conducive for commercial district.

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

ATTACHMENTS:

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



Proposed Site

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 03/04/2021 Commissioner Guajardo made a motion to approve the rezoning as presented by staff. Commissioner Alaniz seconded the motion. The motion passed unanimously with a 5-0 vote.

Mr. Escobar explained the application is for a rezoning from residential to commercial district along East Nolana Avenue. Applicant is proposing to do a commercial development in the property. Mr. Escobar listed which businesses are allowed in a commercial district (C-2). The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius.

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) OF TRACT I - THE 5.43-ACRE TRACT OF LAND OF THE SOUTH 500 FEET OF THE WEST 495 FEET OF LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION. TRACT II - THE 9.32-ACRE TRACT OF LAND OF THE WEST 495 FEET OF THE NORTH 820 FEET OF LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED APPROXIMATELY THREE QUARTER OF A MILE EAST OF RAUL LONGORIA ROAD, ALONG THE NORTH SIDE OF NOLANA AVENUE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging commercial district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as Tract I – the 5.43-acre tract of land of the South 500 feet of the West 495 feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision. Tract II - the 9.32-acre tract of land of the West 495 feet of the North 820 feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 9th day of March, 2021.

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

CITY OF SAN JUAN

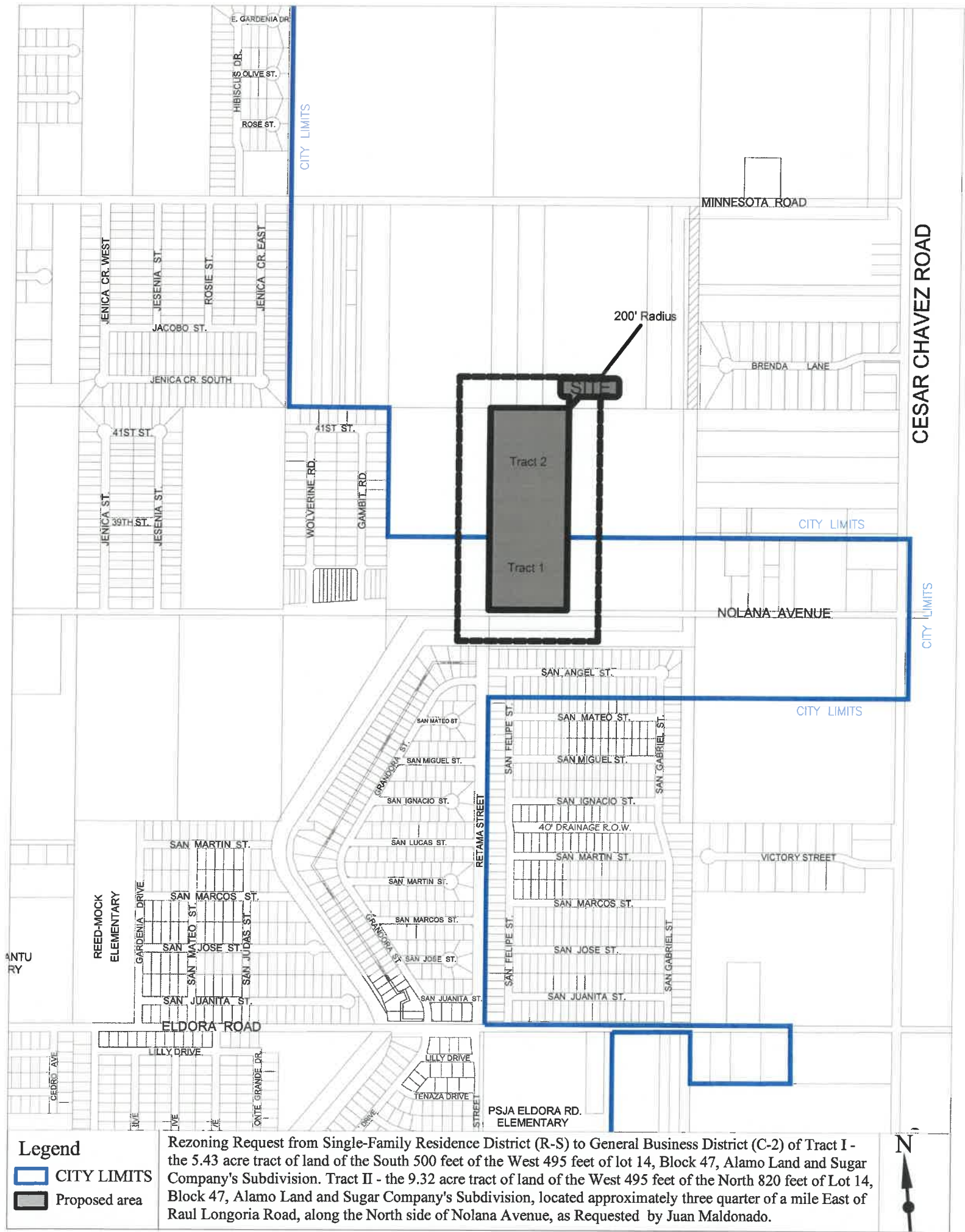
MARIO GARZA
MAYOR

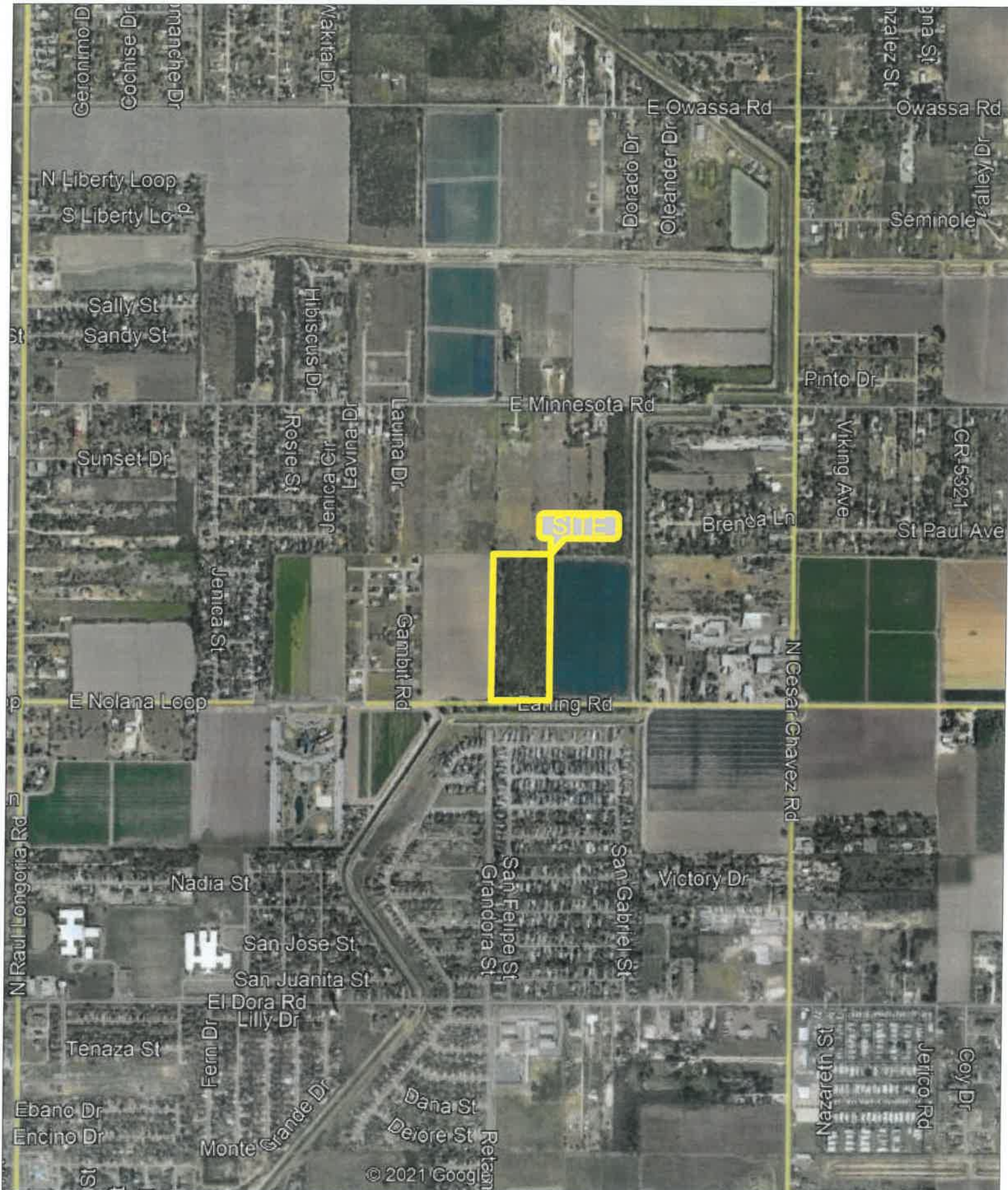
ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



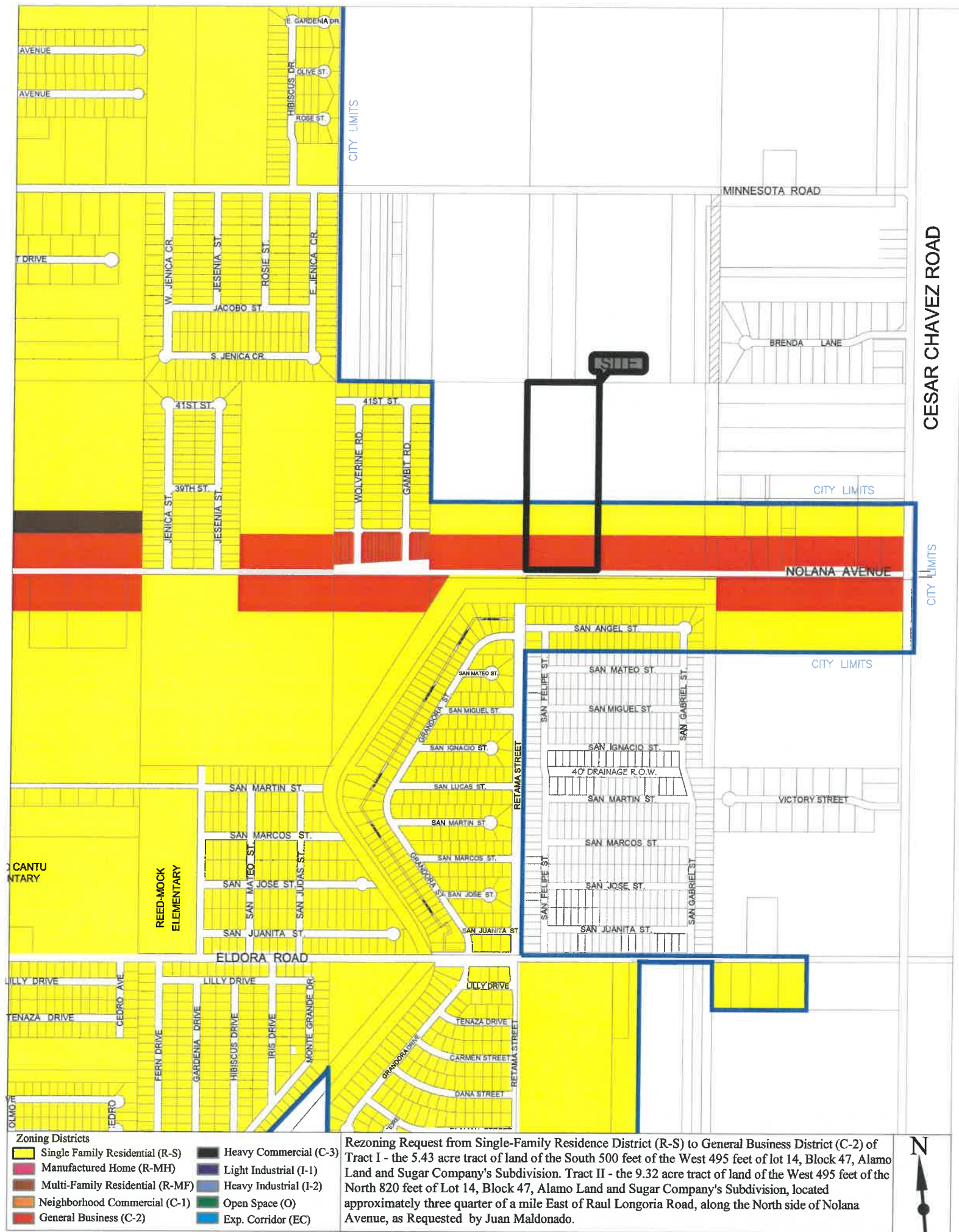


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Tract I - the 5.43 acre tract of land of the South 500 feet of the West 495 feet of lot 14, Block 47, Alamo Land and Sugar Company's Subdivision. Tract II - the 9.32 acre tract of land of the West 495 feet of the North 820 feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.





LOT 10-BLOCK 47

OWNER:
FENECH SOLE, LLC,
A TEXAS LIMITED LIABILITY CO.
WARRANTY DEED SUBJECT TO DEBT
DOC. No. 2564174, O.R.H.C., TX.

N.W. CORNER OF
LOT 14, BLOCK 47,

ALAMO LAND AND SUGAR CO. SUBD.

VOL. I, PAGES 24-26, M.R.H.C., TX.

LOT II-BLOCK 47

OWNER:
ALONZO MARTINEZ
and wife, BLANCA MARTINEZ
CORRECTION WARRANTY DEED
DOC. No. 1560689, O.R.H.C., TX.

S 81°31'00" E
495.00'

N.E. CORNER
LOT 14, BLK. 47

SCALE: 1" = 100'

BASIS OF BEARING

Existing 12"
Irrigation Line

120.0' MAGIC VALLEY
ELECTRIC COOPERATIVE, INC.
EASEMENT AND RIGHT
OF WAY
DOC. No. 706162,
O.R.H.C.,

LOT 15-BLOCK 47

30.0' H.C.I.D. No. 2
IRRIGATION EASEMENT

OWNER:
KIM L. EDWARDS
WARRANTY DEED
DOC. No. 829151, O.R.H.C., TX.

Hog Wire Fence

Overhead
Power Line

50.0' MAGIC VALLEY
ELECTRIC COOPERATIVE, INC.
EASEMENT AND RIGHT
OF WAY
DOC. No. 706162, O.R.H.C., TX.

OWNER:
JOEL GARZA
ASSUMPTION
WARRANTY DEED
DOC. No. 590880,
O.R.H.C., TX.

Existing Gas Line
REI Gas Co., LLC
RIGHT OF WAY
AGREEMENT
Doc. No. 1039881,
O.R.H.C., TX.

SI- SET No. 4 REBAR WITH
PLASTIC CAP STAMPED
RGEC.
FI- FOUND No. 4 REBAR

FLOOD ZONE "AH"
FLOOD ZONE "B"

OWNER:
JUAN MALDONADO
WARRANTY DEED WITH
VENDOR'S LIEN.
DOC. No. 625572,
O.R.H.C., TX.

14.00-ACRES

LOT 14-BLOCK 47

OWNER:
AAR FAMILY, LTD.,
A TEXAS LIMITED PARTNERSHIP
WARRANTY DEED
DOC. No. 2486544, O.R.H.C., TX.

COUNTY OF HIDALGO
RIGHT OF WAY DEED
DOC. No. 1242707,
O.R.H.C., TX.

15.0' N.A.W.S.C.
EASEMENT AS PER
DOC. No. 1242707,
O.R.H.C., TX.

ALAMO LAND AND SUGAR CO. SUBD.
VOL. I, PAGES 24-26, M.R.H.C., TX.

H.C.I.D. No. 2 CANAL R.O.W.

S.W. CORNER
LOT 14, BLK. 47

S.E. CORNER
LOT 14, BLK. 47

Dd: 03°31'27"

R: 8060.0'

T: 247.96'

AL: 495.76'

CL: 495.68'

CB: N 78°30'48" W

EARLING RD. (NOLANA LOOP-120.0 R.O.W.)

H.D.I.D. No. 2 CANAL R.O.W.

LAKEWOOD ESTATES SUBD.
VOL. 52, PAGE 18, M.R.H.C., TX.

ELDORA HEIGHTS MOBILE HOME
SUBDIVISION PHASE IV

VOL. 52 PAGE 74, M.R.H.C., TX.

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

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



Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Tract I – the 5.43-acre tract of land of the South 500 feet of the West 495 feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision. Tract II - the 9.32-acre tract of land of the West 495 feet of the North 820 feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.

Maldonado, Juan
504 E. Sioux Road
San Juan, TX 78589

Castillo, Pedro and Aurora
733 E. Earling Road
San Juan, TX 78589

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

Los Arboles Ventures, Inc.
P.O. Box 5848
McAllen, TX 78502

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

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

BED Group, LLC.
2908 E. Olive Avenue
Hidalgo, TX 78557

Salinas, Homero Sr. and Homero Jr
787 E. Minnesota Rd.
San Juan, TX 78589

Martinez, Alonzo and Blanca
801 E. Minnesota Rd.
San Juan, TX 78589

Martinez, Abelardo and Veronica
803 E. Minnesota Road
San Juan, TX 78589

Garza, Joel
P.O. Box 883
Edinburg, TX 78589

Muddy Fork LLC- Series 49
4000 W. Vickery Blvd. Suite B
Fort Worth, TX 76107

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

Hold Second and Final Public Hearing for the Voluntary Annexation Petition of 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, 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 Second and Final 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 §

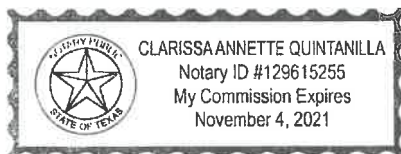
Before me, the undersigned authority, on this day appeared Cruz Cantu, III who stated upon his oath the following:

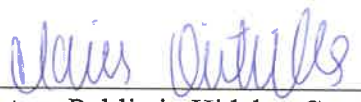
My name is Cruz Cantu, III and I am the agent of the majority of the landowners. There are no residents nor are there any qualified voters in the area to be annexed.

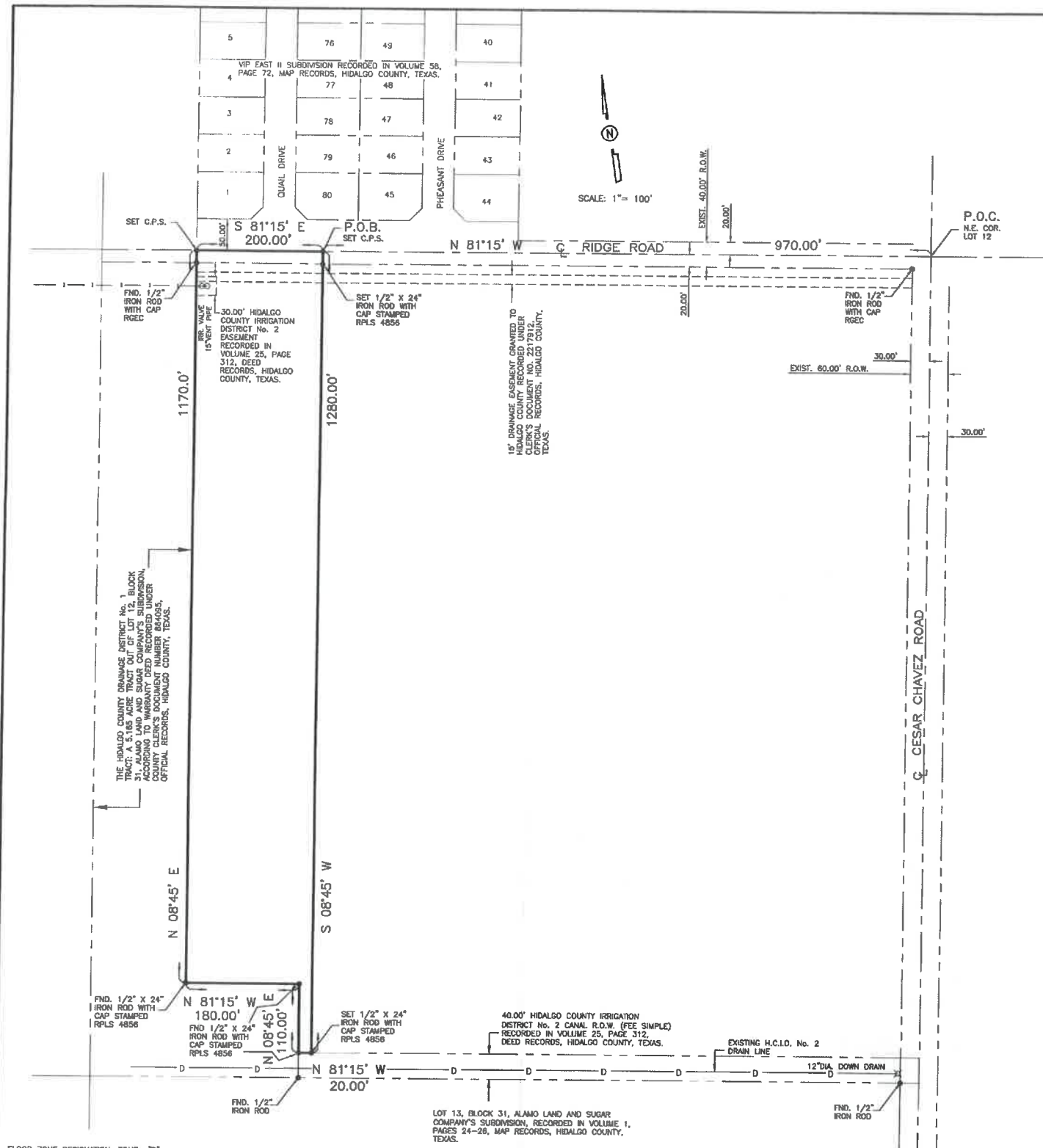
Further affiant saith not.


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 12B\K31



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.

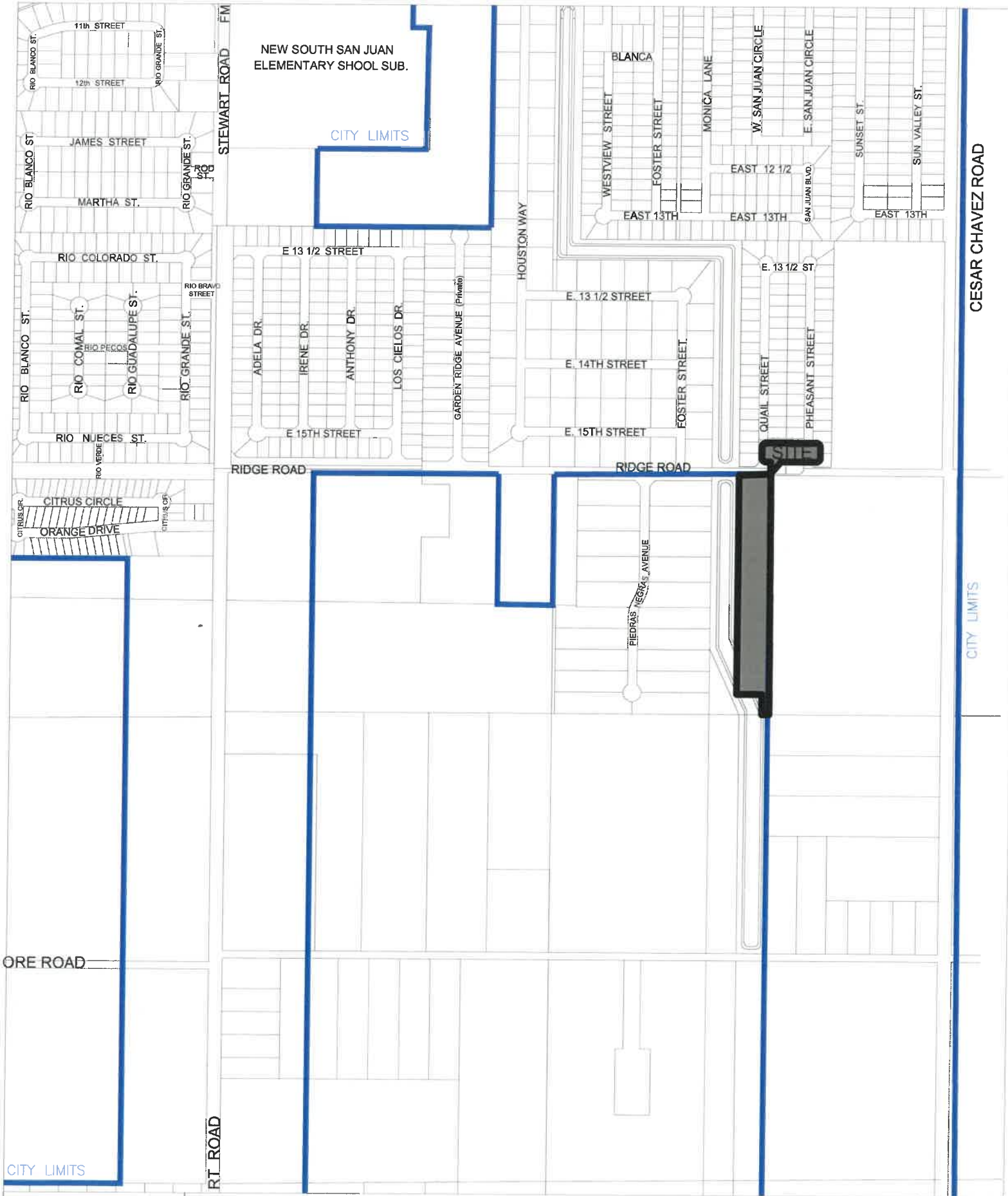
BEARINGS ARE IN ACCORDANCE WITH REGENCY ACRES, RECORDED IN VOLUME 19, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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:

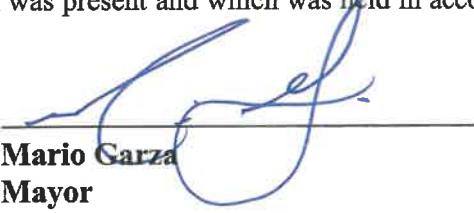
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described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

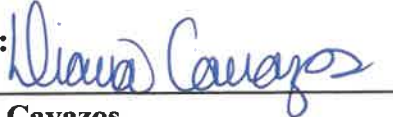
Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public 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
MARCH 9, 2021

Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Being a 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 the 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 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 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 Second and Final 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:

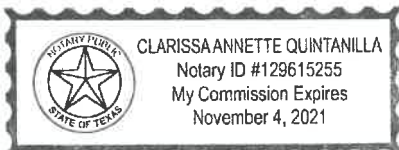
My name is Eduardo Cantu and I am the agent of the majority of the landowners. There are no residents nor are there any qualified voters in the area to be annexed.

Further affiant saith not.

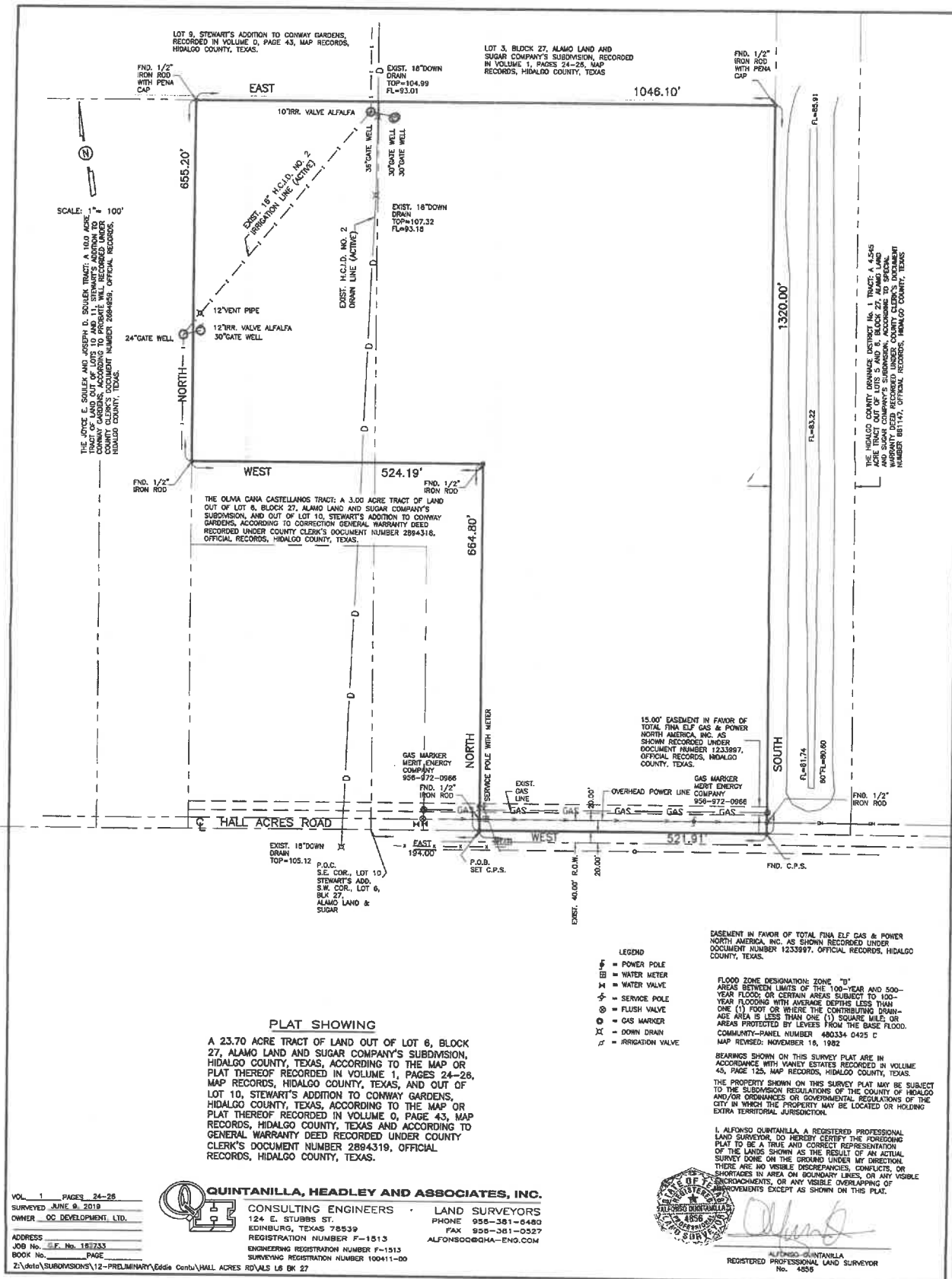


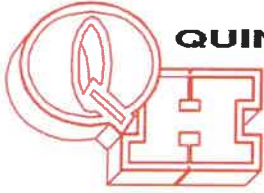
Eduardo Cantu
OC Development, Ltd.

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.

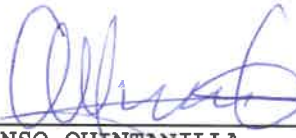
THENCE; SOUTH, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE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

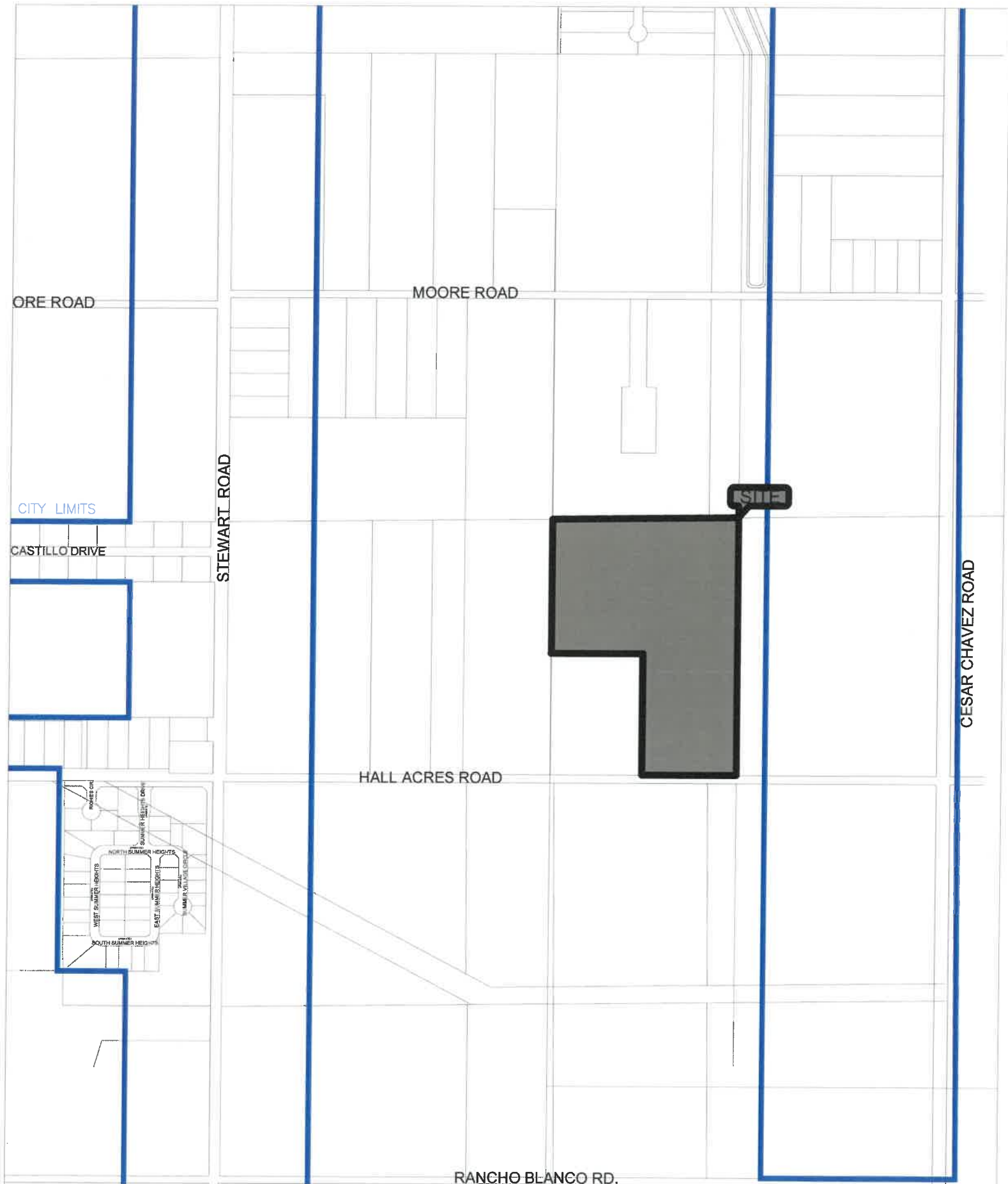
City Commission holds 2nd public hearing on Voluntary Annexation.

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:

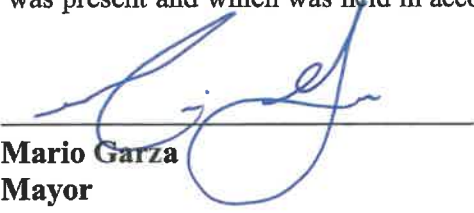
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described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

Hold Second and Final 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 the 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 Second and Final 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:

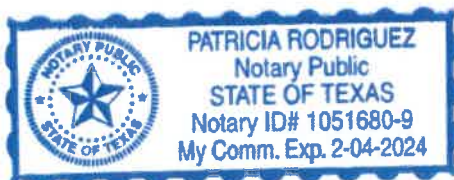
My name is Richard F. Cortez and I am the agent of the majority of the landowners.
There are no residents nor are there any qualified voters in the area to be annexed.

Further affiant saith not.

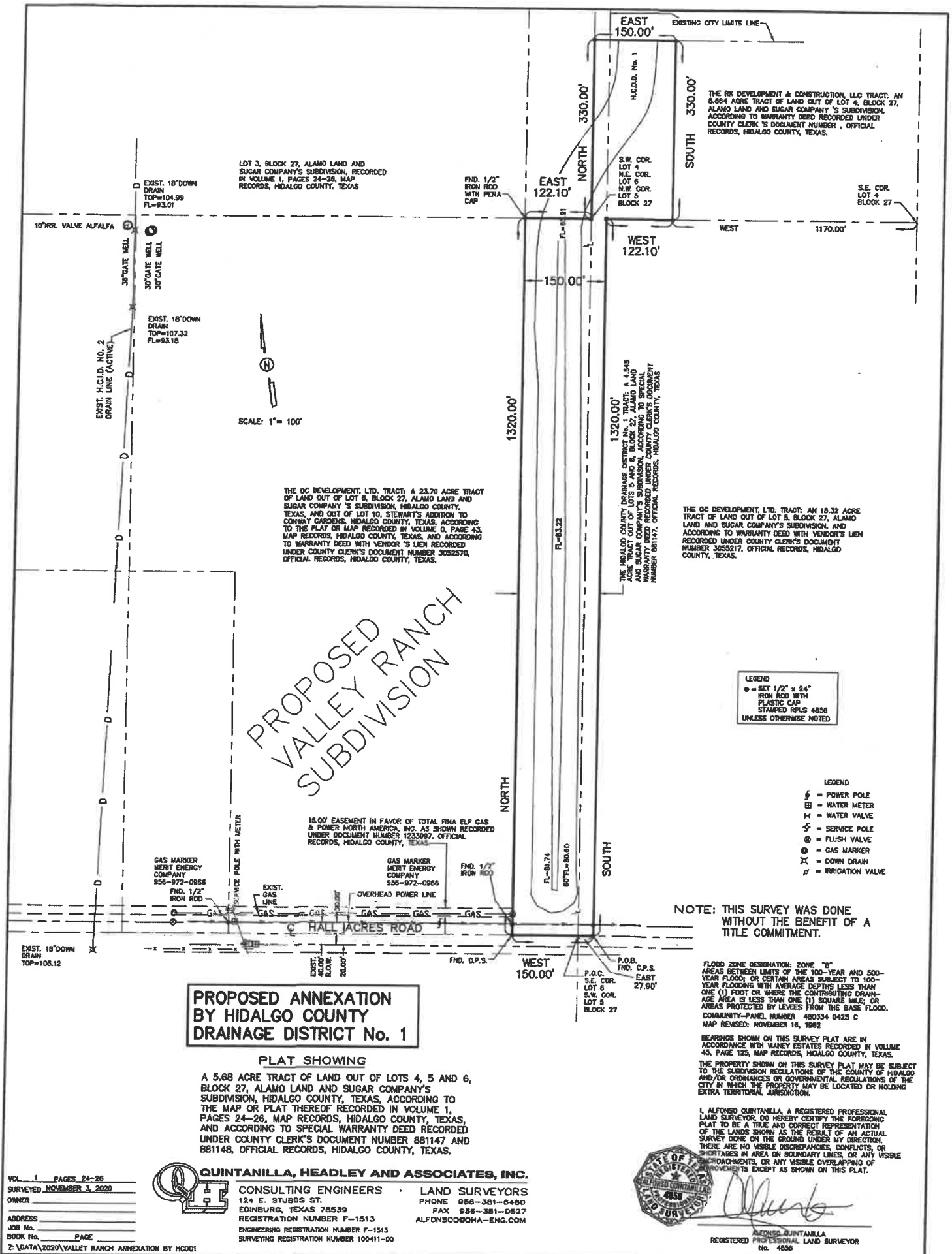
Richard F. Cortez

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.

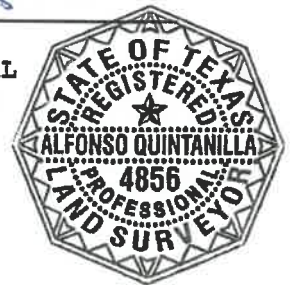
THENCE; WEST, ALONG THE SOUTH LINE OF LOT 4, THE NORTH LINE OF LOT 5 AND THE NORTH LINE OF THE OC DEVELOPMENT, LTD. TRACT, A DISTANCE OF 122.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

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
MARCH 9, 2021

Preliminary and Final Plat Approval of the Sioux Coves Subdivision being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Sioux Road and Retama Street, as Requested by Javier Hinojosa Engineering.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to subdivide 20.0-acre tract of land into one hundred and two (102) residential subdivision. The property is located at the Southwest corner of Sioux Road and Retama Street. The proposed subdivision is located in a flood zone "B" according to the FEMA Map.

It is noted, that the project engineer is requesting the following variances:

1. To not comply with the 6-foot side setback for all non-corner lots. They are proposing 5-foot side setback.
2. To not comply with the minimum width size for all lots.
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.

Water service will be provided by the North Alamo Water Supply Corporation and sewer service 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.

RECOMMENDATION:

During the regular meeting in March 4, 2021, the Planning and Zoning Commission unanimously recommended approval of the Preliminary and Final Plat along with all variances with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 03/04/2021
CITY COMMISSION – 03/09/2021
DATE PREPARED – 02/25/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of the Sioux Coves Subdivision

APPLICANT: Riverside Development Service, LLC.

AGENT: Javier Hinojosa Engineering

LEGAL: Being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company's Subdivision.

LOCATION: The property is located at the Southwest corner of Sioux Road and Retama Street

LOT/TRACT SIZE: 20.0-acre tract

CURRENT USE OF PROPERTY: Vacant

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

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

PUBLIC SERVICES: Water service will be provided by the North Alamo Water Supply Corporation; 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 6-foot side setback for all non-corner lots. They are proposing 5-foot side setback.
2. To not comply with the minimum width size for all lots.
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.

RECOMMENDATION: Staff recommends to comply with the City of San Juan ordinances.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 20.0-acre tract into one-hundred and two (102) residential subdivisions. The property is located at the Southwest corner of Sioux Road and Retama Street. The proposed subdivision is located in a flood zone “B” according to the FEMA Map.

It is noted that the project engineer is requesting the following variances:

1. To not comply with the 6-foot side setback for all non-corner lots. They are proposing 5-foot side setback.
2. To not comply with the minimum width size for all lots.
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.

Water service will be provided by the North Alamo Water Supply Corporation 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.

Park Fees:

1. \$675.00 per lot being platted for single-family residential purposes. (\$68,850.00)

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

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 03/04/2021 Commissioner Alaniz made a motion to approve the Preliminary and Final Plat along with variances. Commissioner Cardenas seconded the motion. The motion passed unanimously with a 5-0 vote.

Mr. Escobar explained that applicant is proposing a residential subdivision with a one hundred and two (102) lots. The property is located at the Southwest corner of Sioux Road and Retama Street. Project engineer submitted a variance request: 1) to not comply with the 6-foot side setback, 2) to not comply with the minimum width size, 3) to not comply with the 20-foot rear setback. Staff reviewed the subdivision plat and comments were provided to the project engineer. Water service will be provided by the NAWSC and sewer will be provided by the City of San Juan. Additional fire hydrants will be required and water line shall be looped as per Fire Department.

Javier Hinojosa, Project Engineer, said these types of subdivision are new in the City of San Juan. He introduced Tony Aguirre and Mike Rhodes.

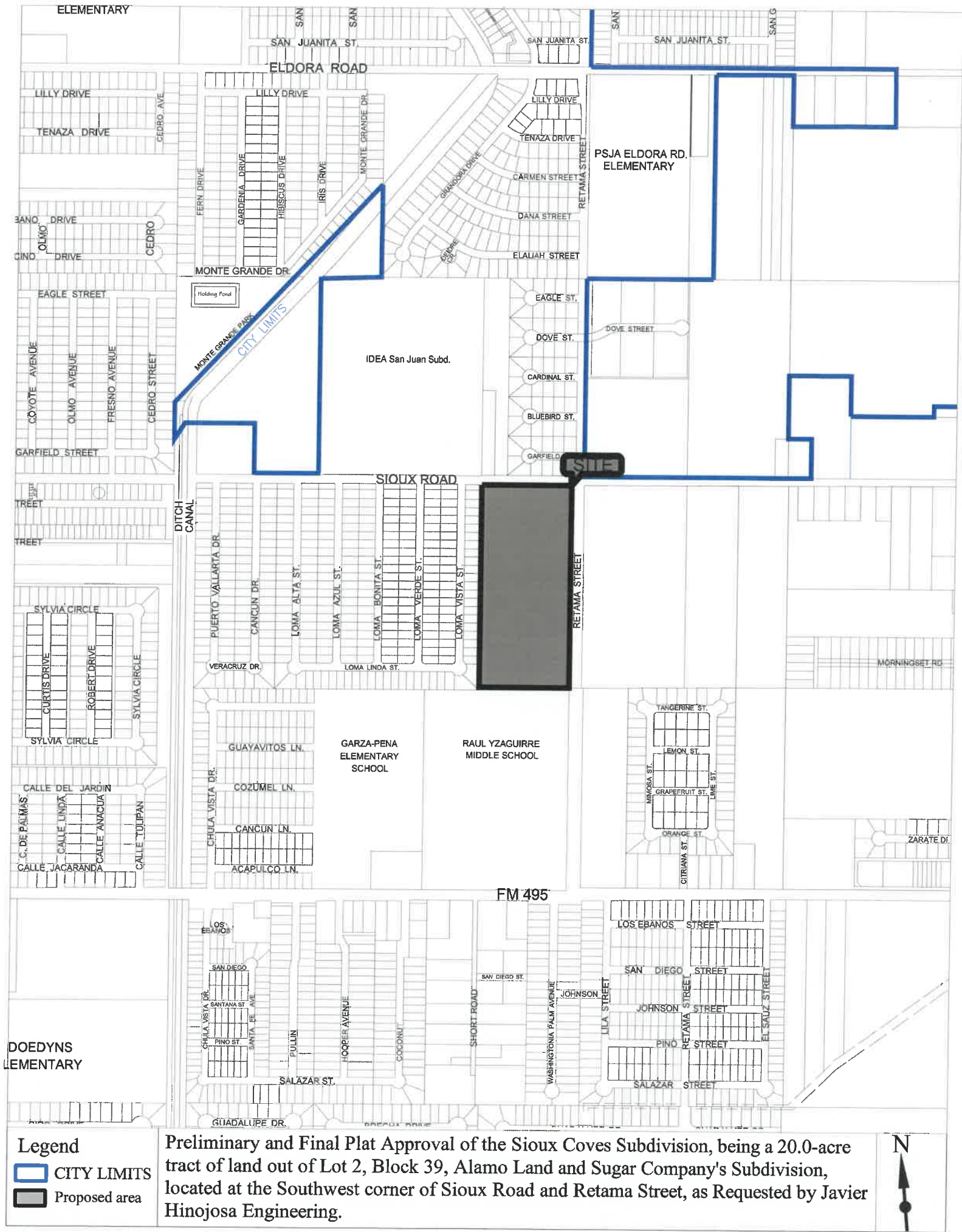
Mr. Mike Rhodes, from Esperanza homes, explained that they build similar subdivisions in Edinburg, Mission, McAllen, Weslaco, Harlingen and Brownsville. They build upscale subdivisions and they will be doing six hundred and fifty (650) houses in the Valley by this year. They are glad to bring this project to the City of San Juan.

Commissioner Guajardo asked about the 6-foot side setback. Commissioner Alaniz mentioned the variance of the width size and asked about Fire Department comments. Mr. Escobar made reference to the plat attached to the packet regarding the dimensions of each lot. He said that the proposed subdivision have this type of design to slow down the school traffic.

Mr. Rhodes showed a presentation attached to the packet and explained in these type of subdivisions, the lot size and setbacks varies based on the subdivision design.

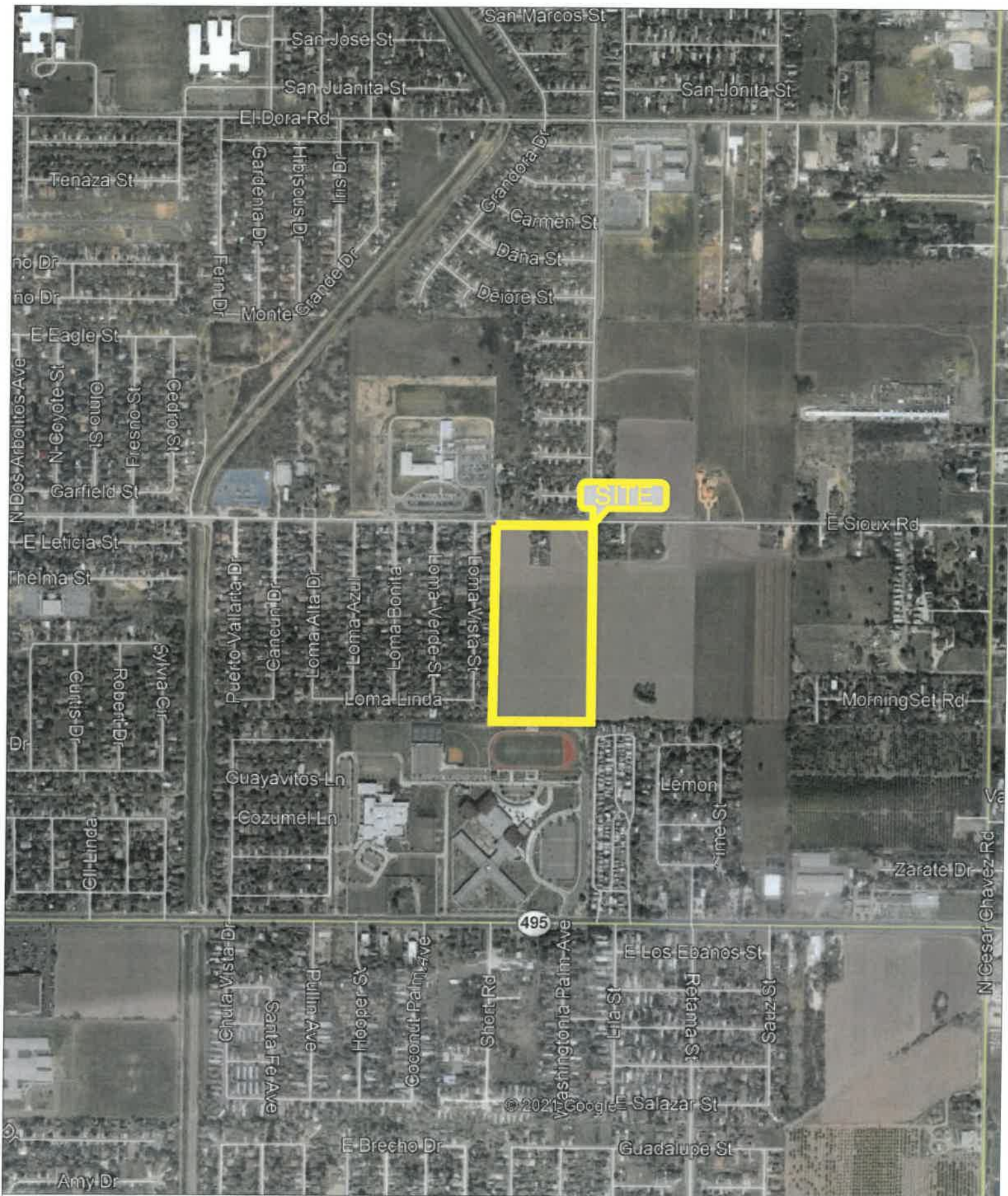
Commissioner Alaniz asked Mr. Escobar is there is something in the city ordinance regarding these type of subdivisions. Mr. Escobar said no, since we only have one type of residential.

Commissioner Cardenas said the difference between previous variances that were denial is that subdivision has irregular lots. Commissioner Alaniz agreed with her. Mr. Escobar said the good thing is the proposed subdivision is connected to existing streets.



- Legend**
-  CITY LIMITS
 -  Proposed area

Preliminary and Final Plat Approval of the Sioux Coves Subdivision, being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Sioux Road and Retama Street, as Requested by Javier Hinojosa Engineering.

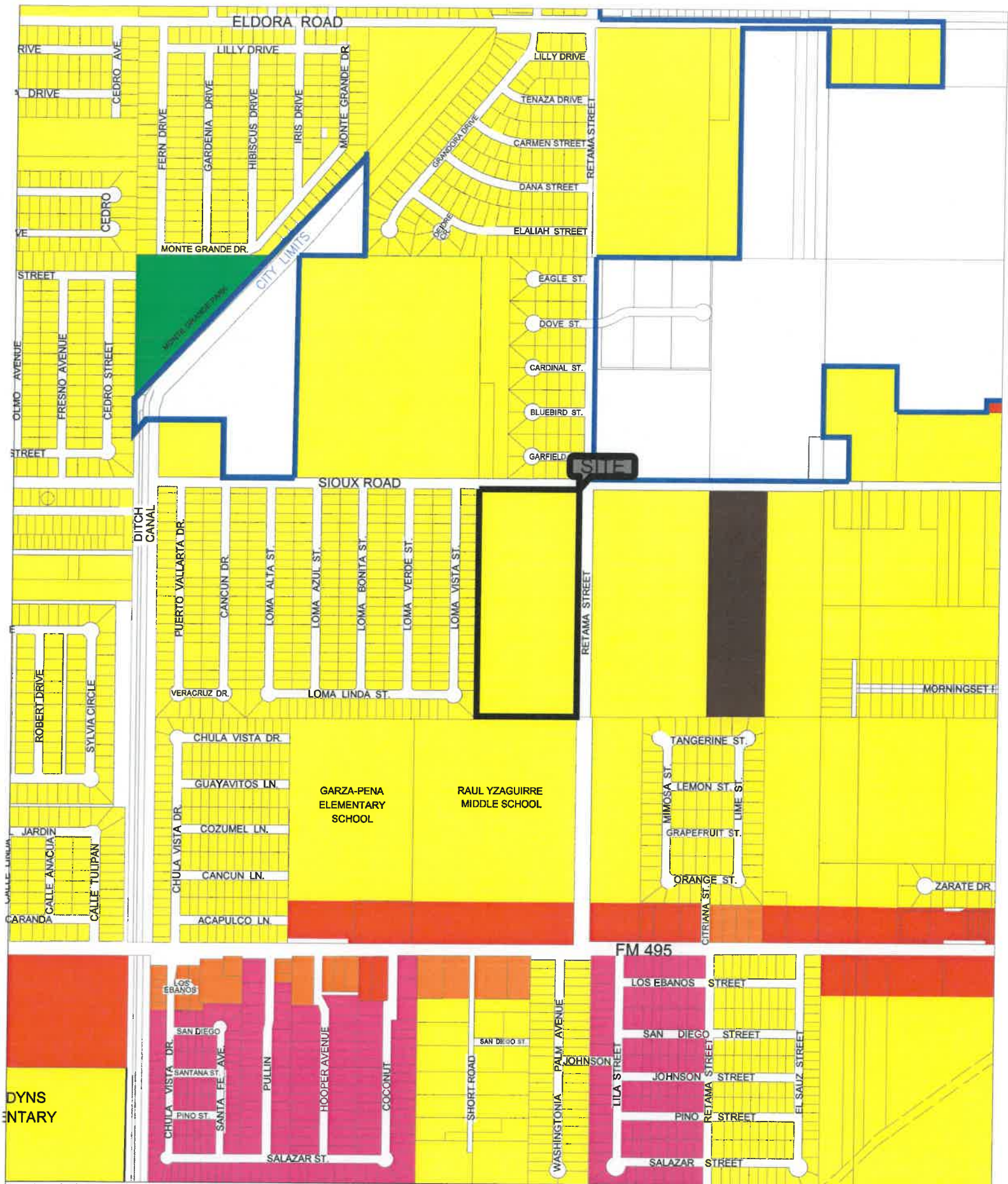


Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Sioux Coves Subdivision, being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Sioux Road and Retama Street, as Requested by Javier Hinojosa Engineering.





- 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)

Preliminary and Final Plat Approval of the Sioux Coves Subdivision, being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Sioux Road and Retama Street, as Requested by Javier Hinojosa Engineering.



JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588 • Fax: (956) 994-8102

javhin@rgv.rr.com

TBPE FIRM NO. F-1295

February 11, 2021

Mr. Roberto Escobar, Director of Planning and Zoning
City of San Juan
709 S. Nebraska,
San Juan, Texas 78589

Re: Sioux Coves Subdivision

Dear Mr. Escobar,

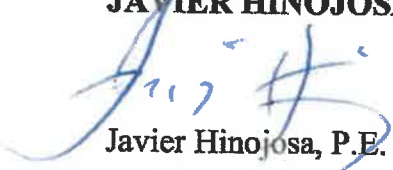
Please accept this letter as our request on behalf of the Developer of the Sioux Coves Subdivision for the following variance requests:

1. Requesting a 5' side setback for all interior lots.
2. Requesting a variance to the minimum width sizes for the lots.
3. Requesting a 10' rear setback.

Please process this variance request as part of the subdivision approval at your earliest convenience. Your assistance in this matter is greatly appreciated. If you have any questions, please feel free to contact me at your convenience.

Sincerely,

JAVIER HINOJOSA ENGINEERING



Javier Hinojosa, P.E.

RECEIVED

FEB 11 2021

Planning Department



“Sioux Coves Subdivision” Engineering Review

Trimad Consultant, LLC (TRIMAD) prepared this engineering review report for The City of San Juan Planning Department. Below is a list of recommendations TRIMAD had found while reviewing the plans.

Plat & Utilities Layout Plan:

1) Utilities Plans (Sheet 3):

- Text overlap where the proposed detention pond is located.
- Review allowable bending for the storm concrete line for all sections.
- Verify if 12-in sanitary sewer pipe allowable bent radius of Lot 41 to Lot 47.
- Provide information on bleeder for the detention pond to existing outlet discharge to the 30-inch storm line.
- All proposed water lines must be call out on plan sheet as class “DR18” C-900 PVC.
- All proposed sanitary sewer lines must be call out in plan sheet as class “SDR26” PVC.
- Sidewalk and curb & gutter must continue from the northeast corner of Loma Linda Estates III along the north side of said property.
- Existing electric power poles must be relocated to accommodate development.
- Replace existing grated inlet with curb inlet located on the northwest corner of Sioux Cove Subdivision.
- Calculate if additional inlets will be required along Sioux Cove Subdivision.
- Existing water valve located on the northeast corner of Sioux Cove Subdivision is not shown.
- Existing concrete on the air valve located on the northeast corner of Sioux Cove Subdivision not shown.
- Existing 8-in NAWSC water line appears to be 4-ft behind of edge of pavement, plans show it is farther into the now existing private property. Will water line need to be relocated away from road expansion area.
- Provide typical cross-section information on street crossing above existing 12-in irrigation line. Excavation might be an issue.
- Provide typical cross-section information on street crossing above existing 30-in drainage pipe. Excavation might be an issue.

2) Utilities Plan (Sheet 4):

- Existing Standpipe not shown on plan.
- Call-out:
 - “Exist. Air Valve; Top = 102.30” shows on site to be a storm manhole.
 - Provide pipe network information on storm manhole.
- Call-out:
 - “Exist. Grate Inlet” is and existing curb inlet on field.
- Sidewalk must be installed along the westside of new street, locations south of Sioux Coves Subdivision.
- Existing spot location not shown on plan. Provide information on what was spotted at the location.
- Provide pipe network information on the exist. air valve with a top elevation of 102.67 to where does it tie into.

APPENDIX - PICTURES



Continue with sidewalk and move inlet to the curb



Continue with sidewalk and move inlet to the curb



Continue with sidewalk and relocate electric poles



Exist. water valve not shown on plan



Concrete on exist. air valve not shown on plan



Concrete on exist. air valve not shown on plan



Exist. storm sewer manhole. Provide information on exist. drain line



Exist. Curb Inlet. Provide information on exist. drain line



Exist. spot location not shown on plans.
What is the purpose of this?



Exist. spot location not shown on plans.
What is the purpose of this?



Extend sidewalk to Sioux Coves Subdivision



Extend sidewalk to Sioux Coves Subdivision



Exist. standpipe not shown on plan



Exist. 12-in irrigation line not shown on plan



Tirso Garza,
Fire Chief

Carlos Alaniz,
Deputy Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Sioux Coves Subdivision

Address: _____

Date Reviewed: 1/27/2021

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

1301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470

Fax: (956) 783-3441

RECEIVED

JAN 27 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 *DS*
DATE: February 4, 2021
SUBJECT: Sioux Coves Subdivision

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.
- North Alamo Water Supply Corporation Water CCN.
- All Waterline Street/Road Crossing Must be in a casing
- 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 minimum sewer line size is 8 inches. Capacity calculations must be submitted and peaking factors must be justified. Pipe oversizing for the purpose of meeting grade limitations is prohibited.
- Horizontal Curvature is not allowed.
- Additional Comments Will Be Provided at The Time of Construction Plan Review.

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

SUBDIVISION PLAT OF

SIOUX COVES
SUBDIVISION

A TRACT OF LAND CONTAINING 20.00 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT 2, BLOCK 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SIOUX COVES SUBDIVISION, AN ADDITION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF SAN JUAN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF SAN JUAN.

RIVERSIDE DEVELOPMENT SERVICES, LLC
BY: ANTONIO M. AGUIRRE, JR.
2606 ZINNIA AVENUE
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ANTONIO M.R. AGUIRRE JR. PERSONALLY APPEARED AND PROVED, THROUGH HER DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT; FURTHERMORE, AFTER BEING DULY SWORN BY ME, SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ____ DAY OF _____, 2021 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

MAYOR, CITY OF SAN JUAN
MARIO GARZA

DATE

ATTEST:
CITY SECRETARY: CRISTINA SIU

DATE

SIOUX COVES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN JUAN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

THIS THE ____ DAY OF _____, 2021 A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78502
TBPLS FIRM No.10119000
TEL. (956) 618-1551 DATE SURVEYED: 07/14/2020



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

SHEET 1 OF 2

GENERAL NOTES

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WHICH IS DEFINED AS "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-SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING)" AS PER F.E.M.A.'S FLOOD INSURANCE RATE MAP PANEL No. 480334 0425 C, REVISED NOVEMBER 16, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE FRONT CENTER OF THE LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: _____ 25 FEET OR GREATER FOR EASEMENT
REAR: _____ IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT
INTERIOR SIDE _____ 5 FEET OR GREATER FOR EASEMENT
CORNER _____ 10 FEET OR GREATER FOR EASEMENT
4. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
5. A TOTAL OF 2.017 ACRE FEET (87,840 C.F.) OF STORM WATER DETENTION IS REQUIRED IN TOTAL FOR THE ENTIRE SUBDIVISION.
6. NO PERMANENT STRUCTURES OR FENCES SHALL BE CONSTRUCTED ON ANY EASEMENTS AS PER CITY OF SAN JUAN ORDINANCE.
7. MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF SAN JUAN ZONING ORDINANCE.
8. ALL UTILITY EASEMENT AND DRAINAGE EASEMENTS SHALL BE PROPERLY MAINTAINED BY THE OWNER AS PER CITY ORDINANCE.
9. BENCHMARK:
10. A 5 FOOT SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF SIOUX ROAD.
11. SET 1/2" dia. IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
12. AN 8 FOOT MASONRY WALL SHALL BE REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SIOUX ROAD.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No. 2 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
16. NO PERMANENT STRUCTURE, (EXAMPLE: FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
17. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
18. A 25'x25' SIGHT OBSTRUCTION EASEMENT SHALL BE REQUIRED AT ALL STREET INTERSECTIONS.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 20.00 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 2, BLOCK 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGES 24-26, H.C.M.F AND SAID 20.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHEAST CORNER OF SAID LOT 2, WITHIN SIOUX ROAD, AND THE NORTHEAST CORNER OF THIS TRACT;

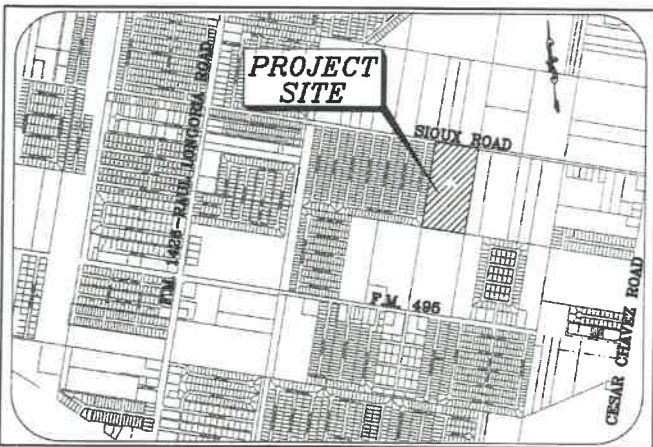
THENCE S 08°34'32"W, ALONG THE EAST LINE OF SAID LOT 2, AT A DISTANCE OF 20.00 FT PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTH RIGHT-OF-WAYLINE OF SAID SIOUX ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81°25'28"W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF LOMA LINDA ESTATES III, MAP REFERENCE: VOLUME 29 PAGE 94 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08°34'32"E, ALONG THE EAST LINE OF SAID LOMA LINDA ESTATES III, AT A DISTANCE OF 1300.00 FEET, PASS A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SIOUX ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE NORTHEAST CORNER OF SAID LOMA LINDA ESTATES III, AND THE NORTH LINE OF SAID LOT 2, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81°25'28"E, ALONG THE NORTH LINE OF SAID LOT 2, WITHIN SAID SIOUX ROAD, A DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE



LOCATION MAP

DATE OF PREPARATION: AUGUST 05, 2020 DRAWN BY: LUIS HERNANDEZ & G. TEEGARDIN

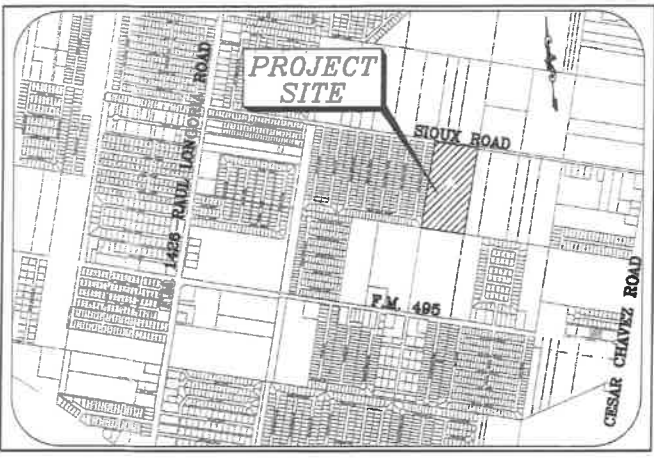


JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
jovhin@rgv.fr.com
TBPLS FIRM No. F-1295

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	
OWNER: RIVERSIDE DEVELOPMENT SERV. LLC	2606 ZINNIA AVENUE	McALLEN, TX 78504	(956) 331-8987	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551	

SUBDIVISION PLAT OF
**SIOUX COVES
SUBDIVISION**

A TRACT OF LAND CONTAINING 20.00 ACRES OF LAND, MORE OR LESS,
SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF
LOT 2, BLOCK 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGES 24-26,
HIDALGO COUNTY MAP RECORDS.



LOCATION MAP

IRREGULAR LOT AREA TABLE					
LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
1	6,262	0.144	52	8,898	0.204
2	4,942	0.113	53	8,267	0.190
3	5,343	0.123	54	8,151	0.187
4	4,743	0.109	55	7,878	0.181
5	4,826	0.111	56	11,088	0.255
6	5,135	0.118	57	8,965	0.206
7	5,844	0.134	58	5,849	0.134
8	7,046	0.162	59	4,964	0.114
9	8,476	0.195	60	6,254	0.144
10	6,518	0.150	61	7,604	0.175
11	5,619	0.129	62	7,848	0.180
12	5,008	0.115	63	6,114	0.140
13	4,782	0.110	64	5,352	0.123
14	4,772	0.110	65	4,951	0.114
15	5,070	0.116	66	4,744	0.109
16	5,703	0.131	67	4,808	0.111
17	6,737	0.155	68	5,211	0.120
18	7,899	0.177	69	5,778	0.133
19	6,648	0.153	70	7,162	0.164
20	5,819	0.134	71	7,649	0.176
21	6,398	0.147	72	6,140	0.141
22	7,112	0.163	73	5,387	0.124
23	6,875	0.158	74	4,890	0.112
24	6,852	0.157	75	4,739	0.109
25	6,860	0.157	76	4,923	0.113
26	5,833	0.137	77	4,450	0.102
27	5,000	0.115	78	6,397	0.147
28	5,985	0.137	79	7,622	0.175
29	7,316	0.168	80	11,122	0.255
30	4,701	0.108	81	8,218	0.189
31	4,843	0.111	82	6,710	0.154
32	4,913	0.113	83	7,648	0.176
33	4,984	0.114	84	8,633	0.198
34	5,108	0.117	85	7,112	0.163
35	5,144	0.118	86	7,701	0.177
36	5,118	0.117	87	7,150	0.164
37	5,136	0.118	88	6,697	0.154
38	5,178	0.119	89	5,530	0.127
39	5,155	0.118	90	6,427	0.148
40	5,028	0.115	91	6,036	0.139
41	6,051	0.139	92	4,834	0.111
42	5,158	0.118	93	4,697	0.108
43	4,886	0.107	94	4,980	0.114
44	4,830	0.111	95	5,047	0.116
45	5,236	0.120	96	5,107	0.117
46	6,575	0.151	97	5,315	0.122
47	16,524	0.379	98	5,157	0.118
48	9,968	0.230	99	5,084	0.117
49	5,410	0.124	100	5,515	0.127
50	5,088	0.117	101	5,960	0.137
51	4,761	0.109	102	7,425	0.170
			A	42,706	0.980

STATE OF TEXAS
COUNTY OF HIDALGO

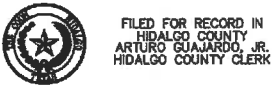
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS
PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78502
TEL. (956) 618-1551 DATE SURVEYED: 07/14/2020



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

SHEET 2 OF 2

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	13° 43' 45"	400.00	48.15	25.85	S2° 28' 32"W
C2	58° 44' 23"	350.00	172.30	312.92	S24° 42' 52"W
C3	25° 12' 12"	350.00	67.97	131.98	S67° 11' 16"W
C4	25° 13' 53"	250.00	67.87	132.77	S68° 40' 26"W
C5	91° 21' 28"	295.00	295.95	435.40	S7° 52' 45"W
C6	44° 12' 34"	280.00	117.76	223.78	S59° 54' 19"E
C7	90° 35' 05"	200.00	200.00	308.20	S36° 43' 01"W
C8	76° 04' 58"	273.00	211.21	358.66	S2° 37' 13"W
C9	82° 52' 41"	250.00	220.71	381.62	N4° 56' 48"W
C10	40° 11' 49"	200.00	74.17	142.05	S31° 11' 11"W

LOT CURVE TABLE (ALL DISTANCES ARE IN FEET)					
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	6° 48' 46"	375.00	22.38	44.70	S8° 09' 35"W
C2	6° 53' 59"	375.00	22.61	45.16	S1° 42' 05"E
C3	0° 05' 35"	325.00	0.26	0.53	N8° 05' 26"W
C4	6° 52' 23"	325.00	22.84	45.80	N1° 42' 22"W
C5	7° 55' 27"	325.00	22.56	45.04	N6° 56' 56"E
C6	7° 55' 53"	325.00	22.72	45.37	N14° 55' 06"E
C7	7° 54' 55"	325.00	20.11	40.17	N22° 27' 32"E
C8	8° 00' 00"	325.00	22.73	46.38	N30° 00' 00"E
C9	11° 12' 49"	325.00	31.81	63.61	N39° 39' 24"E
C10	11° 28' 38"	325.00	8.81	11.21	N45° 22' 05"E
C11	7° 55' 58"	20.00	16.52	27.51	S7° 38' 19"W
C12	7° 54' 45"	285.00	20.40	40.74	N27° 27' 23"W
C13	8° 00' 00"	285.00	29.63	41.18	N20° 00' 00"W
C14	8° 00' 00"	285.00	20.63	41.16	N12° 00' 00"W
C15	7° 30' 33"	285.00	19.39	38.85	N4° 14' 43"W
C16	8° 46' 16"	285.00	22.62	45.16	N3° 53' 41"E
C17	8° 46' 40"	285.00	22.64	45.19	N12° 40' 06"E
C18	5° 38' 45"	285.00	14.49	28.90	N18° 51' 52"E
C19	3° 55' 53"	250.00	8.58	17.15	S20° 42' 18"W
C20	8° 29' 25"	250.00	18.58	37.05	S14° 29' 39"W
C21	11° 10' 00"	250.00	2.88	5.76	S3° 53' 22"W
C22	21° 15' 32"	70.00	13.14	26.97	N19° 33' 33"E
C23	23° 33' 00"	70.00	14.59	28.77	N44° 57' 40"E
C24	24° 39' 21"	70.00	14.98	29.51	N65° 42' 00"E
C25	24° 35' 59"	70.00	15.26	30.55	S69° 48' 20"E
C26	20° 54' 15"	70.00	12.91	25.34	S67° 03' 13"E
C27	18° 55' 45"	70.00	10.24	20.34	S48° 16' 43"E
C28	22° 17' 48"	70.00	15.79	27.24	S18° 48' 23"E
C29	20° 18' 08"	70.00	12.64	25.01	S7° 25' 23"E
C30	20° 17' 40"	70.00	12.53	24.76	S12° 57' 25"W
C31	19° 18' 43"	70.00	12.21	23.80	S32° 50' 38"W
C32	24° 12' 40"	70.00	15.01	28.98	S84° 41' 20"W
C33	23° 25' 32"	70.00	15.59	30.99	S78° 20' 59"W
C34	12° 38' 15"	50.00	5.58	11.32	N65° 25' 08"E
C35	68° 57' 34"	50.00	33.37	58.43	N40° 27' 13"E
C36	20° 05' 44"	245.00	43.41	86.93	N1° 55' 34"E
C37	22° 28' 04"	245.00	48.59	95.93	N19° 20' 26"W
C38	87° 13' 38"	20.00	19.05	30.45	N74° 10' 12"W
C39	5° 46' 27"	325.00	16.53	33.04	N65° 07' 42"E
C40	9° 33' 04"	325.00	25.72	51.34	N72° 35' 57"E
C41	2° 41' 53"	325.00	7.65	15.30	N78° 26' 29"E
C42	8° 40' 45"	285.00	20.11	40.14	S75° 27' 02"W
C43	12° 48' 54"	285.00	28.76	58.27	S64° 42' 15"W
C44	13° 12' 09"	285.00	30.67	61.08	S51° 41' 44"W
C45	13° 28' 48"	285.00	31.24	62.16	S38° 22' 15"W
C46	13° 19' 21"	285.00	32.93	61.82	S24° 52' 13"W
C47	13° 04' 24"	285.00	30.37	59.47	S11° 47' 26"W
C48	13° 11' 35"	285.00	30.65	61.02	S1° 20' 35"E
C49	13° 26' 02"	285.00	31.21	62.13	S14° 39' 25"E
C50	13° 10' 40"	285.00	30.91	60.95	S27° 57' 45"E
C51	11° 13' 26"	285.00	28.23	52.30	S49° 12' 22"E
C52	4° 22' 47"	285.00	10.13	20.26	S48° 02' 58"E
C53	17° 55' 28"	285.00	41.76	82.90	S69° 12' 08"E
C54	12° 23' 28"	285.00	28.77	57.31	S74° 21' 34"E
C55	2° 32' 45"	285.00	6.07	12.13	S81° 32' 01"E
C56	9° 10' 25"	225.00	18.05	35.02	N78° 35' 31"W
C57	11° 48' 33"	225.00	23.20	46.24	N68° 07' 02"W
C58	8° 13' 45"	225.00	18.19	32.32	N58° 06' 53"W
C59	9° 30' 00"	225.00	17.71	35.34	N46° 30' 00"W
C60	53° 54' 32"	225.00	113.60	210.38	N18° 12' 44"W
C61	62° 50' 55"	175.00	106.92	191.86	N22° 50' 55"W
C62	23° 30' 15"	175.00	36.41	71.79	N66° 01' 31"W
C63	3° 03' 43"	175.00	4.68	9.35	N79° 18' 31"W
C64	7° 23' 10"	315.00	20.33	40.61	S77° 08' 49"E
C65	8° 50' 00"	315.00	22.03	43.68	S69° 27' 14"E
C66	8° 24' 02"	315.00	23.24	46.00	S61° 16' 17"E
C67	11° 28' 02"	315.00	31.63	63.04	S51° 21' 12"E
C68	8° 02' 35"	20.00	19.32	30.73	N83° 38' 29"W
C69	76° 42' 52"	50.00	39.57	66.95	S7° 58' 49"W
C70	60° 25' 45"	50.00	34.83	63.19	N0° 12' 15"W
C71	23° 23' 29"	60.00	12.42	24.50	N41° 39' 52"E
C72	28° 48' 35"	60.00	15.41	30.17	N67° 45' 54"E
C73	34° 14' 31"	60.00	18.48	35.86	S80° 42' 35"E
C74	23° 10' 48"	60.00	12.31	24.27	S51° 59' 54"E
C75	28° 51' 40"	50.00	14.33	28.13	S25° 58' 39"E
C76	33° 54' 01"	50.00	18.29	35.50	S3° 24' 11"W

LOT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N64°30'00"W	19.82'
L2	N65°00'00"W	20.73'
L3	S66°20'00"W	41.95'
L4	S74°00'00"W	33.38'
L5	S82°00'00"W	26.28'
L6	S36°00'00"W	33.60'
L7	S45°00'00"W	51.29'
L8	N47°00'00"W	23.16'
L9	S55°00'00"E	26.17'
L10	N70°00'00"E	33.84'
L11	N77°30'00"E	24.15'
L12	S69°30'00"E	23.93'
L13	N67°20'00"E	21.24'

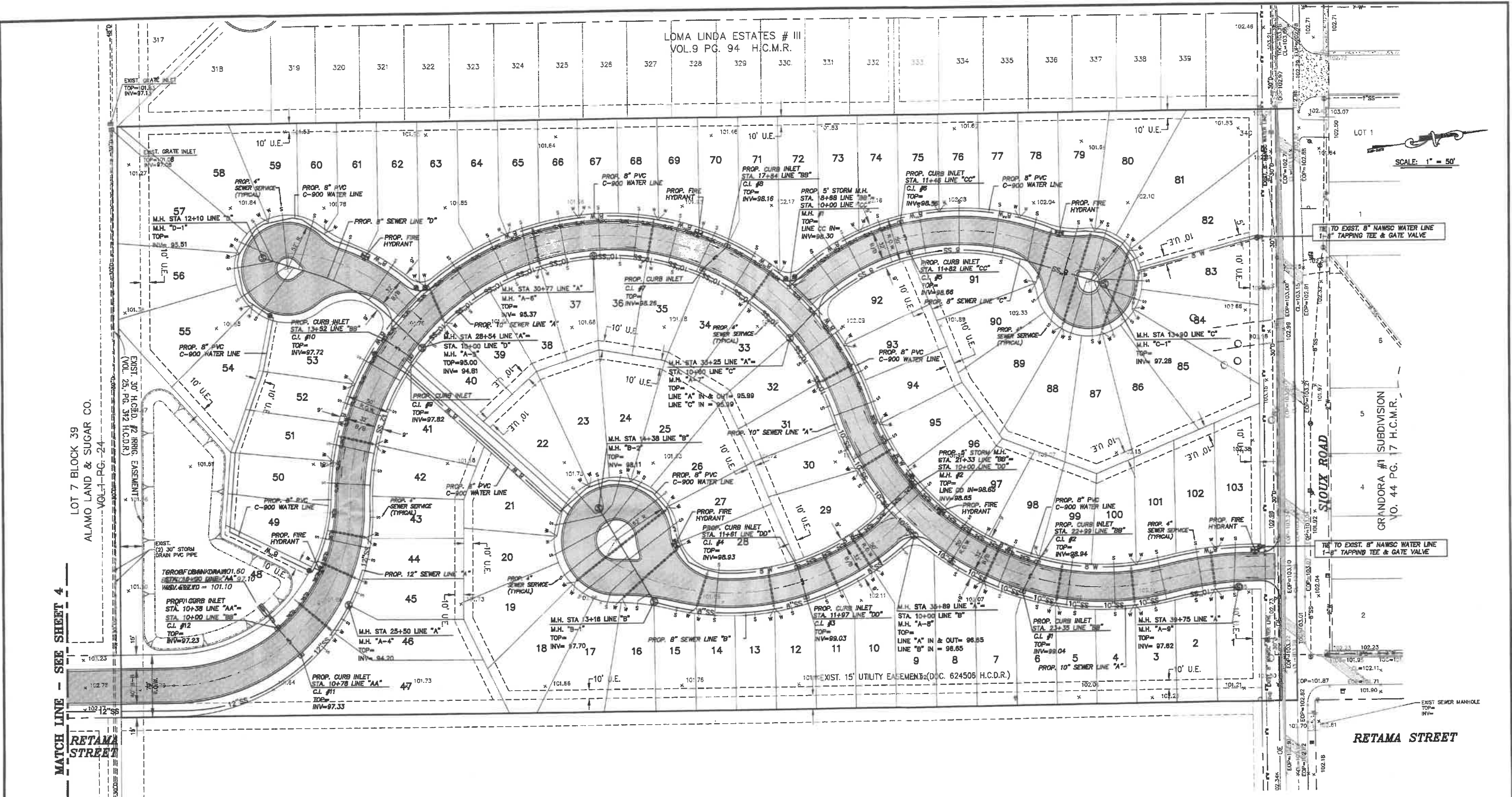
CENTERLINE TABLE		
LINE #	BEARING	DISTANCE
L14	S52°24'50"E	22.89'
L15	N49°20'44"W	23.81'
L16	N38°28'31"W	16.40'
L17	S43°33'50"E	9.34'
L18	S52°12'01"W	23.55'
L19	S78°59'39"E	16.95'

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: RIVERSIDE DEVELOPMENT SERV. LLC	2606 ZINNIA AVENUE	McALLEN, TX 78504	(956) 331-8997
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
jehin@grvrr.com
TBPB FIRM No. F-1295

DATE OF PREPARATION: AUGUST 05, 2020 DRAWN BY: LUIS HERNANDEZ & G. TEEGARDIN



REVISIONS		200801		JAVIER HINOJOSA ENGINEERING CONSULTING ENGINEERS 418 E. DOVE AVENUE McALLEN, TEXAS 78504 PHONE (956) 868-1588 jeh@jehengr.com TSP FIRM No. F-1295	PROPOSED UTILITY PLAN SIOUX COVES SUBDIVISION SAN JUAN, TEXAS	SHEET 3 OF SHEETS	200801
	PROJECT No.	SEPTEMBER 2020					
	DATE	L. HERNANDEZ					
	DRAWN BY	J.H.					
	CHK. BY						



<https://rhodesenterprises.com/>



WHAT WE DO

Land
Development

Homebuilding

Property
Management

Land
Management

Financial
Services

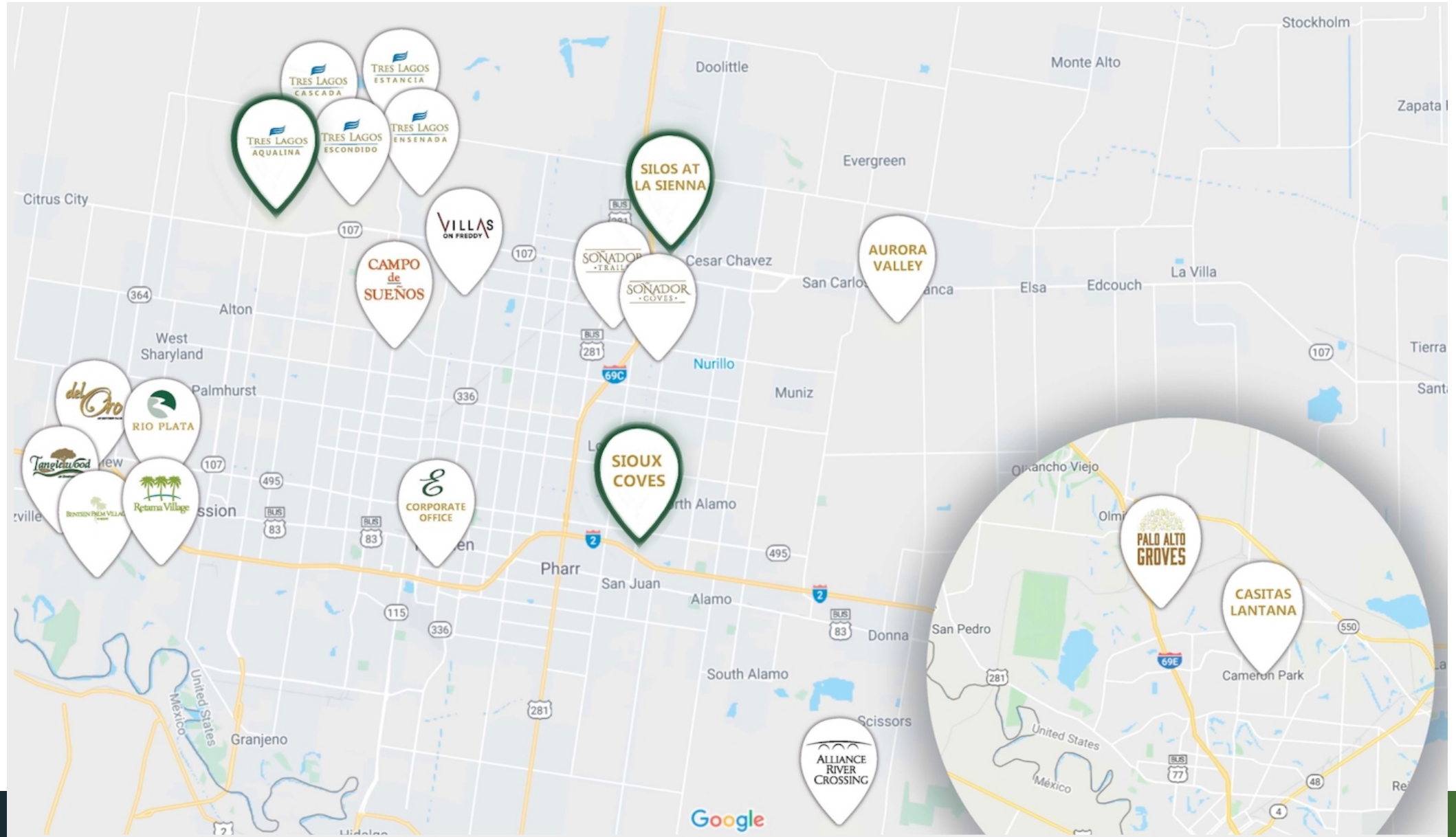
Brand Promise: We do more to put people and communities first



<https://www.esperanzahomes.com/>



WHERE WE WORK





DEVELOPMENT

Tres Lagos - McAllen

<https://www.treslagosmcallen.com/>



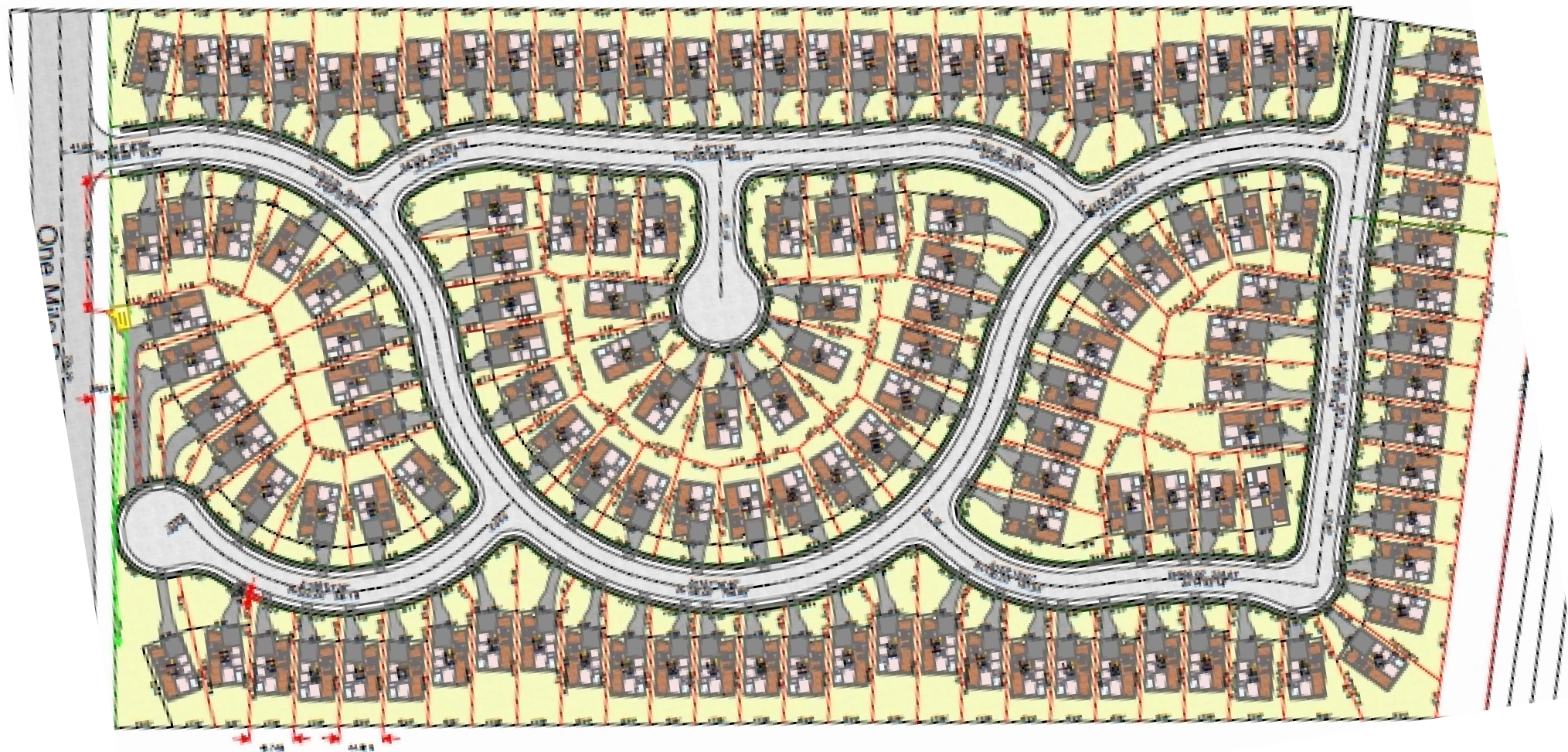




DEVELOPMENT

Rio Plata - Mission

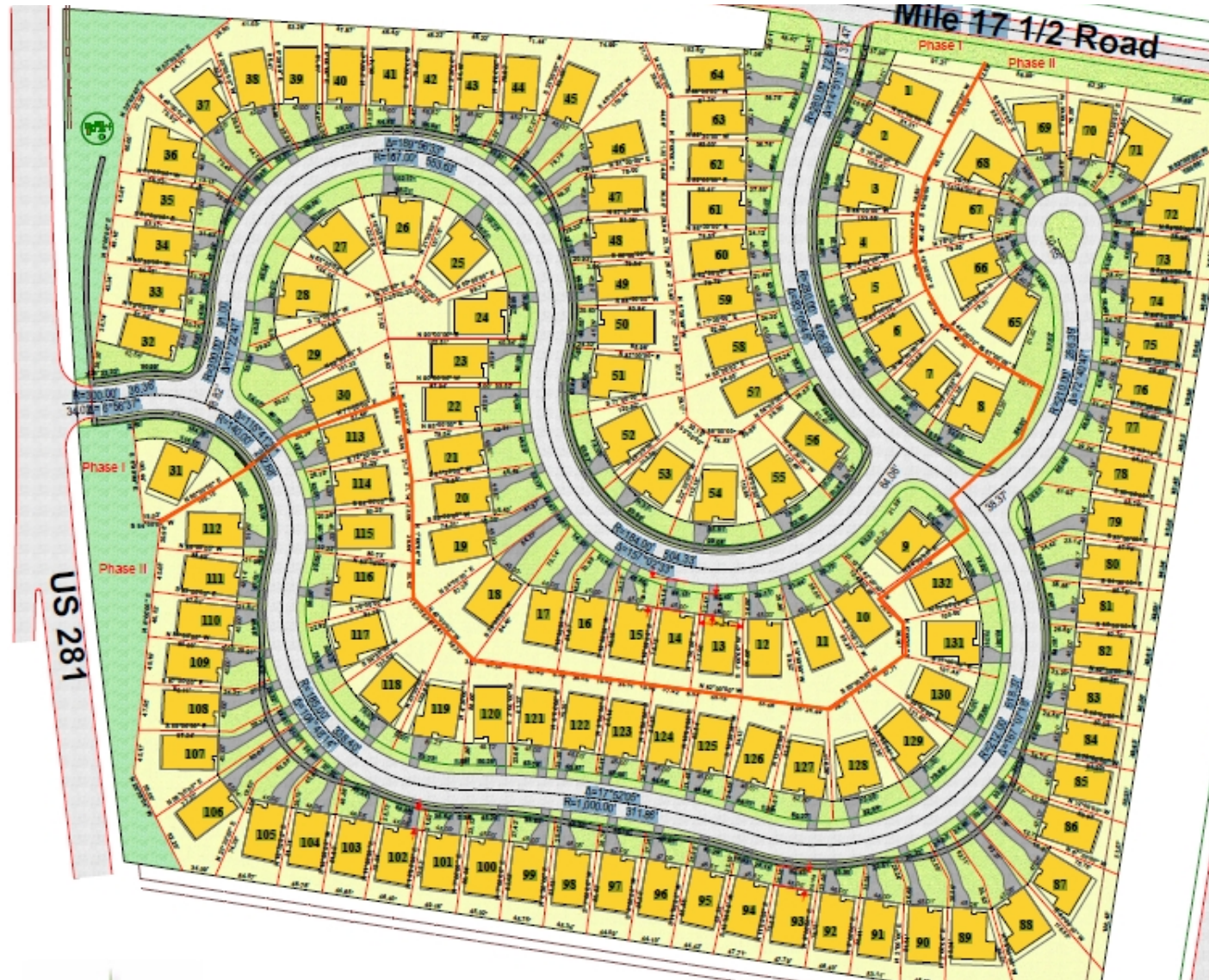
1" = 60 feet





DEVELOPMENT

Sonador Coves - Edinburg





DEVELOPMENT

Esperanza Coves - Harlingen





DEVELOPMENT

Palo Alto Groves - Brownsville





DEVELOPMENT

Sioux Coves – San Juan

Variances

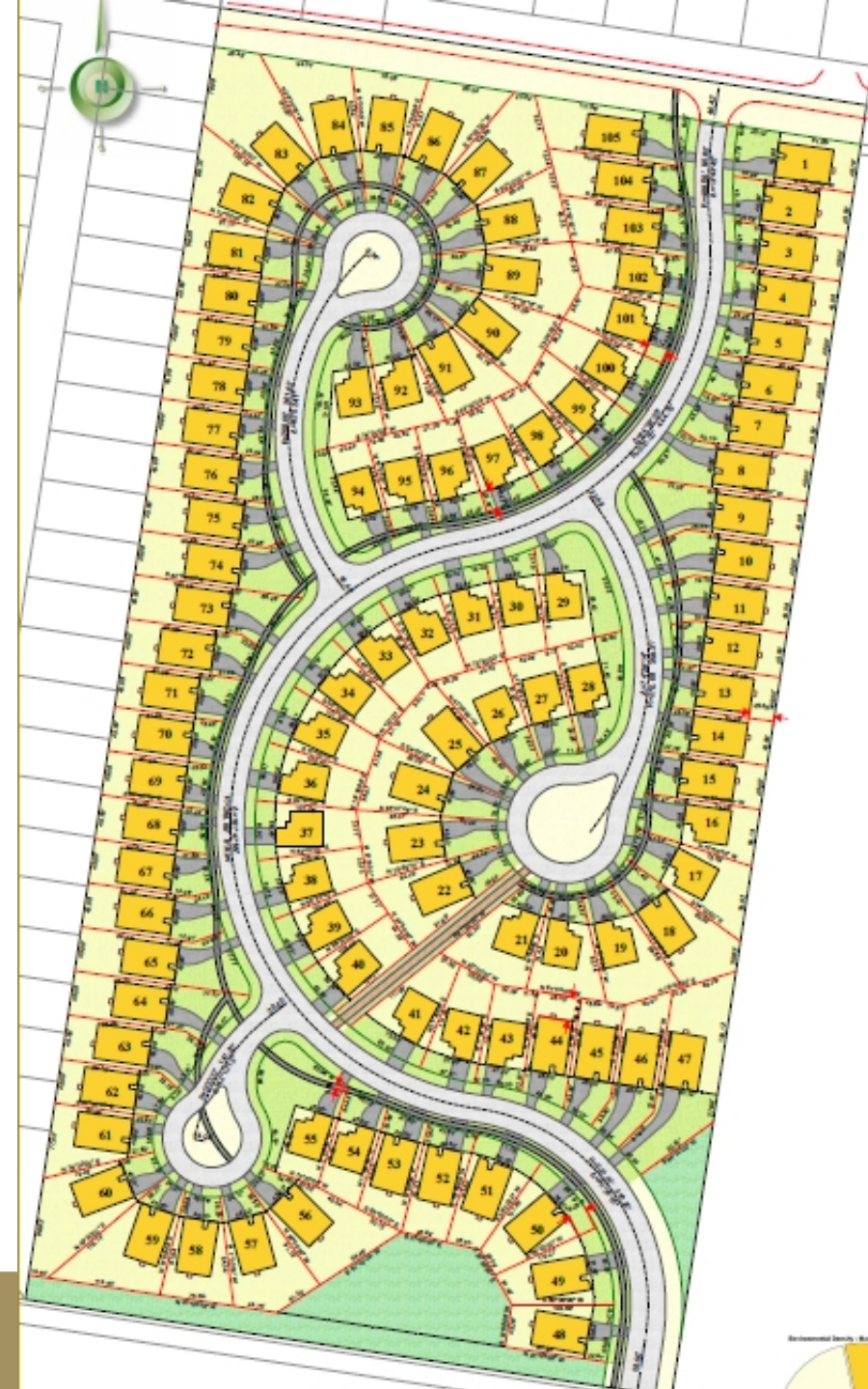
Lot Width – lots under 50ft

Front Setbacks – 20ft

Side Setbacks – 5ft

Rear Setback – 10ft

Block Length – subdivision layout



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

Consider Recommendation of Election Judges for the Upcoming City's Municipal Election for Place One (1), Two (2) and Three (3) to be Held on May 1, 2021 to Hidalgo County Elections Department.

STAFF COMMENTS AND RECOMMENDATIONS:

As discussed at the previous City Commission Meeting the Hidalgo County Elections Department responded they are willing to work with the City of San Juan with the recommendation of judges for the upcoming May 1, 2021 General Election for Place One (1), Two (2) and Three (3). Two (2) Presiding Judges and Two (2) Alternate Judges must be Appointed for Election Day. Also one (1) Presiding Judge and one (1) Alternate Judge must be appointed to the Early Voting Ballot Board of which can also serve for Election Day. In your packet you may find a list of the last two elections that were held by the City of San Juan. The Finance Department wasn't able to provide details for the last 4 judges that are listed since the system was upgraded.

RECOMMENDATION:

Consider recommending Election Judges and Alternate Judges to Hidalgo County Elections Department.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



COSJ- Election Judges

Name	EV/ Election Day	Judge	Year
Fernando Castillo	Early Voting/ Election Day	Alternative/Presiding Judge	2017
Eloy Barrientes	Early Voting/Election Day	Presiding Judge	2017
Jennifer Villarreal	Election Day	Alternative Judge	2017
Ricardo Martinez Jr	Election Day	Alternative Judge	2017
Ruben Navarro			2016
Heather Guerrero			2016
Debbie Cantu			2016
Flor E. Garcia			2016

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

Consider Resolution for a Voluntary Annexation Petition of the Valley Ranch Phase 2 Subdivision, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan of the 18.32-acre tract of land out of Lot 5, 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 OC Development, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Department is proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearings for a proposed Valley Ranch Phase 2 Subdivision, being 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision.

The property owner of the subject property has submitted a petition for voluntary annexation to the City of San Juan. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexations, Section 43.028 and the City Charter.

RECOMMENDATION:

Adopt a Resolution to Accept Petition for Voluntary Annexation; Setting Dates and Times of the Public Hearings.

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 Phase 2 being a 9.76 Acre tract of land out of Lot 5, 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:

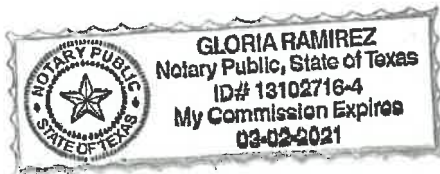
My name is Eduardo Cantu and I am the agent of the majority of the landowners.
There are no residents nor are there any qualified voters in the area to be annexed.

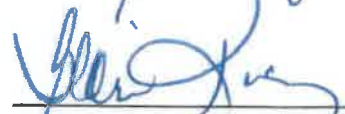
Further affiant saith not.



Eduardo Cantu
OC Development, Ltd.

SWORN TO and subscribed before me on the 22nd day of February, 2021.





Notary Public in Hidalgo County, Texas



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Valley Ranch Subdivision Phase 2
	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, March 3, 2021	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, March 3, 2021	Negotiate written service agreement with property owner and City.
Tuesday, March 9, 2021	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, March 24, 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, April 13, 2021	City Commission holds public hearing on Voluntary Annexation.
Wednesday, April 21, 2021	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, May 11, 2021	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, May 25, 2021	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, June 8, 2021	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

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

SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

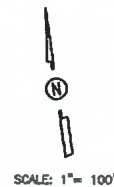
EAST 332.10'

1320.00'

1320.00'

THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT: A 4.545 ACRES TRACT, LOT 5, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS

10" IRR. VALVE
10" IRR. VALVE
10" IRR. VALVE
10" IRR. VALVE
10" IRR. VALVE
10" IRR. VALVE
10" IRR. VALVE
EXST. IRRIGATION LINE



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

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

LOT 6

LOT 5

SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

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

EXST. GAS PIPELINE MERIT ENERGY 1-956-972-0968

OVERHEAD POWER LINE

FND. 1/2" IRON ROD

SOUTH

SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

GAS MARKER MERIT ENERGY 1-956-972-0968

GAS MARKER MERIT ENERGY 1-956-972-0968

THE ERIC WILLY MURDOZ TRACT: A 0.82 OF AN ACRE TRACT OUT OF LOT 5, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 850038, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

P.O.C. FND. C.P.S. S.W. COR. LOT 5 S.E. COR. LOT 6

P.O.B. SET C.P.S.

SET C.P.S.

FND. C.P.S.

LEGEND
\$ = POWER POLE
● = GAS MARKER
□ = IRRIGATION VALVE

SCHEDULE B PARAGRAPH 10

- 10.1 EASEMENTS AND TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED IN INSTRUMENT RECORDED IN VOLUME 19, PAGE 201, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET)
- 10.9 EASEMENT IN FAVOR OF TOTAL FINA ELF GAS & POWER NORTH AMERICA, INC. AS SHOWN RECORDED UNDER DOCUMENT NUMBER 1233996, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-AS SHOWN HEREON)

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 18, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH VARIETY ESTATES RECORDED IN VOLUME 45, PAGE 126, 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 ENCUMBRANCES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

PLAT SHOWING

A 9.76 ACRE TRACT OF LAND OUT OF LOT 5, 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 AND ACCORDING TO SPECIAL CASH WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1087704, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

REGISTRATION NUMBER F-1513

ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480

FAX 956-381-0527

ALFONSO@QHA-ENG.COM

VOL. 1 PAGES 24-26

SURVEYED FEBRUARY 1, 2021

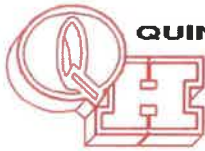
OWNER EDUARDO CANTU

ADDRESS

JOB No. G.F. No. 19008994

BOOK No. PAGE

Z:\data\SUBDIVISIONS\12-PRELIMINARY\Edle Cantu\MALL ACRES EAST SIDE (18.33 ACRES)\ALS L6 BK 27



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 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

A 9.76 ACRE TRACT OF LAND OUT OF LOT 5, 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 CASH WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1087704, 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 5, AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHEAST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 4.545 ACRE TRACT 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), AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST 27.90 FEET FROM THE SOUTHWEST CORNER OF LOT 5.

THENCE; NORTH, 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 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 RPLS 4856 SET ON THE NORTH LINE OF LOT 5, FOR THE NORTHEAST CORNER OF SAID TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 5, A DISTANCE OF 332.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET 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 SET ON THE SOUTH LINE OF LOT 5, AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 5, AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 332.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.76 ACRES OF LAND MORE OR LESS.

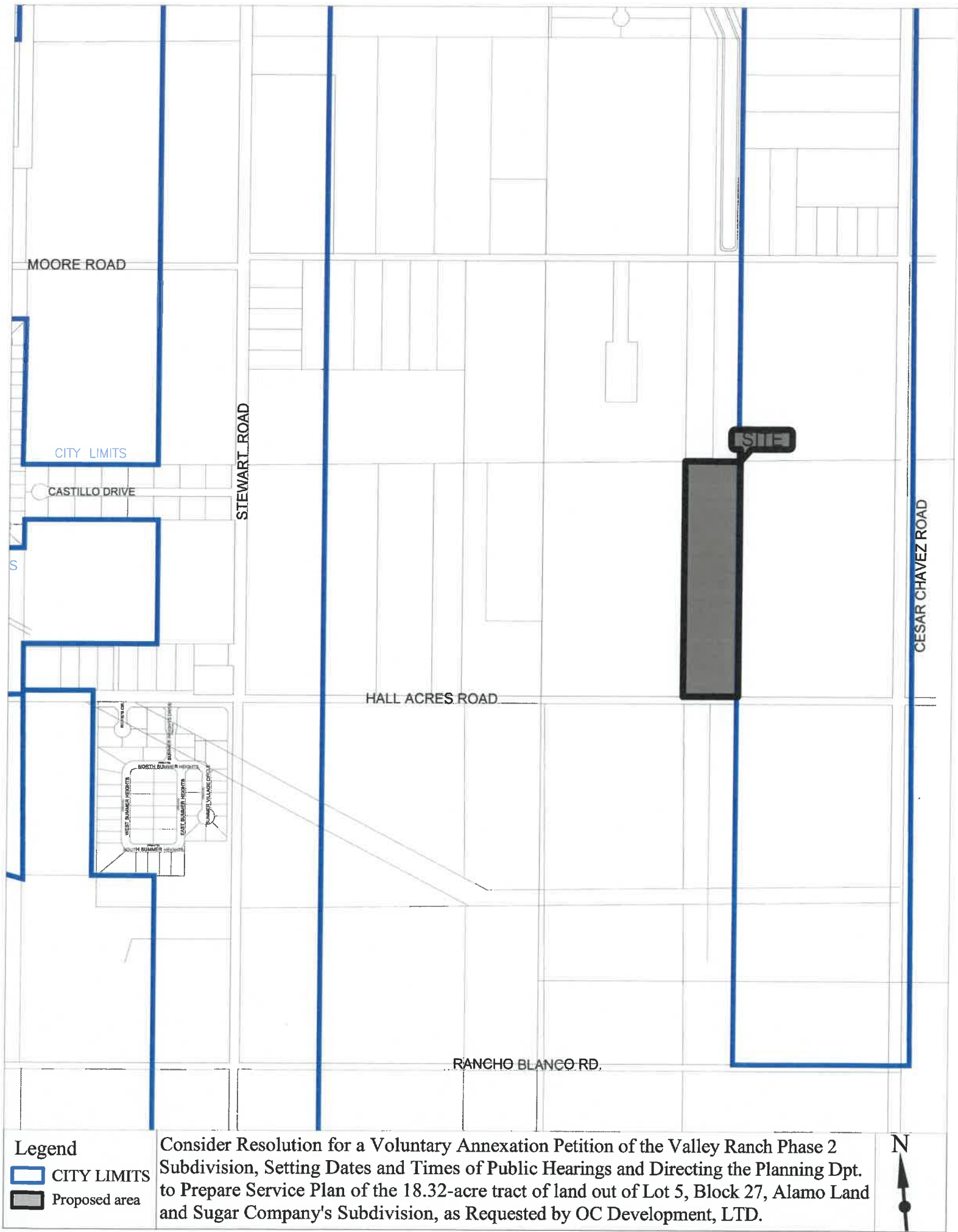
BEARINGS ARE IN ACCORDANCE WITH VIANEY ESTATES, RECORDED IN VOLUME 45, PAGE 125, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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: FEBRUARY 2, 2021


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





- Legend**
- CITY LIMITS
 - Proposed area

Consider Resolution for a Voluntary Annexation Petition of the Valley Ranch Phase 2 Subdivision, Setting Dates and Times of Public Hearings and Directing the Planning Dpt. to Prepare Service Plan of the 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by OC Development, LTD.



RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF VALLEY RANCH PHASE 2; 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 March 24, 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 May 11, 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 9th day of March, 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
MARCH 9, 2021

Consider Amendment of Resolution 21-05 Issuing Order and Notice of City Election to Correct the Statement of Applications by Mail to be Sent to Hidalgo County Instead of City Secretary.

STAFF COMMENTS AND RECOMMENDATIONS:

On February 9th Resolution 21-05 Issuing Order and Notice of City Election for Mayor Place 1, Commissioner Place 2 and Commissioner Place 3 was approved by the City Commission. However, in the previous meeting the City Commission voted unanimously on having Hidalgo County run the City Election of May 1, 2021. Since Hidalgo County will be handling the election it is best for all materials pertaining to said election be mailed to Yvonne Ramon, Election Administrator.

RECOMMENDATION:

Staff Recommends Approval of the Amended 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. 21-05

**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 Electronic 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 9th day of February, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

DIANA CAVAZOS, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF HIDALGO § **AMENDED RESOLUTION NO. 21-05**
CITY OF SAN JUAN §

**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.
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(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: Yvonne Ramon, Elections Administrator at P.O. Box 659, Edinburg, Texas 78540. 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 Electronic 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 5th day of March, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

DIANA CAVAZOS, CITY SECRETARY

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

Considering Entering into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Service to County Residents.

STAFF COMMENTS AND RECOMMENDATIONS:

The Interlocal Cooperation Agreement is a yearly agreement between the City of San Juan and Hidalgo County. Hidalgo County has established the Hidalgo County Library System (HCLS) to acquire library materials, supplies, services, electronic databases, audiovisual equipment, computer hardware, software and other resources for library services for the use of the City's library by residents of San Juan and residents of the County of Hidalgo.

The amount the City of San Juan/San Juan Memorial Library will receive is \$14,863.00. These funds will be used to provide library services to about 54,000 county residents.

RECOMMENDATION:

Enter into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Services to County Residents.

PREPARED BY:

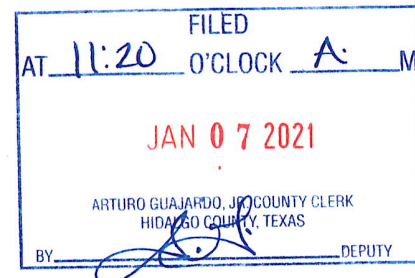
Armandina Sesin,
Director of Library

APPROVED BY:

Benjamin Arjona, City
Manager

THE STATE OF TEXAS §

COUNTY OF HIDALGO §



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

This Agreement is made effective as of this 05th day of January, 2021, by and between HIDALGO COUNTY, TEXAS hereinafter referred to as "County," and the CITY OF SAN JUAN, TEXAS hereinafter referred to as "City" pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WHEREAS, the County has established the Hidalgo County Library System (hereinafter "HCLS");

WHEREAS, the County wishes to Contract with the City for library privileges from the City's established library;

WHEREAS, pursuant to Tex. Loc. Gov't Code Section 323.011 the City understands that the City's library will assume the functions of a County library within the County;

WHEREAS, pursuant to standard HCLS operating procedures, HCLS acquires library materials, supplies and services, electronic database services, audiovisual equipment, and computer hardware, software and other resources for library services for the free use of City's library by residents of rural areas of the County;

WHEREAS, the County and City desire to clarify the terms and conditions of the operation of HCLS, and to provide direct funding to City in certain circumstances;

WHEREAS, the County finds that the City is suitably organized to provide efficient and effective free library services to County residents under Chapter 323; and

WHEREAS, the County therefore desires to expend funds to assist City with the expenses of establishing, operating and maintaining its free library in the County.

NOW THEREFORE, for and in good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the County and the City hereby agree as follows:

1. The County shall budget an estimated amount each year for the following fiscal year and allocate such amount from the County's General Fund as payment for various libraries of County of which City library is one. Such estimated amount will be allocated to County libraries in accordance with a formula established, reviewed and

approved by HCLS. This allocation formula shall be reviewed and approved annually at the beginning of the County fiscal year by HCLS meeting in regular-session. Funds disbursed to the City shall be in consideration for the City agreeing that the City's library will assume the functions of a county library within Hidalgo County. Funds disbursed to the City pursuant to this paragraph and HCLS provisions shall be used by City only for the City library to purchase contractual services and library materials, including but not limited to, books, supplies and services, Internet connectivity, electronic database services and connections, equipment and furnishings, and computer hardware and software.

2. The City agrees to maintain and operate its city library in accordance with the standards of the State of Texas, the State Library System Act and Local Government Code Chapter 323. The City specifically covenants to assure that the librarian of the City's library meets the minimum standards established by Texas State Library and Archives Commission ("State Library"), including any and all certification mandated by the State Library. The City further agrees to cooperate with the County in any programs, promotions or interlocal initiatives in furtherance of the purposes of HCLS.

3. The City agrees to supervise the activities and operation of its library and agrees to assume full responsibility and liability for any and all activities conducted under the terms of this Agreement.

4. The City library personnel shall not be entitled to any of the benefits of an employee of the County, including, but not limited to, County fringe benefits or the County Civil Service program.

5. This Agreement shall continue until December 31, 2021; or until amended, replaced or terminated in accordance with Chapter 323. Either party may terminate this Agreement by providing six (6) months' advance written notice to the other party. The parties agree that any property acquired under this Agreement is subject to division upon termination of this contract in accordance with Texas Local Government Code Section 323.011(c). Upon termination of this Agreement, any property acquired under this Agreement shall remain in the possession of the City in the City library and the City agrees to take any and all necessary measures to ensure that such property is safeguarded from theft and/or damage.

6. The City agrees to give County and its authorized representatives access to, and the right, to examine, excerpt and transcribe all books, accounts, records, reports, files and other papers, documents, things, or property belonging to or in use by the City in relation to its library operations for so long as such are maintained by City.

7. Conflict of Applicable Law: Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of their Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the

latter shall prevail, but in such event the affected provision(s) of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

8. No Waiver: No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

9. Entire Agreement: This Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City and County, and not otherwise.

TEXAS LAW TO APPLY. THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATION OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.

10. Notice. Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to County: County of Hidalgo
Attention: Richard F. Cortez, County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

If to City: City of San Juan, Texas
Attn: City Manager
701 S Nebraska
San Juan, Texas 78589

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

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

12. Successors. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

13. Assignment. This Agreement shall not be assignable.

14. Headings. The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.

15. Gender and Number. All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.

16. Authority to Execute. The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms

17. Governmental Purpose. Each party hereto is entering into this agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

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

19. Non-Discrimination. The Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or County and City policy, including without limitation to race, color, national origin, religion, sex, age, veteran status, or disability.

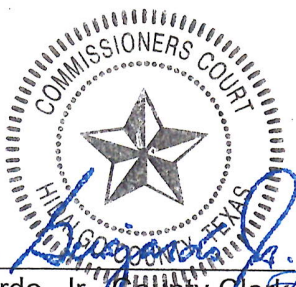
[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES this 05th day of January, 2021.

HIDALGO COUNTY, TEXAS

Richard F. Cortez
Richard F. Cortez, County Judge

ATTEST


Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

APPROVED BY
COMMISSIONERS' COURT
ON: 1/5/21 ms

CITY OF SAN JUAN, TEXAS

Mario Garza
Mario Garza, Mayor

ATTEST:

By: _____
Diana Cavazos, City Secretary

APPROVED AS TO FORM:

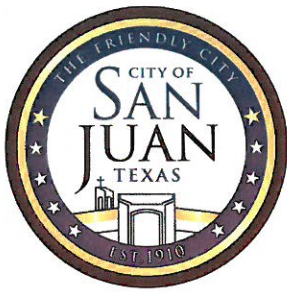
HIDALGO COUNTY DISTRICT ATTORNEY'S OFFICE

By: Josephine R. Solis
Josephine R. Solis

CITY:

By: _____

_____, City Attorney



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: March 2, 2021
Subject: Monthly Collection Report –January 2021

Attached you will find the above referenced monthly tax collection report as submitted by Pablo "Paul" Villarreal Jr., County of Hidalgo, Tax Collector for the City of San Juan, Texas.

According to the property tax code, Section 10 **Reports and Remittances of Other Taxes**, "Each month the collector of taxes for a taxing unit shall prepare and submit to the governing body of the unit a written report made under oath accounting for all taxes collected for the unit during the preceding month".

The following summary is included into this memorandum for information purposes:

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2020	2019	2018	2017	2016
Tax Levy	8,178,632.23	7,793,728.78	7,286,363.64	7,112,363.88	6,638,277.981
Adjustment to date	281,486.41	(31,767.84)	(16,319.15)	(4,985.64)	(19,259.27)
Adjusted Tax Levy	8,460,118.64	7,761,960.94	7,270,044.49	7,107,378.24	6,619,018.74
Collections to date	6,761,511.71	7,396,436.76	6,913,739.06	6,751,777.82	6,232,308.52
Percentage Collected	79.92%	95.29%	95.10%	95.00%	94.16%

A Property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

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

709 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
JANUARY 2021**

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2020/2021	COLLECTED 2019/2020
2020 TAX ROLL	8,178,632.23	6,761,511.71	-	281,486.41	1,698,606.93	79.92%	78.56%
2019 & PRIOR YRS ROLLBACK	1,400,520.59	162,125.55		(1,704.88) 826.90	1,236,690.16 826.90	11.59% 0.00%	9.68% 100.00%
TOTALS	9,579,152.82	6,923,637.26	-	280,608.43	2,936,123.99		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF JANUARY 2021

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	2,807,639.94	(5,947.82) CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	47,792.12	(546.39) PRIOR
PRIOR YEARS-P&I	18,786.15	
ROLLBACK		ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	9,092.94	PURGED
TOTAL COLLECTIONS	2,883,311.15	(6,494.21)
LESS TRANSFERRED	1,341,860.00	
LESS IN TRANSIT	1,537,783.95	
LESS DUE TO HCAD COMM. FEE	291.20	
LESS DUE TO CO TREASURER	3,376.00	
BALANCE	-	

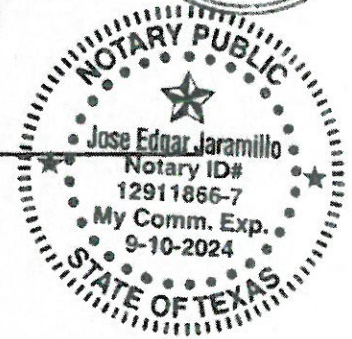
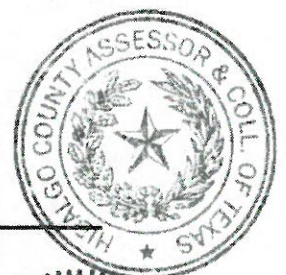
*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF JANUARY 2021 IS CORRECT.

Pablo Paul Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 12TH DAY OF FEBRUARY 2021 A.D.

Jose Edgar Jaramillo
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF JANUARY 2021

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2020-2021</u>	<u>2019-2020</u>	<u>DIFFERENCE</u>
<u>2020 CURRENT</u>			
ORIGINAL LEVY	8,178,632.23	7,793,728.78	384,903.45
MODIFICATIONS	281,486.41	(12,344.25)	293,830.66
CURRENT LEVY	8,460,118.64	7,781,384.53	678,734.11
CURRENT COLLECTIONS THIS MONTH	2,807,639.94	2,560,278.59	247,361.35
CURRENT COLLECTIONS TO DATE	6,761,511.71	6,112,934.56	648,577.15
OUTSTANDING TO DATE	1,698,606.93	1,668,449.97	30,156.96
PERCENT COLLECTED/ORIGINAL	82.67%	78.43%	4.24%
PERCENT COLLECTED/MODIFIED	79.92%	78.56%	1.36%
TOTAL COLLECTIONS FISCAL YEAR	6,761,511.71	6,112,934.56	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,400,520.59	1,392,850.34	7,670.25
MODIFICATIONS	(1,704.88)	(4,607.77)	2,902.89
DELINQUENT LEVY	1,398,815.71	1,388,242.57	10,573.14
DELINQUENT COLLECTIONS THIS MONTH	47,792.12	35,311.45	12,480.67
DELINQUENT COLLECTIONS TO DATE	162,125.55	134,361.46	27,764.09
OUTSTANDING TO DATE	1,236,690.16	1,253,881.11	(17,190.95)
PERCENT COLLECTED/ORIGINAL	11.58%	9.65%	1.93%
PERCENT COLLECTED/MODIFIED	11.59%	9.68%	1.91%
TOTAL COLLECTIONS FISCAL YEAR	162,125.55	134,361.46	
<u>ROLLBACK</u>			
ORIGINAL LEVY	0.00	62,463.19	(62,463.19)
MODIFICATIONS	826.90	0.00	826.90
ROLLBACK LEVY	826.90	62,463.19	(61,636.29)
ROLLBACK COLLECTIONS THIS MONTH	0.00	62,463.19	(62,463.19)
ROLLBACK COLLECTIONS TO DATE	0.00	62,463.19	(62,463.19)
OUTSTANDING TO DATE	826.90	0.00	826.90
PERCENT COLLECTED/ORIGINAL	#DIV/0!	100.00%	#DIV/0!
PERCENT COLLECTED/MODIFIED	0.00%	100.00%	-100.00%
TOTAL COLLECTIONS FISCAL YEAR	0.00	62,463.19	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN

TAX COLLECTIONS AS OF JANUARY 2021

37

REPORT DATE	CURR BASE	CURR P&I	CURR RB	PRIOR BASE	PRIOR P&I	PRIOR RB	RB P&I	ATTY FEES	ATTY RBFEES	TOTAL	TRANS.	DIFF.	DATE OF TRANSF.
5-Jan	80,999.96			1,032.86	202.27			103.17		82,338.26		82,338.26	12-Jan
6-Jan	86,826.57			1,265.11	297.07			206.03		88,594.78	167,557.04	(78,962.26)	13-Jan
7-Jan	84,566.30			1,346.86	476.17			241.47		86,630.80	86,630.80	-	14-Jan
8-Jan	66,436.45			3,934.62	1,189.84			673.52		72,234.43	72,234.43	-	15-Jan
11-Jan	66,982.46			740.85	283.15			153.60		68,160.06	68,160.06	0.00	19-Jan
12-Jan	81,094.15			996.23	327.83			195.81		82,614.02	82,614.02	(0.00)	20-Jan
13-Jan	57,087.67			1,380.44	311.71			183.80		58,963.62	58,963.62	-	Correction
13-Jan	23,104.46									23,104.46	56,079.76	23,104.46	21-Jan
14-Jan	53,772.51			1,368.92	637.39			300.94		56,079.76	51,709.72	-	22-Jan
15-Jan	50,736.91			672.40	196.49			103.92		51,709.72	134,706.77	-	25-Jan
19-Jan	130,622.98			2,982.54	697.17			404.08		134,706.77	215,711.21	-	26-Jan
20-Jan	211,071.72			3,071.41	978.34			589.74		215,711.21	112,389.72	0.00	27-Jan
21-Jan	110,177.06			1,396.99	550.10			265.57		112,389.72	83,360.85	(0.00)	28-Jan
22-Jan	80,908.50			1,686.68	469.90			295.77		83,360.85	151,742.00	-	29-Jan
25-Jan	149,185.93			1,765.96	464.51			325.60		151,742.00	328,807.94	-	1-Feb
26-Jan	326,829.25			1,286.08	456.30			236.31		328,807.94	146,336.95	-	2-Feb
27-Jan	134,788.12			6,900.79	3,308.12			1,339.92		256,734.66	805,904.40	(1,165.71)	3-Feb
28-Jan	255,494.19			840.98	237.70			161.79		(1,165.71)		(1,165.71)	SUPP 5
9-Jan	(838.01)			(317.54)	(10.16)			3,311.90		784,256.85		(21,647.55)	12-Feb
29-Jan	757,792.76			15,439.94	7,712.25							-	
												-	
												-	
												-	
												-	
TTL	2,807,639.94	0.00	0.00	47,792.12	18,786.15	0.00	0.00	9,092.94	0.00	2,883,311.15	2,879,643.95	3,667.20	

OVERALL TOTAL 2,883,311.15
 LESS REFUNDS 0.00
 LESS HCAD COMM FEES 291.20
 LESS COMM/COST (Increased by) 3,376.00
 BALANCE 2,879,643.95
 LESS TRANSFERRED 1,341,860.00
 LESS TRANSF IN TRANSIT 1,537,783.95
 BALANCE PENDING 0.00

TC168 FROM 01/01/2021 TO 01/31/2021

FISCAL START: 10/01/2020 END: 09/30/2021 JURISDICTION: 0037 CITY OF SAN JUAN

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
1,202,774,222	40,851,455	1,243,625,677	00.692600	8,460,118.64	9,891

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL \$	YTD UNCOLL
2020	8,178,632.23	5,947.82-	281,486.41	2,807,639.94	6,761,511.71	1,698,606.93	79.92	0.00
2019	365,474.18	441.48-	1,214.94-	25,680.85	96,405.02	267,854.22	26.47	0.00
2018	178,926.50	104.91-	404.84-	9,702.20	29,624.06	147,997.60	16.68	0.00
2017	112,676.21	.00	1.19-	3,609.31	9,525.58	103,149.44	8.45	0.00
2016	88,418.87	.00	83.91-	1,894.88	6,191.64	82,143.32	7.01	0.00
2015	72,460.40	.00	0.00	1,295.82	4,372.42	68,087.98	6.03	0.00
2014	63,220.25	.00	0.00	1,096.72	3,970.35	59,249.90	6.28	0.00
2013	57,362.58	.00	0.00	810.95	2,722.12	54,640.46	4.75	0.00
2012	54,408.55	.00	0.00	820.22	1,708.93	52,699.62	3.14	0.00
2011	64,377.75	.00	0.00	869.39	1,680.62	62,697.13	2.61	0.00
2010	48,719.35	.00	0.00	89.11	689.52	48,029.83	1.42	0.00
2009	48,956.57	.00	0.00	954.12	2,091.86	46,864.71	4.27	0.00
2008	38,936.72	.00	0.00	431.56	932.43	38,004.29	2.39	0.00
2007	32,705.20	.00	0.00	197.38	417.88	32,287.32	1.28	0.00
2006	28,952.36	.00	0.00	106.93	845.72	28,106.64	2.92	0.00
2005	24,451.61	.00	0.00	144.03	450.15	24,001.46	1.84	0.00
2004	18,238.23	.00	0.00	12.42	38.20	18,200.03	.21	0.00
2003	18,934.63	.00	0.00	37.39	156.88	18,777.75	.83	0.00
2002	14,535.79	.00	0.00	0.67	119.80	14,415.99	.82	0.00
2001	12,510.31	.00	0.00	0.00	0.00	12,510.31	0.00	0.00
2000	11,191.50	.00	0.00	21.63	21.63	11,169.87	.19	0.00
1999	45,963.03	.00	0.00	16.54	160.74	45,802.29	.35	0.00
***	9,579,152.82	6,494.21-	279,781.53	2,855,432.06	6,923,637.26	2,935,297.09		0.00

**CITY OF SAN JUAN, TEXAS
AS OF JANUARY 2021**

Levy 2020 (20-21 YR)

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
8,178,632.23												
Adjustments	286,189.51	287,603.92	287,434.23	281,486.41	-	-	-	-	-	-	-	-
Adjstid Levy	8,464,821.74	8,466,236.15	8,466,066.46	8,460,118.64	8,178,632.23	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78
Collections	130,555.94	684,177.98	3,953,871.77	6,761,511.71	-	-	-	-	-	-	-	-
Percentage	1.54	8.08	46.70	79.92	-	-	-	-	-	-	-	-

Levy 2019 (19-20 YR)

	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
7,793,732.78												
Adjustments	(2,881.85)	(8,507.53)	(10,226.02)	(12,344.25)	(8,461.48)	(24,205.83)	(24,205.83)	(26,575.44)	(26,496.84)	(31,605.07)	(31,605.07)	(31,767.84)
Adjstid Levy	7,790,846.93	7,785,221.25	7,783,502.76	7,781,384.53	7,785,267.30	7,769,522.93	7,769,522.93	7,767,153.34	7,767,231.94	7,762,123.71	7,762,123.71	7,761,960.94
Collections	175,292.78	640,774.22	3,552,655.97	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76
Percentage	2.25	8.23	45.64	78.56	85.47	89.26	90.60	92.23	93.59	94.49	94.95	95.29

Levy 2018 (18-19 YR)

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
7,286,363.64												
Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,625.78)	(9,052.85)	(11,708.08)	(13,529.11)	(14,311.16)	(14,818.41)	(14,818.41)	(14,818.41)	(16,319.15)
Adjstid Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10

Levy 2017 (17-18 YR)

	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
7,112,363.88												
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjstid Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24
Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00

Levy 2016 (16-17 YR)

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
6,638,277.98												
Adjustments	(2,444.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.85)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjstid Levy	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71
Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16

Levy 2015 (15-16 YR)												
6,363,985.51	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEPT 2016
Adjustments	16,923.38	16,343.86	15,174.33	12,248.13	3,359.23	2,743.56	3,689.88	3,689.88	3,643.08	3,453.65	3,453.65	2,492.92
Adjstid Levy	6,380,908.89	6,380,329.37	6,379,159.84	6,376,233.64	6,367,344.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,628.59	6,367,439.16	6,367,439.16	6,366,478.43
Collections	30,228.48	473,930.57	2,957,041.48	4,868,335.42	5,383,897.22	5,636,678.33	5,759,686.01	5,836,094.81	5,909,114.77	5,945,053.31	5,978,898.45	6,006,559.85
Percentage	0.47	7.43	46.35	76.35	84.55	88.53	90.45	91.65	92.80	93.37	93.90	94.35
Levy 2014 (14-15 YR)												
6,062,874.30	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015
Adjustments	60,733.51	60,140.93	56,698.99	53,665.41	34,516.60	24,796.93	23,579.34	27,488.04	24,224.31	23,656.24	22,138.85	22,138.85
Adjstid Levy	6,123,607.81	6,123,015.23	6,119,573.29	6,116,539.71	6,097,390.90	6,087,671.23	6,086,453.64	6,090,362.34	6,087,098.61	6,086,530.54	6,085,013.15	6,085,013.15
Collections	16,215.04	492,588.40	2,645,528.79	4,602,715.11	5,106,457.36	5,336,845.78	5,422,212.16	5,505,371.53	5,593,139.34	5,669,786.37	5,702,816.66	5,720,270.90
Percentage	0.26	8.04	43.23	75.25	83.75	87.67	89.09	90.39	91.89	93.15	93.72	94.01
Levy 2013 (13-14 YR)												
6,026,969.81	OCT 2013	NOV 13	DEC 13	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 2014	AUG 2014	SEPT 14
Adjustments	(34.83)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.56)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
Adjstid Levy	6,026,934.98	6,031,309.71	6,029,560.60	6,021,591.62	6,020,954.00	6,018,709.25	6,015,150.08	6,018,594.01	6,014,086.29	6,011,910.58	6,011,621.04	6,010,470.94
Collections	32,279.62	601,876.01	2,596,943.90	4,373,398.17	4,986,813.44	5,265,476.99	5,363,199.71	5,431,795.38	5,510,781.54	5,573,532.08	5,598,332.25	5,620,809.41
Percentage	0.54	9.98	43.07	72.63	82.82	87.49	89.16	90.25	91.63	92.71	93.13	93.52
Levy 2012 (12-13 YR)												
5,863,668.66	OCT 2012	NOV 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
Adjstid Levy	5,863,668.66	5,863,668.66	5,871,293.29	5,871,740.31	5,870,005.80	5,889,235.73	5,856,813.66	5,856,561.36	5,849,999.30	5,849,999.30	5,849,158.37	5,848,313.62
Collections	2,857.95	394,574.30	2,403,399.43	4,142,161.70	4,771,528.55	5,056,363.27	5,208,931.41	5,298,704.35	5,376,134.09	5,421,008.00	5,450,025.91	5,464,167.23
Percentage	0.05	6.73	40.93	70.54	81.29	85.86	88.94	90.47	91.90	92.67	93.18	93.43
Levy 2011 (FY 11-12)												
5,807,342.89	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	JUL 2012	AUG 2012	Sept 12
Adjustments	(434.68)	9,757.00	7,191.02	6,933.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjusted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04
Levy 2010 (FY 10-11)												
5,689,359.60	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sept 11
Adjustments	(369.63)	(2,132.72)	(363.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjusted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64

Levy 2009 (FY 09-10)												
5,701,885.79	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjusted Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47
Levy 2008 (FY 08-09)												
5,024,376.42	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjusted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjusted Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18
Levy 2005 (FY 05-06)												
3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjusted Levy	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28
PREPARED BY: Leroy Gonzales												March 2, 2021

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Monday, December 14, 2020

TIME: 12:00 p.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
Tirso Garza, Chief of Fire
Juan Gonzalez, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources

ORDER OF BUSINESS

I. CALL TO ORDER

Mayor Mario Garza called meeting to order at 12:00 p.m.

II. APPOINTMENTS

- A. Consider the Removal and/or Appointment of San Juan EDC Board Member(s).

DISCUSSION: Mayor Mario Garza stated Mr. Loreda had informed several of the board members of the City Commission he was no longer interested in serving. Mayor Garza asked if a letter had been submitted to which Mr. Benjamin Arjona, City Manager responded not at this time.

Commissioner Marco “Markie” Villegas made motion to remove Mr. Roberto Loreda and appoint Nickie Ybarra and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-1). Motion was opposed by Commissioner Jesus “Jesse” Ramirez.

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

- A. Discussion and Possible Action to Authorize a Budget Amendment for a Holiday pay from the General Fund in the mount of \$47,522.00, Sanitation Retained

Earnings in the Amount of \$8,952.00, Utility Retained Earnings in the amount of \$11,321.00, and from the Storm Drainage in the Amount of \$1,843.00.

DISCUSSION: Mr. Benjamin Arjona stated the item was to give a holiday pay to every single employee, an amount of about \$300 per employee whether part time or full time. Mr. Arjona further stated if it did get approved it could be done as early as before the Christmas weekend. Mayor Mario Garza asked what the amount would be if for seasonal to which Mr. Arjona responded it was up to the City Commission it could be the same across the board or half which would be \$150.00. Mayor Mario Garza asked if we were good with the balances to which Mr. Arjona responded yes.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0).

- B. Discussion and Possible Action Regarding Consideration on Employee Holiday Pay.

DISCUSSION: Benjamin Arjona, City Manager stated the item was pretty much the same thing as the previous one as it is written on the ordinance it has to be approved with a budget amendment. Mayor Mario Garza stated he believed it was a great move that the City and the Commission were doing by moving forward with this decision the City Employees have been working very hard tremendously during this pandemic. Mayor Garza added our lives have been changing and this is just a token of appreciation for Christmas and their families.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0).

IV. RESOLUTION

- A. Consideration and Action on a Resolution Requesting Governor Abbott to Include Municipal Personnel in the Official Expert Vaccine Allotment Panel’s Definition of Frontline Workers.

DISCUSSION: Benjamin Arjona, City Manager stated as you may have seen it on the news Hidalgo County is getting ready to receive vaccines from Pfizer, however the intent of the resolution is to include municipal personnel in the definition of front line workers. Mr. Arjona further stated the request was asking Governor Greg Abbott to consider municipal employees as front line workers. Mr. Arjona added the resolution was in support for every municipality employee to be considered a front line worker when the vaccine comes out. Mr. Arjona stated as you know every single employee whether it be administration, sanitation, utilities everybody is a frontline employee. Mr. Arjona further stated we deal with the public on a day to day basis so I think if they could consider us being one of these frontline workers. Mr. Arjona added we don’t know who comes into the office; we don’t know who we are getting in contact with. Commissioner Guajardo stated this opportunity that Mr. Arjona mentioned with the resolution as city government we never close only on holidays but I think it’s a good idea for employees to be considered as first responders for the vaccine, this resolution should help all employees in city government as they continue working. Commissioner Marco Villegas stated he reiterated the same sentiment and being on the front line our city employees are always called upon for everything that includes all different departments whether it be the brush pick up, the water, it doesn’t matter what it is they respond and always come in contact with other people. Commissioner Villegas further

**CITY OF SAN JUAN
CITY COMMISSION MEETING
WEDNESDAY, OCTOBER 7, 2020**

stated likewise I understand some of the districts are doing the same thing as far as the teachers, the importance of their safety. Commissioner Villegas added it's something that could be put on stone that the City of San Juan would like to keep the employees safe. Mayor Garza stated he knew the front line doctors, nurses, police, fire and everybody else that falls in that category, our city employees are considered as part of our first responders that's why all staff was included in the hazard pay. Mayor Garza further stated this is a great idea just like my colleagues mentioned city employees are part of our first responder's team and asking Governor Abbott to make this concrete would be ideal for our San Juan Community. Mayor Mario Garza proceeded to read the Resolution requesting Governor Greg Abbott that City Employee's state wide be defined as frontline workers for the allocation of the vaccine. Mr. Benjamin Arjona, City Manager stated thank you on behalf the whole staff for this. I know when I spoke to you regarding this item you were very eminent about putting it on the agenda because of having to do with the employees welfare.

Commissioner Ernesto "Neto" Guajardo made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0).

V. ADJOURNMENT

Commissioner Ernesto "Neto" Guajardo made motion to adjourn at 12:13 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