



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
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, September 13, 2022

REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A. Recognition of the Texas Amateur Athletic League Local Athletes of the Year.
- B. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation and San Juan Memorial Library.
 - 1. Planning and Zoning Monthly Report.
 - 2. Parks and Recreation Monthly Report

3. Department of Sanitation Monthly Report.

4. San Juan Memorial Library Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of Lot 2, M & M Subdivision, as Requested by Ramiro Martinez.
- B. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Phase 3 and 4 Subdivision being a 21.19-acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Hall Acres and Cesar Chavez Road, as Requested by Esponjas Development, LTD.
- C. Consideration and Action Amending Chapter 13 Utilities, Articles 13.02 Solid Waste and Stormwater Pollution Prevention Division 2. Rates, Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule, to Modify the Reference of 90 Gallon Container to a 96 Gallon Container and to Modify and Provide Additional Roll-off Container Rental Rates, Service Fees and Deposit Fee.
- D. Hold First Public Hearing and Consider Ordinance Adopting the Budget for the City of San Juan, Texas for Fiscal Year Beginning October 1, 2022 through September 30, 2023.

VII. APPOINTMENTS

- A. Consider the Nomination and Appointment of Board Member(s) Related to the Keep San Juan Beautiful Board.

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

- A. Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 3 being a 2.17 acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company Subdivision, as Requested by Quintanilla, Headley and Associates, Inc.
- B. Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 4 being a 19.02 acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company Subdivision, as Requested by Quintanilla, Headley and Associates, Inc.
- C. Consideration and Action to Cast Votes for Nominees for the Election of Places 6 - 9 of the

Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool.

D. Discussion and Possible Action Regarding the Brush Collection Cost Analysis.

IX. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance to Amend Chapter 4 Business Regulations, Article 4.04 Wrecker Businesses of the City of San Juan's Code of Ordinances to Update the Procedures and Requirements to Conduct Wrecker Services within the City Limits of San Juan and Fees Related to such Services by Deleting, Replacing and Updating the City's Current Provisions under Article 4.04 and Renaming Article 4.04 from Wrecker Businesses to Wrecker Services.
- B.** Consider Approval of City Commission Meeting Minutes:
- February 8, 2022
- February 28, 2022

X. 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 §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.
 - 2.** Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager, Chief of Police).

XI. 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.** Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.
 - 2.** Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public

Officer or Employee (City Manager, Chief of Police).

XII. ADJOURNMENT

CERTIFICATION

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

BRENDA ESCALANTE
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 _____ of _____, 2022.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Daniel Tijerina, Planning Director

DATE: 09/01/2022

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.

- 70 building permits were issued during the month of August with a \$2,970,946.70 in total valuation.
- 140 garage sale permits were issued \$2,086.00 in total valuation.
- Provide customer service and support to 926 people and handled approximately 2,465 calls.
- The building inspectors made approximately 473 inspections.
- 9 building permits were issued for new houses \$1,656,062 in total valuation.
- 1 building permit was issued for a new commercial \$400,000.00 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 sixteen yearly letters were sent out to existing businesses to renew their licenses. A total of twenty-three (23) business permits were renewed with \$1,100.00 in total valuation and fifteen (15) health inspections were issued during the month of August with \$1,550.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Contra Diesel, Inc. at 2003 N. Veterans Boulevard
- De la Mancha Event Center at 502 N. Veterans Boulevard
- JMC Carpet and Flooring at 1802 N. Raul Longoria Road
- Pitt's Food Truck at 1802 N. Raul Longoria Road
- Stamp Art at 2604 N. Raul Longoria Road

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

- Sweet Events at 2003 N. Veterans Boulevard

CODE ENFORCEMENT

Code Enforcement Inspectors issued one (1) illegal dumping, fifteen (15) work orders, ten (10) junk vehicles, six (6) garage sale without a permit, four (4) rubbish, six (6) building without a permit, twenty (18) certified letters were sent out, one (1) abandoned cars, two (2) street vendors and sixteen (16) occupational inspection issued during this month.

SUBDIVISIONS IN PROCESS

- The Heights of Raul Longoria
- Shops at Chavez, Lots 6-7
- San Juan Oaks
- Parks and Recreation Center Subdivision
- Lucero Estates
- San Juan Fire Station
- Valley Ranch Phase 3
- Valley Ranch Phase 4
- Black Hills Subdivision
- Twin Subdivision
- Giants Subdivision
- Mosa Multi-Family Subdivision
- Oakland Properties
- Westview IV Subdivision
- Plantation Heights
- Oakridge Estates
- La Paloma Subdivision
- The Orchards of San Juan – Phase 1
- Gutierrez-Duncan
- San Juan City Hall
- Cantu Subdivision
- Christian Estates
- Arguello Subdivision
- Hinojosa Subdivision
- Starlite Subdivision
- Uresti Subdivision

SUBDIVISIONS RECORDED IN AUGUST

- Hacienda San Fernando Subdivision
- Meadows on Ridge Block 1

ITEMS REVIEWED BY THE PLANNING AND ZONING COMMISSION

- Rezoning Request for Cesar Lara
- Rezoning Request for Melden & Hunt, Inc.
- Parks and Recreation Subdivision
- San Juan Oaks Subdivision

ITEMS REVIEWED BY THE BOARD OF ADJUSTMENTS

- To allow a canopy at La Cocinita Restaurant
- To allow a metal carport at 814 Sendero Street

MEETINGS ATTENDED IN AUGUST

- Panda Express Meeting
- BOAT 2022 Annual Conference – Austin, TX
- Valley Metro Meeting
- Lift Station and Sewer Meeting
- Meeting with Mr. Ludwig for Delia's Tamales
- Pre-Construction Meeting for La Paloma Subdivision
- Pre-Construction Meeting for Plantation Heights
- Meeting with AEP – Substation Project
- Job Fair



BUSINESS VISITED DURING THE MONTH OF AUGUST

1. 1st Choice Storage
2. A&A Equipment Sales
3. A&C Quick Lube
4. Aberto Duran, M.D.
5. Acura
6. Aero Dynamics
7. Agua Dental
8. Amigo Rent to Own
9. Angels Touch
10. Art Design
11. Audi
12. Azure Bistro
13. BACA Family Practice
14. BBB Colchones & Muebleria
15. Black Sheep Smoke and Vape
16. Carreons Muffler Shop
17. Cash America Pawn
18. Cash Store
19. Celebaration Fiesta Place
20. Cesar's Auto Repair
21. Cindy Beauty Salon
22. Colchones & Muebles BBB
23. Consultorio Y Hierberia
24. Cornerstone Gymnastic
25. Cortez Cabinets
26. Cricket Mobile Store
27. Cumputer Zone
28. Dairy Queen
29. De Colores HTV
30. De la Torre Jewelry
31. Delias Salon
32. Designs Collections
33. Desingers Fades Nails
34. Digital Control
35. Dinorah's Exclusive Styles
36. Distribuidora La Morenita
37. Doggett Heavy Machinery
38. Dollar Finance
39. Dollar General
40. El Gran Gallo
41. El Guero Boots
42. Electrical Supply
43. Empalmes Desgraciados
44. Esmer Hairsalon
45. Estamos Unidos Adult Daycare
46. Esther's Beauty Salon
47. Estrada's Mattress Shop
48. EZ Furniture
49. EZ Furniture
50. Face Factory Barber Shop
51. Family Hair Cut
52. Felicias Decore
53. Fernandez
54. Freedom Tax Services
55. Gabes Mechanic Shop
56. Garcia's Transmission
57. Get Fade
58. GFC Client Services
59. Gilsa
60. GM Insurance
61. Golden Chick
62. Gonzalez Boots
63. Gorditas Dona Tere
64. H&R Block
65. Hacienda San Juan
66. Hermoza Quinceanera
67. Hierberia San Dinero
68. Hope Nutrition
69. House of Glam
70. I Tech Cellular
71. Idento Go Testing Services
72. Isela's Beauty Salon
73. Islas Sheet Metal & Remodeling
74. J Ramirez Law Firm
75. J&B Auto Sales
76. J&J Tire Shop
77. J&V Nutrition
78. Jackson Hewitt
79. JB Auto Sales
80. Jesse Montanez



BUSINESS VISITED DURING THE MONTH OF AUGUST

81. Jesse Muffler Shop	121. Pinturas Paint Shop
82. Just a Cut	122. Pollo Frito California
83. JV Audio	123. Prims Car Wash
84. K9 Headquarters	124. Pronto Lube
85. Kiko's Vehicle Insurance	125. Pronto Lube & Tune
86. La India Azteca	126. Puente Insurance
87. Land Rover of San Juan	127. Radiator Shop
88. Llanteras Coronado	128. Ray & Roy Auto Sales
89. Looney Tunes Day Care	129. Redesign Vintage
90. M&G Truck Brokerage	130. Remake Beauty Studio
91. Maercy Rehab Service	131. RGV Appliance
92. Manzela USA	132. Rio Jewelers
93. Marilu's Bar	133. Rio Medical
94. Martinez Insurance	134. Rios Mechanic Shop
95. Maty's Pastry Shop	135. Risica and Sons
96. McReed Motors	136. Rock & Thrift Shop
97. Mde 2 Fade	137. Rodriguez Enterprise
98. Memorial Funeral Homes	138. Rodriguez Screen Printing
99. Mercy Flower Shop	139. Safeway Insurance
100. Metro by T-Mobile	140. Salinas Quick Lube
101. MG Oficinas	141. Sally's Beauty Shop
102. MG Oficinas	142. Salon Sage
103. Mid Line Dental	143. San Juan Bolts
104. Mix Fit Nutrition	144. San Juan Dental
105. Monkey Smoke Shop	145. San Juan Drug and Pharmacy
106. Move It Storage	146. Sanchez Insurance Advisor
107. Mr. Alberts	147. Seven Ink Tattoo
108. N&K Electronic Tax Center	148. Skycell Phone Repair
109. Nails In Paris	149. Soccer Zone
110. Near Me Cell Phone Repair	150. South Texas Nutrition
111. New Image	151. Speed Laundry
112. Norma Iglesias Day and Night Clinic	152. Speedy Gonzalez Auto Sales
113. Nuestra Clinica del Valle	153. Speedy Tax Man
114. O'Reily Auto Parts	154. ST Auto Glass
115. One Main Financial	155. Stamp Art
116. Ontiverios Insurance	156. Star Lite Burgers & Chicken
117. Otilia's Beauty Salon	157. Step Right Company
118. P&E tax Service	158. Stripes
119. Pasteles D'Oly	159. Subway
120. Pet Salon	160. Subway Restaurant



BUSINESS VISITED DURING THE MONTH OF AUGUST

161.	Suds Up Washeria	171.	The Insurance Place
162.	Sugey Beads	172.	Tinoco's Tire Shop
163.	Sweet Dental	173.	Tree of Life Nursery
164.	Sylaiva's Beauty Salon	174.	Trevino's Tire Shop
165.	Taides Cake Shop	175.	Trucking Now Insurance
166.	Tania's Flower Shop	176.	Tuxedo Rental
167.	Taqueria Jalisco	177.	Unidos Tax Service
168.	Taqueria La Curva	178.	USA Glass
169.	Texas Tax Service	179.	Velvet Flower Shop
170.	T-Group Insurance & Tax Service	180.	Victory Motors
181.	Villarreal's Upholstery		
182.	Vital Nails		
183.	Wahateria		
184.	Warriors Taekwondo		
185.	Water Plex, Inc.		
186.	Xtreme Tees		
187.	Zimatic Irrigation Mart		



**BOARD OF ADJUSTMENTS AND APPEALS
AUGUST 4, 2022
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Eliza Yzaguirre
Victor Perez, Jr.

P&Z ABSENT

Valerie Cardenas
Cesar Cantu

STAFF PRESENT

Monica Gomez
Liliana Espinoza

GUESTS PRESENT

Vanessa Lara
Cesar Lara
Justin Serna
Mark Rosas

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

Chairwoman Castillo asked if there were any corrections to July 7, 2022 minutes. Commissioner Magallan made a motion to approve the minutes as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Rezoning Request:

To allow an open canopy over existing parking lot
at La Cocinita Restaurant
201 S Nebraska Ave
C-1
Jazmin Acosta

REVIEW COMMENTS: Ms. Monica Gomez mentioned that Ms. Acosta is proposing to place a canopy outside on the restaurant's existing parking lot. Also tables and chairs will be put outside for customers to eat. She is also proposing to use an empty lot behind the restaurant to be used for parking. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper.

RECOMMENDATION: Staff recommends approval subject to compliance with the list of conditions in the attached report.

Chairwoman Castillo opened the public hearing and asked if there was anyone present representing this request. Nobody was present

Commissioner Castillo was concerned that this project seemed to be an add on to the restaurant and that in the future they would want to close the canopy area. Also she is concerned about the parking area. Ms. Gomez mentioned that they can also recommend for the empty area to be marked as a parking area. Commissioner Perez is concerned about the customers having to walk through the alley to get to the restaurant at night.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Perez made a motion to deny the rezoning request as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

4. NEXT MEETING – August 18, 2022

5. ADJOURNMENT

There being no further items to discuss, Commissioner Yzagurre made a motion to adjourn; Commissioner Perez seconded the motion. The motion passed unanimously with a (4-0) vote and the meeting was adjourned at 6:10 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



**PLANNING AND ZONING COMMISSION
AUGUST 4, 2022
SAN JUAN MEMORIAL LIBRARY
6:15 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Eliza Yzaguirre
Victor Perez, Jr.

P&Z ABSENT

Valerie Cardenas
Cesar Cantu

STAFF PRESENT

Monica Gomez
Liliana Espinoza

GUESTS PRESENT

Vanessa Lara
Cesar Lara
Justin Serna
Mark Rosas

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:10 p.m.

2. APPROVAL OF MINUTES

Chairwoman Castillo asked if there were any corrections to July 21, 2022 minutes. Commissioner Yzaguirre made a motion to approve the minutes as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Rezoning Request:

From Single-Family Residence District (R-S) to
Multi-Family Residence District (R-MF)
Being a 15.06 acre tract of land out of Lots 3 and 6,
Block 8, John Closner Subdivision
201 S Nebraska Ave
R-S
Cesar de Leon Lara

REVIEW COMMENTS: Ms. Monica Gomez mentioned that Mr. De Leon is requesting the rezoning of this location because he is interested in building an apartment complex. Property is between two subdivisions, Arco Iris 2 and Aldamas Unit 2 there is an existing commercial business "Leal's Auto Zone-Car Lot". Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper. Three calls were received in favor of this proposal.

RECOMMENDATION: Staff recommends approval subject to compliance with the list of conditions in the attached report.

Chairwoman Castillo opened the public hearing and asked if there was anyone present representing this request. Mr. Cesar de Leon Lara was present to answer questions and concerns.

Mr. Lara mentioned that he wants to do the development of the apartment complex in parts. For now they are just requesting for the zone to be changed so that he may start the process of building it. He does have an architect and has come out with some plans but would like to present them after the zoning has been approved. Commissioner Castillo was not satisfied with the presentation, especially that the apartment complex was going to be done in sections. Mr. Lara would like to have the zone change before he fully commits to starting a project due to the fact that he will probably get a loan from the bank but at the moment he does have enough to begin the project.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Magallan made a motion to approve the rezoning request as presented by Staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.1

Preliminary and Final Plat:

City of San Juan Parks & Recreation Center Subdivision
Being a 7.67 acre tract of land out of Lot 9, Block 6,
John Closner Subdivision
R-S
Developer: City of San Juan
Engineer: SAMES Engineering, Inc.

REVIEW COMMENTS: Ms. Monica Gomez mentioned that the City of San Juan Park & Recreation Center will include the Parks & Recreation offices, parking area and a city park.

RECOMMENDATION: Staff recommends approval subject to compliance with the list of conditions in the attached report.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Perez made a motion to approve the rezoning request as presented by Staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

4. NEXT MEETING – August 18, 2022

5. ADJOURNMENT

There being no further items to discuss, Commissioner Magallan made a motion to adjourn; Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (4-0) vote and the meeting was adjourned at 6:22 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



**ZONING BOARD OF ADJUSTMENTS AND APPEALS
AUGUST 18, 2022
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Valerie Cardenas
Eliza Yzaguirre
Cesar Cantu

P&Z ABSENT

Victor Perez, Jr.

STAFF PRESENT

Daniel Tijerina
Liliana Espinoza

GUESTS PRESENT

Pedro Lopez
Maria Suarez
Anita Vasquez
Ruben De Jesus
Willie Arratia
Rafael Mendoza

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

Chairwoman Castillo asked if there were any corrections to August 4, 2022 minutes. Commissioner Cantu made a motion to approve the minutes as presented by staff. Commissioner Cardenas seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Variance Request:

To keep a metal carport that was built without a building permit
814 Sendero Street
R-S
Maria E. Saenz

REVIEW COMMENTS: Mr. Tijerina mentioned that the request should be a variance request to keep the metal carport that was done without a building permit. The applicant is willing to comply with the decision or recommendation of the board. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper.

RECOMMENDATION: Staff recommends denial of the rezoning request.

Mr. Pedro Lopez was present to speak on behalf of his wife Maria E. Saenz.

Mr. Pedro Lopez explained that he had done other permits but was not aware that a carport required one. He put the carport in because they are both ill and the car is outside for long periods of time and it gets very hot.

Commissioner Castillo asked why if he was familiar with the permits, he did not request one or called the office to get more information. Mr. Lopez explained that he made an error in not getting one but they did not do it with bad intentions. He is willing to pay fines and to comply with the decision of the board.

Mr. Tijerina mentioned that there was another option which is to grant him variance to leave it as it is based on their medical conditions. Commissioner Castillo worried that it may be brought up by future applicants without permits.

Chairwoman Castillo opened the public hearing and asked if there was anyone present that would like to speak in favor or against the request. Maria Vasquez was present in favor of the applicant. She is a family friend.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Cardenas made a motion to approve the request as presented by staff. Commissioner Cantu seconded the motion. The motion passed with a 4-1 vote.

4. NEXT MEETING – September 1, 2022

5. ADJOURNMENT

There being no further items to discuss, Commissioner Cardenas made a motion to adjourn; Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (5-0) vote and the meeting was adjourned at 6:17 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



**PLANNING AND ZONING COMMISSION
AUGUST 18, 2022
SAN JUAN MEMORIAL LIBRARY
6:15 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Valerie Cardenas
Eliza Yzaguirre
Cesar Cantu

P&Z ABSENT

Victor Perez, Jr.

STAFF PRESENT

Daniel Tijerina
Liliana Espinoza

GUESTS PRESENT

Pedro Lopez
Maria Suarez
Anita Vasquez
Ruben De Jesus
Willie Arratia
Rafael Mendoza

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:17 p.m.

2. APPROVAL OF MINUTES

Chairwoman Castillo asked if there were any corrections to August 4, 2022 minutes. Commissioner Magallan made a motion to approve the minutes as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Rezoning Request:

From General Business District (C-2) to Single-Family
Residence District (R-S)
Being a 1.63 acre tract of land out of Lot 10, Blocks 5 and
17, John Closner Subdivision
Melden & Hunt, Inc.

REVIEW COMMENTS: Mr. Tijerina mentioned that the area is a residential area on the back and commercial area on the front. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper and received no comments in favor or against the request.

RECOMMENDATION: Staff recommends denial of the rezoning request because it does not comply with the surrounding land usage and existing district zoning on Veterans Boulevard.

Mr. Ruben de Jesus from Melden & Hunt, Inc. was present to answer any questions or concerns.

Mr. de Jesus explained that they are requesting the rezoning on the 1st 300 feet of property so that property can only be used for a single family. Everything surrounding the area is residential except the front area is commercial. He also mentioned that eventually they are considering doing a gated community for more privacy.

Commissioner Castillo mentioned that the City of San Juan has plans for that area to be commercial which Mr. Tijerina agreed that in future land maps have designated that area as commercial.

Chairwoman Castillo asked if there was anyone present that was in favor or against the request. Nobody else was present.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Cantu made a motion to deny the request as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed with a 5-0 vote.

Item 4.1

Preliminary and Final Plat:

San Juan Oaks
Being a 5.66 acre tract of land out of Lot 9, Block 35,
Alamo
Land and Sugar Company Subdivision
R-S
Developer: Rafael Mendoza
Engineer: Nain Engineering, LLC

REVIEW COMMENTS: Mr. Tijerina mentioned that they are requesting variance to the lot size and not comply with the 60 ft. minimum lot requirement. They are proposing 23 family residential lots. Additional fire hydrants will be located every 500 feet. There is a concern about the gas lines which Mr. Arratia will be explaining. Also Mr. Tijerina and Ms. Yzaguirre spoke regarding this matter. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper.

RECOMMENDATION: Staff recommends approval.

Mr. Willie Arratia was present to answer any questions or concerns. The plan is to provide gas to the subdivision and he has been working with professionals regarding this matter.

Chairwoman Yzaguirre is concerned if the subdivision decides at any time not to go with the gas service. Mr. Arratia assured them that the subdivision was going to have gas service. Mr. Rafael Mendoza was also present to answer questions and concerns and mentioned that the subdivision will have the option to use or not use the gas service. The service will be available regardless. Mr. Arratia will provide the commissioners with any documentation received from the gas company on any actions that will be taken.

Commissioner Cardenas questioned the reason for the variance regarding the lot size. Mr. Arratia explained that it was due to the cost of construction. They currently have 24 lots and they would lose 4 lots if the variance is not approved.

Commissioner Castillo asked if there were any other questions or concerns which there were not therefore she closed the item for further discussion. It was agreed that there was no discussion.

Chairwoman Castillo entertained a motion. Commissioner Cardenas made a motion to approve the variance and also the Preliminary and Final Plat as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 5-0 vote.

4. NEXT MEETING – September 1, 2022

5. ADJOURNMENT

There being no further items to discuss, Commissioner Cardenas made a motion to adjourn; Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (5-0) vote and the meeting was adjourned at 6:55 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 09/08/2022

SUBJECT: Parks and Recreation Monthly Report

For the month of August 2022, 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.

- Staff continues to maintain parks and city offices.
- Currently, staff have been assisting with weedy lots and have maintained approximately 25 lots this past month.
- Staff assisted with the preparation of the Wetlands for the City Employee Appreciation Luncheon that took place on Friday September 2, 2022.
- Staff assisted with setting up and taking down for the annual National Night Event that took place on Thursday August 11, 2022 at the San Juan Municipal Park.
- Staff have also been upkeeping the ballfields at the San Juan Sports Complex and San Juan Municipal Park for weekend tournaments.

Recreation Division,

FALL LEAGUES: Preparations are being made for the upcoming Youth Volleyball, Youth Flag Football, Youth Tackle Football Leagues and Adult Softball Men’s Class E. Staff have been contacting the coaches and parents from last season and previous year's program participants and emails have been sent out. Flyers have been posted on the City’s social media. Staff have placed banners throughout the city promoting our youth fall programs. On Monday, August 29, a joint meeting was held between San Juan, Pharr and Alamo Parks & Recreation to discuss the upcoming tackle football league.

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

- **CITY COMMISSION MEETING:** On Tuesday, August 9, staff attended the City Commission Meeting to present the TAAF Swim & Track state qualifiers and the PONY 8U & 12U All-Star baseball teams for playing in the PONY World Series.

- **NATIONAL NIGHT OUT:** On Thursday, August 11, staff along with management & parks staff set up at Municipal Park 1 pm- 5 pm for the National Night Out scheduled to start at 6 p.m.- 9 pm. Staff passed out over 200 backpacks filled with school supplies, and the flyer/registration forms for the upcoming fall sports programs.

-
-

- **TAAF MEETING:** On Friday, August 12, Mr. Moreno (Region 2 Director) held the TAAF Region 2 Meeting in Brownsville, TX at 12 pm. Alex Lopez and staff also attended the TAAF meeting. Topics discussed were the upcoming TAAF State Conference, Region 2 Track & Swim Meets updates, Female & Male Athletes of the Year and TAAF Bids.

- **PSJA SCHOOLS PE COACHES MEETING:** On Thursday, August 18, staff met with the San Juan Elementary Coaches and Middle Schools for our department's upcoming fall programs at PSJA High School. We distributed the flyer/registration forms and we answered their questions and listened to their comments. On Tuesday, August 23, Alex Lopez and staff were giving presentations on volleyball and tackle football to Raul Yzaguirre Middle School sixth graders. On Thursday, August 25, Alex Lopez and staff were giving presentations on volleyball and tackle football to Austin Middle School sixth graders.

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

- Staff worked on several AC issues throughout the city, replacing free-on and updating filters.
- The motor blower was replaced on the AC at the Parks and Recreation offices.
- Maintenance staff have been replacing light bulbs throughout the city where needed.
- Obtaining quotes to repair the shower at Fire Department.
- Cleaned and repainted the jail cells at Old PD.
- Did routine maintenance on the alarm system at City Hall.

Upcoming Events:

Fall programs begin first week in October.
Men's Softball league begins September 22, 2022.
TAAF State meeting September 12-15, 2002.

No Parks Board Meeting was held in the month of August. Meetings will resume in September.



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 09/06/2022

SUBJECT: Department of Sanitation Monthly Report.

August Report

Sanitation Department (August 2022)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 1,123 Residents
- Residential: 1,216.32 Tons
- Commercial: 805.68 Tons
- Roll-Off Containers: 178.73 Tons 37 loads
- Brush: 515.35 Ton 176 loads of brush

Central Garage (August 2022)

- Open Tickets: 9
- Closed Tickets: 76
- 6 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 2 Brush Trucks operating
- 1 Brush Tractor (grapple) operating
- 2 Brush Grapple Trucks operating
- 1 Roll- Offs Trucks operating

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Recycling (August 2022)

- Cardboard: 13.37 tons/\$1,870.01
- Mix White Paper: 3.38 tons/\$150.09
- Newspaper: 0.41 tons/\$41.20
- Metal: 0.09 tons/\$21.00
- Plastic: 1.48 tons/\$0.00
- Curbside Recycle: 8.05 tons/\$0.00
- E-Waste 2.18 tons/\$87.24
- Total Tons/Revenue: 28.96 tons /\$2,169.54
- Savings of \$579.20
- Walk-Ins: 381

Code Enforcement (August 2022)

- Violation Notice Issued: 23
- Illegal Dumping: 23
- Contact People: 55
- Construction Material: 25
- Tires: 51



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 09/08/2022

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the August monthly report including statistics and programs:

For the month of July, we had, 2,121 visitors. Out of those visitors, 556 were here for computer use only. The library checked out a total of 921 items both adult and children. We had 28 in-house circulation items. We requested and received twenty-eight (28) Interlibrary Loans (ILL). We had 74 new patrons added to our circulation system. We helped the public with an estimated 337 reference/informational questions. We had 48 fax transactions. The monthly amount deposited was \$955.60 both fines and fees.

Please see the attached statistical report.

During the month of August

- Attended the City Commission meetings
- Attended the Directors' meetings
- Attended the Hidalgo County Library System meeting at the Dr. Hector P. Garcia Memorial Library in Mercedes, TX.
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in September 2022

Multipurpose Room:

EDC meeting, September 6th & 20th

Library Board meeting, September 7th

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City of San Juan Special Called, meeting, September 8th
Pre-Bid meeting, September 9th
Pre-construction meeting, September 13th
City Commission meetings, September 13th & 27th
Directors Meetings, September 14th-28th
Lions Club meeting, September 14th
Planning & Zoning meeting, September 15th
Bid opening, September 23rd
AVANCE Training, September 24th

Training Room:

Keep San Juan Beautiful, September 13th

**San Juan Memorial Library
August 2022 Statistics**

Statistics	
Total Visitors	2,121
Computer Users	556
Total Checkouts	921
In-House Use	28
Inter-Library Loans	28
New Patrons	74
Reference\ Informational Questions	337
FAX transactions	48
Children's Programs	2
Attendance	55

Multipurpose Room Reservations	Attendance
1st EDC Filming	9
2nd EDC	15
2nd Civil Service Exam	17
3rd Summer Reading Pizza Party	30
4th Planning and Zoning	15
4th HR Meeting	2
6th Lions Club	7
9th City Commission	74
10th Directors Meeting	16
10th Mayor's Meeting	8
11th Road Ready Safety Training	30
12th Road Ready Safety Training	42
13th CCR Meeting	1
15th Finance Department Baby Shower	25
15th Civil Service Meeting	7
16th EDC	10
17th Quarterback Club Meeting	10
18th Planning and Zoning	20
18th EDC Filming	11
19th Special Call Meeting	7
23rd City Commission	26
24th Directors Meeting	15
25th Planning and Zoning Review Meeting	5
30th Planning and Zoning Review Meeting	5
31st City of San Juan Job Fair	135
31st PD Captain Promotion	25
Total	567

Training Room Reservations	Attendance
10th Civil Service Exam	6
16th Keeping San Juan Beautiful	6
31st Keeping San Juan Beautiful	8
Total	20

Checkouts	
DVDs	48
Books Juvenile	764
Books Adult	109
Total	921

WiFi Usage	
LibGuest	1,756
LibStaff	331
Total	2,087

Study Room Attendance	
Study Rooms	85

Facebook Page	
Likes	33
Visitors	46

SJML Homepage	
Visitors	663

Deposits	
Fines	\$ 190.35
Copies	\$ 765.25
Total	\$955.60

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, August 1, 2022	0	0
Tuesday, August 2, 2022	0	0
Wednesday, August 3, 2022	*	30
Thursday, August 4, 2022	0	0
Friday, August 5, 2022	0	0
Monday, August 8, 2022	0	0
Tuesday, August 9, 2022	0	0
Wednesday, August 10, 2022	0	0
Thursday, August 11, 2022	0	0
Friday, August 12, 2022	0	0
Monday, August 15, 2022	0	0
Tuesday, August 16, 2022	0	0
Wednesday, August 17, 2022	0	0
Thursday, August 18, 2022	0	0
Friday, August 19, 2022	**	25
Monday, August 22, 2022	0	0
Tuesday, August 23, 2022	0	0
Wednesday, August 24, 2022	0	0
Thursday, August 25, 2022	0	0
Friday, August 26, 2022	0	0
Monday, August 29, 2022	0	0
Tuesday, August 30, 2022	0	0
Wednesday, August 31, 2022	0	0
Total	0	55
*Summer Reading Party		
**School Supply Give Away		

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Hold a Public Hearing for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of Lot 2, M & M Subdivision, as Requested by Ramiro Martinez.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Martinez is applying for a rezoning request from multi-family to residential of the property located just South of the M&M Drive-Thru located at Cesar Chavez Road in order to build a residence. The property was re-zoned as multi-family back in 2010 when the M&M Subdivision was created.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eleven (11) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 09/01/2022
CITY COMMISSION – 09/13/2022
DATE PREPARED – 08/26/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S)
APPLICANT:	Ramiro Martinez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, M & M Subdivision
LOCATION:	The property is located approximately 550 feet South from Carroll Road along the West side of Cesar Chavez Road
PROPOSED USE OF PROPERTY:	Residential
EXISTING ZONING:	Multi-Family Residence District (R-MF)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Residential; Single-Family Residence District (R-S) / Neighborhood Commercial District (C-1) <u>East</u> – Outside City Limits <u>West</u> – Vacant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access along Cesar Chavez Road.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Martinez is applying for a rezoning request from multi-family to residential of the property located just South of the M&M Drive-Thru located at Cesar Chavez Road in order to build a residence. The property was re-zoned as multi-family back in 2010 when the M&M Subdivision was recorded.

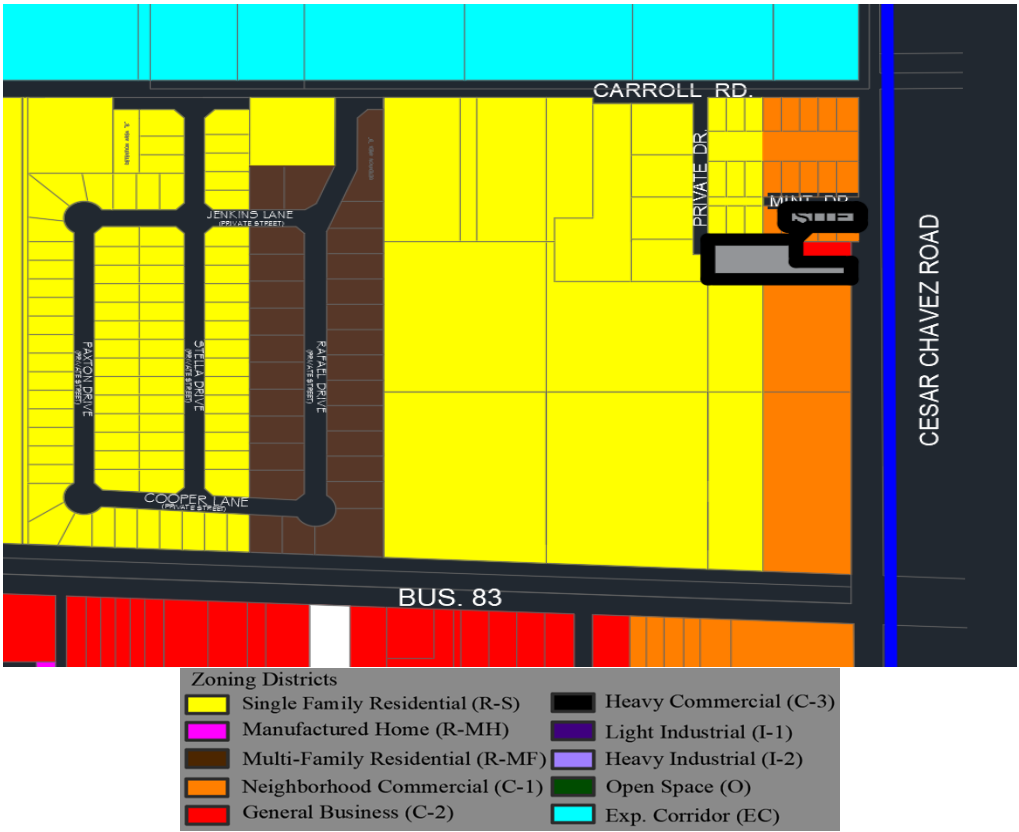
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eleven (11) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

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



Aerial Map



Zoning Map



Proposed Site



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM MULTI-FAMILY RESIDENCE DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) OF A PROPERTY LEGALLY DESCRIBED LOT 2, M & M SUBDIVISION, 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 single-family district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as Lot 2, M & M Subdivision, shall be changed to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 13th day of September, 2022.

PASSED and **APPROVED** on second and final reading on the ____ day _____, 2022.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the Lot 2, M&M Subdivision, as Requested by Ramiro Martinez.

Martinez, Ramiro
307 Carroll Ln.
San Juan, TX 78589-4602

Villanueva, Emigdio Jr. & Cynthia
P.O. Box 943
Mission, TX 78573-0015

M&M Drive Thru, LLC.
307 Carroll Ln.
San Juan, TX 78589-4602

Villanueva, Emigdio Jr.
P.O. Box 943
Mission, TX 78573-0015

Salazar, Carlos & Juanita C.
1018 Center St.
Alamo, TX 78516-9329

Perez, Heriberto and Mirna
310 N. Cage Blvd.
Pharr, TX 78577

Martinez, Francisco & Eva
P.O. Box 992
San Juan, TX 78589-0992

Castillo, Jose Jr.
P.O. Box 312
Alamo, TX 78516-0312

Farias, Robert
P.O. Box 1036
Alamo, TX 78516-1036

Martinez, Ricardo & Ricardo Jr.
P.O. Box 1023
San Juan, TX 78589-1023

Tamez, Eduardo & P Lucy M.
1118 Mint Dr.
San Juan, TX 78589-5190

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Phase 3 and 4 Subdivision being a 21.19-acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Hall Acres and Cesar Chavez Road, as Requested by Esponjas Development, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Hall Acres. It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On August 23, 2022, the City Commission approved a Resolution 2022-18 accepting petition for voluntary annexation and setting dates and times for public hearings.

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

RECOMMENDATION:

Hold the First Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Daniel Tijerina,
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 No. 3 and Valley Ranch Subdivision No. 4 being a 21.19 Acre tract of land out of Lot 11, 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
Esponjas Development, Ltd., a Texas
Limited Partnership

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.

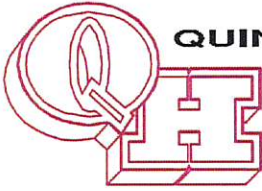


Eduardo Cantu
Esponjas Development, Ltd., a Texas
Limited Partnership

SWORN TO and subscribed before me on the 15th day of August, 2022



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 21.19 ACRE TRACT OF LAND OUT OF LOT 11, 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 356366, 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 IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHWEST CORNER OF LOT 11 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 11 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 726.84 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 4.273 ACRE TRACT OUT OF LOTS 11 AND 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 885325, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°07'56" W, ALONG THE WEST 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 SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,270.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT CANAL RIGHT OF WAY (RECORDED IN VOLUME 0, PAGES 63 AND 64, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.2 CANAL RIGHT OF WAY, A DISTANCE OF 723.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 11 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 11, PASSING AN ALUMINUM DISK STAMPED ARANDA & ASSOCIATES FOUND AT 1,250.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.19 ACRES OF LAND MORE OR LESS.

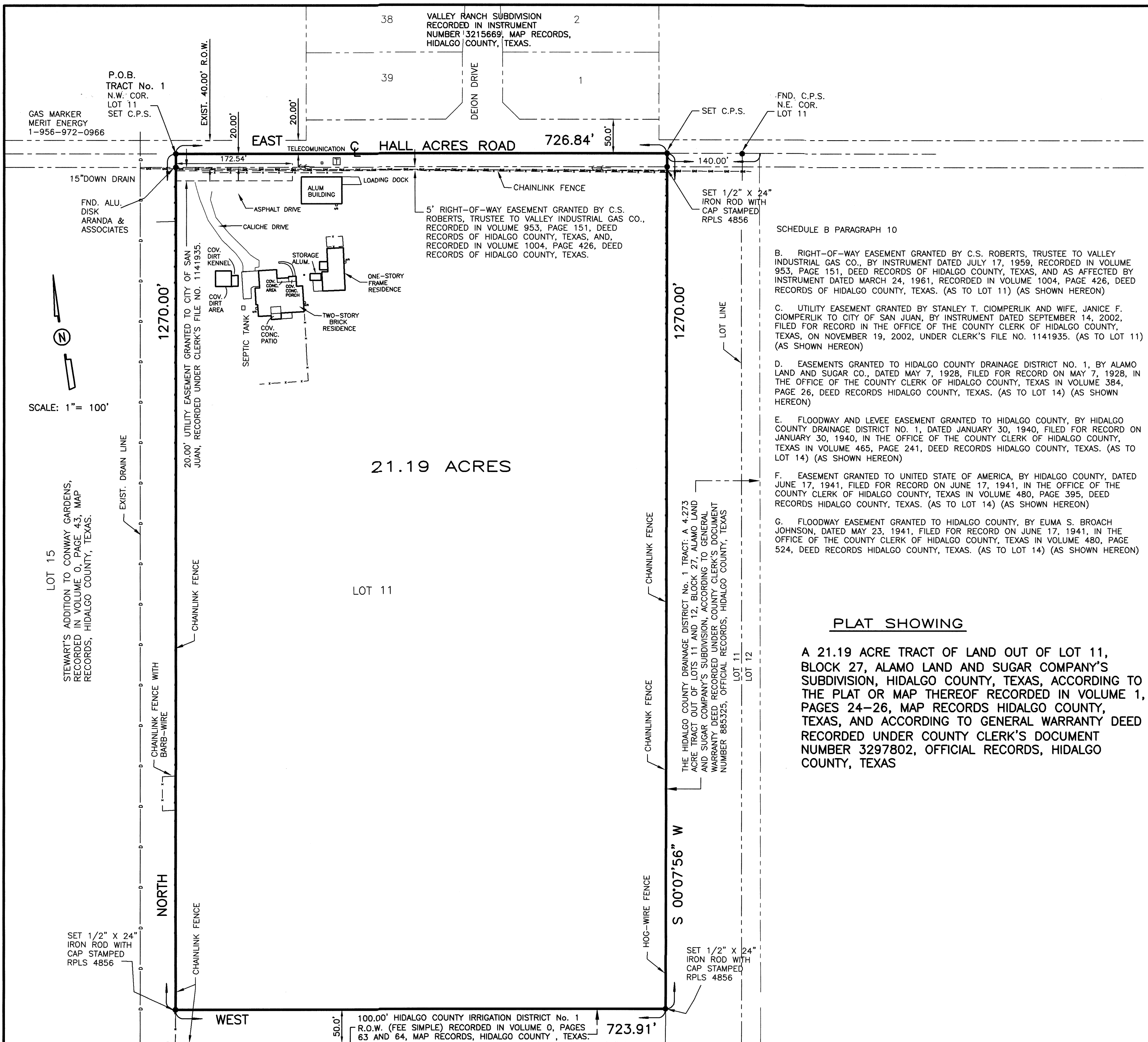
BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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: DECEMBER 23, 2021

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





SCHEDULE B PARAGRAPH 10

B. RIGHT-OF-WAY EASEMENT GRANTED BY C.S. ROBERTS, TRUSTEE TO VALLEY INDUSTRIAL GAS CO., BY INSTRUMENT DATED JULY 17, 1959, RECORDED IN VOLUME 953, PAGE 151, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND AS AFFECTED BY INSTRUMENT DATED MARCH 24, 1961, RECORDED IN VOLUME 1004, PAGE 426, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (AS TO LOT 11) (AS SHOWN HEREON)

C. UTILITY EASEMENT GRANTED BY STANLEY T. CIOMPERLIK AND WIFE, JANICE F. CIOMPERLIK TO CITY OF SAN JUAN, BY INSTRUMENT DATED SEPTEMBER 14, 2002, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON NOVEMBER 19, 2002, UNDER CLERK'S FILE NO. 1141935. (AS TO LOT 11) (AS SHOWN HEREON)

D. EASEMENTS GRANTED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, BY ALAMO LAND AND SUGAR CO., DATED MAY 7, 1928, FILED FOR RECORD ON MAY 7, 1928, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 384, PAGE 26, DEED RECORDS HIDALGO COUNTY, TEXAS. (AS TO LOT 14) (AS SHOWN HEREON)

E. FLOODWAY AND LEVEE EASEMENT GRANTED TO HIDALGO COUNTY, BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DATED JANUARY 30, 1940, FILED FOR RECORD ON JANUARY 30, 1940, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 465, PAGE 241, DEED RECORDS HIDALGO COUNTY, TEXAS. (AS TO LOT 14) (AS SHOWN HEREON)

F. EASEMENT GRANTED TO UNITED STATE OF AMERICA, BY HIDALGO COUNTY, DATED JUNE 17, 1941, FILED FOR RECORD ON JUNE 17, 1941, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 480, PAGE 395, DEED RECORDS HIDALGO COUNTY, TEXAS. (AS TO LOT 14) (AS SHOWN HEREON)

G. FLOODWAY EASEMENT GRANTED TO HIDALGO COUNTY, BY EUMA S. BROACH JOHNSON, DATED MAY 23, 1941, FILED FOR RECORD ON JUNE 17, 1941, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 480, PAGE 524, DEED RECORDS HIDALGO COUNTY, TEXAS. (AS TO LOT 14) (AS SHOWN HEREON)

PLAT SHOWING

A 21.19 ACRE TRACT OF LAND OUT OF LOT 11, 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 GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3297802, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

LOT 13, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PHYLLIS KUBY MOORE AND MALCOLM W. MOORE TRACT: A 5.00 ACRE TRACT OUT OF LOT 13, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1474, PAGE 476, OFFICIAL RECORDS, 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, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION RECORDED IN INSTRUMENT NUMBER 3215669, 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.

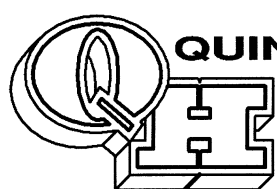
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA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



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

LEGEND

- ← = GUY WIRE
- = POWER POLE
- = SERVICE POLE
- ☐ = TEL PED
- = GATEWELL/STANDPIPE
- = GAS MARKER
- = DOWN DRAIN
- = IRRIGATION VALVE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSOQ@QHA-ENG.COM

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

VOL. 1 PAGES 24-26
SURVEYED AUGUST 15, 2022
OWNER _____
ADDRESS _____
JOB No. _____
BOOK No. _____ PAGE _____
F:\DATA\SUBDIVS\SAN JUAN\VALLEY RANCH SUBDIVISION No. 4\PLAT



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Valley Ranch Subdivision No. 3 and 4 Being 21.19-acre tract of land out of Lot 11, 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 Esponjas Development, LTD.
Thursday, August 18, 2022	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Thursday, August 18, 2022	Negotiate written service agreement with property owner and City.
Tuesday, August 23, 2022	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, August 31, 2022	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, September 13, 2022	City Commission holds public hearing on Voluntary Annexation.
Wednesday, September 14, 2022	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, September 27, 2022	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, October 11, 2022	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, October 25, 2022	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



RESOLUTION NO. 2022-18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF 21.19-ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 27, ALAMO LAND AND SUGAR COMPANY SUBDIVISION; 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 September 13, 2022. 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 September 27, 2022 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 23rd day of August, 2022, 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: 

Brenda Escalante
City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Consideration and Action Amending Chapter 13 Utilities, Articles 13.02 Solid Waste and Stormwater Pollution Prevention Division 2. Rates, Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule, to Modify the Reference of 90 Gallon Container to a 96 Gallon Container and to Modify and Provide Additional Roll-off Container Rental Rates, Service Fees and Deposit Fee.

STAFF COMMENTS AND RECOMMENDATIONS:

The purpose of this ordinance is to amend Chapter 13 Utilities, Article 13.02 Solid Waste and Stormwater in order to sustain the surge of prices of all resources needed to upkeep The City of San Juan.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Israel Garza,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, CHAPTER 13 UTILITIES, ARTICLE 13.02 SOLID WASTE AND STORMWATER POLLUTION PREVENTION, DIVISION 2. RATES, CHARGES AND BILLING, SECTION 13.02.051 CUSTOMER CLASSIFICATION; RATE SCHEDULE, TO MODIFY THE REFERENCE OF 90 GALLON CONTAINER TO A 96 GALLON CONTAINER AND TO MODIFY AND PROVIDE ADDITIONAL ROLL-OFF CONTAINER RENTAL RATES, SERVICE FEES AND DEPOSIT FEE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

RECITALS

WHEREAS, the City of San Juan provides garbage and waste disposal services to the community and certain fees are necessary to offset the operational and administrative costs incurred by the City in doing so; and

WHEREAS, the City of San Juan currently provides for fees related to garbage and waste disposal services and such fees are provided for under Chapter 13 Utilities, Article 13.02 Solid Wastes and Stormwater Pollution Prevention, Division 2. Rates, Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule of the City of San Juan Code of Ordinances; and

WHEREAS, after review of the current fees, the City Commission desires to amend such fees to modify the reference of “90” gallon container to “96” gallon container and to modify and provide for additional roll-off container rental rates, service fees and deposit fee.

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

SECTION 1. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13 Utilities, Article 13.02 Solid Waste and Stormwater Pollution and Prevention, Division 2. Rates, Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule, to delete the stricken out provisions below and add underlined provisions below:

ARTICLE 13.02 SOLID WASTE AND STORMWATER POLLUTION PREVENTION
Division 2. Rates, Charges and Billing

Sec. 13.02.051 Customer classifications; rate schedule

(a) Classifications.

- (1) Class I, single-family service ~~90~~ 96 gallon container. Shall include all single-family residences as well as mobile home/travel trailer parks.

- (2) Class II, multifamily and commercial service 300 gallon container. Multifamily shall include travel trailer parks/mobile home parks, duplexes, apartments, including garage apartments, and other properties on which more than one family resides. Commercial service includes any retail or service business and industrial operations, churches, schools and nonprofit organizations.
- (3) Class III, 3 cubic yard container. Includes all other customers not included in class I and II.
- (4) Class IV, 6 cubic yard container.
- (5) Class V, 8 cubic yard container.
- (6) Class VI, 10 cubic yard container.
- (7) Class VII, pickup trucks. All size noncommercial pickup.
- (8) Class VIII, trailers. All size noncommercial trailers.
- (9) Class IX, brush truck. All size noncommercial brush trucks.
- (10) Class X, roll off trucks. All size noncommercial roll off trucks.

(b) Monthly rates.

	Container	Service	Rate	Stormwater fee*
Class I	90 96 gallon (residential)	Once-a-week	\$17.20	1.55
	90 96 gallon (commercial)	Once-a-week	\$30.50	2.00
Class II	300 gallon	Once a week	\$74.11	6.75
		Twice a week	\$135.83	13.50
		Three times a week	\$196.25	20.25
Class III	3 cubic yard	Once a week	\$74.11	\$6.75
		Twice a week	\$135.83	\$13.50
		Three times a week	\$196.25	\$20.25

		Four times a week	\$256.67	\$27.00
		Five times a week	\$317.09	\$33.75
		Six times a week	\$377.51	\$40.50
Class IV	6 cubic yard	Once a week	\$119.20	\$12.00
		Twice a week	\$238.39	\$24.00
		Three times a week	\$357.58	\$36.00
		Four times a week	\$476.77	\$48.00
		Five times a week	\$595.96	\$60.00
		Six times a week	\$715.15	\$72.00
Class V	8 cubic yard	Once a week	\$149.20	\$14.00
		Twice a week	\$268.39	\$26.00
		Three times a week	\$387.58	\$38.00
		Four times a week	\$506.77	\$50.00
		Five times a week	\$625.96	\$62.00
		Six times a week	\$745.15	\$74.00
Class VI	10 cubic yard	Once a week	\$179.20	\$16.00
		Twice a week	\$298.39	\$28.00
		Three times a week	\$417.58	\$40.00
		Four times a week	\$536.77	\$52.00
		Five times a week	\$655.96	\$64.00
		Six times a week	\$775.15	\$76.00

*Stormwater pollution prevention fee: This fee shall be used to purchase or finance a street sweeper and/or a road patcher and all the expenses associated with the operation of these machines including personnel. Funds may also be used towards the purchase of asphalt for the

patching of potholes throughout the city or for drainage improvement projects. The stormwater pollution prevention fees are to be held in a separate fund account.

(c) Disposal of construction debris and non-schedule collection rates. Must show proof of city residency and building permit:

(1) Class VII, pick-up truck: ~~\$55.00~~75.00.

(2) Class VIII, trailer: ~~\$135.00~~175.00.

(3) Class IX, brush truck: ~~\$200.00~~325.00.

~~(4) Class X, roll-off container: \$325.00.~~

(d) Roll-Off Container Rental and Service Rates.

(1) Waste Pick Up: \$200.00 per pick up.

(2) Waste Disposal Fee: \$35.00 per ton (up to 14 tons) and \$45.00 per ton (for disposal over 14 tons).

(3) Tire Disposal: \$5.00 per tire.

(4) Daily Rental Fee: \$10.00 per day.

(5) Inactivity Charge: 30 days or less - \$250.00; 31-60 days – \$300.00; 61-90 days - \$350.00; and over 90 days – \$400.00.

(6) Relocation Fee: \$125.00.

(7) Return Trip Fee: \$40.00.

(8) Only City of San Juan roll-off containers will be allowed for disposal. If a City of San Juan roll-off container isn't available, a chicken wire containment will be allowed until a container can become available.

(e) Multiple classifications. In cases in which the premises consist of more than one classification (i.e. residential and commercial), the rates to be charged shall be established as a combination of the rate for the highest rate for one of the classifications, plus fifty-percent (50%) of the rate for the additional classifications.

~~(e)(f)~~ Additional containers Residential Service Fees. Upon request, an additional container shall be provided to a class I user at ~~an additional rate of \$10.00 per month.~~ the following additional rates:

- (1) Additional Residential 96-Gallon Container: \$10.00 per month.
- (2) Washing of Residential 96-Gallon Container: \$25.00.
- (3) Recycling 96-Gallon Container: \$10.00 per month.
- (4) Return Pick-up for Residential/Recycling 96-Gallon Container: \$15.00.
- (5) Additional Pick-up of Residential/Recycling 96-Gallon Container: \$15.00.

~~(f) A \$50.00 deposit will be charged for all residential accounts.~~

~~(g) A \$200.00 per container deposit will be charged for all commercial accounts.~~

(g) Additional Commercial Service Fees:

- (1) Washing of Commercial Container: \$40.00.
- (2) Lock Bar: \$50.00.
- (3) Return Pick-up for Commercial Container: \$40.00.
- (4) Return Pick-up for Roll-Off Container: \$40.00.

(h) Deposit Fees.

- (1) A \$50.00 deposit will be charged for each Class I container.
- ~~(2) A \$200.00 per container deposit will be charged for each Class II, III, IV, V, or VI container.~~
- (3) A \$400.00 deposit will be charged for each Class X container.

SECTION 2. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days has passed after its first reading.

SECTION 3. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 4. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 5. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 6. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of September, 2022.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of September, 2022.

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS GARZA & THOMPSON, P.C.

BY: _____
City Attorney

Division 2. Rates, Charges and Billing

Sec. 13.02.051 Customer classifications; rate schedule

(a) Classifications.

(1) Class I, single-family service 90 gallon container. Shall include all single-family residences as well as mobile home/travel trailer parks.

(2) Class II, multifamily and commercial service 300 gallon container. Multifamily shall include travel trailer parks/mobile home parks, duplexes, apartments, including garage apartments, and other properties on which more than one family resides. Commercial service includes any retail or service business and industrial operations, churches, schools and nonprofit organizations.

(3) Class III, 3 cubic yard container. Includes all other customers not included in class I and II.

(4) Class IV. 6 cubic yard container.

(5) Class V. 8 cubic yard container.

(6) Class VI. 10 cubic yard container.

(7) Class VII, pickup trucks. All size noncommercial pickup.

(8) Class VIII, trailers. All size noncommercial trailers.

(9) Class IX, brush truck. All size noncommercial brush trucks.

(10) Class X, roll off trucks. All size noncommercial roll off trucks.

(b) Monthly rates.

	Container	Service	Rate	Stormwater fee*
Class I	90 gallon (residential)	Once-a-week	\$17.20	1.55
	90 gallon (commercial)	Once-a-week	\$30.50	2.00
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		Twice a week	\$135.83	13.50
		Three times a week	\$196.25	20.25
Class III	3 cubic yard	Once a week	\$74.11	\$6.75
		Twice a week	\$135.83	\$13.50
		Three times a week	\$196.25	\$20.25
		Four times a week	\$256.67	\$27.00
		Five times a week	\$317.09	\$33.75
		Six times a week	\$377.51	\$40.50
Class IV	6 cubic yard	Once a week	\$119.20	\$12.00
		Twice a week	\$238.39	\$24.00
		Three times a week	\$357.58	\$36.00
		Four times a week	\$476.77	\$48.00
		Five times a week	\$595.96	\$60.00
		Six times a week	\$715.15	\$72.00
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		Twice a week	\$268.39	\$26.00
		Three times a week	\$387.58	\$38.00
		Four times a week	\$506.77	\$50.00
		Five times a week	\$625.96	\$62.00
		Six times a week	\$745.15	\$74.00
Class VI	10 cubic yard	Once a week	\$179.20	\$16.00
		Twice a week	\$298.39	\$28.00
		Three times a week	\$417.58	\$40.00
		Four times a week	\$536.77	\$52.00

		Five times a week	\$655.96	\$64.00
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*Stormwater pollution prevention fee: This fee shall be used to purchase or finance a street sweeper and/or a road patcher and all the expenses associated with the operation of these machines including personnel. Funds may also be used towards the purchase of asphalt for the patching of potholes throughout the city or for drainage improvement projects. The stormwater pollution prevention fees are to be held in a separate fund account.

(c) Disposal of construction & non-schedule brush collection rates. Must show proof of city residency and building permit:

- (1) Class VII, pick-up truck: ~~\$55.00.~~ **\$75.00**
- (2) Class VIII, trailer: ~~\$435.00.~~ **\$175.00**
- (3) Class IX, brush truck: ~~\$200.00.~~ **\$325.00**
- (4) ~~Class X, roll off container: \$325.00.~~

(d) Roll-Off Container Rental and Service Rates.

- (1) Waste Pick Up: ~~\$165.00~~ per pick up **\$200.00**
- (2) Waste Disposal Fee: ~~\$25.00~~ **\$35.00** per ton (up to 14 tons) - **\$45.00**
Disposal Fee per ton (in excess of 14 tons)
- (3) Tire Disposal: \$5.00 per tire disposal.
- (4) Daily Rental Fee: ~~\$4.00~~ per day. **\$10.00**
- (5) Inactivity Charge: ~~\$165.00~~ (up to 30 days) **\$250.00** (31-60 days) **\$300**
(61-90 days) **\$350** (91 days or more) **\$400**
- (6) Relocation Fee: \$125.00
- (7) **Return Trip Fee: \$40.00**
- (8) **Only City of San Juan roll-off containers will be allowed for disposal. If a City of San Juan roll-off container isn't available, a chicken wire containment will be allowed until a container can become available.**

(e) Multiple classifications. In cases in which the premises consist of more than one classification (i.e., residential and commercial), the rates to be charged shall be established as a combination of the rate for the highest rate for one of the classifications, plus fifty-percent (50%) of the rate for the additional classifications.

(f) Additional containers **Residential Service Fees**. Upon request, an additional container shall be provided to a Class I user at an additional rate of \$10.00 per month.

(1) **Additional Residential 96-Gallon Container: \$10.00/mo**

(2) **Washing of Residential 96-Gallon Container: \$25.00**

(3) **Recycling 96-Gallon Container: \$10.00/mo.**

(4) **Return Pick-Up for Residential/Recycling 96-Gallon Container: \$15.00**

(5) **Additional Pick-Up of Residential/Recycling 96-Gallon Container: \$15.00**

(g) **Additional Commercial Service Fees**

(1) **Washing of Commercial Container: \$75.00**

(2) **Lock Bar: \$50.00**

(3) **Return Pick-Up for Commercial Container: \$40.00**

(4) **Return Pick-Up for Roll Off Container: \$40.00**

Commercial Pick-Up – See Section C.

(h) Deposit Fees.

(1) A \$50.00 deposit will be charged for all residential accounts.

(2) A \$200.00 per container deposit will be charged for all commercial accounts.

(3) a \$400 deposit will be charged for each Class X container.

(Ordinance 18-04 adopted 4/10/18)

 Sec. 13.02.052 Special classifications; classification and rate adjustments

- (a) Property, premises, or buildings with two or more classifications. If any business or commercial institution in the city shall, in the same building, premises or area, engage in business activities listed in more than one of the use schedules above, the primary business activity of said business or commercial institution shall prevail in the determination of the classification and rate to be charged.
- (b) Business property, premises or building not otherwise classified or covered. If any business, commercial institution, or property situated in the city is not specifically listed in any of the foregoing schedules, said business, institution, or property shall be classified and charged the rate of a similar business listed in said schedule.
- (c) Classification adjustments. If a business function or activity cannot be properly classified according to the above schedules, or where the classification rate in the customer's opinion is manifestly unfair, and equitable rates under their circumstances, the city manager is given the exclusive authority to resolve the classification, with the right of appeal by the customer to the city commission, who shall, after a hearing with the affected party, set the reasonable rate.
- (d) Reporting. In all cases in which a rate adjustment has been made hereunder, the city manager shall keep a record of same, which shall be a public record.

 Sec. 13.02.053 Applicability of charges; appeal procedure

- (a) The charges fixed for collection, removal, and disposal of garbage and trash within the city shall be levied and assessed by the city against all occupants of a building, structure, premises, or other location where such service is received or is available.
- (b) As soon as reasonably practicable after approval of this article, the city manager shall develop a written procedure for hearing of appeals by customers which shall be finally resolved at the city manager's level and submit same for approval by the city commission.

 Sec. 13.02.054 Billing and payment of charges

- (a) Charges for garbage collection shall be billed by the city each month as a separate item on the water bill of all persons who received water bills from the utility billing department. For customers that get water from the North Alamo Water Supply Corporation the garbage fee shall be billed through the North Alamo Water Supply Corporation utility bill.

(b) Such charges shall be due and payable at the time and place and in the same manner as such water bills.

(c) A person who receives garbage and/or trash collection service and has a sewer or water charge, shall be billed each month through regular U.S. Mail channels, addressed to such person's address, and the charge shall be due and payable by such person to the city within ten (10) days after the date of the bill. The utility billing department is authorized to collect all garbage and trash collection charges for the city, and shall account to the city for such collections, and such charges shall be paid into the general fund of the city. The garbage department shall pay the utility billing department a reasonable sum for its billing, collecting, and recordkeeping service for garbage and trash.

(d) A person who does not receive water services from the city or the North Alamo Water Supply Corporation shall pay to a third party as instructed by the city manager consistent with any agreement which may be made by the city.

 Sec. 13.02.055 Failure to pay charges

(a) Any person required to pay charges and who fails to do so before same becomes delinquent, i.e. ten (10) days after the due date, shall have his/her water and sewer service through the municipal system discontinued and his/her water meter cut off or disconnected. The city may refuse to provide water service until such time as the delinquent garbage and trash service charge is paid in full.

(b) If any person has his/her garbage and trash collection service discontinued by the city, said garbage must otherwise be collected and disposed of by such person. It shall be a violation to fail to collect and dispose of said garbage and trash.

 Secs. 13.02.056–13.02.100 Reserved

 Division 3. Private Collectors

 Sec. 13.02.101 City to be notified of yard and construction site cleanup

Any property owner who engages the services of a person to perform yard cleanup, including trimming trees and brush or construction site cleanup, and who will produce trimmings or other material that can be disposed of in the city's standard solid waste containers, shall promptly notify the city of the week during which the cleanup will take place.

 Sec. 13.02.102 Vehicles; containers; duties of permittee on termination of service

- (a) All vehicles used in the collection of garbage and trash by any permittee within the city shall meet the minimum specifications relating to safety and health as promulgated and established by the department of state health services for the purposes of collection of garbage and trash within the city.
- (b) It shall be the obligation of the permittee to see that all containers used for trash collection by the permittee meet the specifications for such containers.
- (c) It shall be unlawful to use city right-of-way for the purpose of storing or collecting garbage or trash from any commercial-type dumpster container, by any permittee.
- (d) It shall be the responsibility of the permittee to remove the container and any accumulation of garbage, trash, or brush should any customer of a permittee cancel or have service canceled as a final collection. The permittee shall notify the city of the date of termination and the date of the above-mentioned final collection.



Sec. 13.02.103 Collectors operating on effective date

All persons collecting garbage and trash, other than the city, who come under the provisions of this division shall apply for a permit from the city within thirty (30) days from the effective date. Any such persons applying for a permit within the time limit as specified above or who shall have applied for renewal of a permit within the appropriate time period shall have the right to continue operations during the pendency of the consideration of such person's permit application.

(Ordinance 15-03 adopted 2/17/15)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Hold First Public Hearing and Consider Ordinance Adopting the Budget for the City of San Juan, Texas for Fiscal Year Beginning October 1, 2022 through September 30, 2023.

STAFF COMMENTS AND RECOMMENDATIONS:

The Budget Process was initiated by the Department of Finance on April 04, 2022. The 2022-2023 Budget preparation included One (1) on One (1) Budget Sessions with each Department Director on June 22, 2022 to June 24, 2022 to present the Departments Recommendations. Two (2) Budget Workshops with the City Commission were held on June 29, 2022 & September 8, 2022 to present and discuss the Proposed Budget. This budget includes the following recommendations:

BUDGET HIGHLIGHTS

Decrease in property tax rate; tax rate for the FYE 2022-2023 is \$0.6765 per \$100 assessed valuation, lower compared to Fiscal Year 2021-2022 of \$0.6876 per \$100 assessed valuation.

GENERAL FUND

Additional Personnel:

One (1) Administrative Assistant III (City Secretary), One (1) Accounting Clerk (Finance), One (1) Custodian (Building Maintenance), One (1) Administrative Assistant I (Human Resources) and One (1) Information Technology Solution (Information Technology Department).

The Classification & Compensation plan will be amended as follows:

One (1) Human Resources Generalist to Human Resources Coordinator

Promotion:

One (1) Planner to Assistant Director of Planning

Increase of \$23,837 in funding to the Legislative compared to last year for the following:

Other Professional Services	\$ (1,000)
Supplies	\$ (100)
Miscellaneous	\$ 24,937

Decrease of (\$11,081) in the funding to the City Manager compared to last year for the following:

Salaries & Wages/Benefit	\$ 8,074
Professional Services	\$(13,000)
Other Professional Services	\$(1,075)
Supplies	\$(1,430)
Capital Outlay	\$(3,650)
Miscellaneous	\$(100)

Increase of \$47,415 in funding to the City Secretary compared to last year for the following:

Salaries & Wages/Benefits	\$ 54,376
Professional Services	\$(10,500)
Other Professional Services	\$ 1,913
Supplies	\$ 260
Miscellaneous	\$ 1,366

Increase of \$1,195 in funding to the Municipal Court Department compared to last year for the following:

Salaries & Wages/ Benefits	\$ 398
Professional Services	\$(1,200)
Other Professional Services	\$ 1,909
Supplies	\$(1,477)
Miscellaneous	\$ 1,565

Increase of \$50,985 in funding to the Finance Department compared to last year for the following:

Salaries & Wages/ Benefits	\$ 46,764
Professional Services	\$(100)
Other Professional Services	\$ 5,871
Supplies	\$ (410)
Miscellaneous	\$(1,140)

Decrease of (\$9,227) in funding to the Planning & Zoning Department compared to last year for the following:

Salaries & Wages/ Benefits	\$(7,775)
Professional Services	\$(500)
Other Professional Services	\$(3,300)
Supplies	\$(2,552)
Capital Outlay	\$ 5,000
Miscellaneous	\$(100)

Increase of \$212,155 in funding to the Police Department compared to last year for the following:

Salaries & Wages/Benefit	\$ 93,538
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Professional Services	\$ 4,122
Other Professional Services	\$ (62,321)
Supplies	\$(128,974)
Lease Payment	\$ 303,757
Miscellaneous	\$ 2,033

Increase of \$176,276 in funding to the Fire Department compared to last year for the following:

Salaries & Wages/Benefit	\$ 164,551
Professional Services	\$ 1,000
Other Professional Services	\$ (9,257)
Supplies	\$ 11,882
Capital Outlay	\$ 8,320
Debt Services	\$ (1,600)
Debt Service	\$ (1,601)
Miscellaneous	\$ 1,380

Increase of \$101,405 in funding to the Streets Division compared to last year for the following:

Salaries & Wages/ Benefits	\$ (3,770)
Other Professional Services	\$ 66,650
Supplies	\$ (15,065)
Capital Outlay	\$ 46,200
Miscellaneous	\$ 150

Increase of \$3,293 in funding to the Central Garage Division compared to last year for the following:

Salaries & Wages/ Benefits	\$ 1,855
Professional Services	\$ (5,500)
Other Professional Services	\$ 5,200
Supplies	\$ 13,738
Capital Outlay	\$ (12,000)

Increase of \$107,668 in funding to the Parks and Recreation Department compared to last year for the following:

Salaries & Wages/ Benefits	\$ 55,090
Professional Services	\$ 750
Other Professional Services	\$ 6,400
Supplies	\$ 10,978
Capital Outlay	\$ (950)
Miscellaneous	\$ 35,400

Increase of \$64,017 in funding for Building Maintenance compared to last year for the following:

Salaries & Wages/ Benefits	\$ 35,360
Other Professional Services	\$ 26,700
Supplies	\$ 1,957

Decrease of \$6,265 in funding to the Library Department compared to last year for the following:

Salaries & Wages/ Benefits	\$(5,265)
Professional Services	\$ 791
Other Professional Services	\$(2,413)
Supplies	\$(328)
Miscellaneous	\$ 950

Decrease of (\$2,101,669) in funding to the Administration Department compared to last year for the following:

Professional Services	\$ 14,294
Other Professional Services (Insurance)	\$ 218,389
Supplies	\$(939)
Debt Service	\$(1,000)
Miscellaneous	\$(22,300)

Increase of \$63,514 in funding to the Human Resources compared to last year for the following:

Salaries & Wages/ Benefits	\$ 54,854
Professional Services	\$ 4,500
Other Professional Services	\$ 2,000
Supplies	\$ 2,070

Increase of \$10,597 in funding to the Information Technology compared to last year for the following:

Salaries & Wages/ Benefits	\$ 66,542
Professional Services	1 \$(109,564)
Other Professional Service	\$ 21,798
Supplies	\$(59,041)
Capital Outlay	\$(32,120)
Miscellaneous	\$ 122,982

Decrease of \$11,750 in funding to the Emergency Management Department compared to last year for the following:

Professional Services	\$(6,500)
Supplies	\$ 2,750
Capital Outlay	\$(10,000)

Decrease of \$8,161 in funding to the Animal Control Department compared to last year for the following:

Salaries & Wages/ Benefits		\$(3,061)
Professional Services		\$ 1,100
Other Professional Services		\$(8,200)
Supplies	2	\$ 2,000

SANITATION BUDGET HIGHLIGHTS

The Sanitation Two (2) Light Equipment Operators to Medium Equipment Operator had no salary increase. The Division of Recycling was merged with the Sanitation Department. Two (2) Light Equipment Operators, One Medium Equipment Operator, One (1) Environmental Specialist /Water Coordinator, One (1) Administrative Assist III.

SANITATION FUND

Increase of \$803 in funding to the Organization for the following:

Professional Services (Insurance)	\$(3,000)
Other Professional Service	\$ 4,103
Debt Service	\$ 1,000
Miscellaneous	\$(1,300)

Decrease of (\$590,108) in funding to the Sanitation Department compared to last year for the following:

Salaries & Wages/Benefit	\$ 174,699
Professional Services	\$(7,200)
Other Professional Services	\$ 42,658
Supplies	\$ 108,406
Capital Outlay	\$ 90,000
Miscellaneous	\$ 181,614

The Recycling Department for the following was combined with the Sanitation Department:

UTILITY FUND

Additional Personnel:

One (1) Billing Clerk/Cashier (Utility Billing & Collections).

Promotion:

One (1) Crew Leader to Assist Director of Public Utilities.

Increase of \$15,884 in funding to the Utility Billing & Collection compared to last year for the following:

Salaries & Wages/Benefit	\$	23,300
Professional Service	\$	4,100
Other Professional Service	\$(	9,399)
Supplies	\$	3,292
Capital Outlay	\$(	9,350)
Miscellaneous	\$	3,941

Decrease of (\$313,651) in funding to the Utility Administration compared to last year for the following:

Salaries & Wages/ Benefits	\$(	1,098)
Other Professional Service	\$(	10,720)
Supplies	\$(	2,300)
Capital Outlay	\$(	1,500)
Miscellaneous	\$(	1,545)

Decrease of (\$375,437) in funding to the Water Plant compared to last year for the following:

Salaries & Wages/ Benefits	\$	170
Professional Services	\$(	5,000)
Other Professional Services	\$(	212,930)
Supplies	\$(	57,881)
Capital Outlay	\$(	14,820)
Miscellaneous	\$(	84,976)

Decrease of (\$773,539) in funding to the Water Distribution compared to last year for the following:

Salaries & Wages/Benefit	\$	13,221
Other Professional Service	\$(	6,430)
Supplies	\$(	58,167)
Capital Outlay	\$(	722,163)

Increase of (\$711,704) in funding to the Sewer Collection compared to last year for the following:

Salaries & Wages/Benefit	\$ 23,778
Professional Services	\$ (3,352)
Other Professional Services	\$ (447,100)
Supplies	\$ (109,306)
Capital Outlay	\$ (163,825)
Miscellaneous	\$ (11,899)

Decrease of (\$313,717) in funding to the Sewer Plant compared to last year for the following:

Salaries & Wages/ Benefits	\$ (2,448)
Professional Services	\$ (13,000)
Other Professional Service	\$ (63,047)
Supplies	\$ (130,182)
Capital Outlay	\$ (100,000)
Miscellaneous	\$ (5,040)

STORM WATER FUND

Decrease of (\$2,869) in funding to the Storm Water compared to last year for the following :

Salaries & Wages/ Benefits	\$ (629)
Other Professional Services	\$ (4,272)
Supplies	\$ (11,492)
Miscellaneous	\$ (6,500)

MISCELLANEOUS GRANTS

The City Miscellaneous Grant Fund includes Four, Two (2) Peace Officers (COPS Grant)

PARKS DEVELOPMENT FUND

The Hike and Bike project will continue to be funded by the City, including \$25,000 for the next Fiscal Year through the Parks Development fund.

The fund balance for the General Fund is projected to be 43% of the projected expenditures for the Fiscal Year ending on September 30, 2023. The Solid Waste Fund continues to remain financially stable. The Budget Ordinance is attached for your consideration.

RECOMMENDATION:

Staff Recommend Approval of First Public Hearing and Consider Ordinance Adopting the Proposed Budget for the City of San Juan for the Fiscal Year beginning October 1, 2022 to September 30, 2023.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE No. ____

AN ORDINANCE BY THE SAN JUAN CITY COMMISSION ADOPTING THE BUDGET OF THE CITY OF SAN JUAN FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023 IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SAN JUAN, TEXAS; PROVIDING FOR PUBLICATION; PROVIDING FOR A REPEALER; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE SAN JUAN CITY COMMISSION, THAT:

SECTION I: The Budget for the City of San Juan, Texas for the fiscal year beginning October 1, 2022, and ending September 30, 2023, as submitted by the City Manager is hereby approved in all respects, and adopted as the City's budget for the fiscal year beginning the 1st day of October, 2022 and ending the 30th day of September, 2023.

The **General Fund** Budget is hereby approved in the amount of **\$15,804,350**; the **Utility Fund** Budget is hereby approved in the amount of **\$4,306,726**; the **Solid Waste Fund** Budget is hereby approved in the amount of **\$3,908,607**; the **Asset Forfeiture-State Fund** Budget is hereby approved in the amount of **\$15,000**; the **Miscellaneous Grants Fund** is hereby approved in the amount of **\$81,353**; the **Crime Victims Liaison Grant Fund** is hereby approved in the amount of **\$15,000**; the **Hotel/Motel Occupancy Tax Fund** is hereby approved in the amount of **\$18,650**; and the **Asset Forfeiture-Federal Fund** Budget is hereby approved in the amount of **\$100,000**; the **StormWater Fund** Budget is hereby approved in the amount of **\$305,000**.

The adoption of this Ordinance specifically amends the proposed Budget as filed with the City Secretary, as required by the law, and the Board of Commissioners hereby finds such amendments to be in the best interest of the taxpayers of the City of San Juan, Texas.

SECTION II: That there is hereby appropriated the amount shown in said budget necessary to provide for a Debt Service Fund for the payment of the principal and interest and the retirement of the bonded indebtedness of the City of San Juan, Texas in the amount of **\$2,399,750**; included within the above stipulated amounts.

SECTION III: All ordinances or parts of ordinance in conflict herewith are hereby repealed.

SECTION IV: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners.

SECTION V: The City Secretary is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Hidalgo County, Texas in accordance with the Home Rule Charter of the City of San Juan, Texas, Section 2.15 (C) **Printing of Ordinances and Resolutions**; but it shall not be published in the Code of Ordinances of the City of San Juan as it is not amendatory thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances.

SECTION VI: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to the extent this Ordinance is considered severable.

SECTION VII: PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED, PASSED and APPROVED on **FIRST READING** at a regular meeting of the City Commission of the San Juan, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code on the 13th **day of September 2022**.

READ, CONSIDERED, PASSED and APPROVED on **SECOND READING** at a regular meeting of the City Commission of the San Juan, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code on the ____ **day of September 2022**.

CITY OF SAN JUAN

By: _____
Mario Garza, Mayor

ATTEST:

By: _____
Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Consider the Nomination and Appointment of Board Member(s) Related to the Keep San Juan Beautiful Board.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission meeting of August 23, 2022, the City Commission approved the amendment to SECTION 1 regarding MEMBERSHIP COMPOSITION to the Keep San Juan Beautiful Board Bylaws, leaving two positions open. The Board shall consist of seven (7) members, each to be a resident of the City of San Juan, or work in or operate a business in the city, and shall be at least eighteen (18) years of age, and of good moral character and standing in the community.

RECOMMENDATION:

Consider the appointment of two new members to the Keep San Juan Beautiful Board.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

SECTION 1
KEEP SAN JUAN BEAUTIFUL BOARD

1. AUTHORITY: Created by Ordinance # _____, adopted by City Commission on _____.
2. PURPOSE OF THE BOARD: Specific functions and responsibilities of the Keep San Juan Beautiful Board are outlined in Section 2 of this manual. The overall purpose of the Keep San Juan Beautiful Board is to:
 - a. Assist the City Commission in establishing a citywide policy for decreasing the amount of litter in the city.
 - b. Develop citywide refuse and environmental policy plan(s).
 - c. Evaluate City actions in light of environmental policy.
 - d. Recommend enforcement and additional program alternatives.
 - e. Monitor City performance from data collected and examined under the Keep American Beautiful, Inc. Affiliate System guidelines and make an annual report to the City Commission; and
 - f. Carry out such other tasks as the City Commission may designate.
3. MEMBERSHIP COMPOSITION: The Board shall consist of five (5) members, each to be a resident of the City of San Juan, or work in or operate a business in the city, and shall be at least eighteen (18) years of age, and of good moral character and standing in the community and one (1) Ex-Officio currently in office.
 - a. APPOINTMENT: With the recommendation of the Keep San Juan Beautiful Board, members shall be appointed by the Mayor and members of the City Commission.
 - b. TERM OF MEMBERS: Initial membership shall draw lots to determine which four (4) members will serve an initial two-year term and which two (2) members will serve an initial one-year term.
4. OFFICERS AND DUTIES: There shall be four officers on the Board, consisting of a President, Vice President, Secretary, and an Ex-Officio. Their duties are as follows:
 - a. PRESIDENT (2-year term): The President shall preside at all Board meetings and exercise parliamentary control in accordance with Roberts Rules of Order. The President shall, and in accordance with the requirements of these bylaws, set the agenda for each meeting.
 - b. VICE PRESIDENT (2-year term): Shall act in place of the President in the event of the President's absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required by the Keep San Juan Beautiful Board. The Vice President shall serve as the parliamentary and interpret any ambiguities of these bylaws.

- c. SECRETARY (2-year term): Shall be responsible for keeping records of board actions, including overseeing the taking of the minutes at all Board meetings, sending out meeting announcements, distributing copies of minutes and assuring that records are maintained. The Secretary shall attest to keep the bylaws and other legal records of or copies thereof, at the principal office.
 - d. EX-OFFICIO (2-year term): Shall relate all required business to the City Commission. The Ex-Officio must be a current member of the City Commission. This Member has no voting privileges nor do they adhere to any other rules of an active member.
5. MEMBERSHIP TERMINATION: Membership on the Board shall be terminated before expiration of the appointment under the following conditions:
- a. RESIGNATION: A member may submit in writing to the Keep San Juan Beautiful Board of his or her resignation for any reason considered appropriate by the resigning member. A copy of the letter of resignation will be provided to the Board.
 - b. FORFEITURE: An appointee shall forfeit his or her membership if such appointee fails to attend three (3) consecutive meetings and/or three (3) consecutive scheduled events in a calendar year.
6. FILLING VACANCIES: Whenever a vacancy exists, the Program Coordinator shall ensure that notice of vacancy is posted on the City Hall bulletin board until vacancy has been filled.
7. MEETINGS:
- a. QUORUM: Three (3) members present shall constitute a quorum for conducting official Board business at a regular meeting. A majority vote of quorum or a majority vote of members present, whichever is greater, shall determine all Board recommendations and actions.
 - b. CITY STAFF: All meetings shall be attended by the Program Coordinator or designated representative(s). Staff members shall provide all information required by the Board in the conduct of its official functions and within the scope of its responsibilities.
- Neither the Program Coordinator nor any staff member shall have a vote on any question considered by the Board.
- c. Robert's Rules of Order (newest version) shall be observed in the conduct of all Board meetings.
 - d. REGULAR MEETINGS: The Board shall convene as needed, but not less than once a quarter. The date and times are established to be the second Wednesday of each month in which the Board has business to conduct. From time to time, the date and location may be changed at the convenience of the membership or based on availability of facilities. Any permanent change in meeting date and time will be voted upon by the Board membership.

- e. SPECIAL MEETINGS: The Board may hold such special meetings as deemed necessary in the conduct of its business. Such special meetings may be called by the request of two or more Board Members.
- f. PUBLIC NOTICE OF MEETINGS: All meetings of the Board shall be open to the public. The Program Coordinator shall ensure that notice of all meetings — citing date, time place, and subjects to be considered — is posted on the City Hall bulletin board not later than 72 hours prior to the meeting.

SECTION 2 FUNCTIONS AND RESPONSIBILITIES

1. GENERAL: Generally, the Board's function and responsibility is to educate and engage citizens to take responsibility for improving their community environment. They are expected to provide a link between the citizens of the community, elected officials of the City, and the professional staff of the Planning, Code Enforcement and Sanitation Department. The Board shall act in a review and advisory capacity. The Program Coordinator shall consider all recommendations and within the scope of the City fiscal and management policies, carry out such recommendations within that context.
2. THE BOARD'S ACTION INSTRUMENT: The Board shall express its consensus on such various questions concerning operating policies, projects and programming, budgetary considerations and other significant propositions it deems proper by way of a formal recommendation to City Commission.
3. COMMUNITY LIAISON:
 - a. It shall be the responsibility of all members of the Board to actively seek out the opinions, needs, and desires of the public regarding recycling, solid waste reduction, beautification and litter reduction and to convey these opinions to the Board and the Program Coordinator.
 - b. To effectively carry out this responsibility it is necessary that all Board members participate as fully as possible in all Board meetings and outside functions. The Program Coordinator shall maintain a calendar of events to keep the Board abreast of the plans and programs projected or under study.
 - c. The Board may, as it deems proper, from time to time, invite interested individuals and/or groups to attend Board meetings and to present appropriate suggestions and/or recommendations.
 - d. From these inputs the Program Coordinator shall, within the constraints of City fiscal and management policy, attempt to incorporate those suggestions and/or recommendations into the existing system or into future plans, providing that such suggestions or recommendations are, in the opinion of the Board, feasible and acceptable.

4. **FINANCIAL REVIEW:** Preparation of the Keep San Juan Beautiful annual operations budget is the Program Coordinator's responsibility. However, prior to submittal of the budget, the Program Coordinator will submit it to the Board concerning the general content of the budget and programs planned to solicit the sense of the Board regarding their budgetary suggestions.

Prior to budget submission to the City Manager, the Board will review said budget and express its approval or disapproval as it deems appropriate.

a. **PRIVATE DONATIONS:**

1. As members of the community, it is entirely proper for the members of the Board to discuss with their friends and associates the merits of private donations to the City for planned programs including time, cash, in-kind (i.e. labor or special skills), or other material donations. Such donations can make significant contributions to the efforts of the Board and should be encouraged at every opportunity.
2. The Program Coordinator shall keep the Board cognizant of such projects in progress as well as possible grants opportunities to fund activities or to match such donations as may be made by others outside the organization.

5. **PLAN OF WORK:** The Board recognizes that there will be many competing ideas and opportunities. Inasmuch as the budget is limited it will be necessary for the Board to prioritize its programs and activities.

Each year, the Board should review the Plan of Work to determine which projects have been completed or are no longer necessary and if other priorities have changed. This will assist the Program Coordinator in the preparation of the annual report required for affiliation with Keep Texas Beautiful and assure that as priorities change in the community they are reflected in the Plan of Work.

In its contacts with the public, the Board members shall actively solicit ideas, suggestions, and recommendations regarding the type, scope, and locations of the various projects undertaken by Keep San Juan Beautiful participants.

6. **CAPITAL IMPROVEMENTS PROGRAM:**

- a. From time to time, the City may prepare and offer citizens, for approval or disapproval, capital improvements bond programs. In the preparation stage of such programs, the Board shall actively participate with the Planning, Code Enforcement and Public Works Department to ensure that those capital projects needed and desired by the various segments and groups of the community are thoroughly studied and, if feasible, included in the proposed bond program.
- b. Following formalization of the program and during the voter consideration period, the Board shall actively seek to convey the program to the public to ensure citizen understanding of the issues if projects related to their purpose are included within the bond program.

- c. In no way shall this section be construed as a requirement on Board members to support a particular bond program. Rather, it is meant to encourage Board participation, either pro or con, depending on the individual dictates of conscience.

SECTION 3 ADMINISTRATIVE SUPPORT

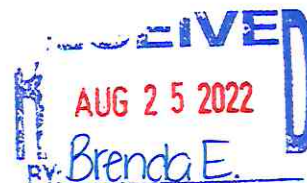
1. General: The Program Coordinator shall provide such administrative support as may be required by the Board to carry out its official functions. Meeting space in the offices of the city shall be made available as needed.
2. Preliminary Administrative Staff Work: The Program Coordinator shall provide briefing displays, project summaries, resolutions and any written material that will be helpful to the Board in its deliberations.
3. Reports:
 - a. The Program Coordinator shall prepare not less than once a year a report of department programs, facilities and projects. This report will be distributed to all members of the Board. He/she will also prepare upon request, such special reports as may be requested by the Board from time to time.
4. Preparation of Agenda:
 - a. Ten (10) days prior to the regularly scheduled monthly meeting the Program Coordinator will prepare a preliminary Board agenda. The Program Coordinator's secretary will contact the chairperson by phone to determine any other items that the Board may wish to consider.
 - b. A formal agenda will then be prepared and mailed or delivered to individual members, along with the date, time and place of the regularly scheduled meeting. Any pertinent reports or summaries will be included in this package so as to ensure adequate member preparation for the meeting.
 - c. Members should contact the Program Coordinator's secretary by phone no later than two (2) days prior to the meeting date if attendance is impossible.
 - d. Meetings that cannot meet a quorum may be held or cancelled at the discretion of the Keep San Juan Beautiful board, but no official meeting may be held nor may recommendation be made to the City Commission without a quorum acting upon it.
5. Minutes and Correspondence:
 - a. The Secretary or other designee will take the minutes of all meetings and will prepare copies of same.
 - b. A copy of the minutes of each meeting shall be reviewed by the Board at the next meeting and be approved and/or amended by vote of the Board.
 - c. All correspondence required by the Board will be prepared by the Program Director or

his designated representative.



City of San Juan

Application for Appointment



Date: 8-24-2022

Board / Commission / Committee: Keep SJ Beautiful

Name: Mirta Ramirez-Espinola

Mailing Address: 201 West 13 1/2 Street, San Juan, Texas 78589

Preferred Phone and Fax: 210-394-1254

Employer: GCU, IWU, UTA

Occupation: Adjunct Faculty Professor

Email Address: espinola720@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? YES

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 25

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Las Comadres, NCTE, TCCTA, FAB

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

I have been a co-leader of Las Comadres, held management and supervisory roles in the field of education, and held a position as a Faculty Advisory Board member.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment

RECEIVED
AUG 26 2022
BY: Brenda E.

Date: 8/25/2022

Board / Commission / Committee: Keep San Juan Beautiful

Name: Iris Y. Reyes

Mailing Address: 2100 Mayfair St. San Juan, TX 78589

Preferred Phone and Fax: (956) 515-4545

Employer: National Latino Institute for Reproductive Justice

Occupation: Program Manager

Email Address: irisyreyes31@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? Since 2019.

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Texas A+M Association of Former Students
Hispanic Scholarship Fund Mentee
Texas Community Health Worker Instructor.

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Master's in Public Health and Community Health Worker Instructor -
I have been working in community-based programs for nine years.
I have also work with UTRGV, Texas + A+M colonia Program and
other community-based organizations.

Application will be kept on file for two (2) years; thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment

RECEIVED
AUG 29 2022
By: Brenda E.

Date: 8/25/22

Board / Commission / Committee: Keep San Juan Beautiful

Name: Angel Ramos

Mailing Address: 415 W. Chaparral St.

Preferred Phone and Fax: (956) 386-1135

Employer: Walmart

Occupation: Loss prevention

Email Address: aramos0676@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? YES

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 18 yrs

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

<u>St Johns Acts</u> <u>Walmart Union</u>	
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Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Volunteering w/ City and Church clean-ups.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

KEEP SAN JUAN BEAUTIFUL BOARD

#	NAME	POSITION	EMPLOYMENT/ BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	MOBILE NUMBER	EMAIL ADDRESS	ADDRESS
1	Jennifer Villarreal	Tentatively President	North Park Lexus RGV	2 Yrs.	8/21/2017	3/22/2024	(956) 624-3003	jvillarreal2814@icloud.com	420 E. 12th St. San Juan
2	Homero Villarreal	Tentatively Vice-President	PSJA ISD	2 Yrs.	6/25/2019	3/22/2024	(956) 740	homervillarreal87@outlook.com	1302 Ohio Ave. San Juan
3	Monica Leal	Tentatively Secretary	PSJA ISD	2 Yrs.	10/26/2021	10/26/2023	(956) 708-3903	myleal114@gmail.com	705 W. Hackberry Ave. Apt.4 San Juan
4	Yvonne Lopez	Member	San Juan DME	1 Yr.	3/2018	3/22/2024	(956) 502-2926	yflopez24@gmail.com	128 Maria Ln. San Juan
5	Rubio Muniz	Member	PSJA ISD	1 Yr.	6/25/2019	3/22/2024	(956) 223-3774	rubio.muniz@psjaisd.us	900 Via Cantera Dr. San Juan
6	Mayor Mario Garza	Ex-Officio		2 Yrs.	6/25/2019	3/22/2024			

*Board consist of 5 members and 1 Ex-Officio.

*3 Members and Ex-Officio serve an initial two-year term and two (2) members serve an initial one-year term.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 3 being a 2.17 acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company Subdivision, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 2.17-acre tract of land located approximately a quarter of a mile west of Cesar Chavez Road along the South Side of Hall Acres Road. They are proposing a one (1) lot subdivision with entrance/exit along Hall Acres Road. The subdivision is located in a flood zone “B”, areas between limits of the 100-year and 500-year, according to the FEMA Map.

It is noted, that property is located outside the city limits of San Juan and a voluntary annexation petition was submitted by the property owner. On August 23, 2022, the San Juan City Commission accepted the voluntary annexation petition and process was initiated.

Water service will be provided by Military Highway Water Supply Corporation (MHWSC). Sewer service will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. Water lines shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet wide.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 09/01//2022
CITY COMMISSION – 09/13/2022
DATE PREPARED – 08/26/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 3
APPLICANT:	Esponjas Development, Ltd.
AGENT:	Quintanilla, Headley & Associates, Inc.
LEGAL:	A 2.17 acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company's Subdivision
LOCATION:	The property is located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Hall Acres Road.
CURRENT USE OF PROPERTY:	Open Land
PROPOSED USE OF PROPERTY:	Single-Family Residential
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Single- Family Residence District (R-S) <i>South</i> – Vacant: Outside City Limits <i>East</i> – Drainage Canal; Outside City Limits <i>West</i> – Vacant: Outside City Limits
ACCESS AND CIRCULATION:	The property has access along Hall Acres Road
PUBLIC SERVICES:	Water services will be provided by the Military Highway Water Supply Corporation (MHWSC); sewer from the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

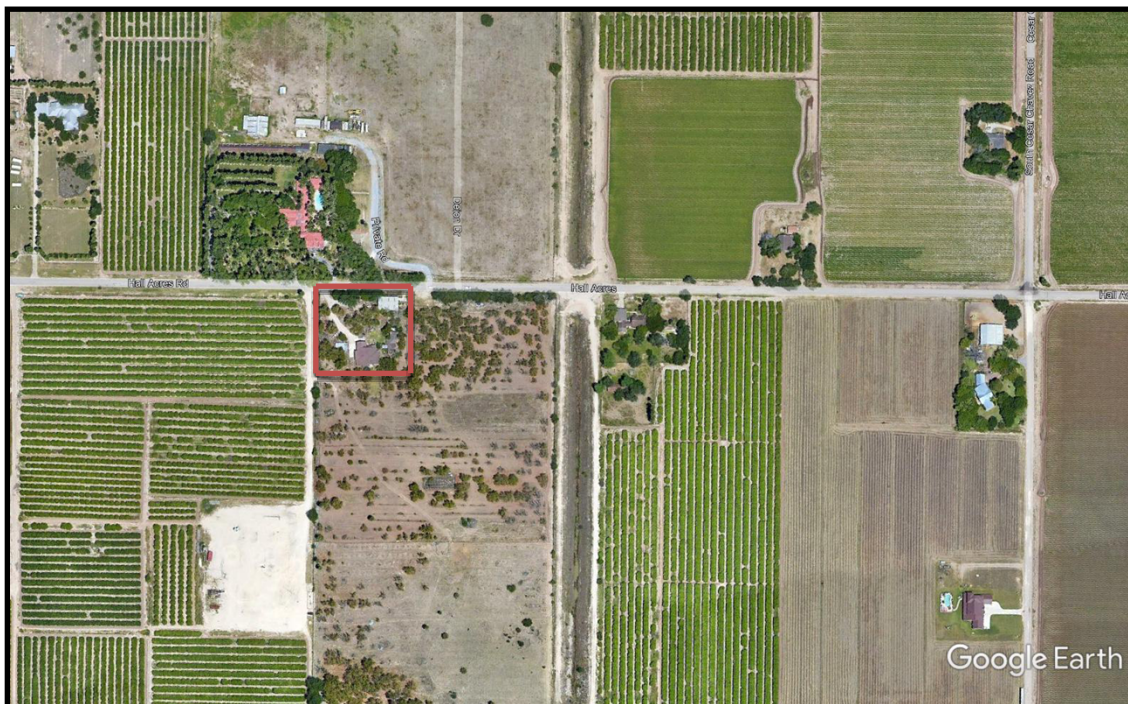
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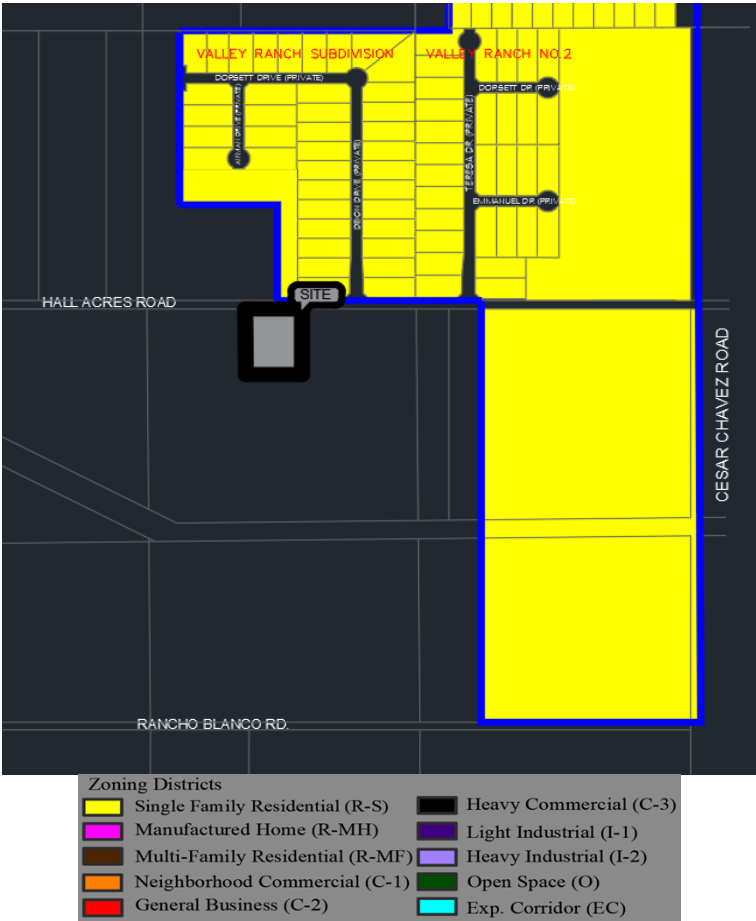
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ATTACHMENT

Aerial Photo
Zoning Map
Comments from City Engineer, Fire and Utilities Departments
Subdivision and Utilities Plans



Aerial Photo



Zoning Map



Proposed Site



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Valley Ranch Subdivision No. 3

Address:

Date Reviewed: 8/18/2022

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.
5. All Entrance and Exits must be 26 feet.

Station #1

707 S. Nebraska
San Juan, TX 78589

Station #2

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

Ph: (956) 223-2470

Fax: (956) 783-3441



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Adina "Dina" Santillan
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

To: Director of Planning & Zoning , Daniel Tijerina
From: Interim Director of Utilities, Juan Carlos Martinez
Date: June 22,2022
Subject: Valley Ranch Subdivision No. 3

Department of Utilities reviewed the plans for Valley Ranch Subdivision No.3 , comments are as follow:

Water Distribution

- No Comments, Water belongs to Military Water Supply Corp.

Collection System

- Sewer service must have a 2 way cleanout at property line.
- Sanitary Sewer lines must be SDR26 JM Eagle or approved equal
- Additional comments may be provided at the time of Construction Plan Review.

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



Monica Gomez <mgomez@sjtx.us>

Valley Ranch Phase #3 - Review #1

Javier Martinez Jr. <javiermartinez@consoreng.com>
To: Monica Gomez <mgomez@sjtx.us>

Tue, Jul 5, 2022 at 9:10 AM

Good morning, Monica

Hope you're doing well. I have no comments on the plans submitted.

Javier Martinez Jr., PE
Senior Project Manager
CONSOR Engineers, LLC
Phone: +1.956.291.3995 Ext. 54462
Mobile: +1.956.537.8548



[Quoted text hidden]

A 2.17 ACRE TRACT OF LAND OUT OF LOT 11, 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 GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3297802, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHWEST CORNER OF LOT 11 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 11 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 277.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

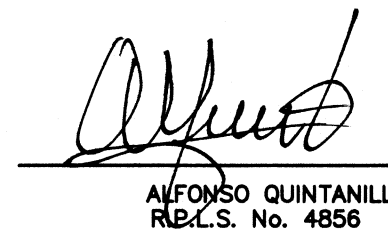
THENCE; SOUTH, A DISTANCE OF 342.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, A DISTANCE OF 277.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 11 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 11, PASSING AN ALUMINUM DISK STAMPED ARANDA & ASSOCIATES FOUND AT 322.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 342.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.17 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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



6-6-22

THIS PLAT, VALLEY RANCH SUBDIVISION No. 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE THIS _____ DAY OF _____, 20____

APPROVED BY: _____
MANAGER

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **VALLEY RANCH SUBDIVISION NO. 3** DO HEREBY GRANT AN EASEMENT TO THE CITY OF SAN JUAN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF SAN JUAN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON SAN JUAN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

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

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

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

EDUARDO CANTU, MEMBER OF ESPONJAS DEVELOPMENT, LTD.

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

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



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

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

PRESIDENT

ATTEST: _____
SECRETARY

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

DATE _____ CHAIRMAN PLANNING COMMISSION

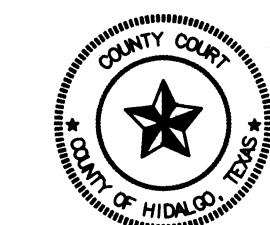
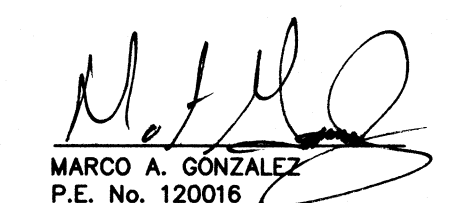
I, THE UNDERSIGNED, MAYOR OF THE CITY OF **SAN JUAN**, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY SECRETARY

MAYOR

DATE _____

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

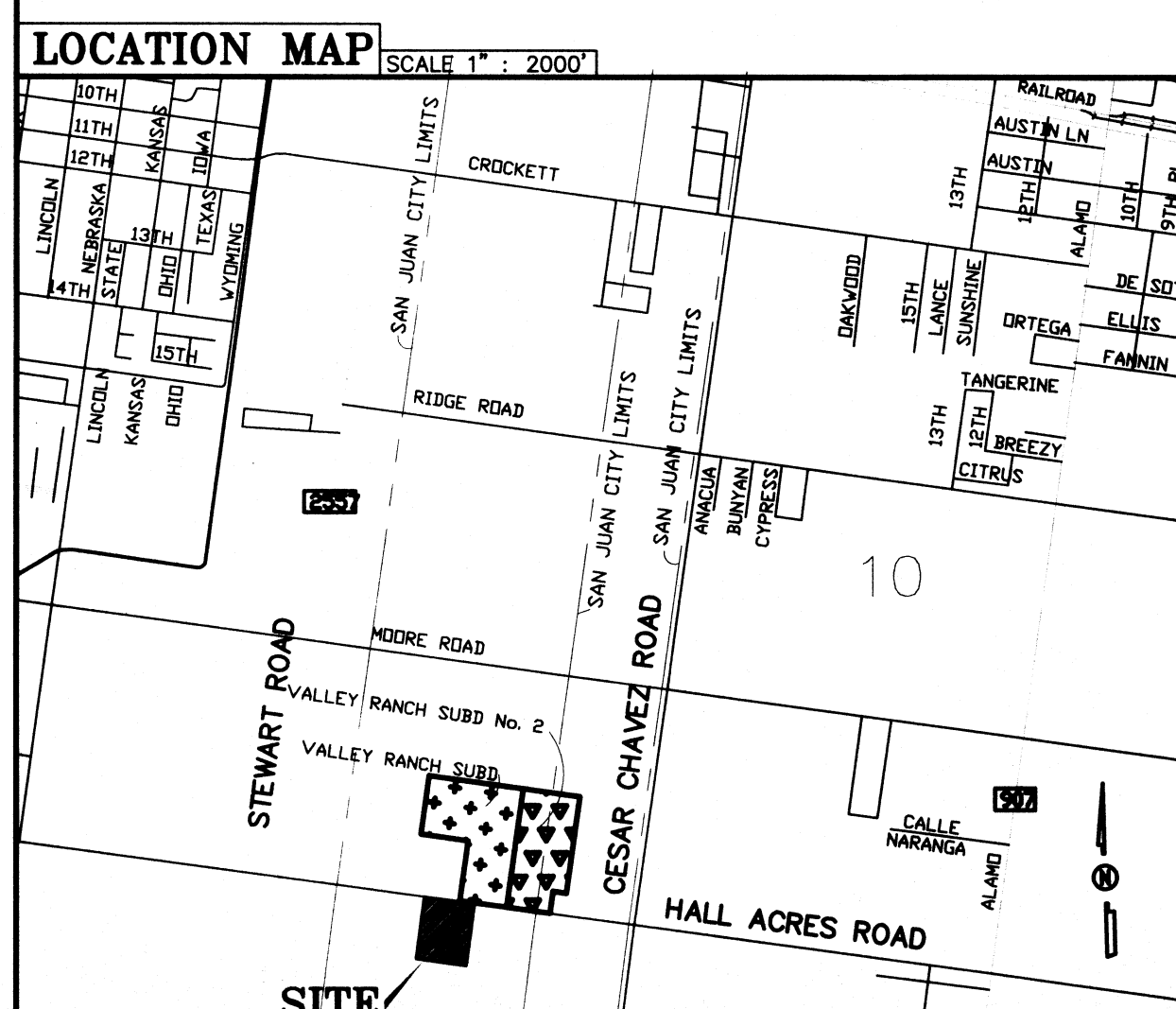


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: AT AM/PM

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

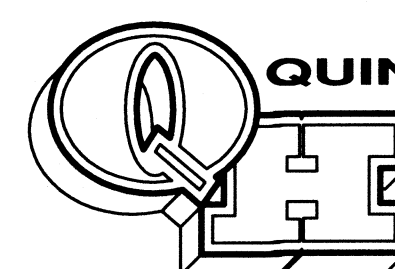
BY: _____ DEPUTY



DATE OF PREPARATION: APRIL 4, 2022			
F:\DATA\SUBDIVIS\SAN JUAN\VALLEY RANCH SUBDIVISION No. 3\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
APRIL 4, 2022	MG/ALEX		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

PLAT NOTES AND RESTRICTIONS:

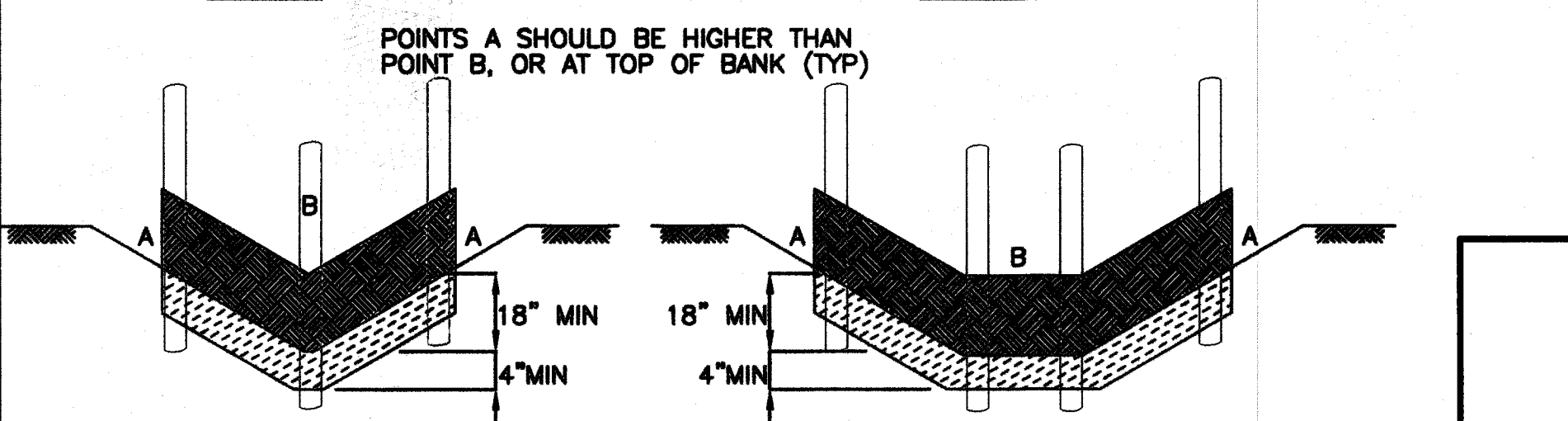
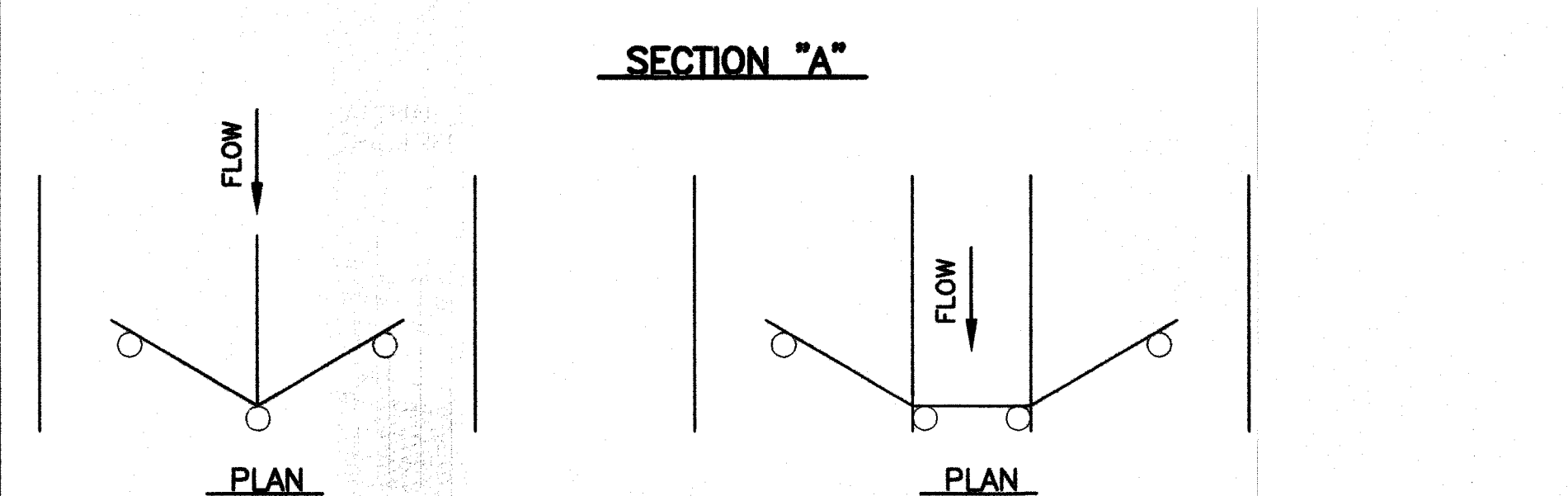
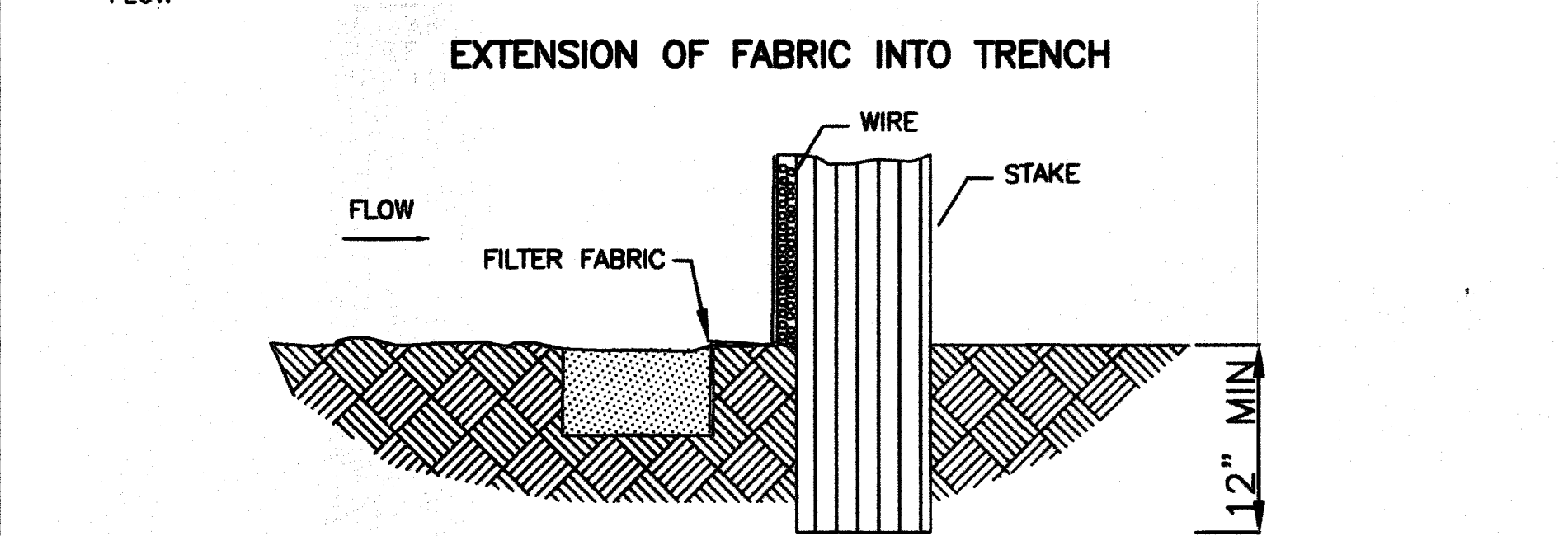
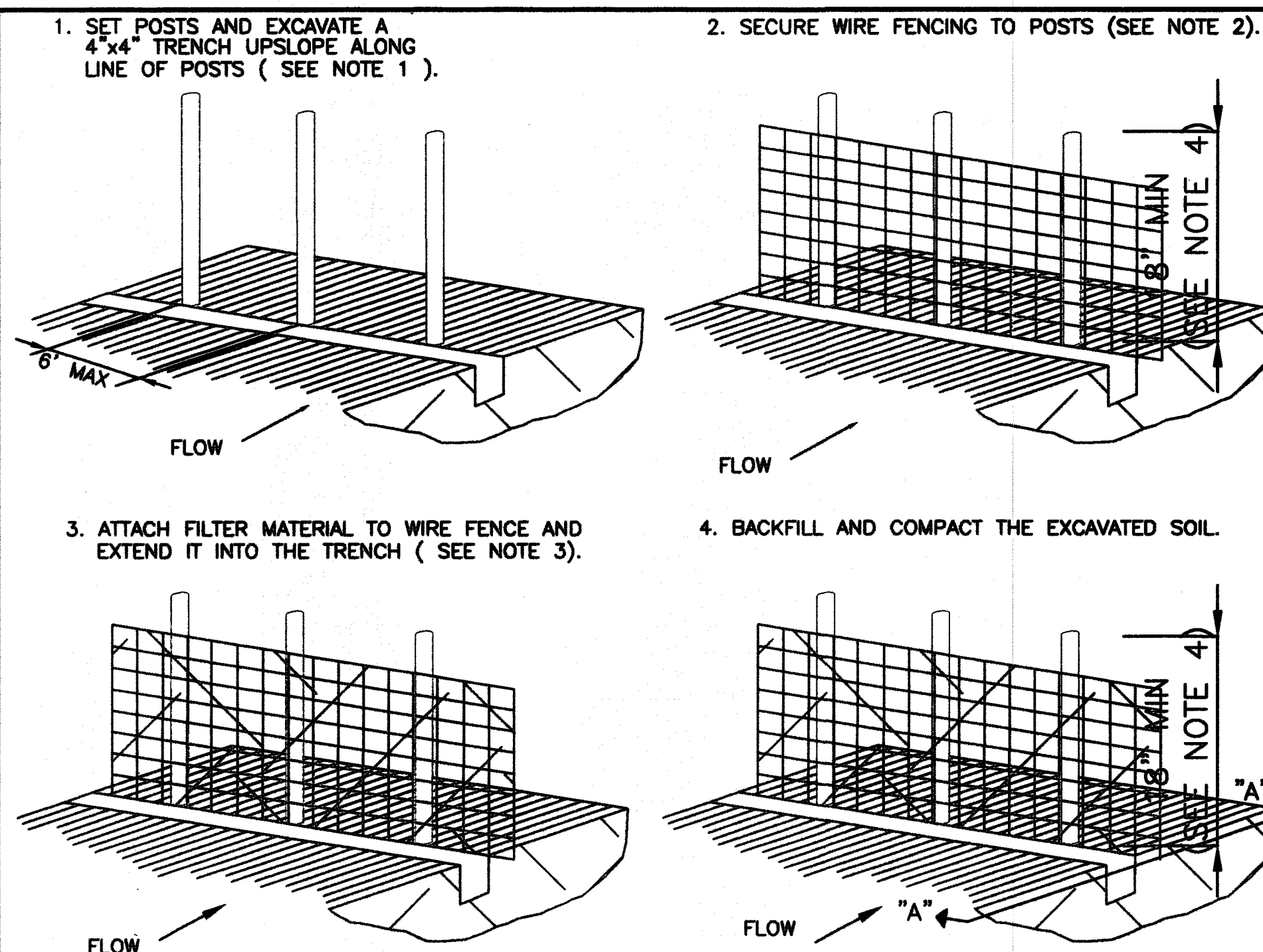
- 1.- FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
- 2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 3.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- 4.- LEGEND: ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 5.- MINIMUM BUILDING SETBACK LINES:
FRONT.....40.0'
REAR.....20.0'
SIDE.....6.0'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7.- DRAINAGE DETENTION REQUIRED FOR THE VALLEY RANCH SUBDIVISION No. 3 & VALLEY RANCH SUBDIVISION No. 4 IS 86,989.04.....C.F. (1.997 ACRE-FEET), AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED EAST OF THIS SUBDIVISION.
VALLEY RANCH SUBDIVISION No. 3- 2.17 ACRES IS 8,908.27 CF
VALLEY RANCH SUBDIVISION No. 4-19.02 ACRES IS 78,080.77
- 8.- BENCH MARK No. 1= ELEV. TOP OF INLET LOCATED ON THE SOUTHEAST CORNER OF LOT OF THIS SUBDIVISION.
NAVD. 88 DATUM. X=1101578.76 Y=16584644.71)
- 9.- A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE SOUTH SIDE OF EACH ACRES ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- 10.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVAL 5. COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 11.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 12.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 13.- E.E. DENOTES ELECTRICAL EASEMENT.
U.E. DENOTES UTILITY EASEMENT.
- 14.- FIRE HYDRANTS ON M.H.W.S.C. WATERLINES ARE FOR FILLING PURPOSES.
PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.
- 15.- SANITARY SEWER IS PROVIDED BY THE CITY OF SAN JUAN FOR THIS SUBDIVISION.
- 16.- TOTAL PARKLAND FEE PER LOT IS \$650.00. 50% OF THIS AMOUNT (TOTALING \$325.00/LOT) TO BE PAID AT SUBDIVISION PLATTING BY SUBDIVIDER.
THE REMAINING 50% OF PARKLAND FEE (\$325.00/LOT) TO BE PAID AT TIME BUILDING APPROVAL IS SUBMITTED.
- 17.- EXISTING ALUMINUM BUILDING TO STAY IN PLACE. THE R.O.W. AND FRONT SETBACK TO BE CLEARED IN THE FUTURE WHEN REQUIRED BY THE CITY OF SAN JUAN.



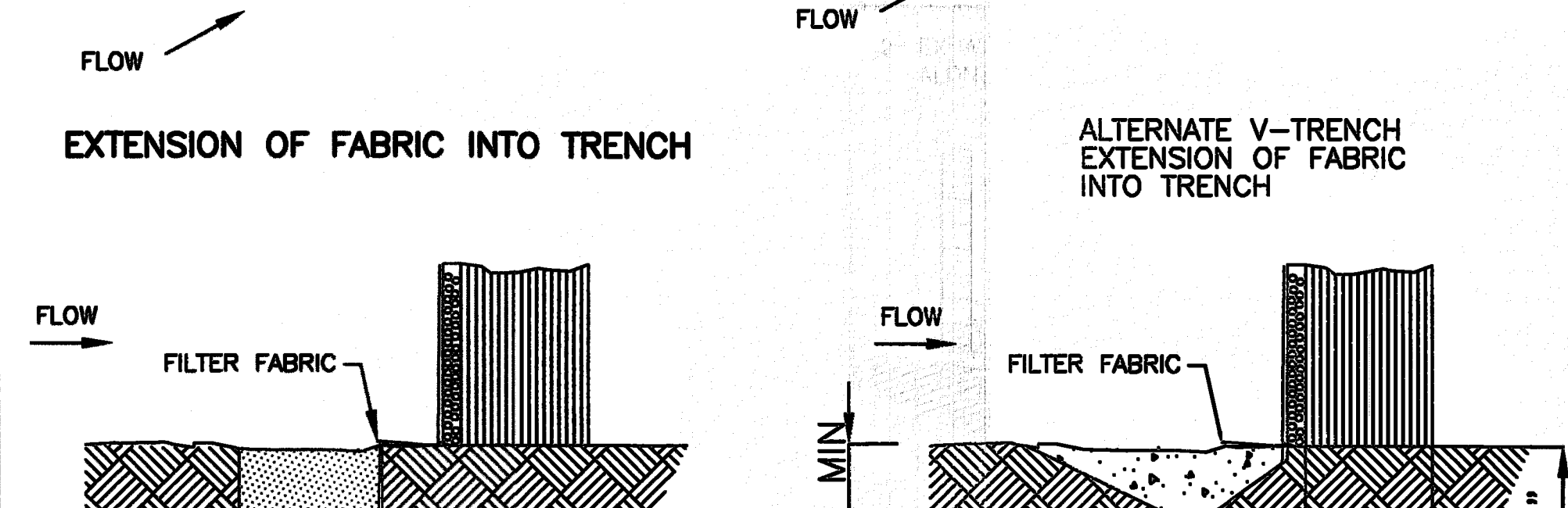
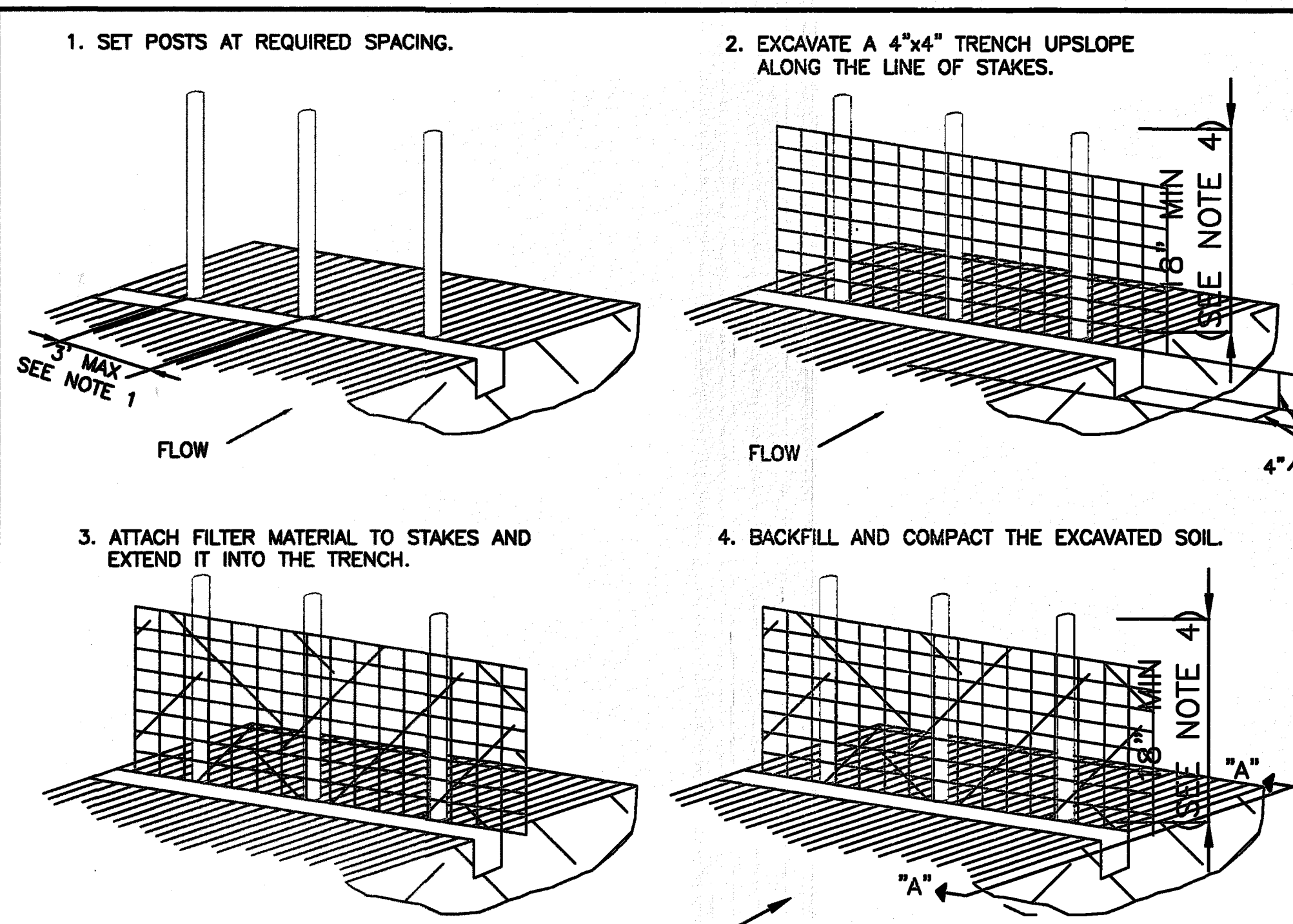
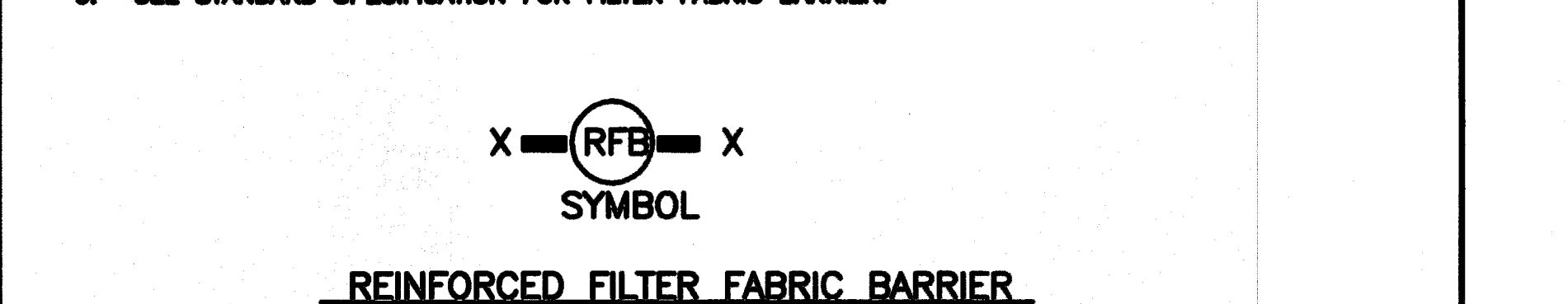
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

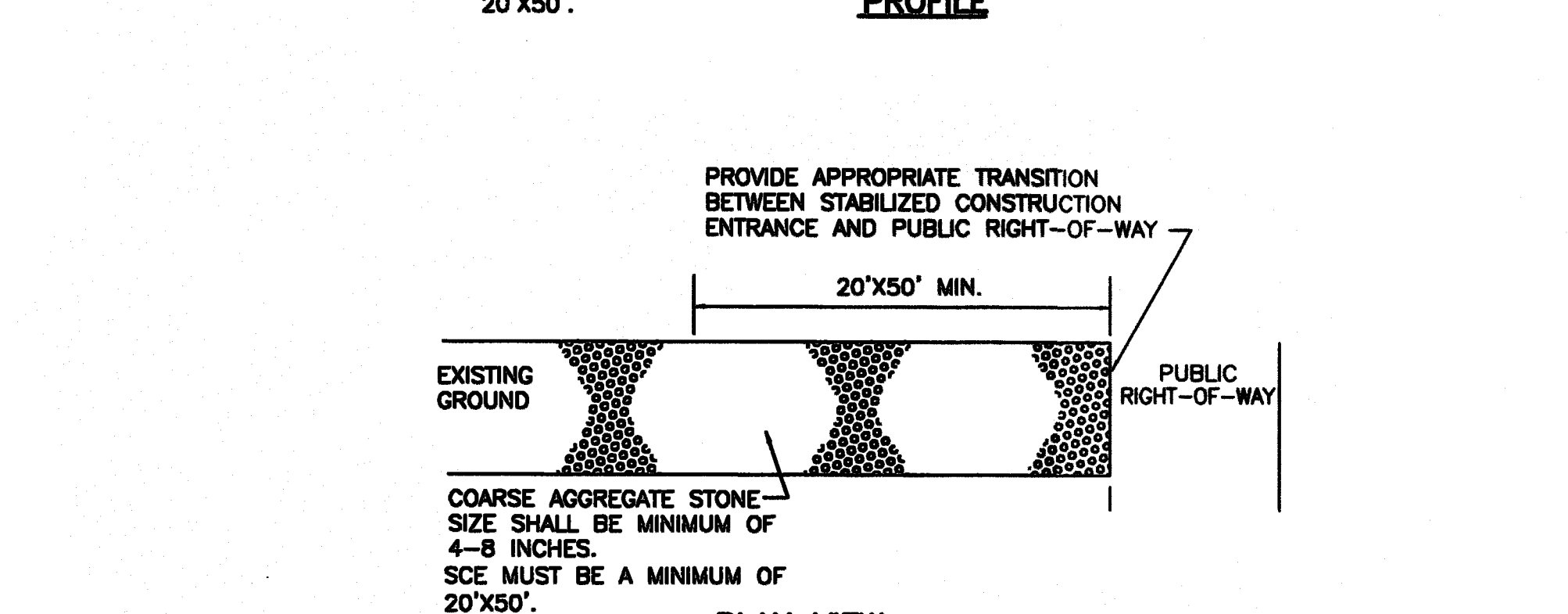
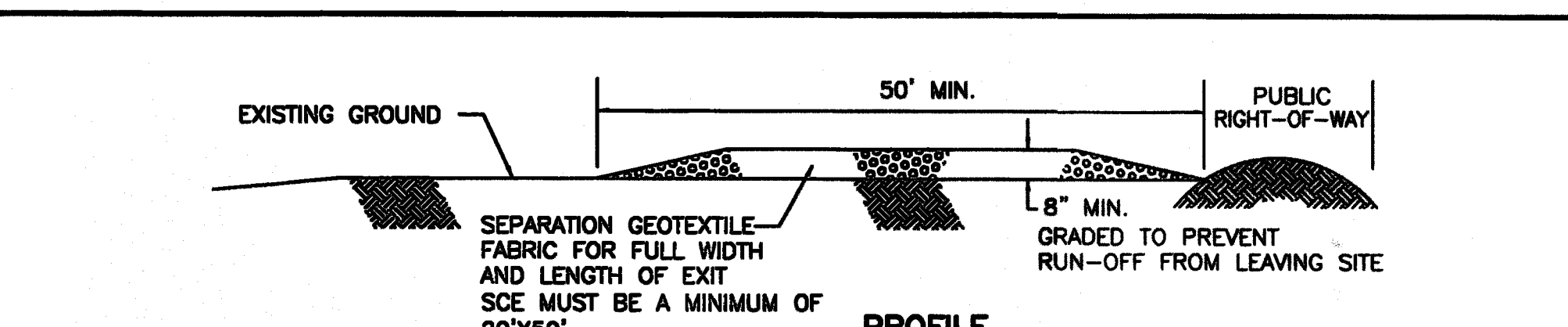
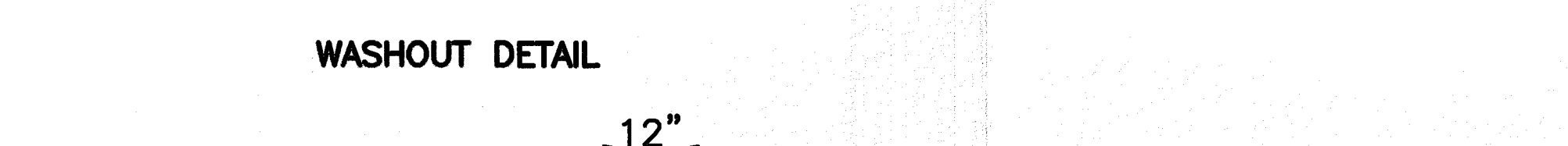
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM



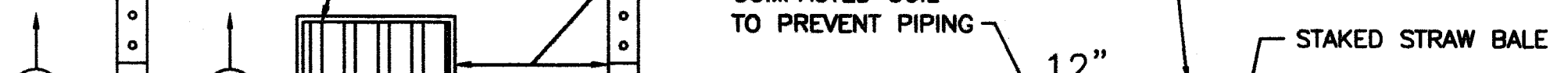
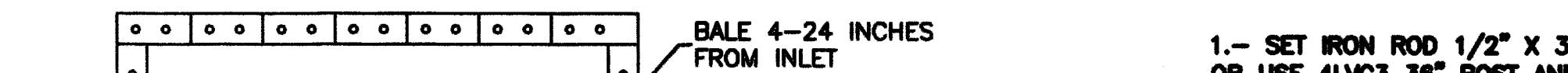
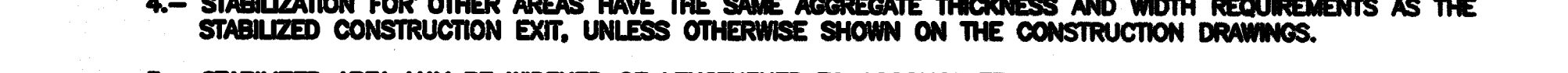
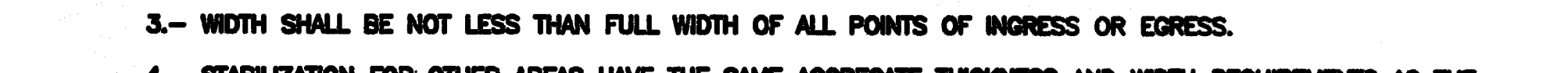
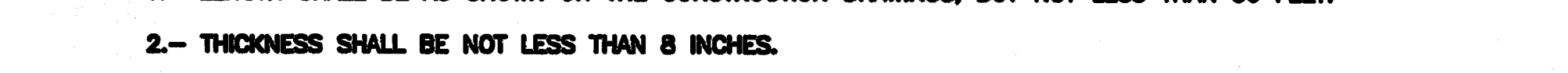
- CONSTRUCTION NOTES:**
- 1.- SET IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
 - 2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH METAL TIES
 - 3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY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



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

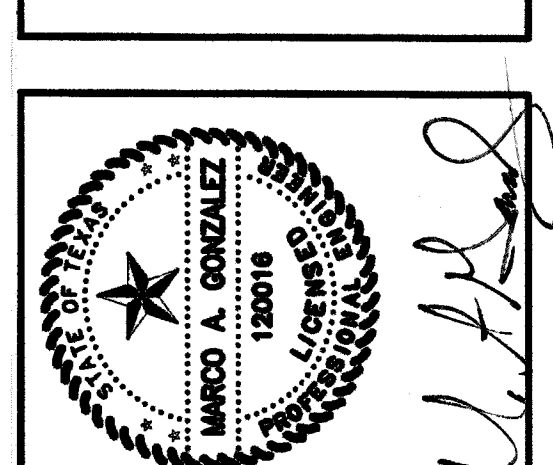


- CONSTRUCTION NOTES:**
- 1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
 - 2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
 - 3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - 4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE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



JOB NO.	5-1-2022
DATE	1"=40'
REVISION	SCALE
DRAWN BY	ALX 6
SHEET	APPROVED

VALLEY RANCH SUBDIVISION No. 3 & 4 POLLUTION PREVENTION AND EROSION CONTROL PLAN DETAILS AND NOTES



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

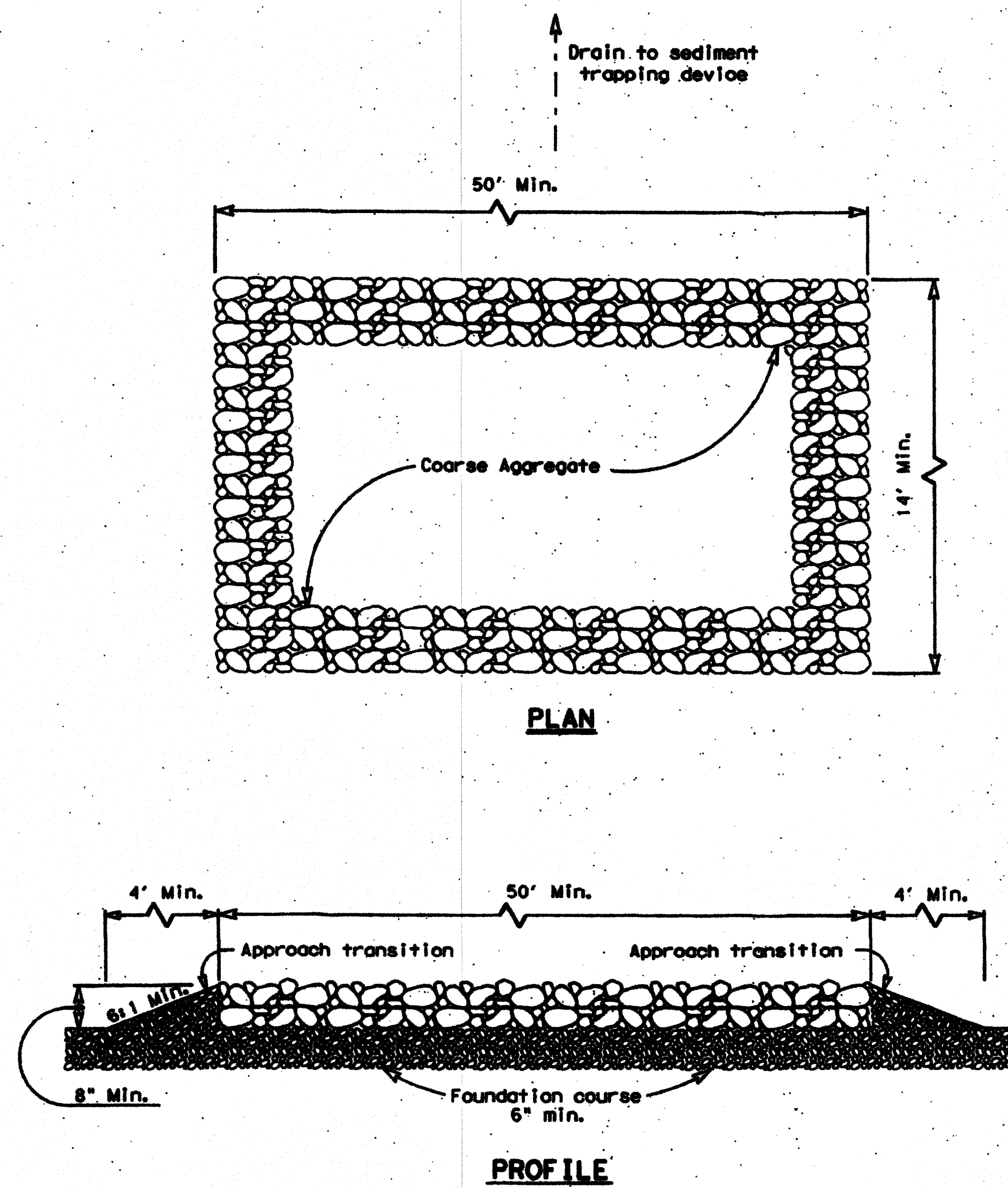
LAND SURVEYORS

CONSULTING ENGINEERS

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

PHONE 956-361-6460
FAX 956-361-0527
ALFONSO@QHA-ENG.COM

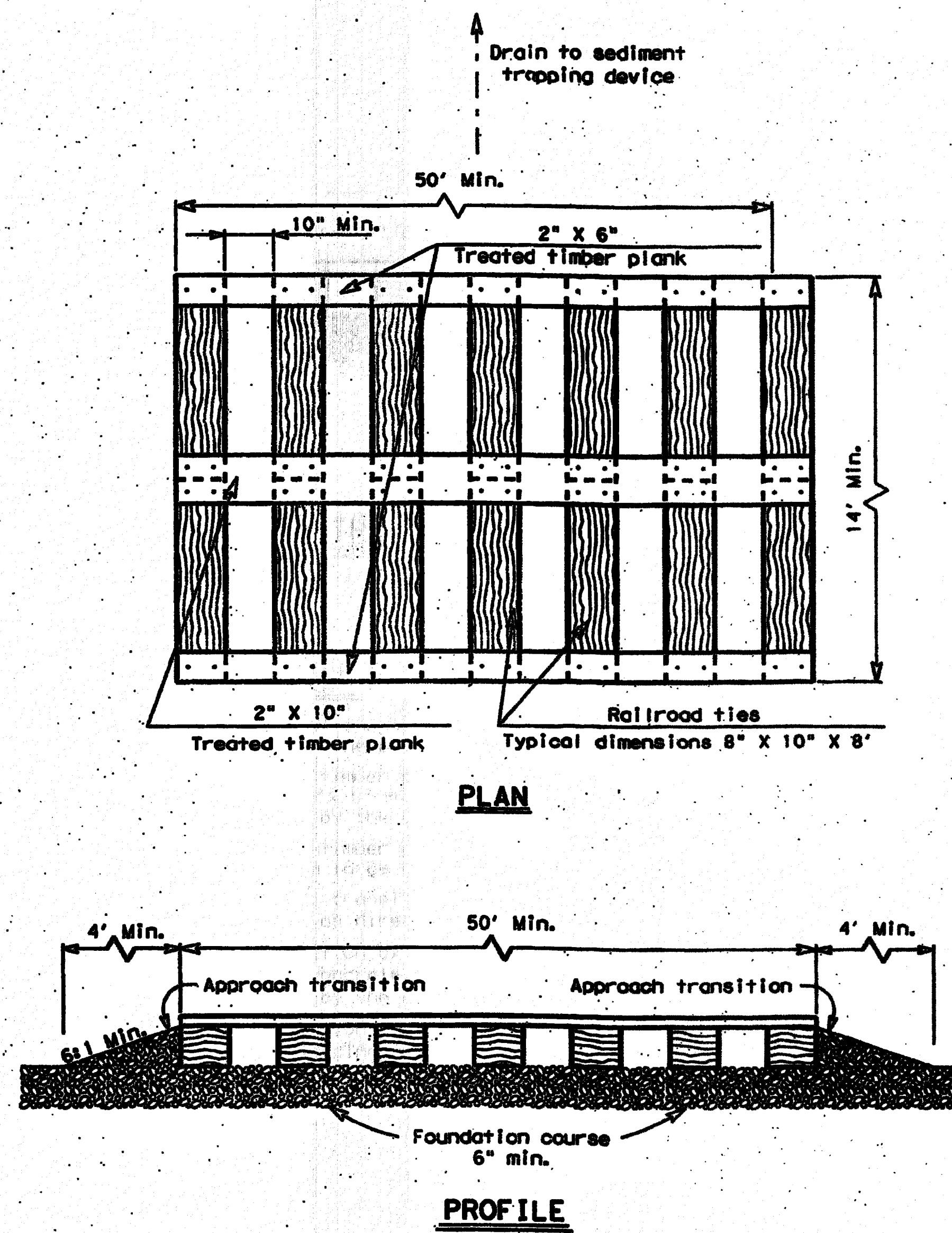
DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

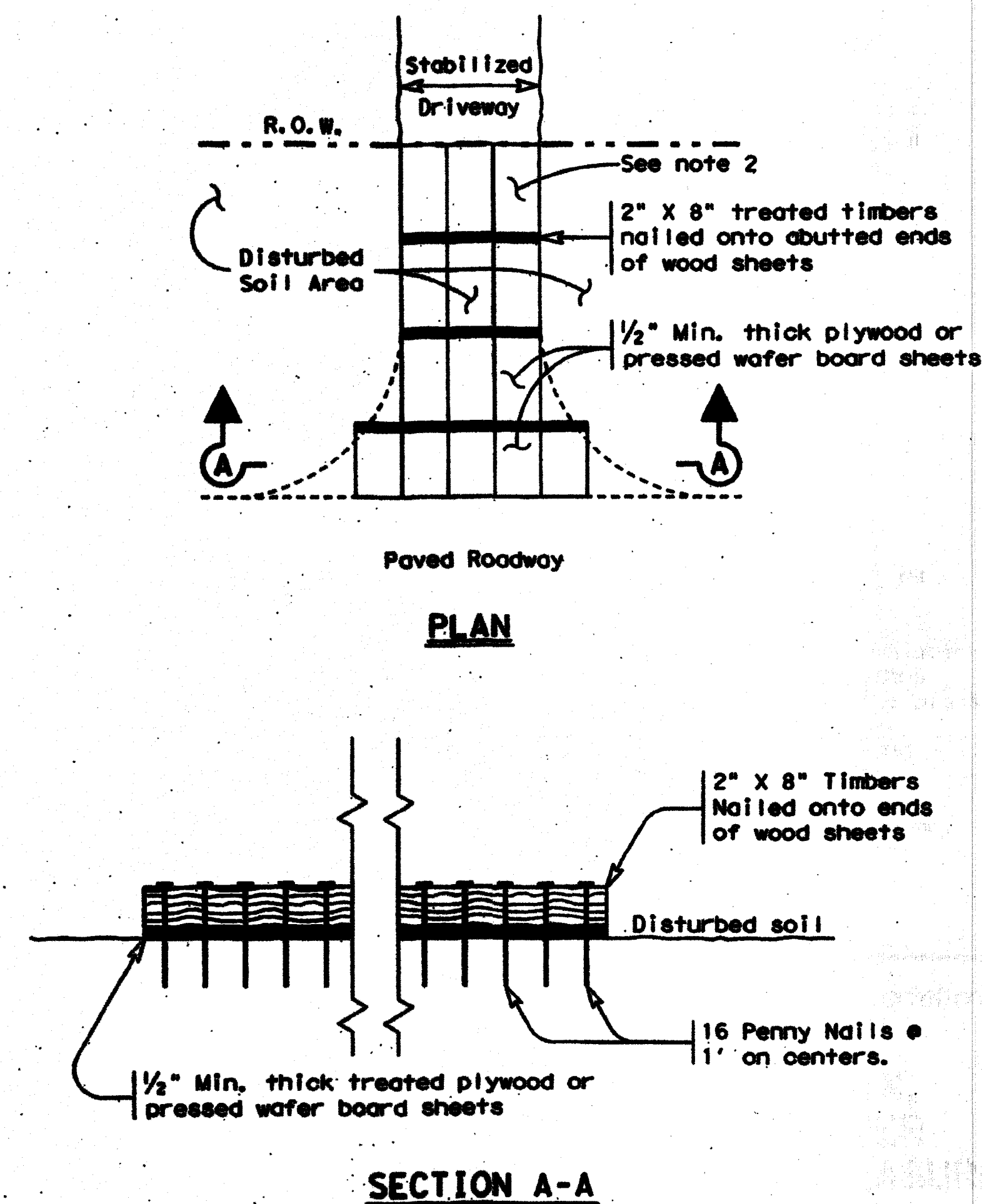
1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit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



CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

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

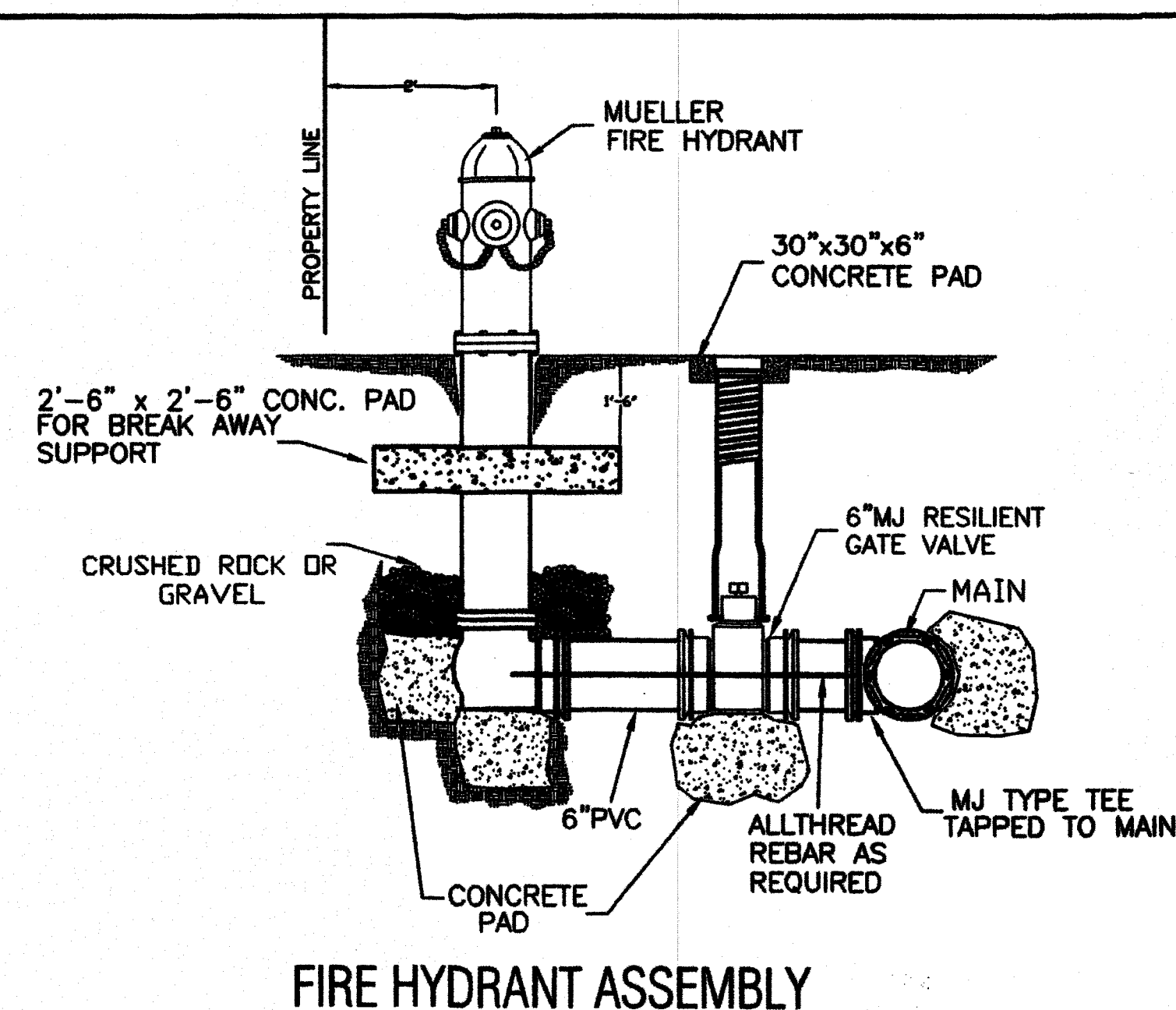


CONSTRUCTION EXIT (TYPE 3)

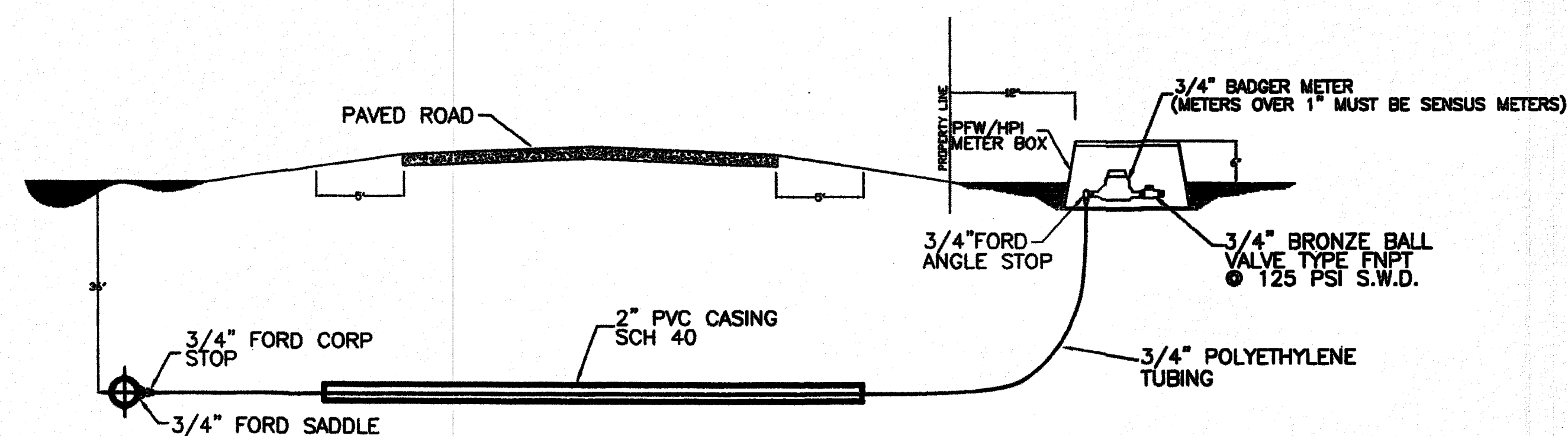
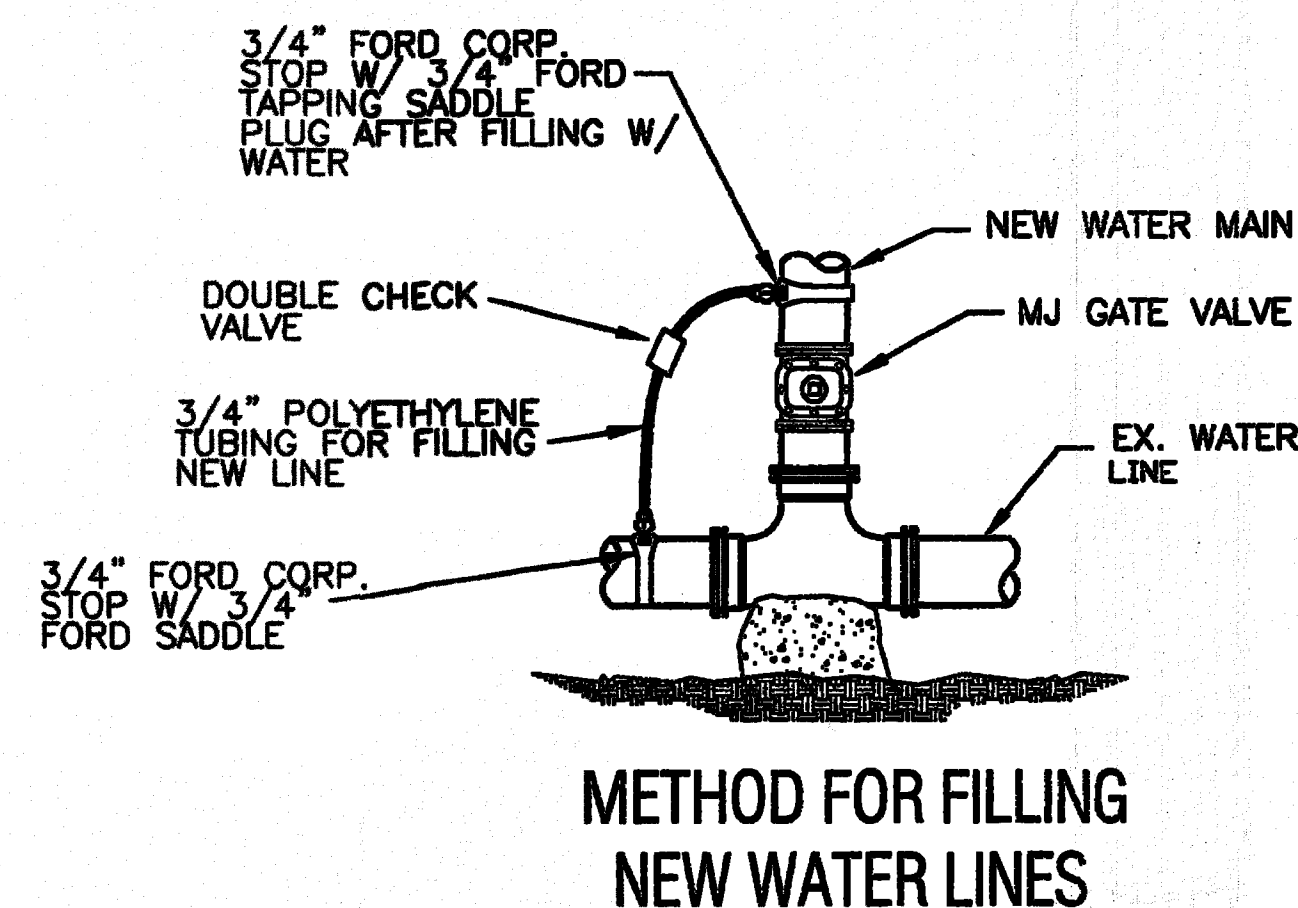
GENERAL NOTES

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

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

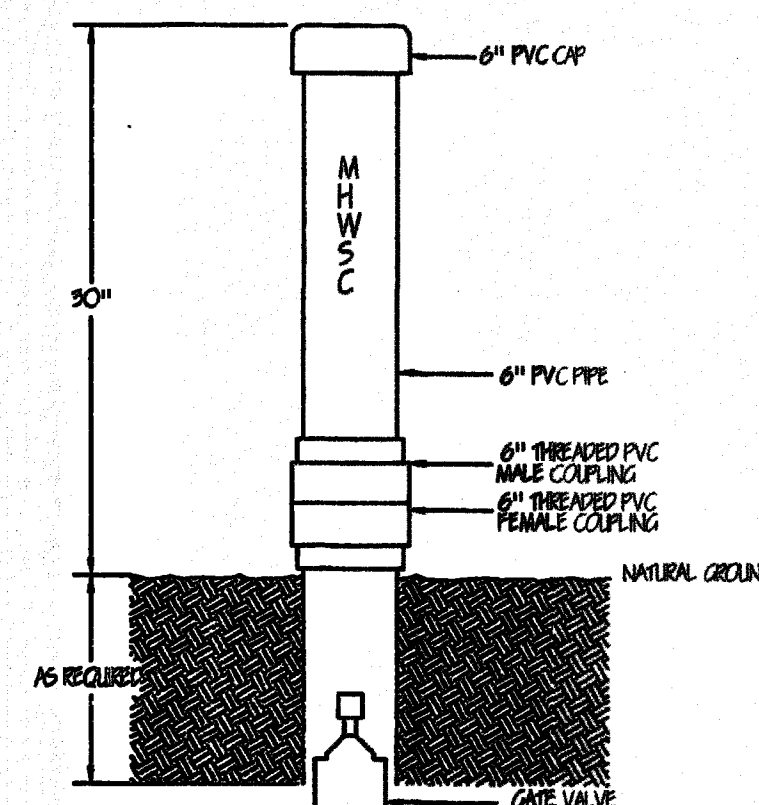


FIRE HYDRANT ASSEMBLY

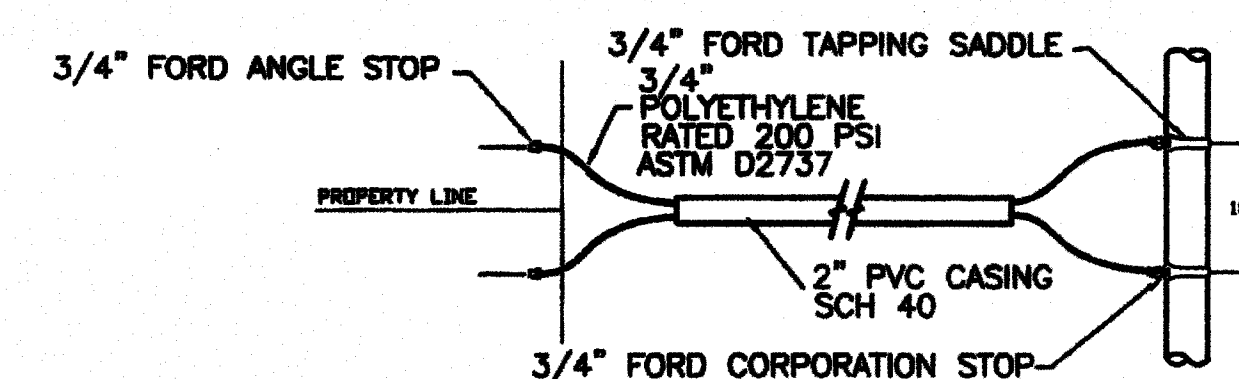


LONG SERVICE CONNECTION

NOTE: PVC ENCASEMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

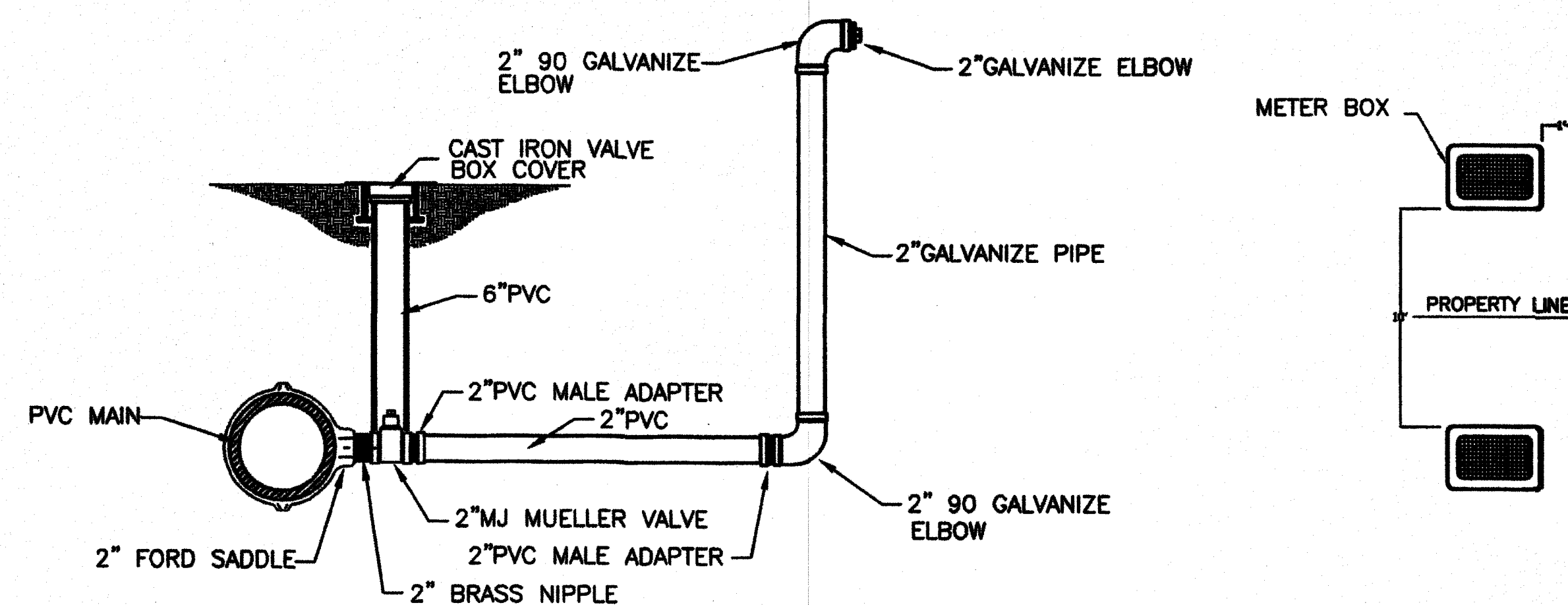


STANDARD MHWSC VALVE MARKER

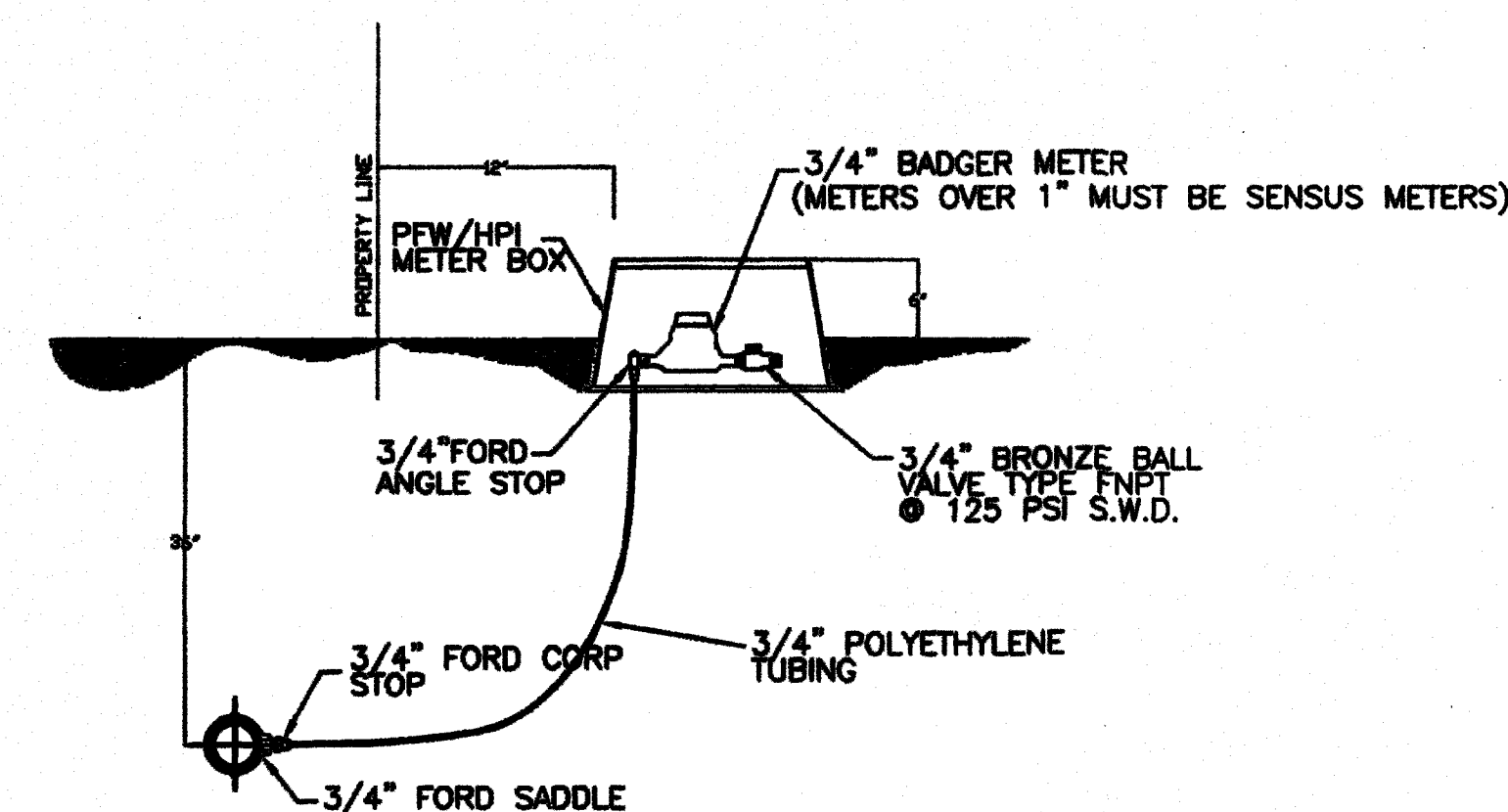


LONG SERVICE CONNECTION

NOTE: MAGNETIC TAPE (CAUTION TAPE) BORED UP BELOW NATURAL GROUND



FLUSH VALVE ASSEMBLY



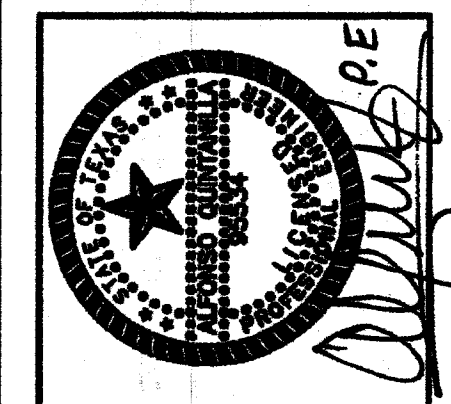
SHORT SERVICE CONNECTION

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 24, 2020			
DATE REVISION	REVISION BY	REVISION BY	REVISION BY

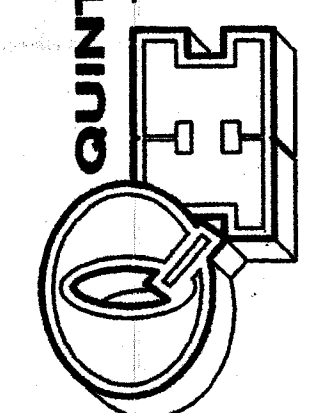
JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	FEBRUARY 13, 2001		N.T.S.		

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

4-17-2020

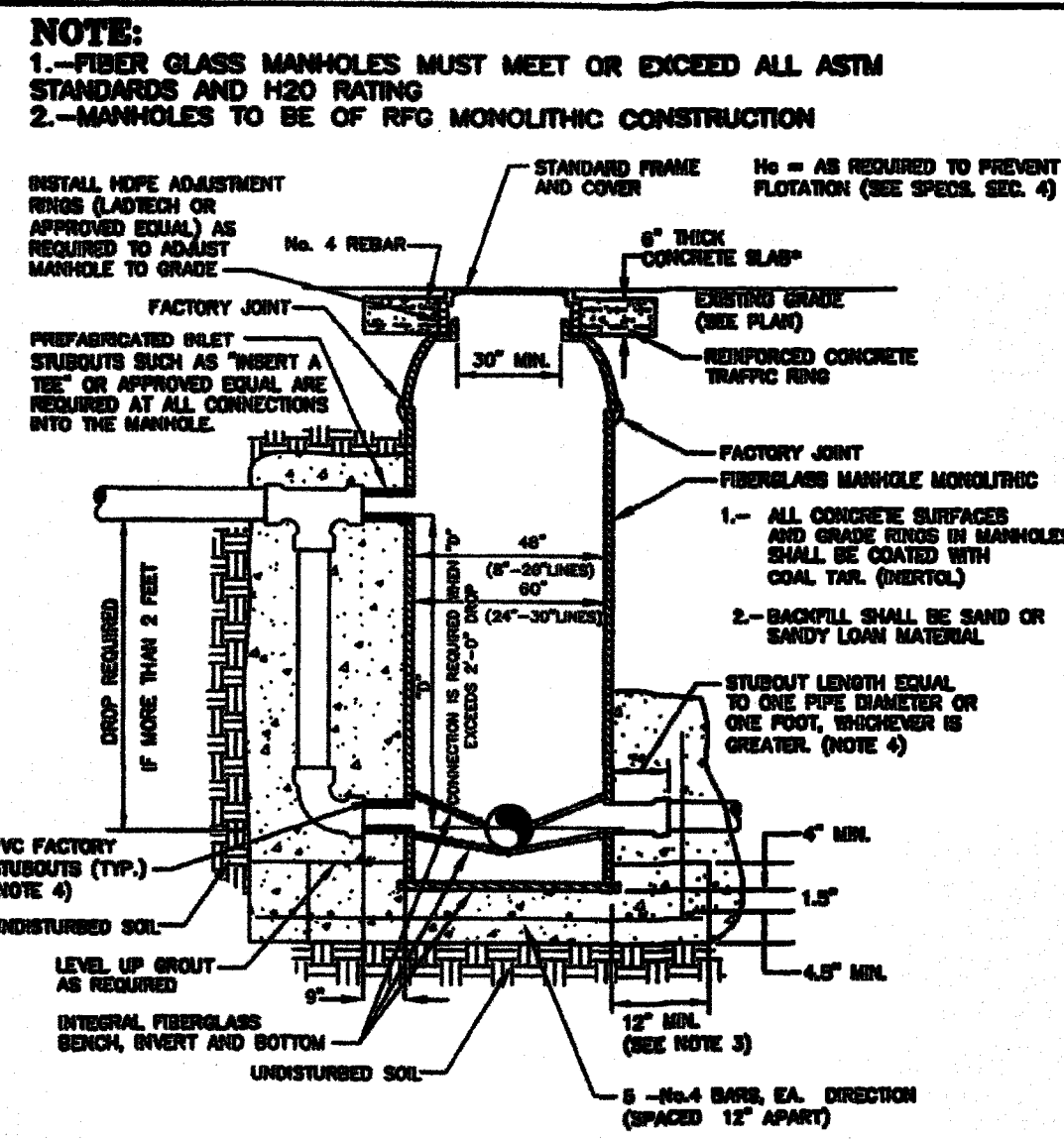


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
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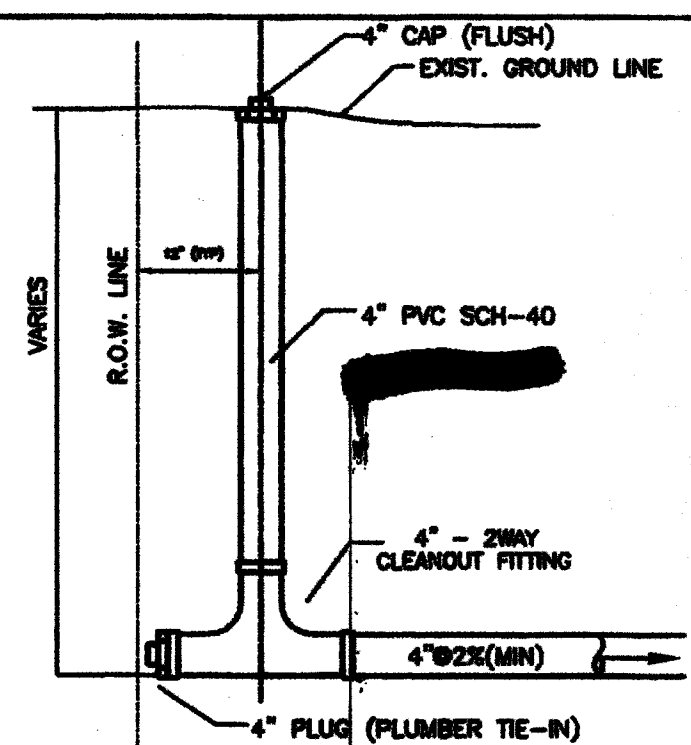
SANITARY COLLECTION SYSTEM NOTES:

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



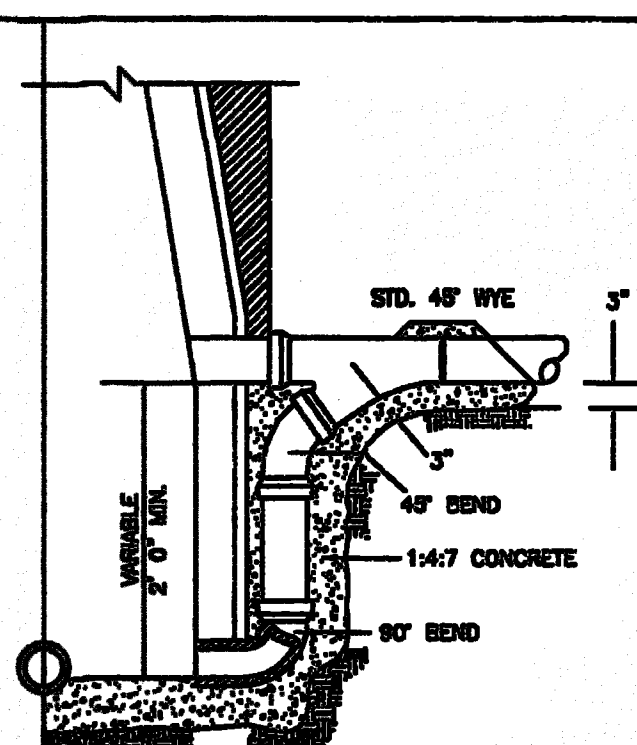
- NOTES:**
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR OR CLIN FLOWABLE FILL UP TO THE BOTTOM OF THE CONCRETE TRAFFIC PAD.
 3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF. WATER TABLE < 5 FT. OR DEPTH > 30 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOATION OF MANHOLE.
 4. OUTLET STUBOUT SHALL BE SPOOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
 5. CONCRETE FOUNDATION SHALL BE POURED IN PLACE BELOW GROUND.

TYPICAL FIBERGLASS MANHOLE
(NOT TO SCALE)

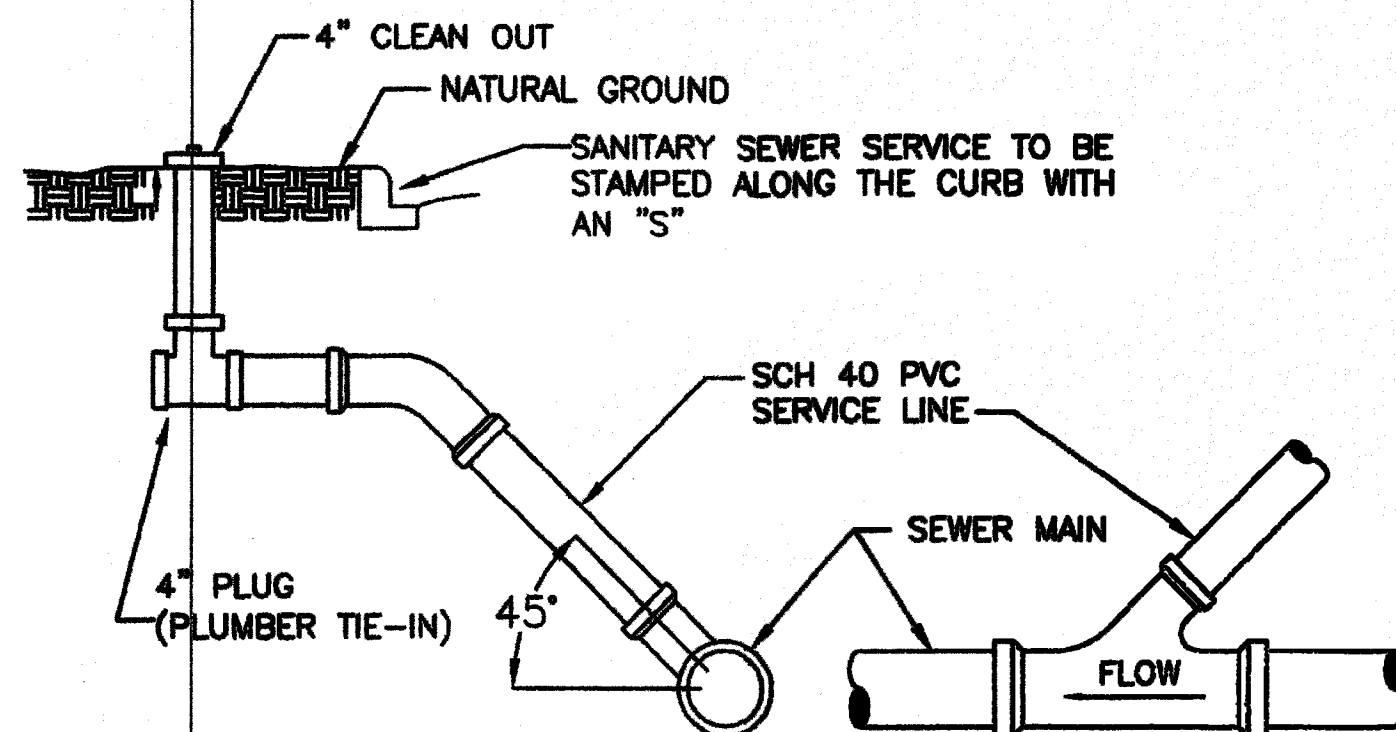


**TYPICAL DOMESTIC SINGLE
SANITARY SEWER SERVICE DETAIL**

TWO-WAY CLEANOUT

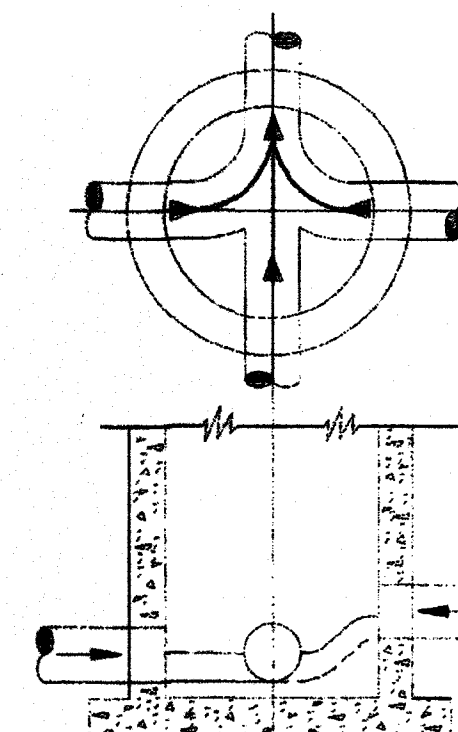
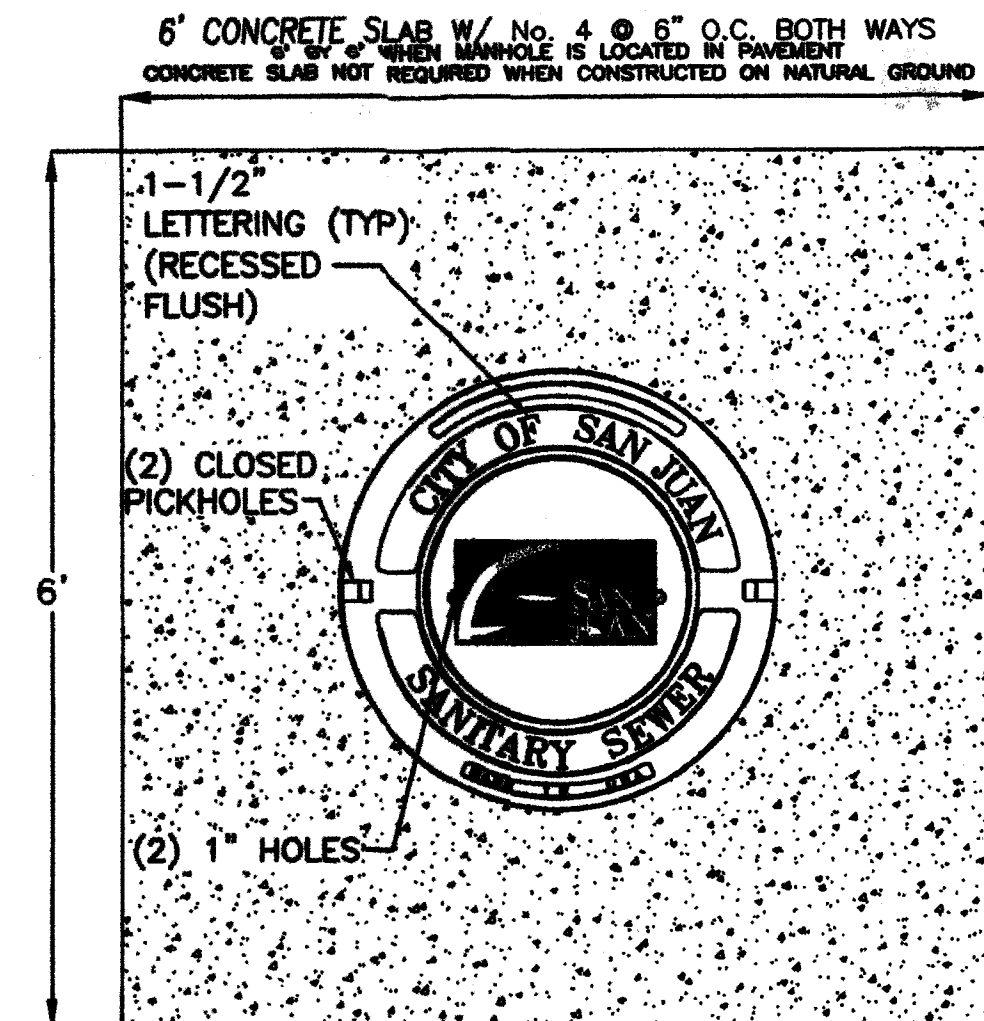


**STANDARD DROP
CONNECTION TO MANHOLE**
TO BE USED WITH NEW OR EXISTING MANHOLES
(NOT TO SCALE)



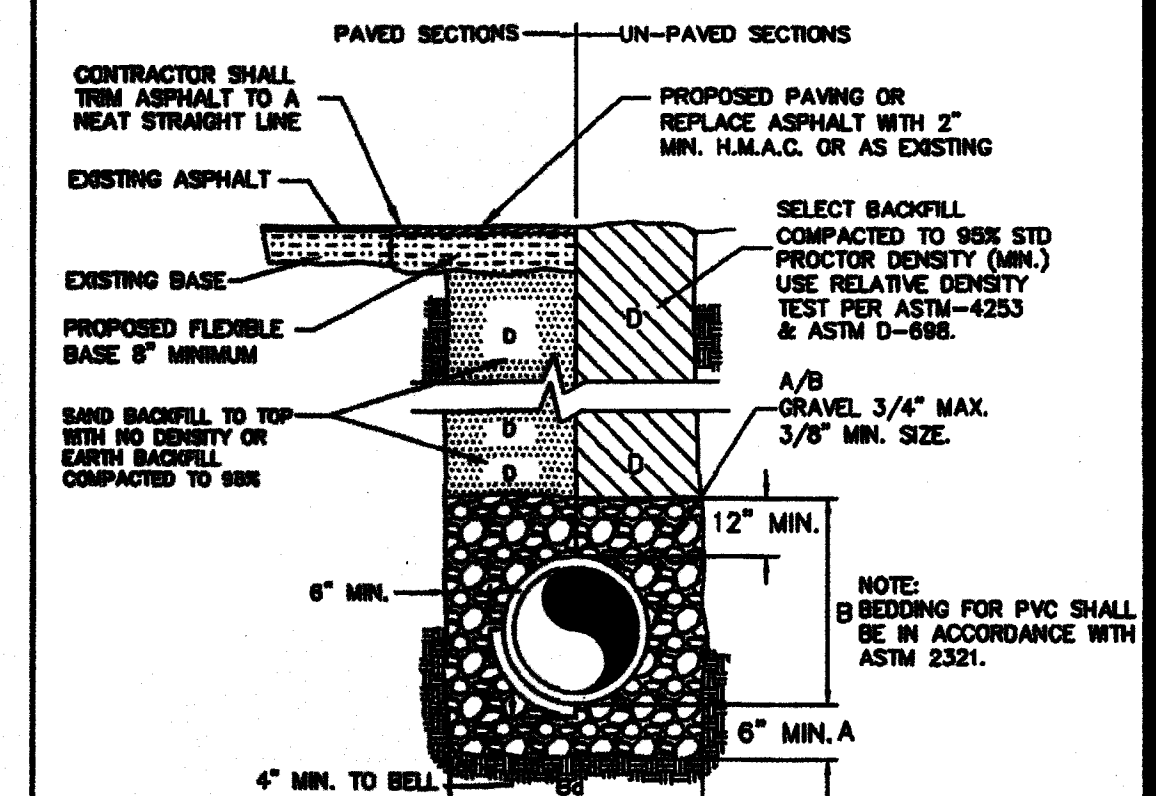
STANDARD SANITARY SEWER SERVICE
(NOT TO SCALE)

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



- NOTES:**
1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
 2. PROPERLY SEALED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
 3. SERVICE LATERALS SHALL NOT ENTER MANHOLES OR LINES SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLES, FLOW CHANNELS).
 4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
 5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
 6. NO INVERT DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
 7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION. THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL.

**SANITARY SEWER MANHOLE
INVERT DETAIL**
(NOT TO SCALE)

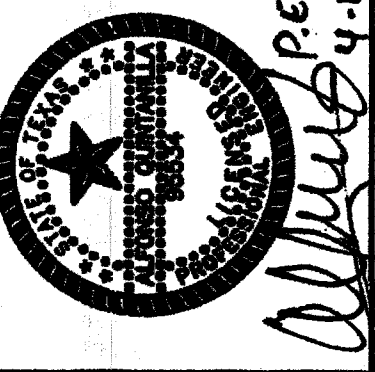


SANITARY SEWER (LOW PRESSURE PIPE)
SCALE: N.T.S.

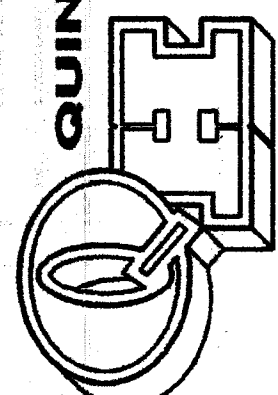
- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") - FIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. FIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 6" OR IN ACCORDANCE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

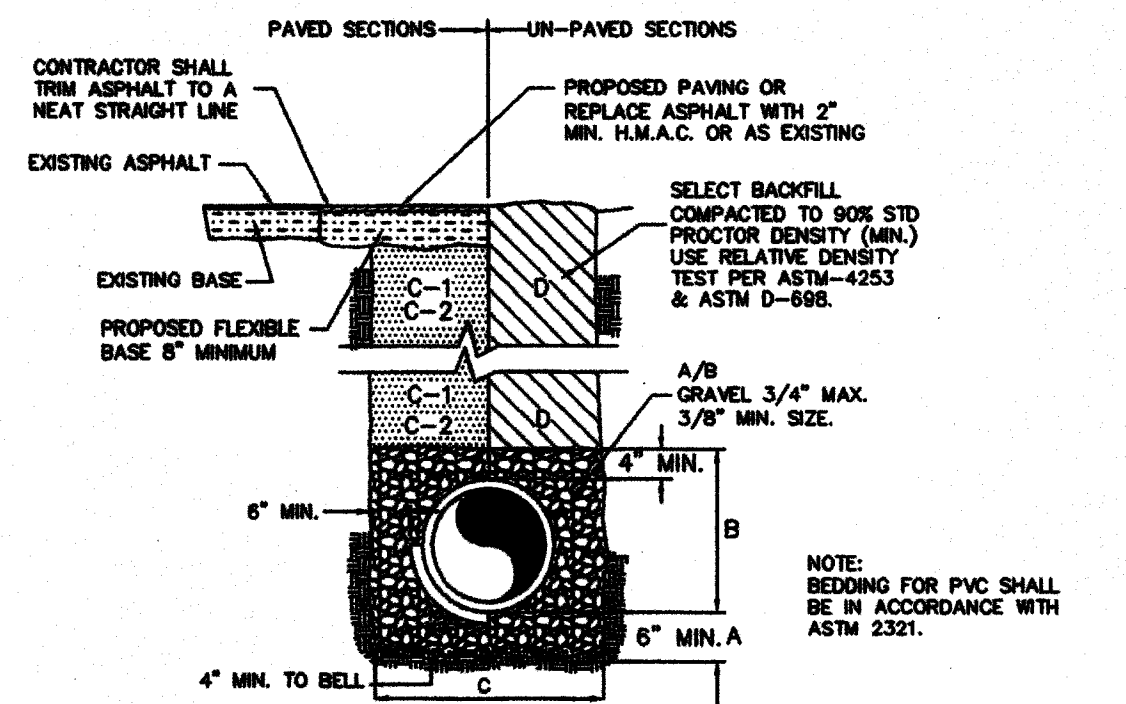
JOB NO.	2-2-15
DATE	REVISION
SCALE	JUNE 03/23/20
DRAWN BY	M. GONZALEZ
CHECKED BY	

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



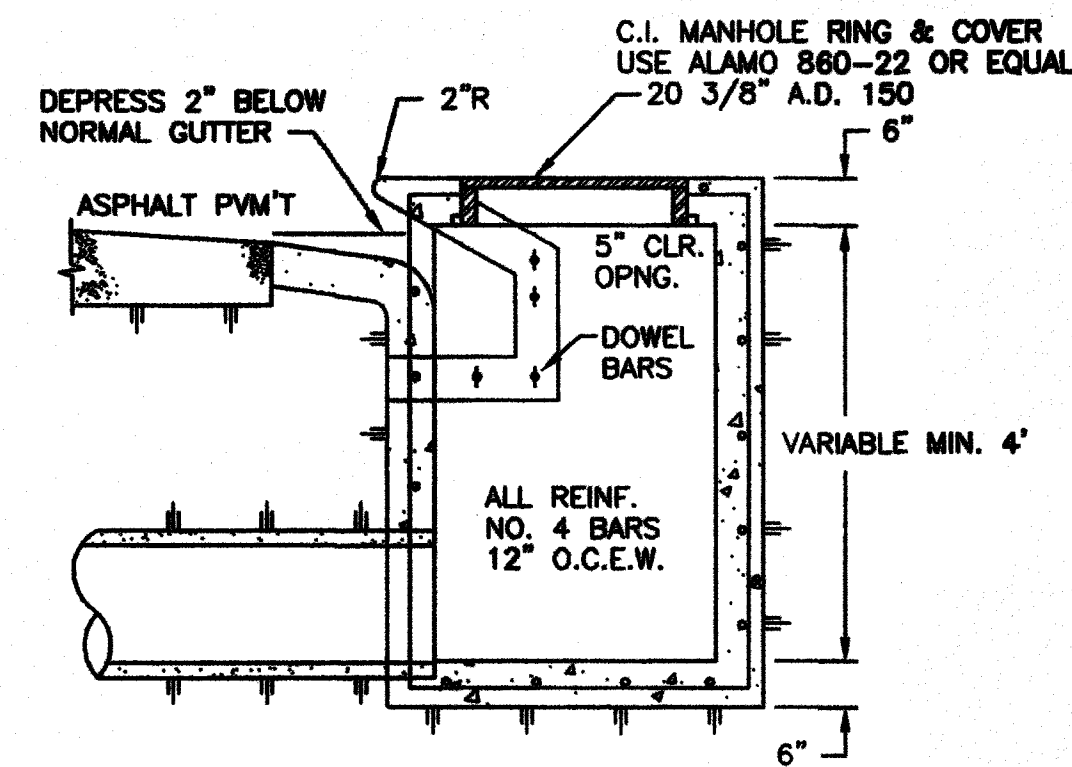
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 986-391-6480
ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



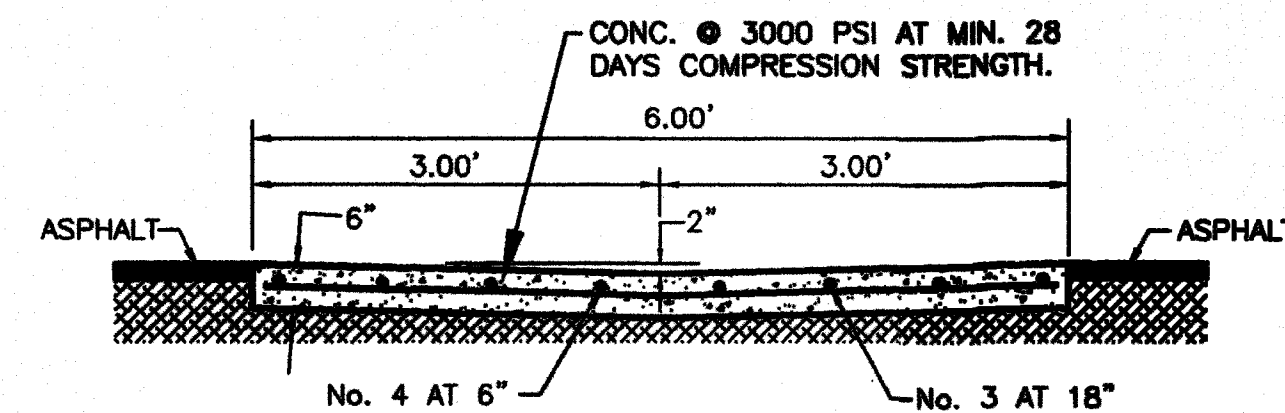


- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS 4") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.
- C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% STD. 6" LIFTS, MECHANICAL COMPACTION.
- C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7 % PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- D. SELECT EARTH BACK FILL COMPACTED TO 90% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

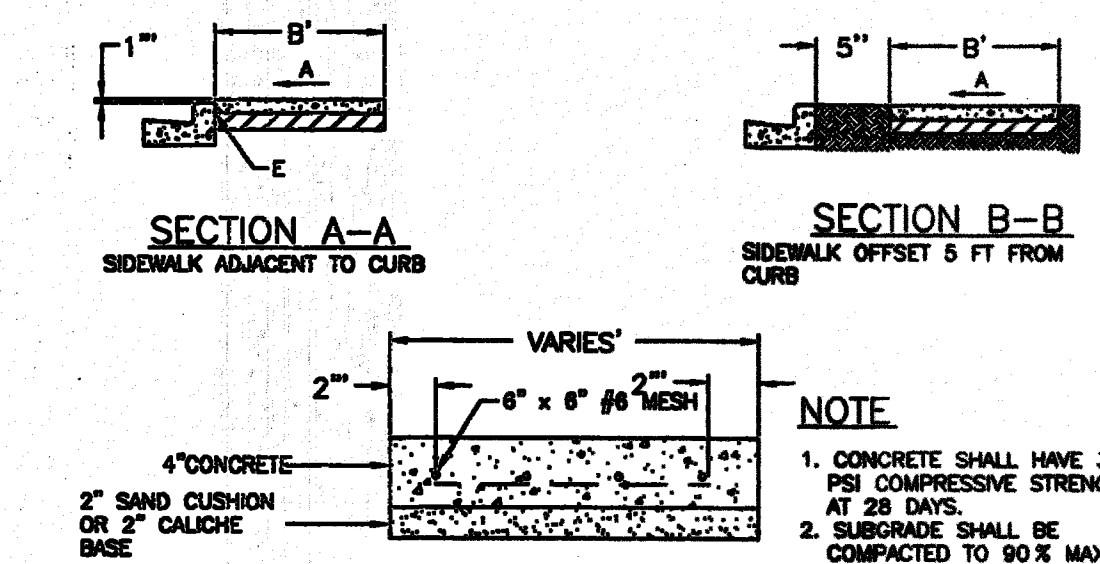
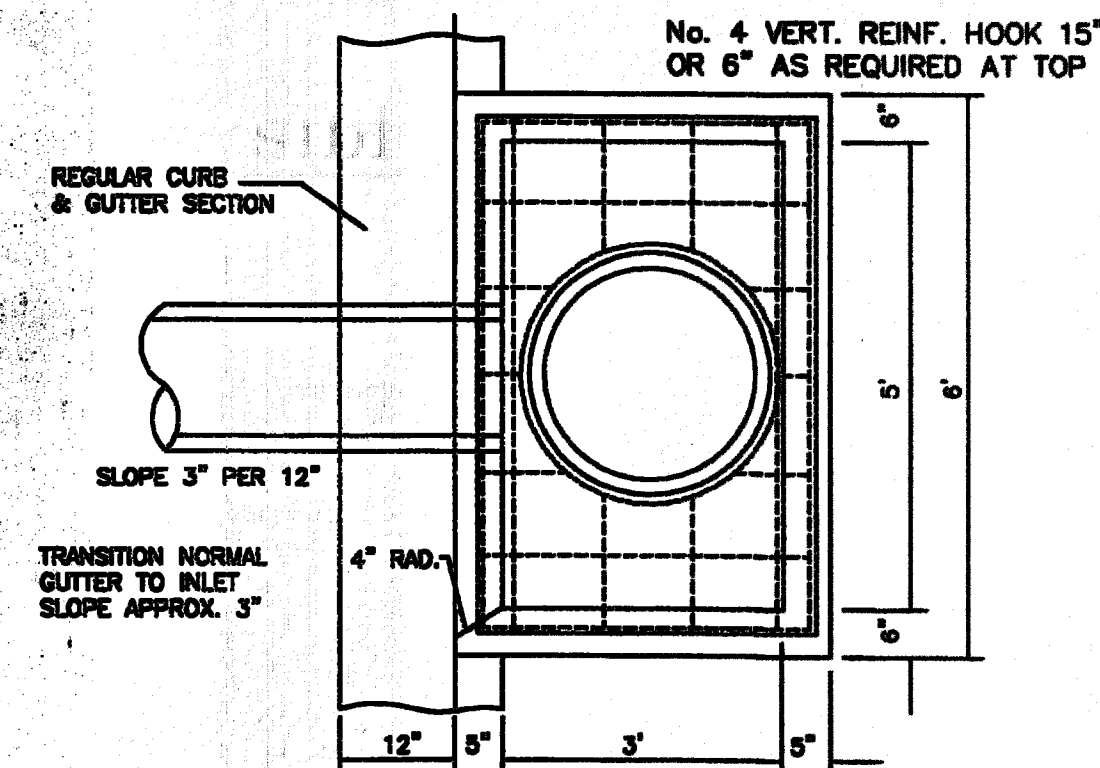
STORM SEWER (LOW PRESSURE PIPE)
SCALE: N.T.S.



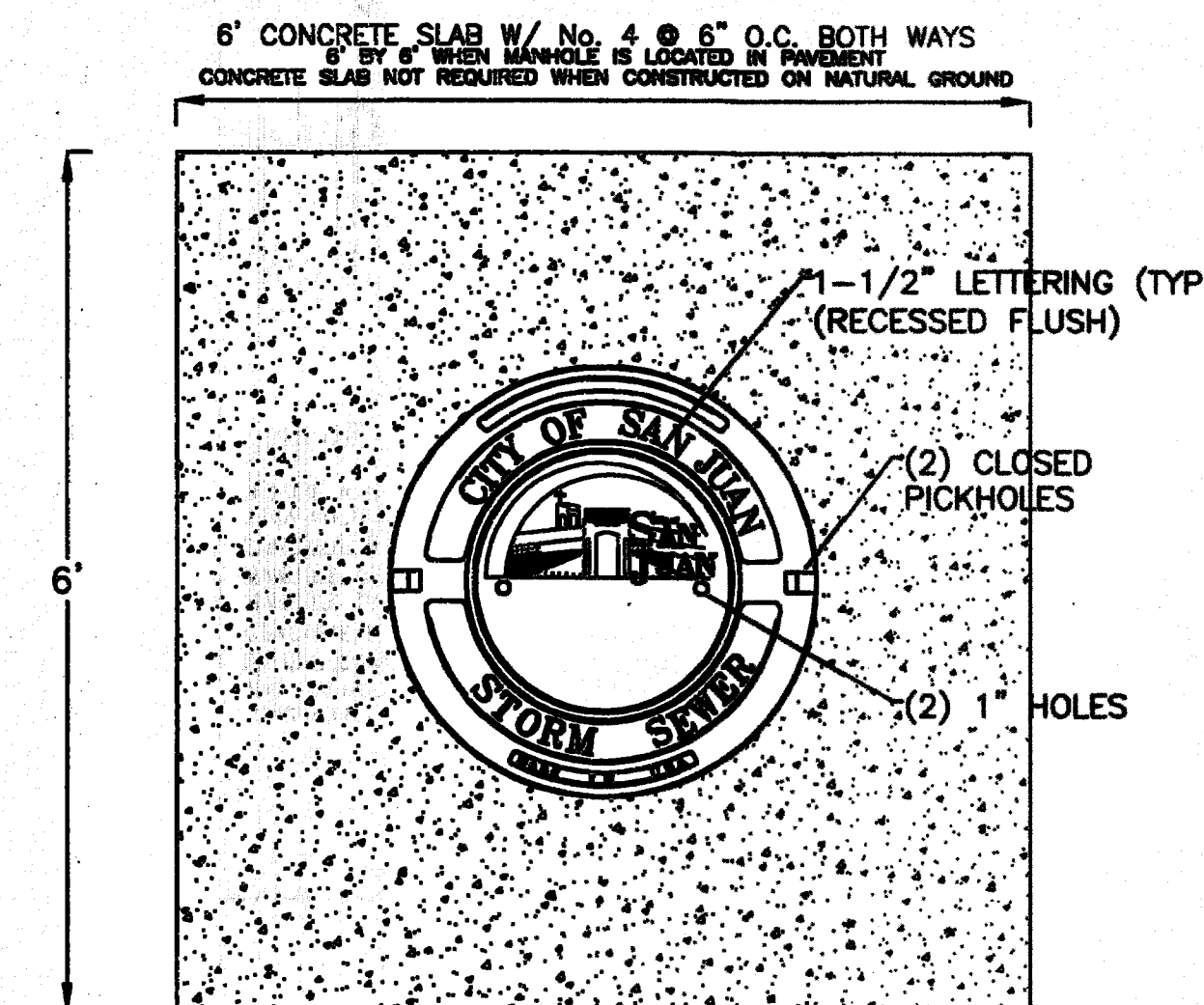
TYPE "A" INLET DETAIL
NOT TO SCALE



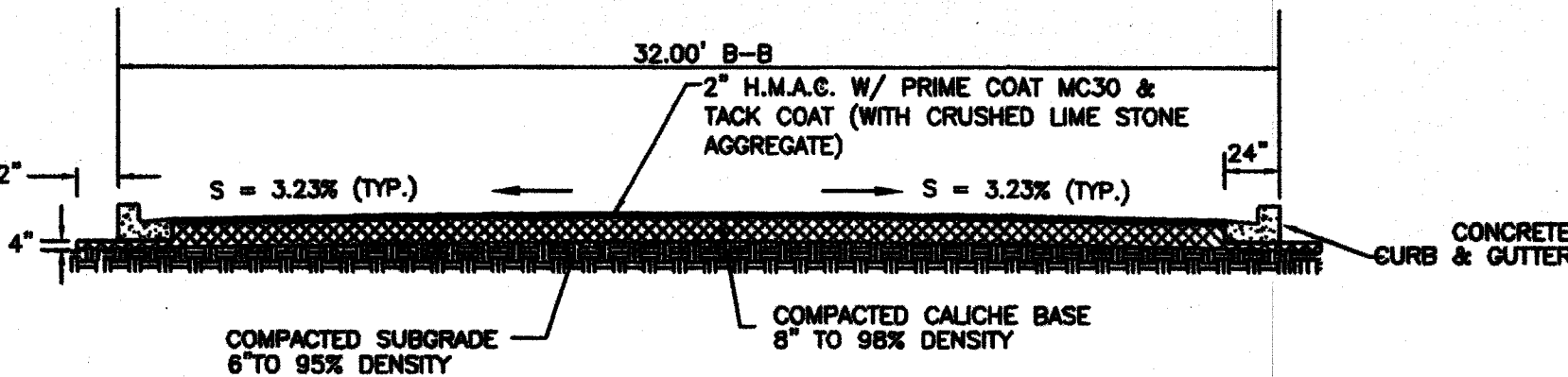
CONC. VALLEY GUTTER
NOT TO SCALE



SIDEWALK DETAIL
N.T.S.

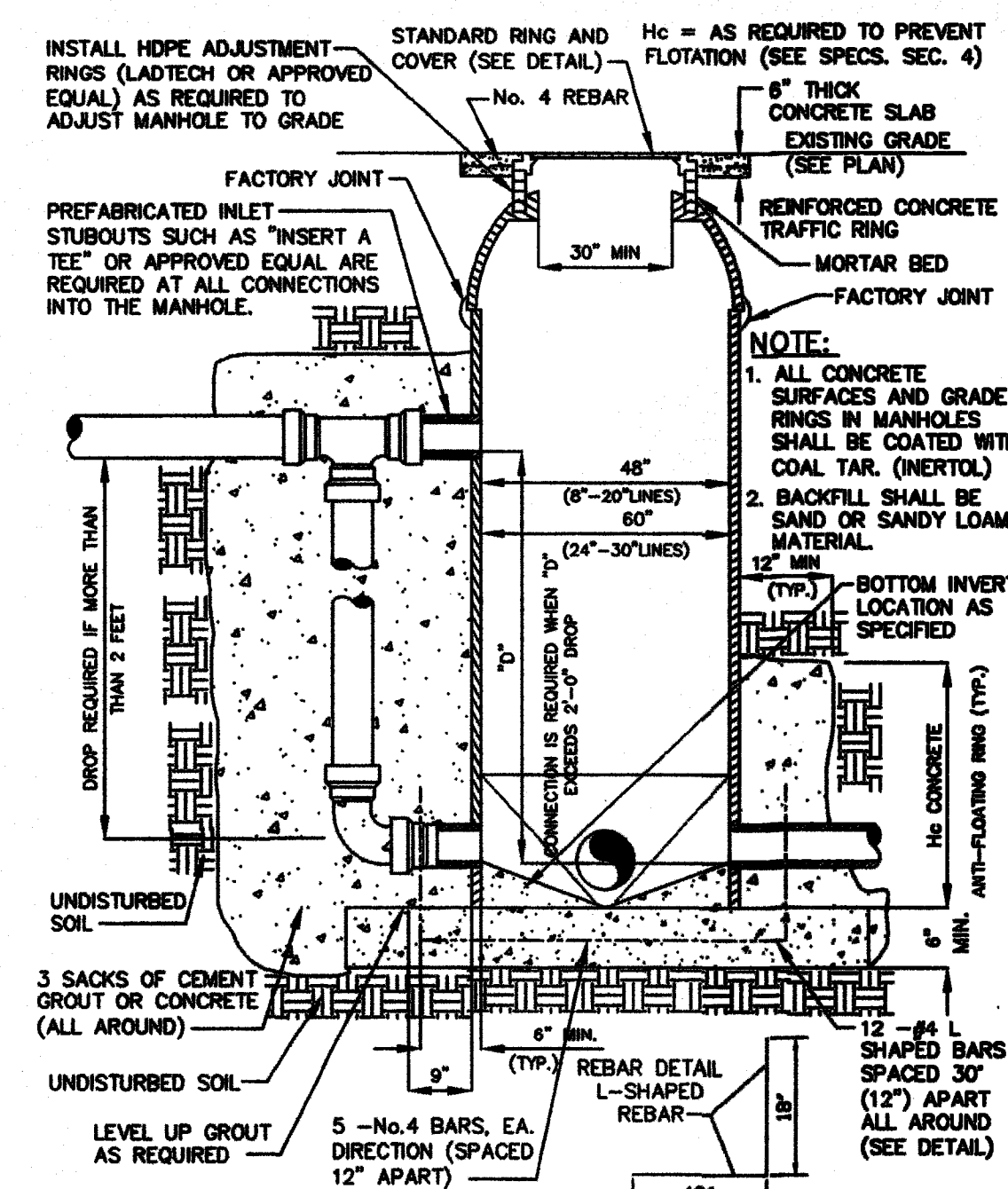


WHEELCHAIR CORNER RAMP
FOR ALL INTERSECTIONS N.T.S.

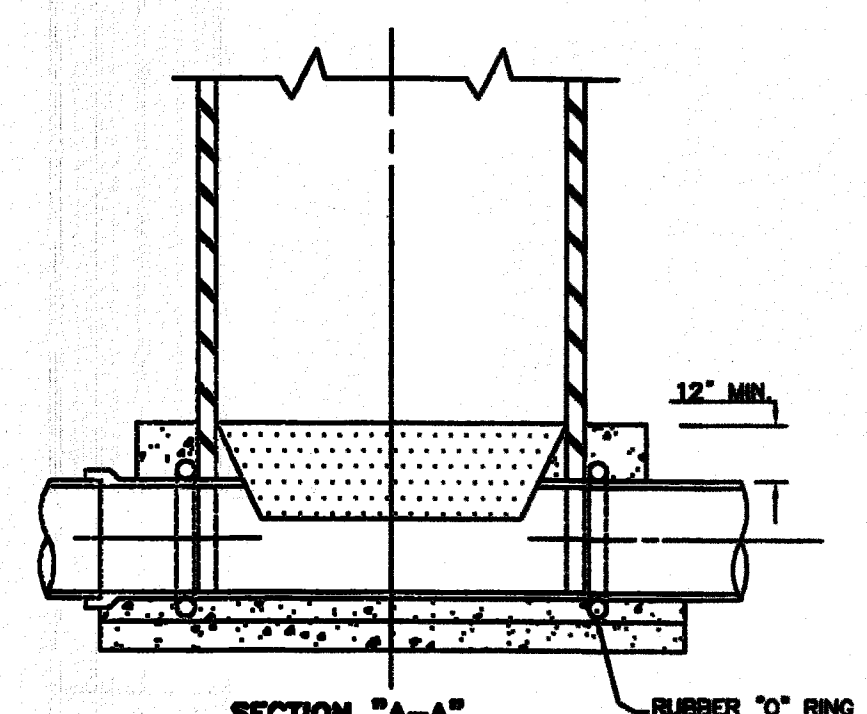


NOTE: IF PI IS 20 OR GREATER, 3.0% LINE BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR IS REQUIRED

INTERIOR STREET SECTION
NOT TO SCALE



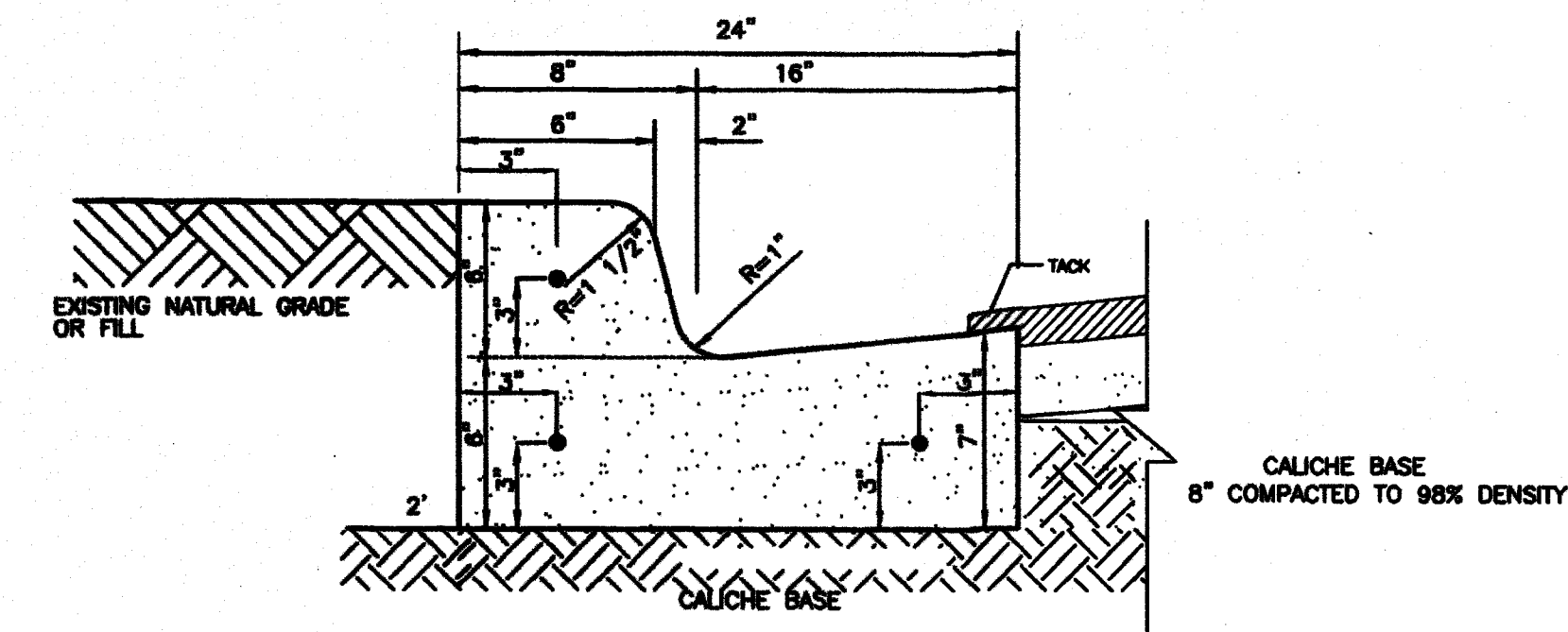
TYPICAL FIBERGLASS MANHOLE
(NOT TO SCALE)



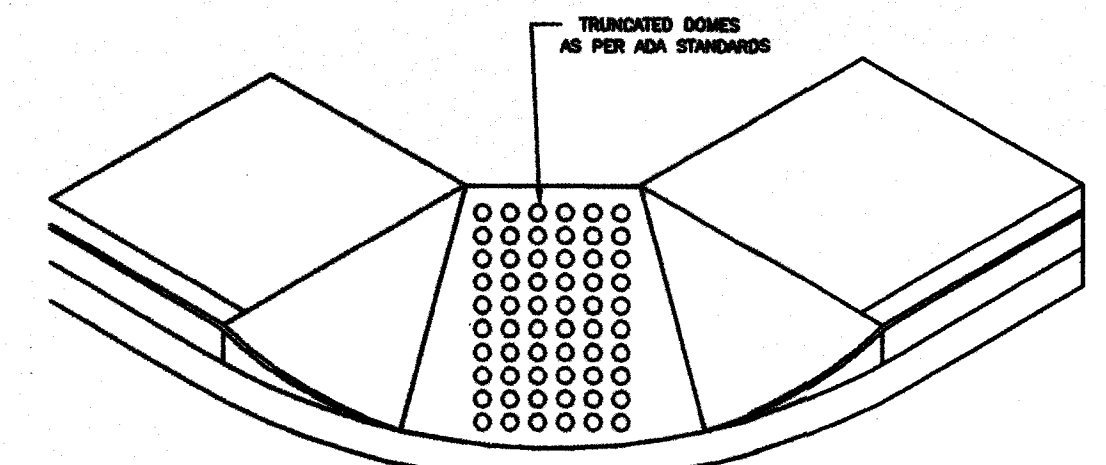
RAMP SECTION
N.T.S.

GENERAL NOTES:
BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY. CONCRETE BASE TO BE POURED IN PLACE IN TRENCH. MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION. MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE. FUTURE CONNECTIONS. IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED USE STAUFFER CHEMICAL "SW940RTY" SILICONE SEALANT OR EQUAL.

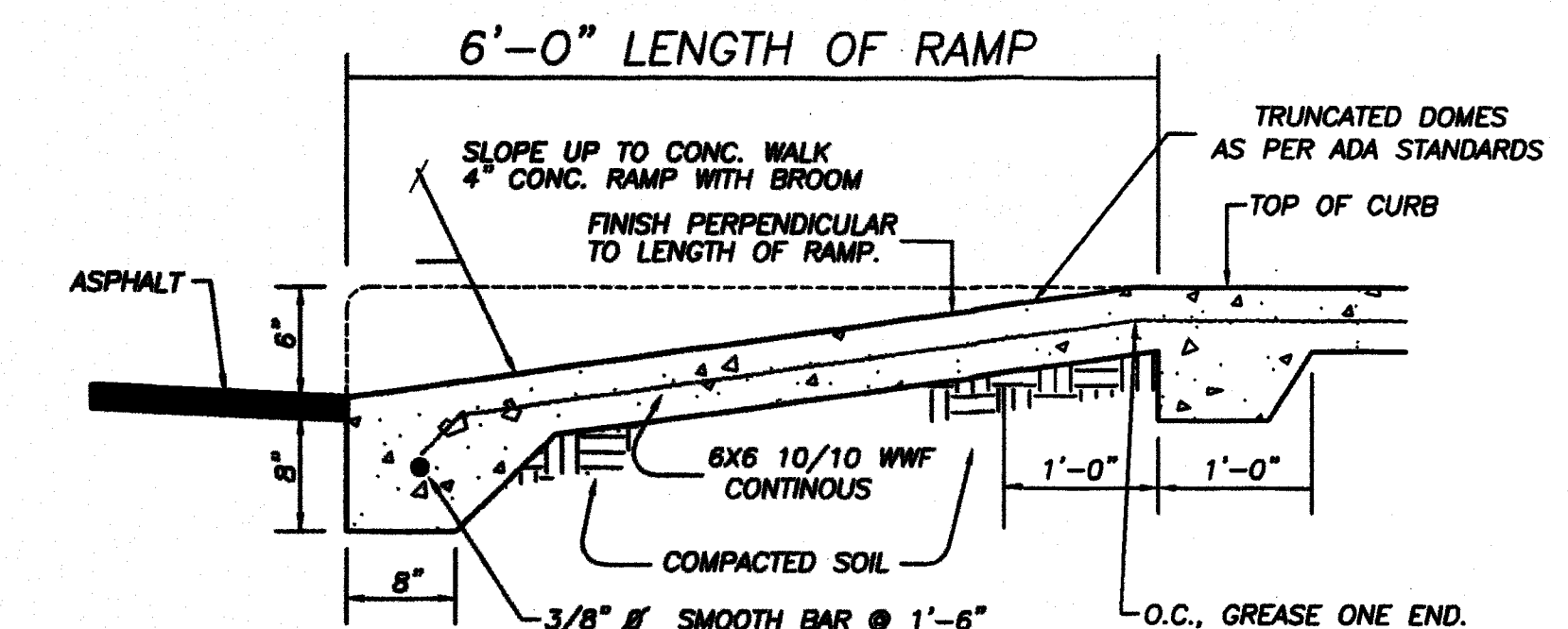
CONCRETE NOTE:
ALL CONCRETE SHALL BE @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



INTEGRAL 24\"/>



WHEELCHAIR CORNER RAMP
FOR ALL INTERSECTIONS N.T.S.

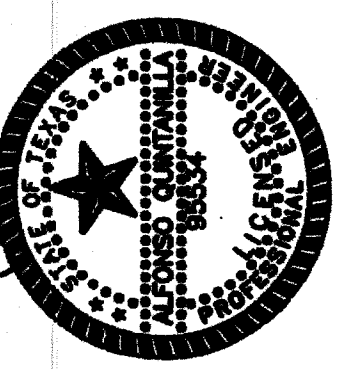


RAMP SECTION
N.T.S.

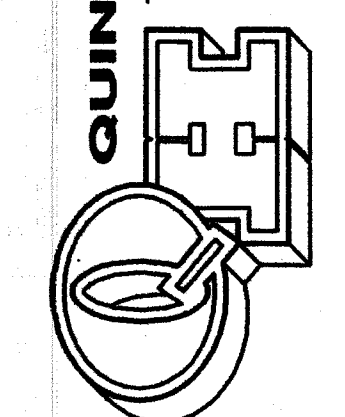
FILENAME: PAVING/DETAILS/PAVING DETAIL	DATE PREPARED: 5-25-17	PREPARED BY: M. GONZALEZ	APPROVED BY:
DATE REVISION: 5-25-17	REVISION: 1	CHANGED BY: M. GONZALEZ	APPROVED BY:

JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	5-25-17			M. GONZALEZ	

CITY OF SAN JUAN
PAVING AND DRAINAGE
DETAIL SHEET



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
SAN JUAN, P.R. 00901
PHONE 938-381-6480
FAX 938-381-6481
ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 4 being a 19.02 acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company Subdivision, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 19.02-acre tract of land located approximately a quarter of a mile West of Cesar Chavez Road along the South side of Hall Acres Road. He is proposing a thirty-one (31) lot subdivision with entrance/exit along Hall Acres Road. The subdivision is located in a flood zone “B”- areas between limits of the 100-year and 500-year, according to the FEMA Map.

It is noted, that property is located outside the city limits of San Juan and a voluntary annexation petition was submitted by the property owner. On August 23, 2022, the San Juan City Commission accepted the voluntary annexation petition and process was initiated.

The project engineer is requesting a variance to not comply with the water looping since Military Highway Water Supply Corporation (MHWSC) does not allow water lines to be placed in rear of residential lots due to potential access issues.

Water service will be provided by the Military Highway Water Supply Corporation. Sewer service will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements. All entrance/exist

RECOMMENDATION:

Staff recommends approval of the subdivision plat along with the variance request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 09/01/2022
CITY COMMISSION – 09/13/2022
DATE PREPARED – 08/26/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 4

APPLICANT: Esponjas Development, Ltd.

AGENT: Quintanilla, Headley & Associates, Inc.

LEGAL: A 19.02 acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company's Subdivision

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

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

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

PUBLIC SERVICES: Water services will be provided by the Military Highway Water Supply Corporation (MHWSC); sewer from the City of San Juan.

VARIANCE REQUEST: The applicant is requesting the following variances (see enclosed letter):
1. To not comply with the water line looping requested by the City of San Juan. (see attachment)

RECOMMENDATION: Staff recommends approval of the subdivision plat along with the variance request.

EVALUATION AND CONDITIONS FOR APPROVAL

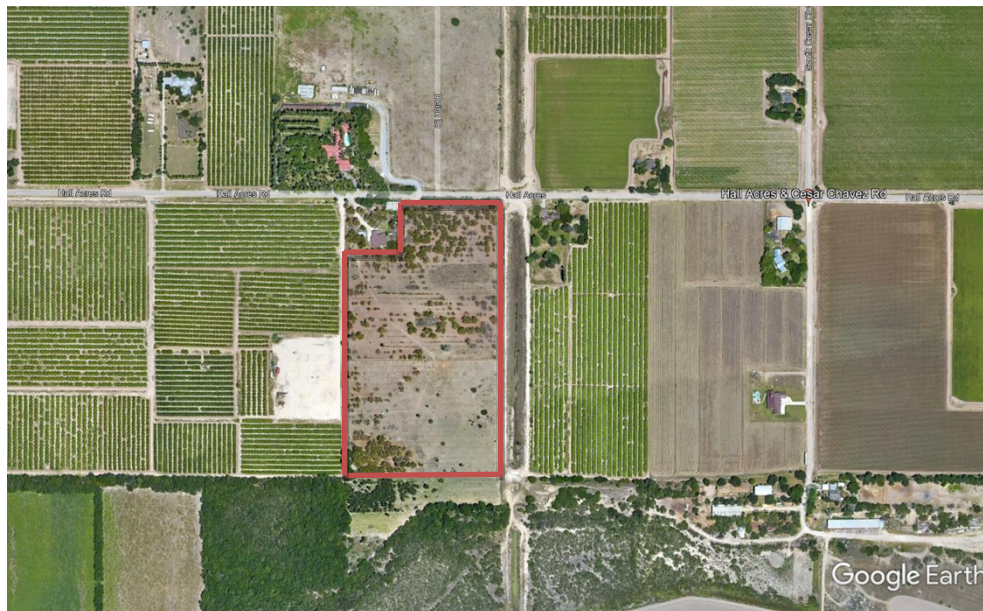
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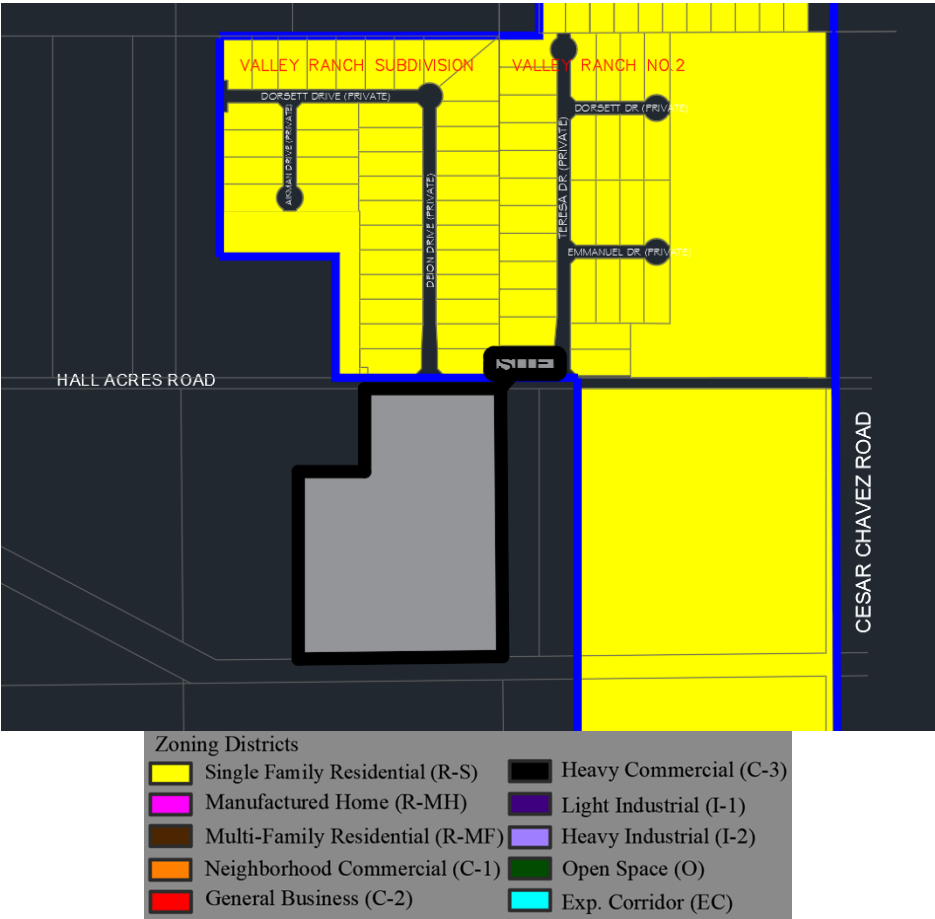
The project engineer is requesting a variance to not comply with the water looping since Military Highway Water Supply Corporation (MHWSC) does not allow water lines to be placed in rear of residential lots due to potential access issues.

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ATTACHMENTS: Aerial Photo
 Zoning Map
 Variance Request Letter
 Comments from City of San Juan, Fire and Utilities Department
 Subdivision Plat



Proposed Site



Zoning Map



Proposed Site



"Valley Ranch Subdivision No. 4" Engineering Review

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

Plat & Utilities Layout Plan:

1. Provide easement for the existing drain line.
2. Provide information of the 30-ft additional easement on metes and bounds and on face of the plat.
3. Misspelled word on the Owner's Dedication, Certification, and Attestation.
4. P.O.C. coordinate does not match metes and bounds with the plat.
5. Missing legend for Iron Rod on plat.
6. Provide information of existing water line along Hall Acres Road.
7. There is floating call-outs on Water Distribution System and Sanitary Sewer Collection System Layout Plans.
8. Water line requires to be connected to two different sources.
9. Provide a legend for Existing S.S. MH and Proposed S.S. MH.
10. Rotate Storm Discharge Structures Detail and Interior Street Section Detail.
11. Drainage pipe information does not match on plan and detail.
12. Misspelled word on Pollution Prevention & Erosion Control Layout.
13. Fabric Barrier must be around the whole parameter.

Drainage Report:

1. Need to provide an approved drainage report from Hidalgo County Drainage District No. 1.

Estimate:

1. Estimate was not provided.



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Adina "Dina" Santillan
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

To: Director of Planning & Zoning , Daniel Tijerina
From: Interim Director of Utilities, Juan Carlos Martinez
Date: June 22,2022
Subject: Valley Ranch Subdivision No. 4

Department of Utilities reviewed the plans for Valley Ranch Subdivision No.4 , comments are as follow:

Water Distribution

- No Comments, Water belongs to Military Water Supply Corp.

Collection System

- Sanitary Sewer Manholes must be pre manufactured fiberglass to include bottom base.
- Every Sewer service must have a 2 way cleanout at property line.
- Manhole covers must be Composite.
- Sanitary Sewer lines must be SDR26 JM Eagle or approved equal.
- Lots 98 – 101 do not show proposed sewer connections.
- Additional comments may be provided at the time of Construction Plan Review.

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



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

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

Station #2
2301 N. Raul Longoria Rd.
San Juan, TX 78589

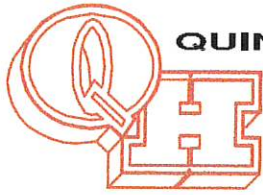
Ph: (956) 223-2470
Fax: (956) 783-3441

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Valley Ranch Subdivision No. 4
Address: _____
Date Reviewed: 6/15/2022

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.
5. All Entrance and Exits must be 26 feet.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

August 15, 2022

Mr. Daniel Tijerina
Director of Planning
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589

Re: Valley Ranch Subdivision No.4

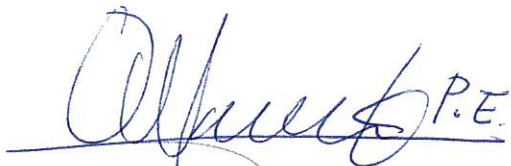
Dear Mr. Tijerina,

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

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

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

Respectfully,



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

VALLEY RANCH SUBDIVISION
No. 4

A 19.02 ACRE TRACT OF LAND OUT OF LOT 11, 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 GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3297802, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

A 19.02 ACRE TRACT OF LAND OUT OF LOT 11, 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 GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3297802, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11 AND THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 277.00 FEET FROM THE NORTHWEST CORNER OF LOT 11.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 11 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 449.84 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT (A 4.273 ACRE TRACT OUT OF LOTS 11 AND 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 885325, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 0°07'56" W, ALONG THE WEST 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 SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,270.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT CANAL RIGHT OF WAY (RECORDED IN VOLUME 0, PAGES 63 AND 64, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CANAL RIGHT OF WAY, A DISTANCE OF 723.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 11 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 928.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; EAST, A DISTANCE OF 277.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 322.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 342.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.02 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
R.P.L.S. No. 4856
6-6-22
DATE

CERTIFICATION OF POTABLE WATER SUPPLY

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

DATE THIS ____ DAY OF ____, 20__

APPROVED BY: _____
MANAGER

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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

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

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VALLEY RANCH SUBDIVISION No. 4 DO HEREBY GRANT AN EASEMENT TO THE CITY OF SAN JUAN AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISES UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF SAN JUAN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF SAN JUAN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

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

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

DATE

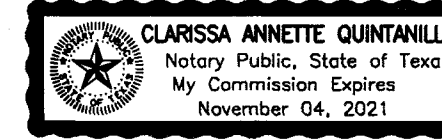
STATE OF TEXAS
COUNTY OF HIDALGO

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

EDUARDO CANTU, MEMBER OF ESPONJAS DEVELOPMENT, LTD.

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

Given under my hand and seal of office this ____ day of ____, 20__.



CLARISSA ANNETTE QUINTANILLA-- NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

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

ATTEST: _____
PRESIDENT SECRETARY

CITY OF SAN JUAN
PLANNING & ZONING COMMISSION

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

DATE CHAIRMAN PLANNING COMMISSION

CITY OF SAN JUAN
MAYOR CERTIFICATION

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

CITY SECRETARY MAYOR

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



MARCO A. GONZALEZ
P.E. No. 120016
DATE



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

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

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:
FRONT 20.00' REAR 20.00' FRONT CUL DE SAC 20.00'
CORNER 10.00' SIDE 6.00' GARAGE 20.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE DETENTION REQUIRED FOR THE VALLEY RANCH SUBDIVISION No. 3 & VALLEY RANCH SUBDIVISION No. 4 IS 86,989.04 C.F. (1.997 ACRE-FEET). AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED EAST OF THIS SUBDIVISION.
VALLEY RANCH SUBDIVISION No. 3- 2.17 ACRES IS 8,908.27 CF
VALLEY RANCH SUBDIVISION No. 4-19.02 ACRES IS 78,080.77
- BENCH MARK = ELEV. 100.25 TOP OF INLET LOCATED NORTHEAST CORNER OF LOT 75 OF THIS SUBDIVISION.
NAVD. 88 DATUM.
- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE.
A 5.00 FOOT SIDEWALK WITH ADA RAMP ALONG THE NORTH SIDE OF HALL ACRES ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- THERE SHALL BE NO ACCESS ALLOWED TO HALL ACRES ROAD FROM LOTS 71 AND 94.
- THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS, ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AND ALONG HALL ACRES ROAD.
- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.
- E.E. DENOTES ELECTRICAL EASEMENT.
U.E. DENOTES UTILITY EASEMENT.
- FIRE HYDRANTS ON M.H.W.S.C. WATERLINES ARE FOR FILLING PURPOSES. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.
- SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.

NOTE:
● = SET 1/2" X 24" IRON ROD WITH CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

30.00' DRAINAGE EASEMENT TO H.C.I.D. No. 2

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

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

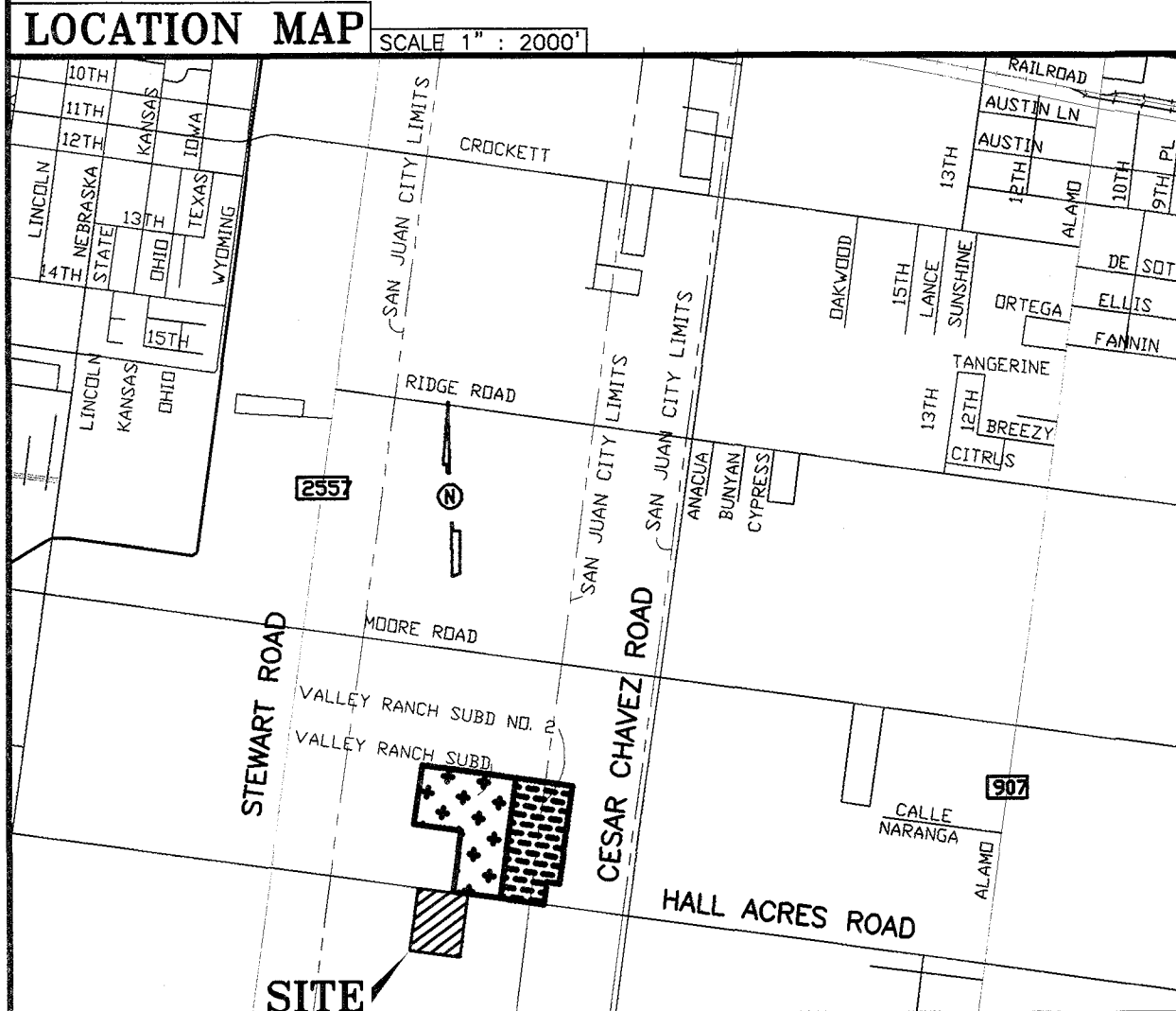
STEWART'S ADDITION TO CONWAY GARDENS, RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS.

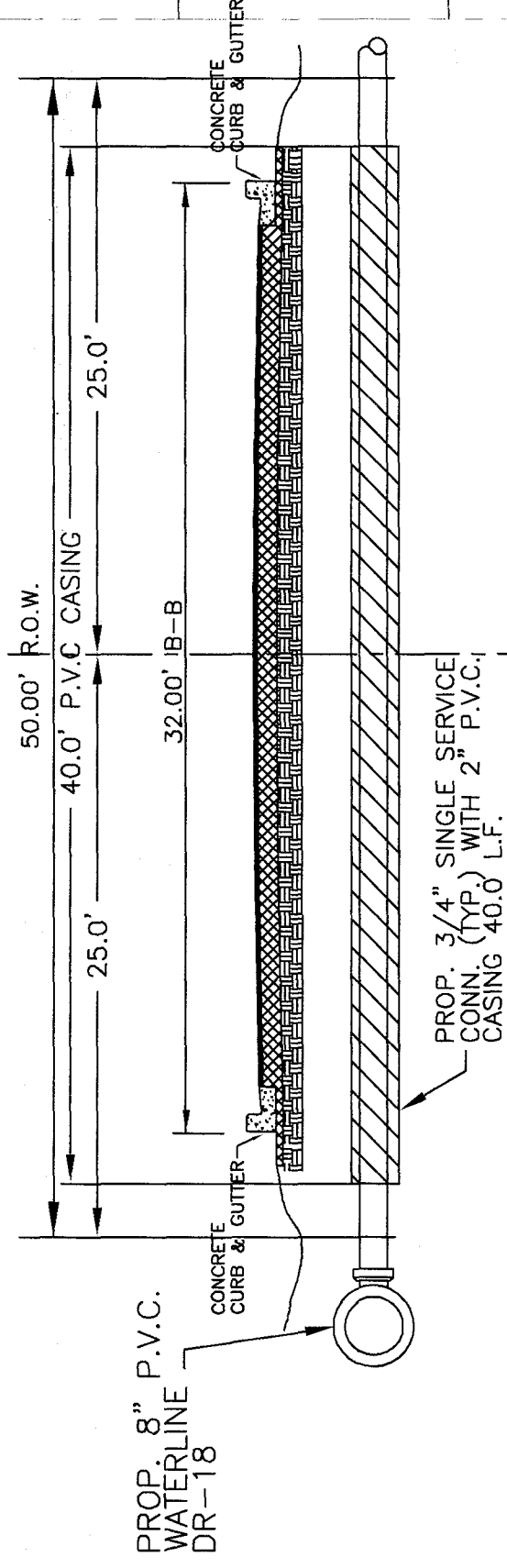
DATE OF PREPARATION: JUNE 2, 2022			
F:\DATA\SUBDIVIS\SAN JUAN\VALLEY RANCH SUBDIVISION No. 4\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 2, 2022	MG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

AREA TABLE			
LOT	AREA (S.F)	AREA (AC.)	
71	21936.40	0.50	
72	21948.64	0.50	
73	21888.94	0.50	
74	21862.00	0.50	
75	22923.54	0.52	
76	22502.50	0.51	
77-79	21840.00	0.50	
80	21791.64	0.50	
81	21880.39	0.50	
82	21816.75	0.50	
83	21799.62	0.50	
84	21770.40	0.49	
85	21888.97	0.50	
86	21808.03	0.50	

AREA TABLE			
LOT	AREA (S.F)	AREA (AC.)	
87	21978.06	0.50	
88	21808.83	0.50	
89	21853.37	0.50	
90	21897.92	0.50	
91	21942.46	0.50	
92	21883.13	0.50	
93	21958.92	0.50	
94	22017.75	0.50	
95	21807.30	0.50	
96	21817.40	0.50	
97	21807.30	0.50	
98	21840.00	0.50	
101	21840.00	0.50	
99-100	21796.00	0.50	

LOT 13, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.
THE PHYLIS KUBY MOORE AND MALCOLM W. MOORE TRACT: 28, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2440429, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



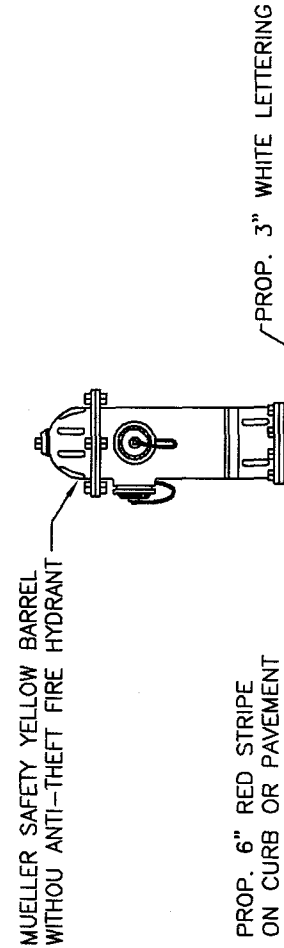


CASING CROSSING DETAIL

N.T.S.

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

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



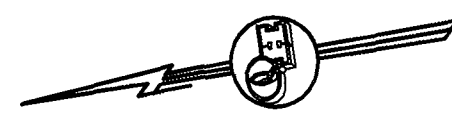
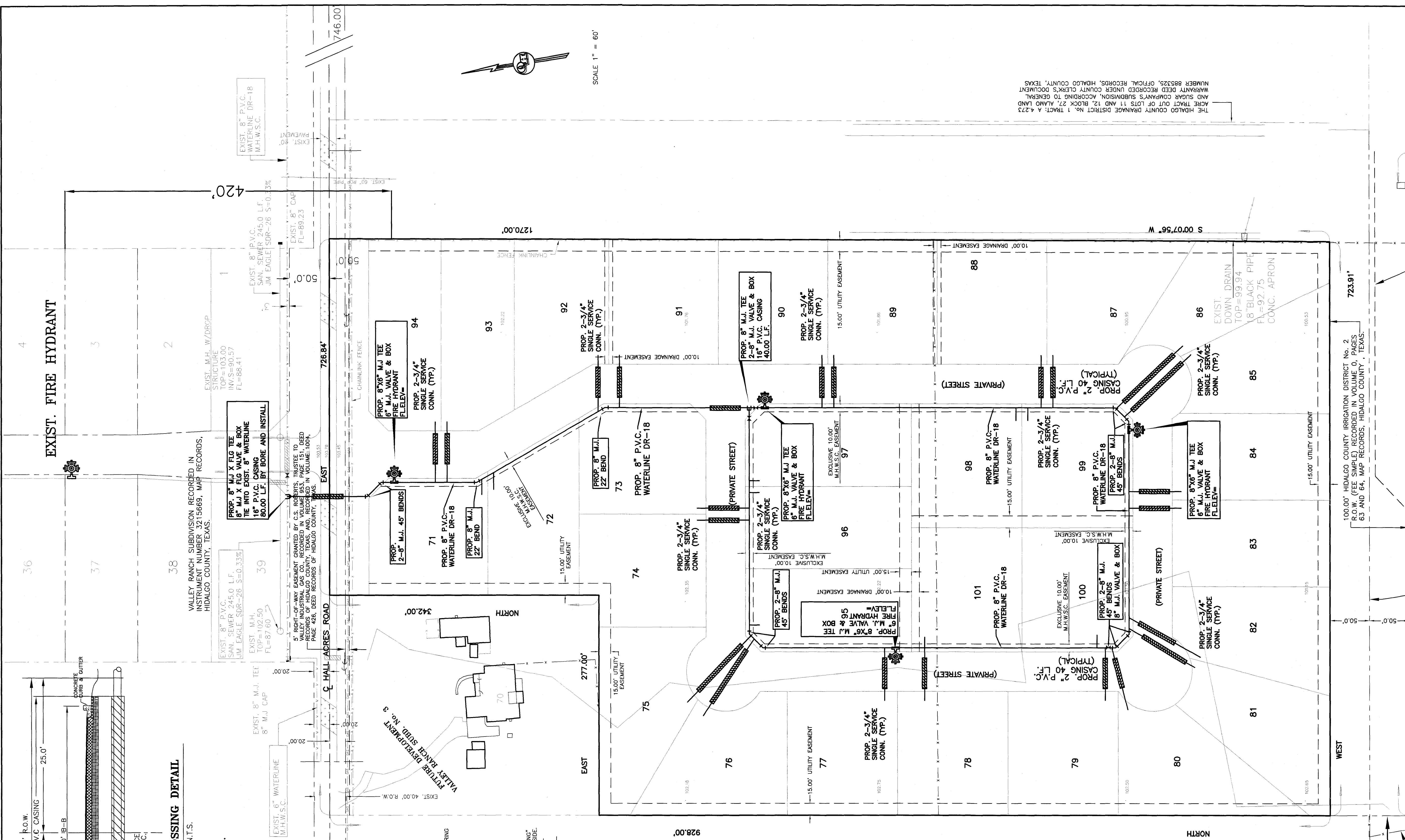
FIRE LANE STRIPING DETAIL

N.T.S.

- 1.- FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS.
- 2.- CURB SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING" 30 FEET FROM THE CENTER OF THE FIRE HYDRANT AND 15 FEET TO EACH SIDE.
- 3.- FIRE HYDRANTS SHALL INSTALL REFLECTIVE BLUE MARKERS IN FRONT OF ALL FIRE HYDRANTS.

LEGEND

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



SCALE 1" = 60'

THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACTS A, 4.273 AND SUSAN COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 885325, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE PREPARED BY	4-13-2022	APPROVED BY	
DATE REVISION	4-13-2022	APPROVED BY	
DATE REVISION	4-13-2022	APPROVED BY	

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513

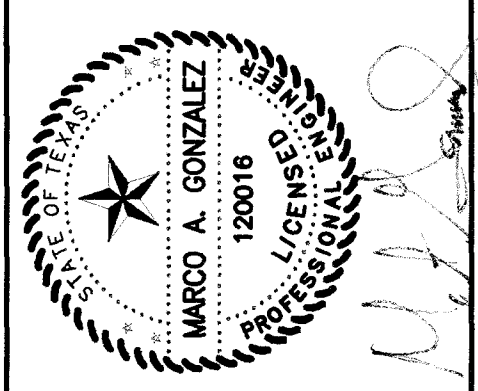
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480

FAX 956-381-0527

ALFONSO@QHA-ENG.COM



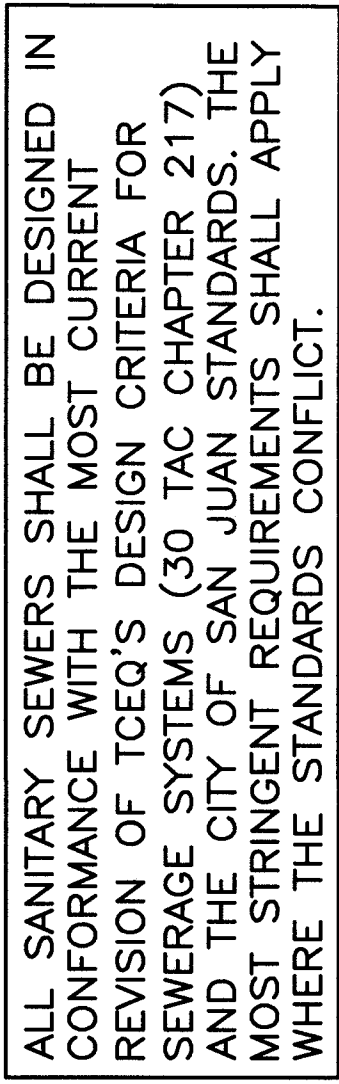
VALLEY RANCH

SUBDIVISION No. 4

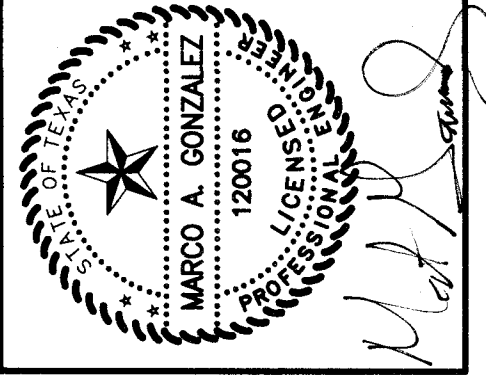
WATER DISTRIBUTION

SYSTEM

JOB NO.	4-13-2022
DATE	4-13-2022
REVISION	1"=60'
SCALE	ALEX G.
DRAWN BY	
SHEET	



TANILLA, HEADLEY AND
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 1004111-00

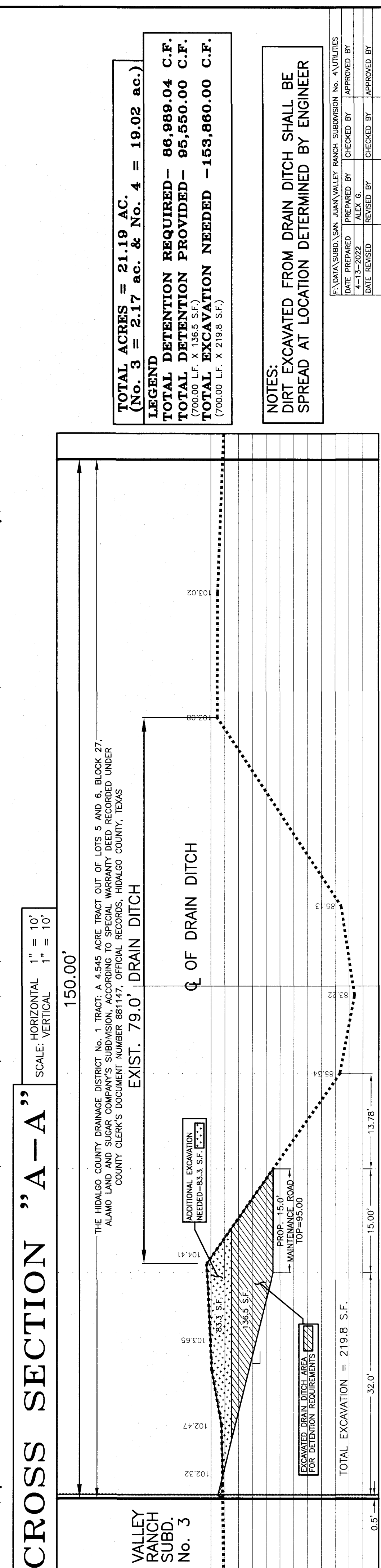
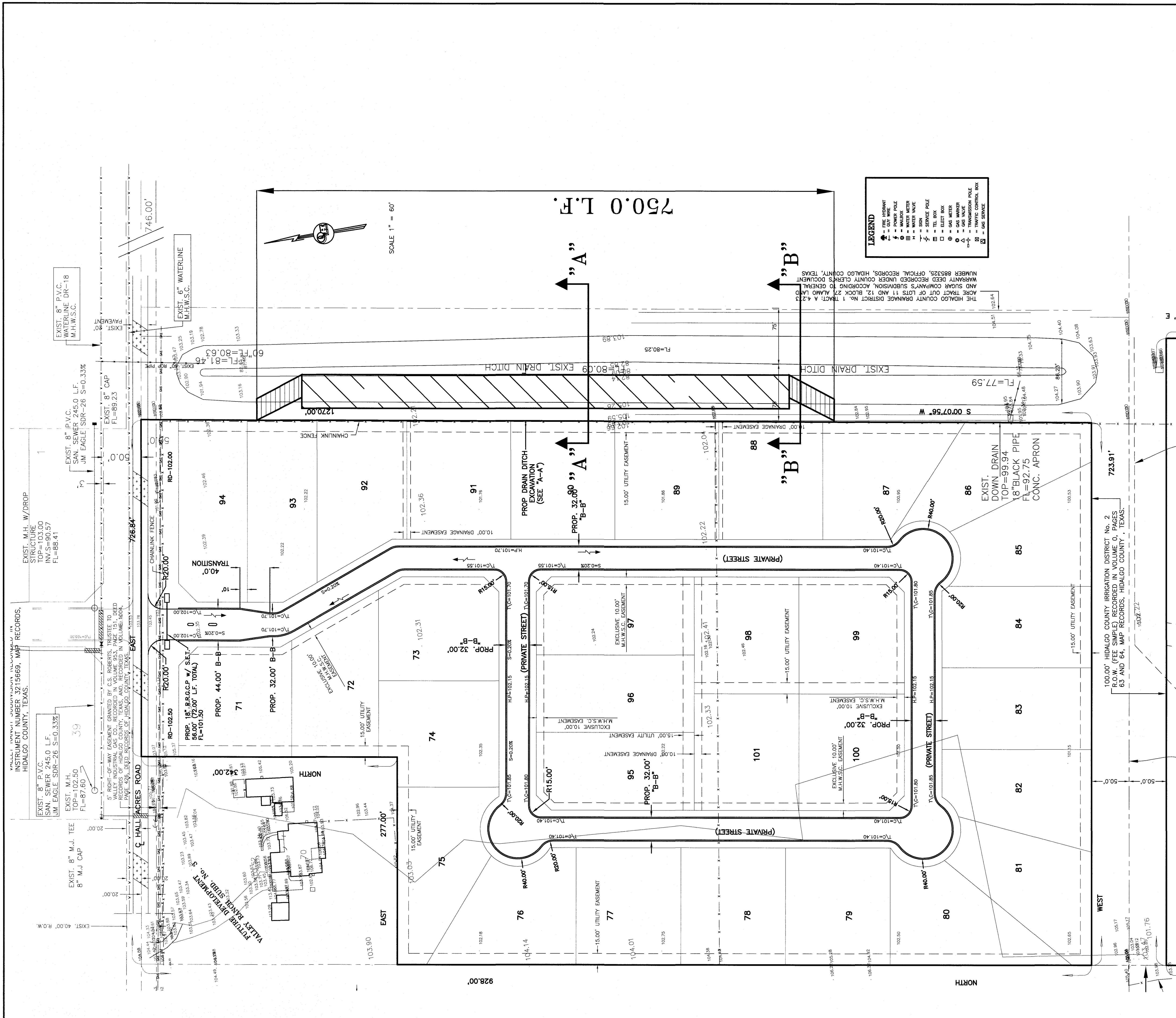


**VALLEY RANCH
SUBDIVISION No. 4
SANITARY SEWER
COLLECTION SYSTEM**

816-22

JOB NO.	
DATE	4-13-2022
REVISION	
SCALE	1"=60'
DRAWN BY	ALEX G.
SHEET	

F:\DATA\SUBD\SAN JUAN\VALLEY RANCH SUBDIVISION No. 4\UTILITIES			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-13-2022	ALEX G.		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

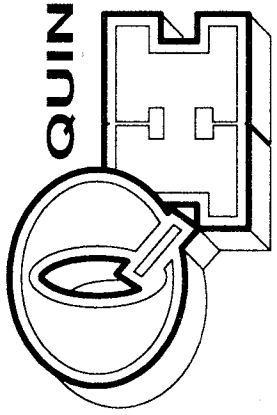


TOTAL ACRES = 21.19 AC.
(No. 3 = 2.17 ac. & No. 4 = 19.02 ac.)

LEGEND
TOTAL DETENTION REQUIRED- 86,989.04 C.F.
TOTAL DETENTION PROVIDED- 95,550.00 C.F.
TOTAL EXCAVATION NEEDED -153,860.00 C.F.
(700.00 L.F. X 21.8 S.F.)

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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-13-2022	ALEX G.	ALEX G.	ALEX G.
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

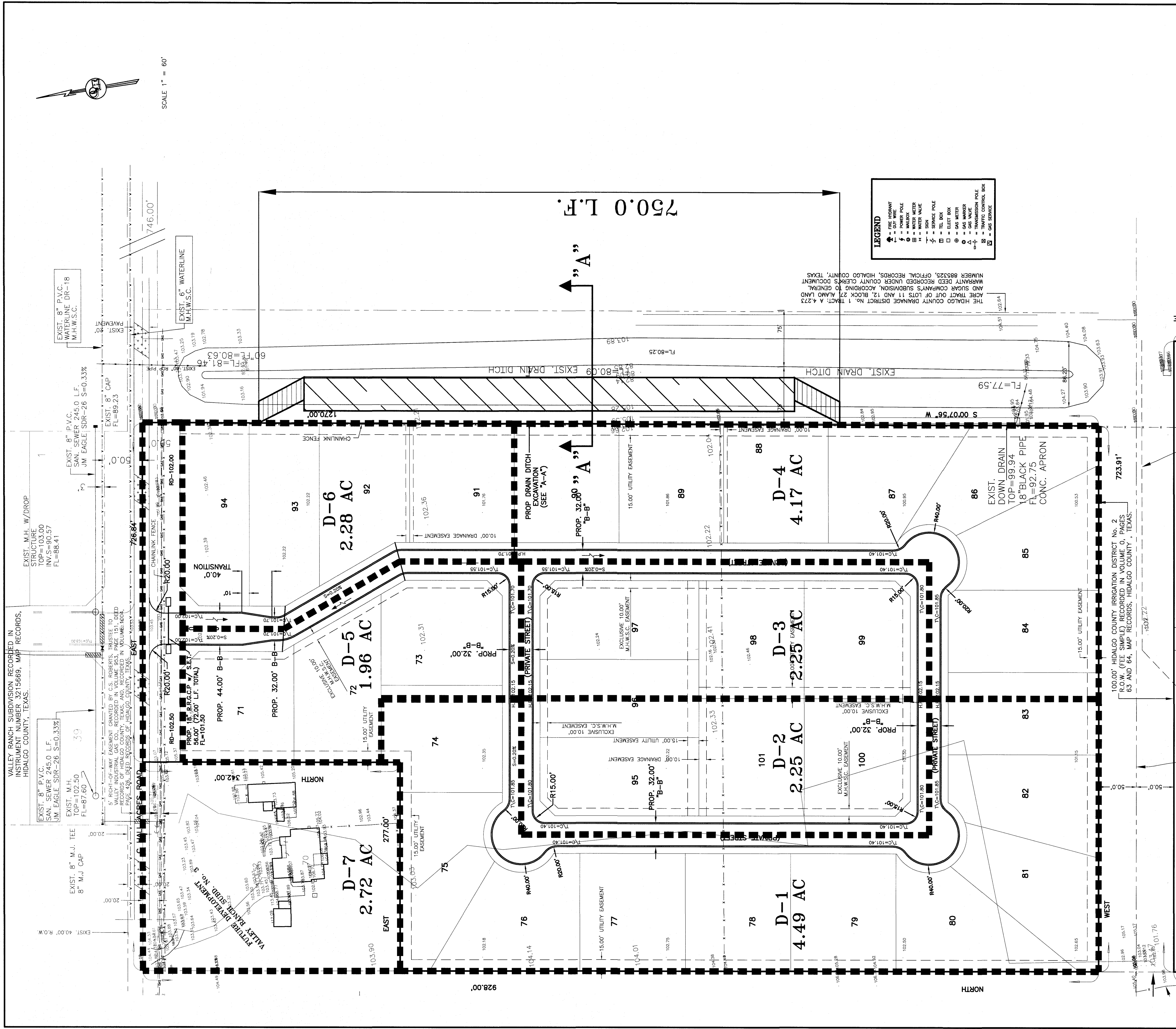


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

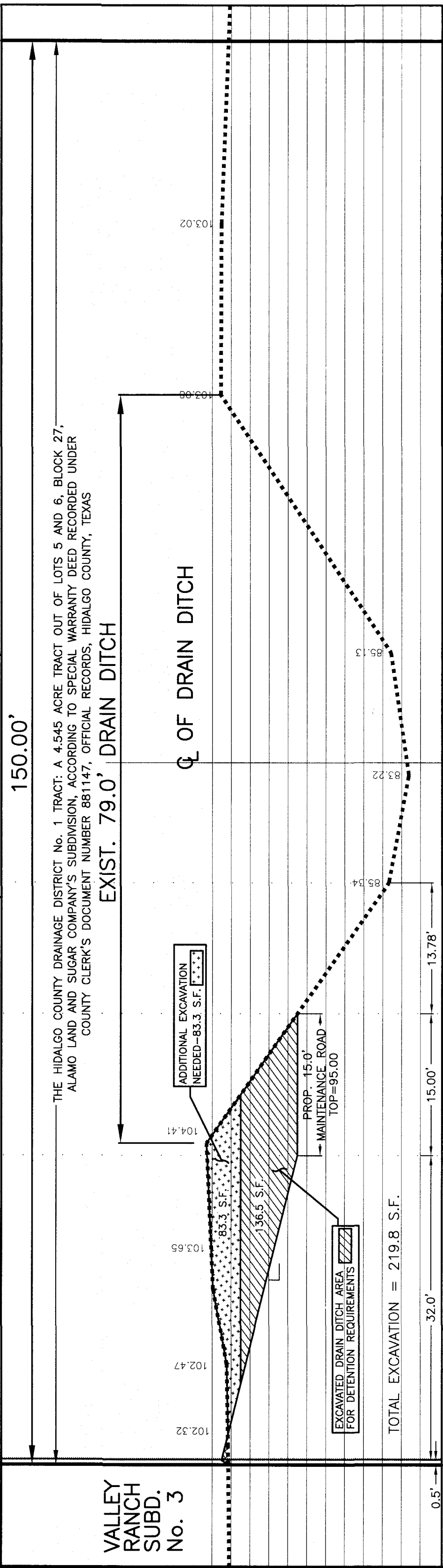
VALLEY RANCH
SUBDIVISION No. 3 & No. 4
PAVING & DRAINAGE
LAYOUT

JOB NO. 4-13-2022
DATE 4-13-2022
REVISION 1"
SCALE 1"=60'
DRAWN BY ALEX G.
SHEET



CROSS SECTION "A-A"

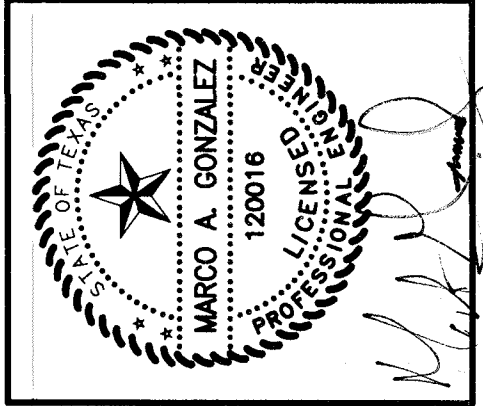
SCALE: HORIZONTAL 1" = 10'
VERTICAL 1" = 10'



TOTAL ACRES = 21.19 AC.
(No. 3 = 2.17 ac. & No. 4 = 19.02 ac.)
LEGEND
TOTAL DETENTION REQUIRED- 86,989.04 C.F.
TOTAL DETENTION PROVIDED- 96,560.00 C.F.
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(700.00 L.F. X 219.8 S.F.)

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

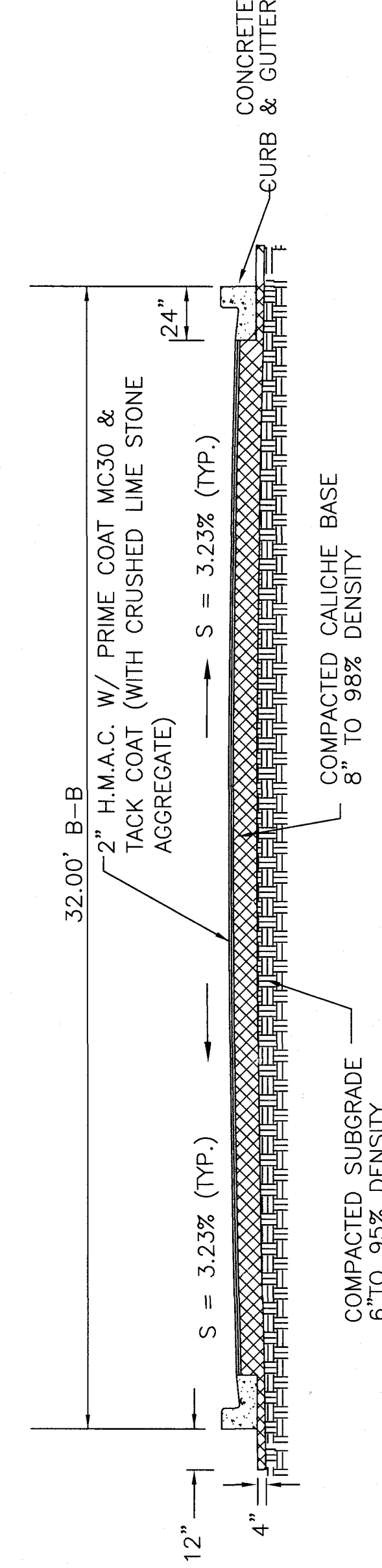
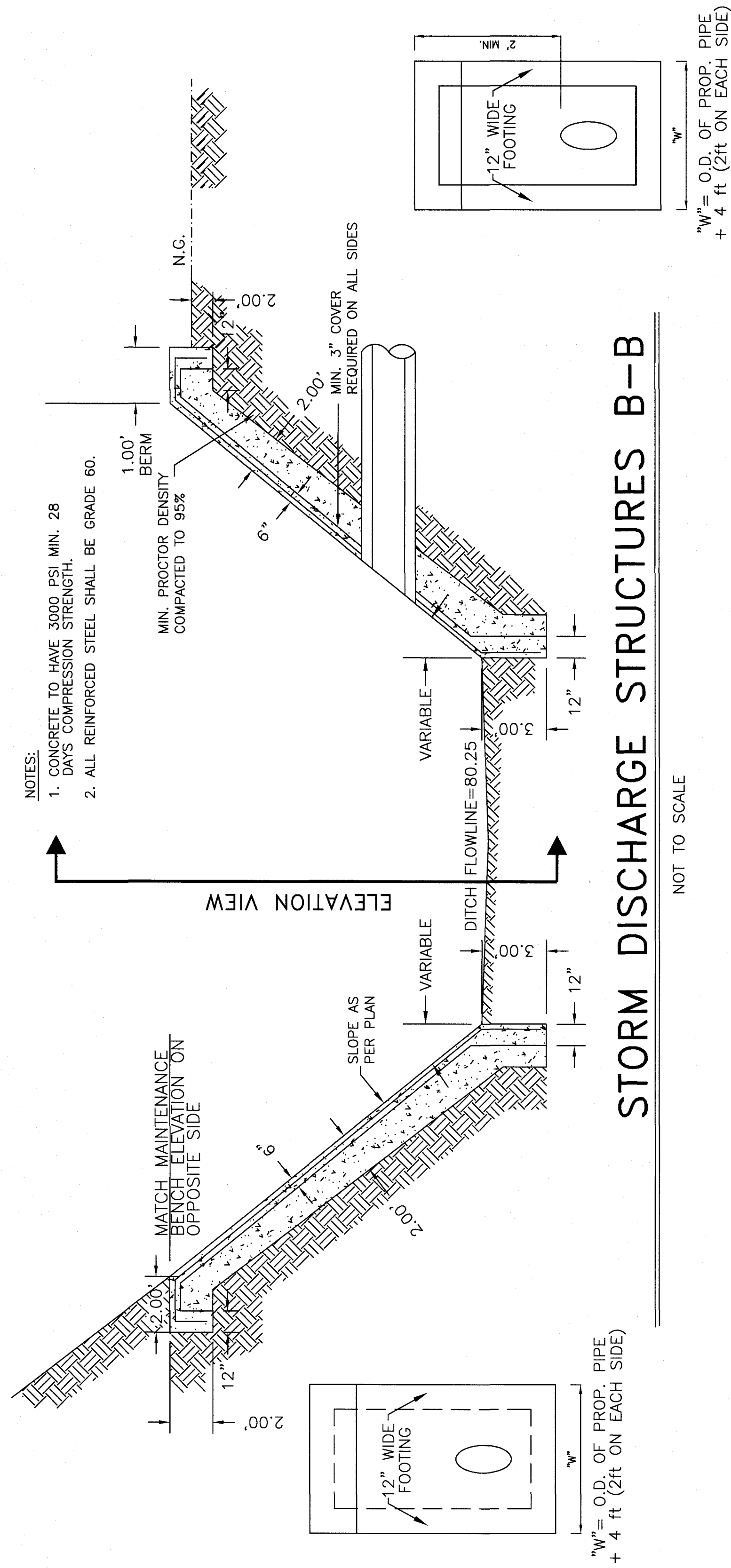
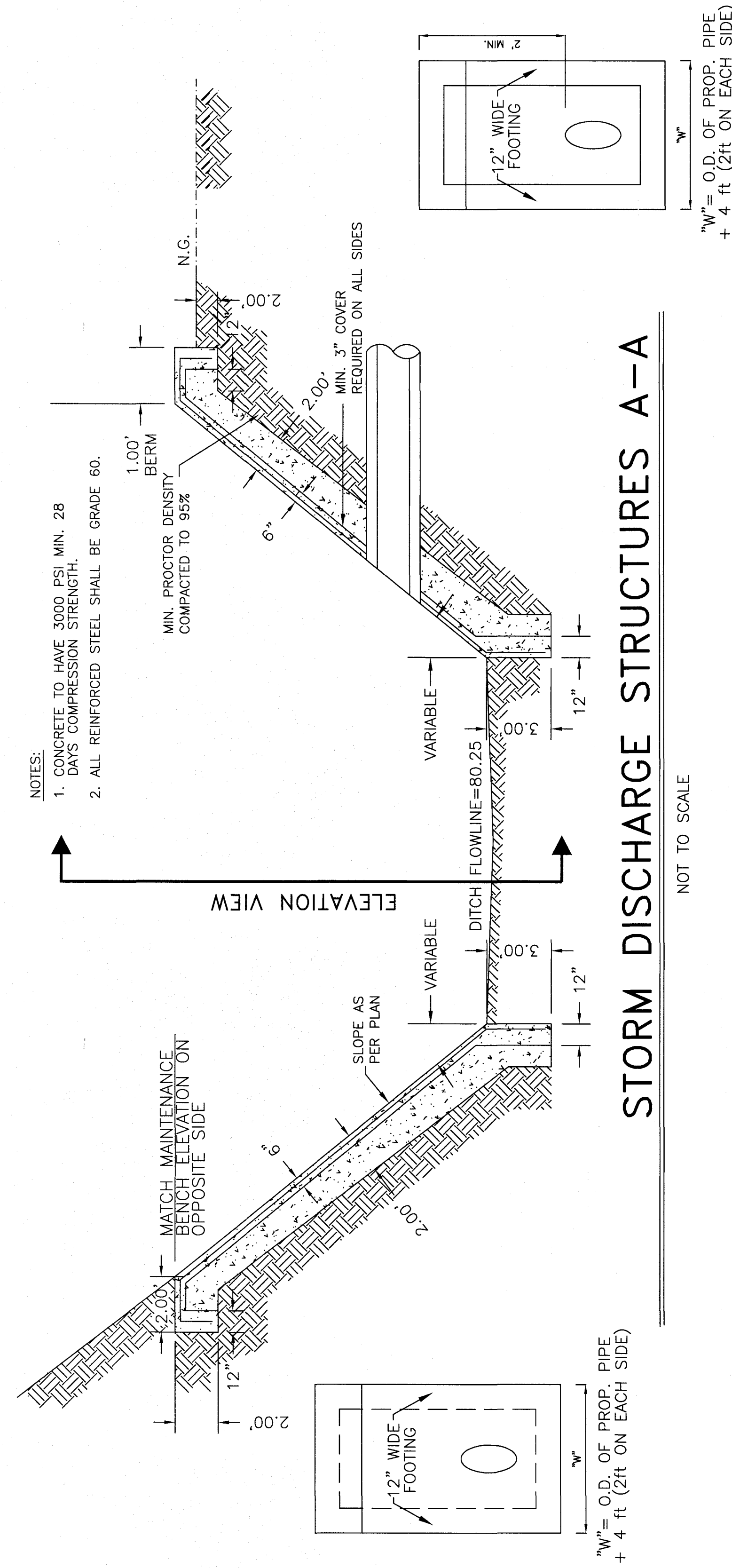
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-13-2022	ALEX G.	ALEX G.	ALEX G.
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



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

VALLEY RANCH
SUBDIVISION No. 3 & No. 4
MASTER DRAINAGE AREAS

JOB NO. _____
DATE 4-13-2022
REVISION _____
SCALE 1"=60'
DRAWN BY ALEX G.
SHEET _____



NOTE: IF PI IS 20 OR GREATER, 3.0% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR IS REQUIRED

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

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FAX 956-381-0527

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

MARCO A. GONZALEZ

120018

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

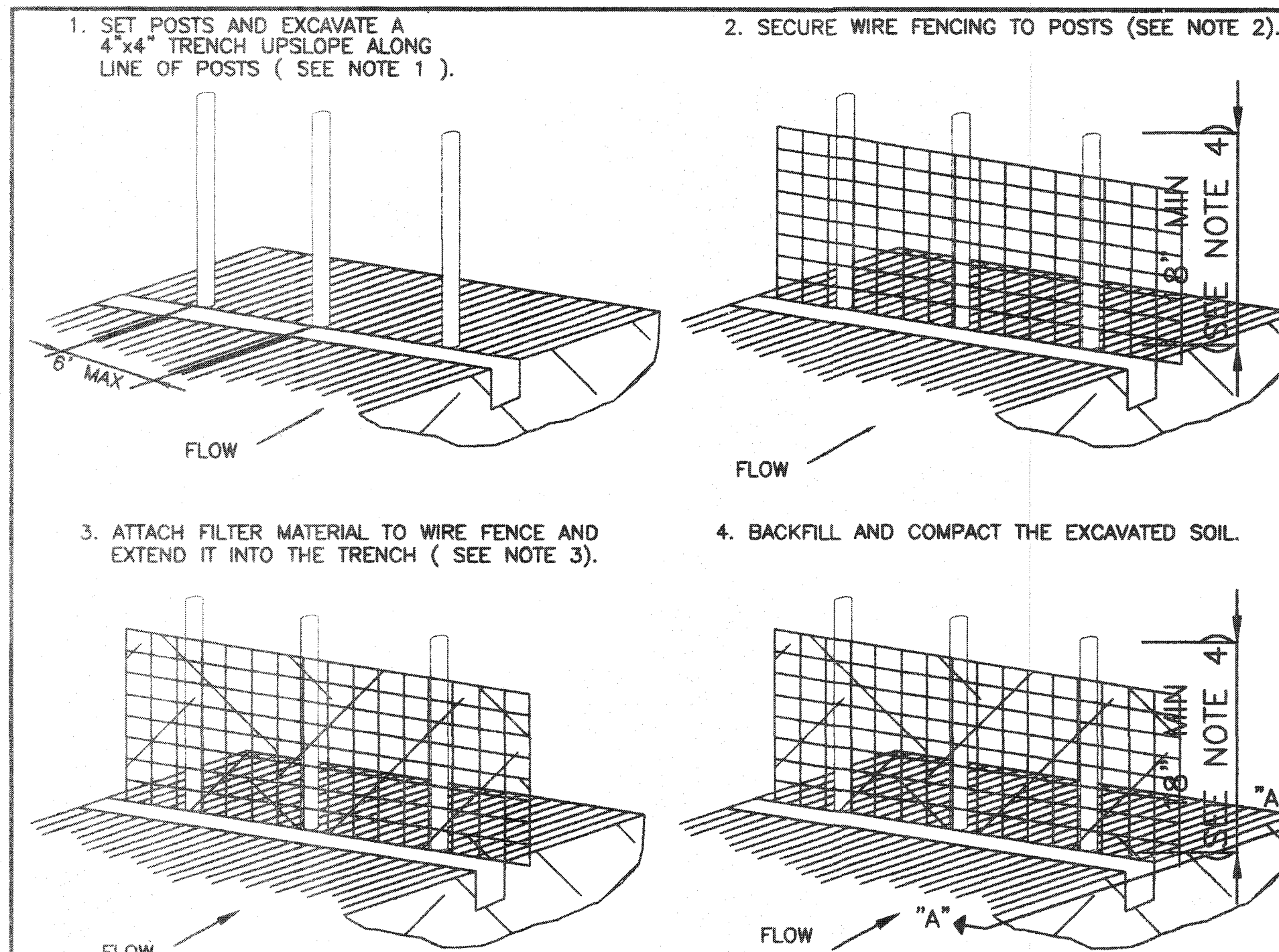
VALLEY RANCH

SUBDIVISION No. 3 & No. 4

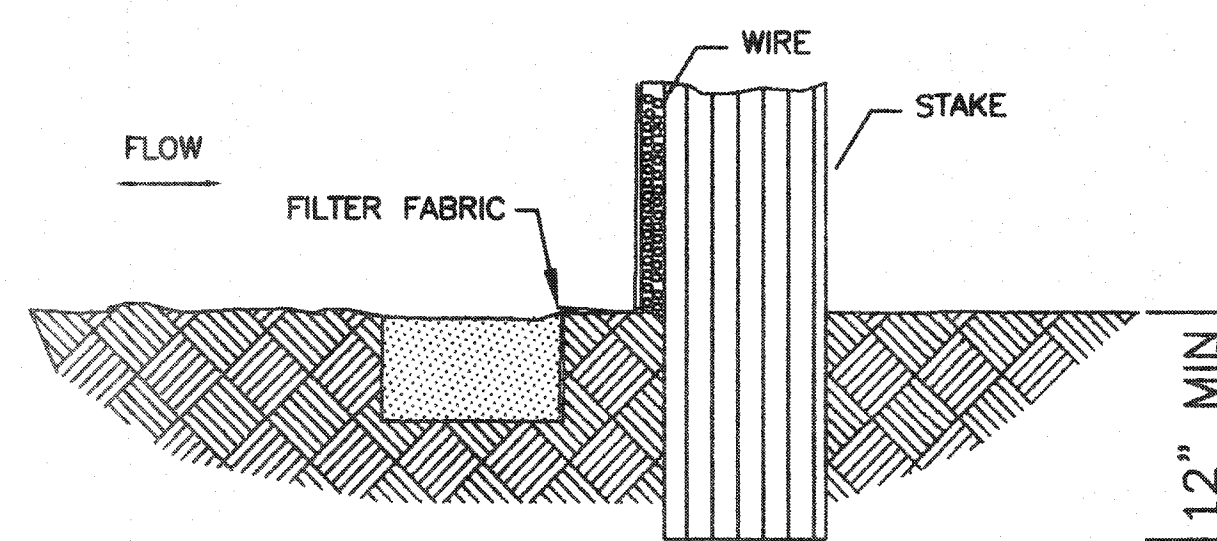
PAVING & DRAINAGE

DETAIL LAYOUT

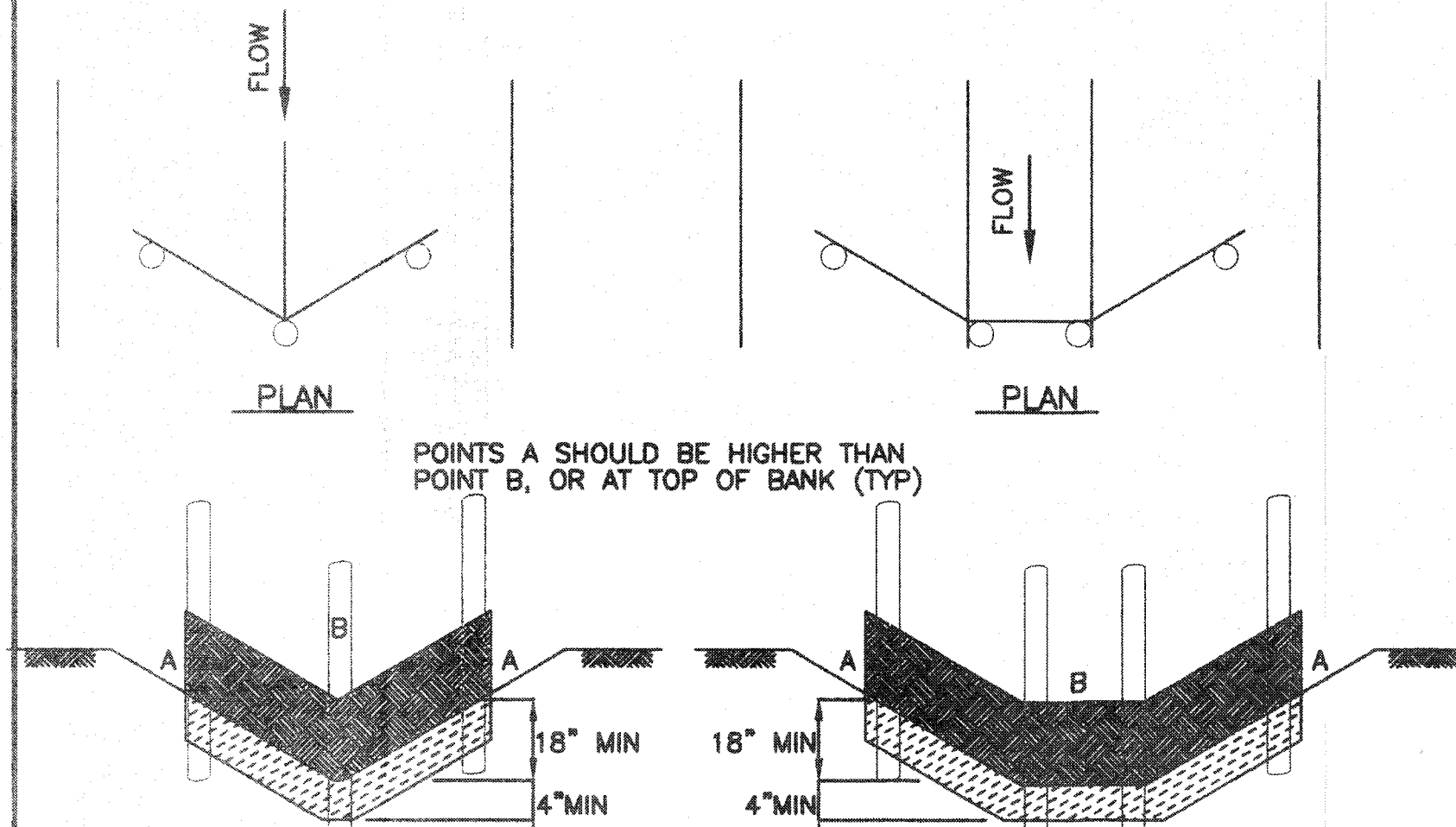
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DATE	4-13-2022
REVISION	1"=60'
SCALE	ALEX G.
DRAWN BY	ALEX G.
SHEET	



EXTENSION OF FABRIC INTO TRENCH



SECTION "A"

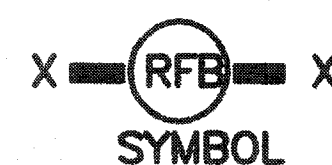


"V-DITCH" SECTION/ELEVATION

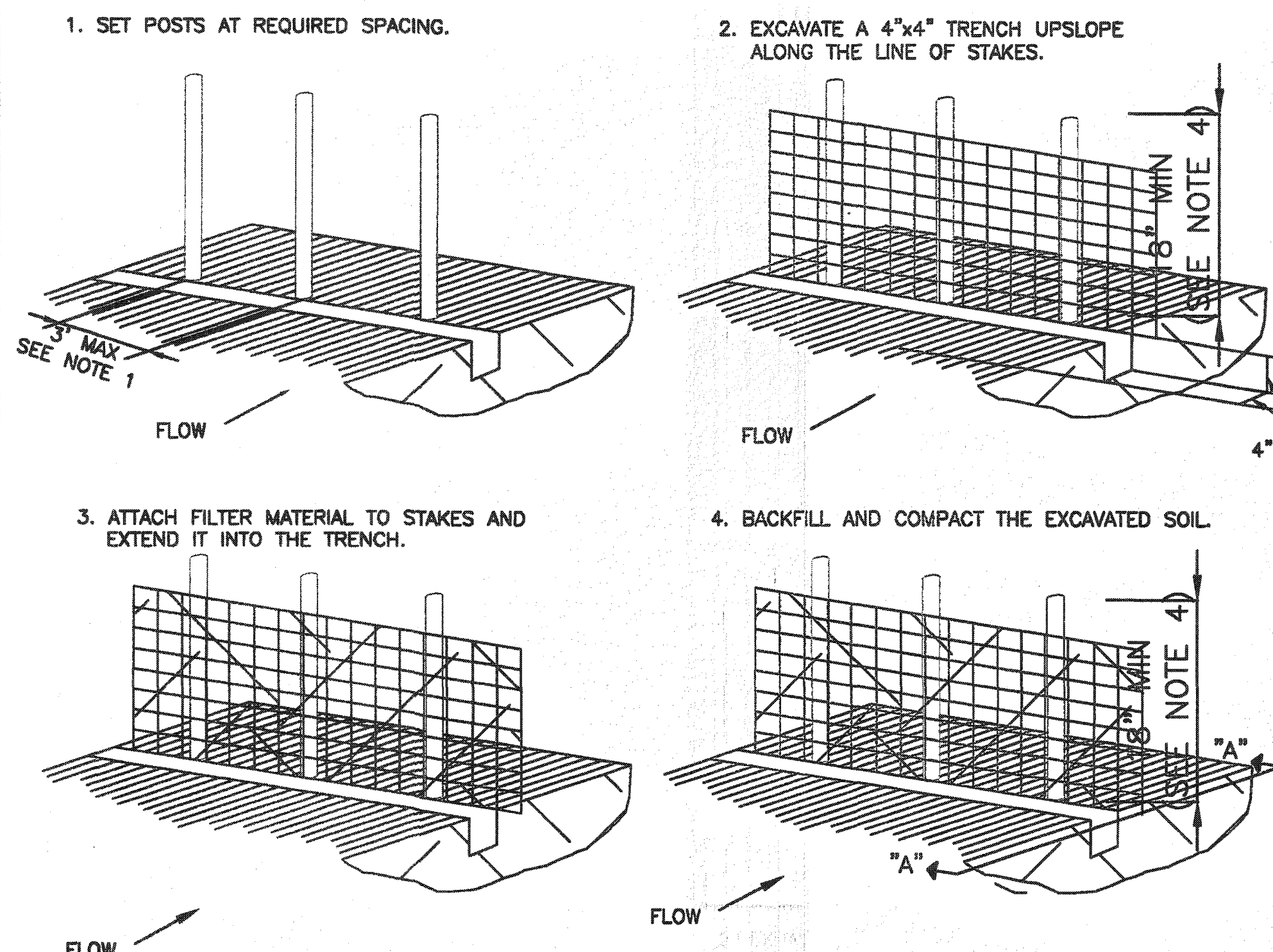
TRAPEZOIDAL SECTION/ELEVATION

CONSTRUCTION NOTES:

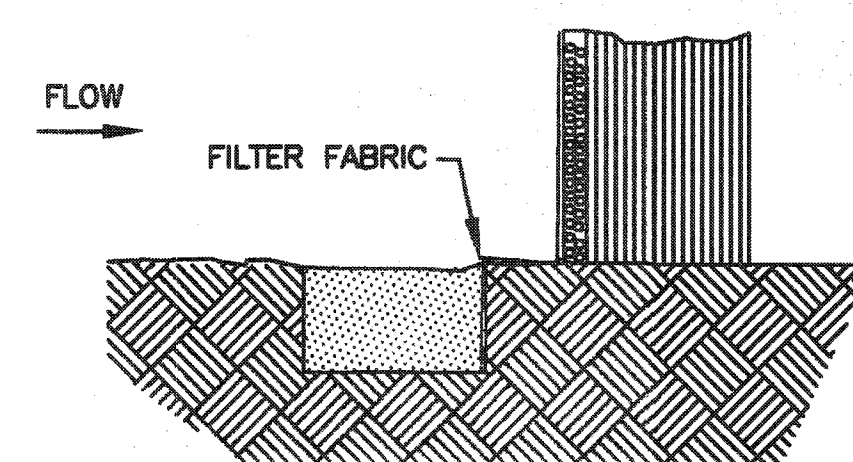
- 1.- SET IRON ROD 1/2" X 36" OR USE 4LVG3 36" POST SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
- 2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH METAL TIES
- 3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.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



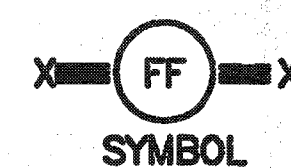
REINFORCED FILTER FABRIC BARRIER



EXTENSION OF FABRIC INTO TRENCH



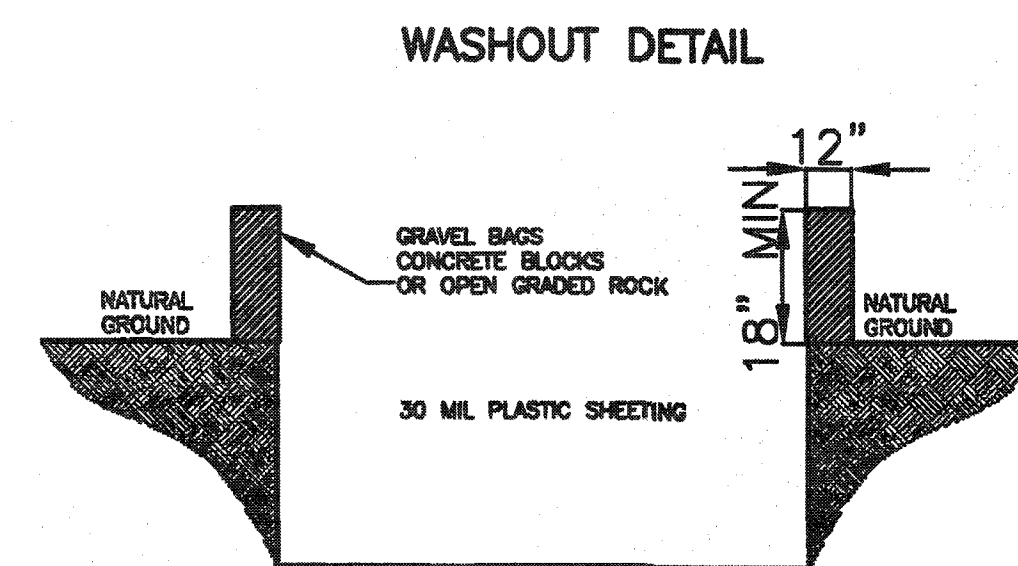
SECTION "B"



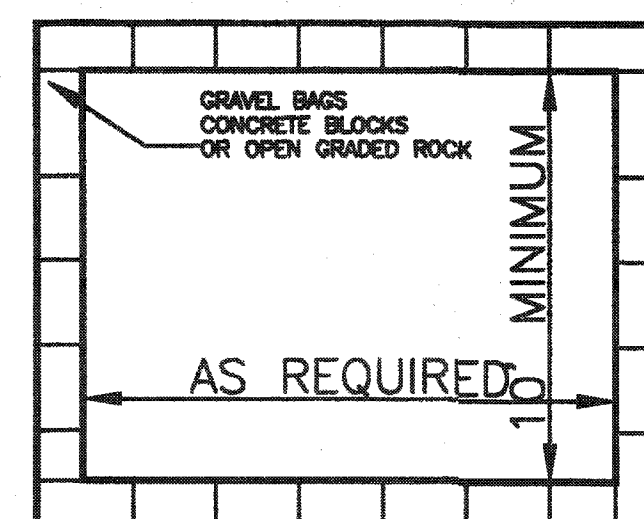
CONSTRUCTION NOTES:

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

FILTER FABRIC FENCE

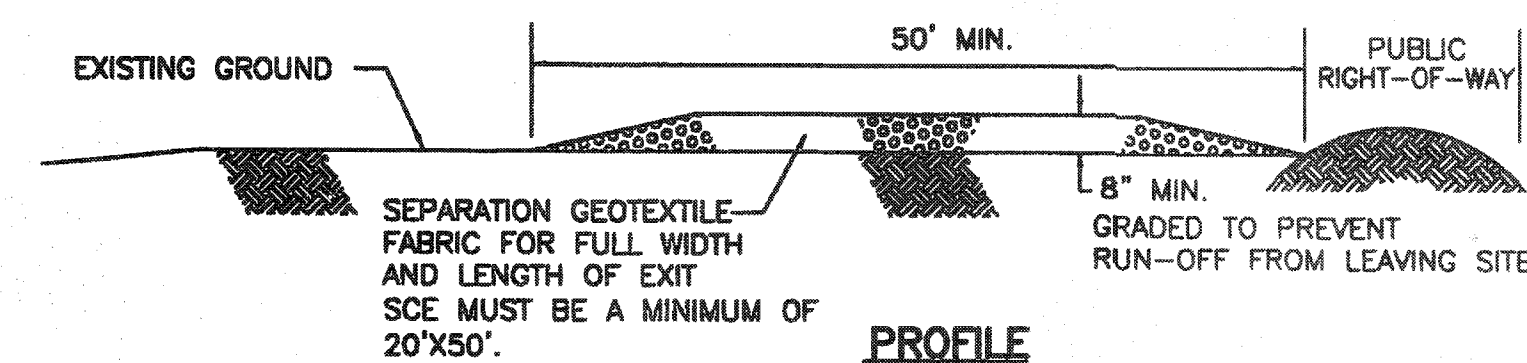


WASHOUT DETAIL

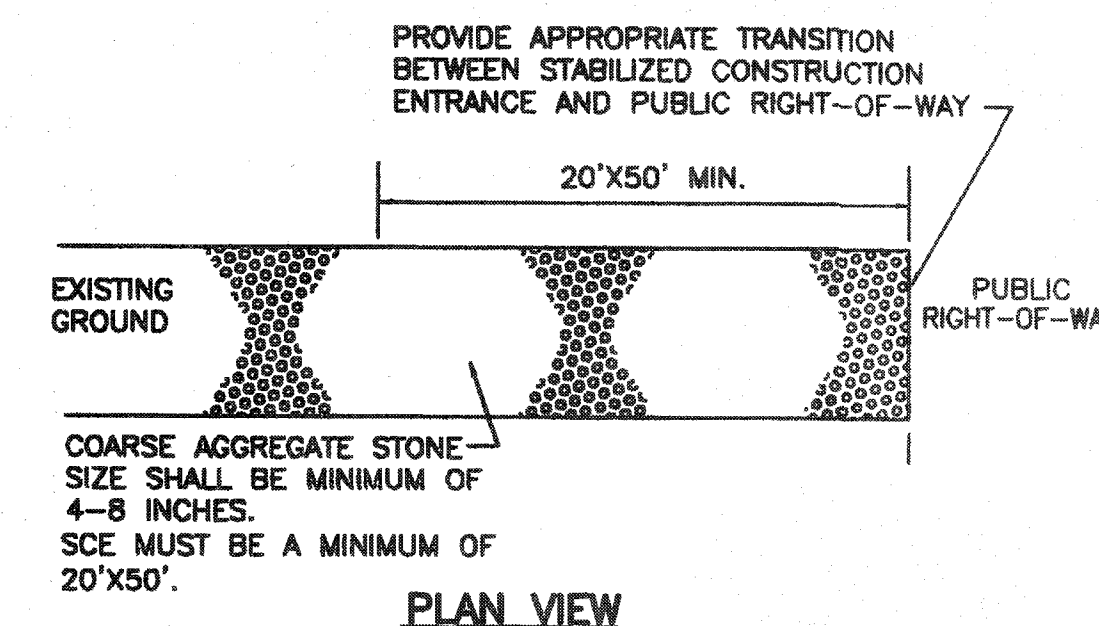


WASHOUT NOTES:

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



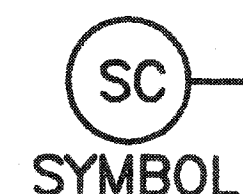
PROFILE



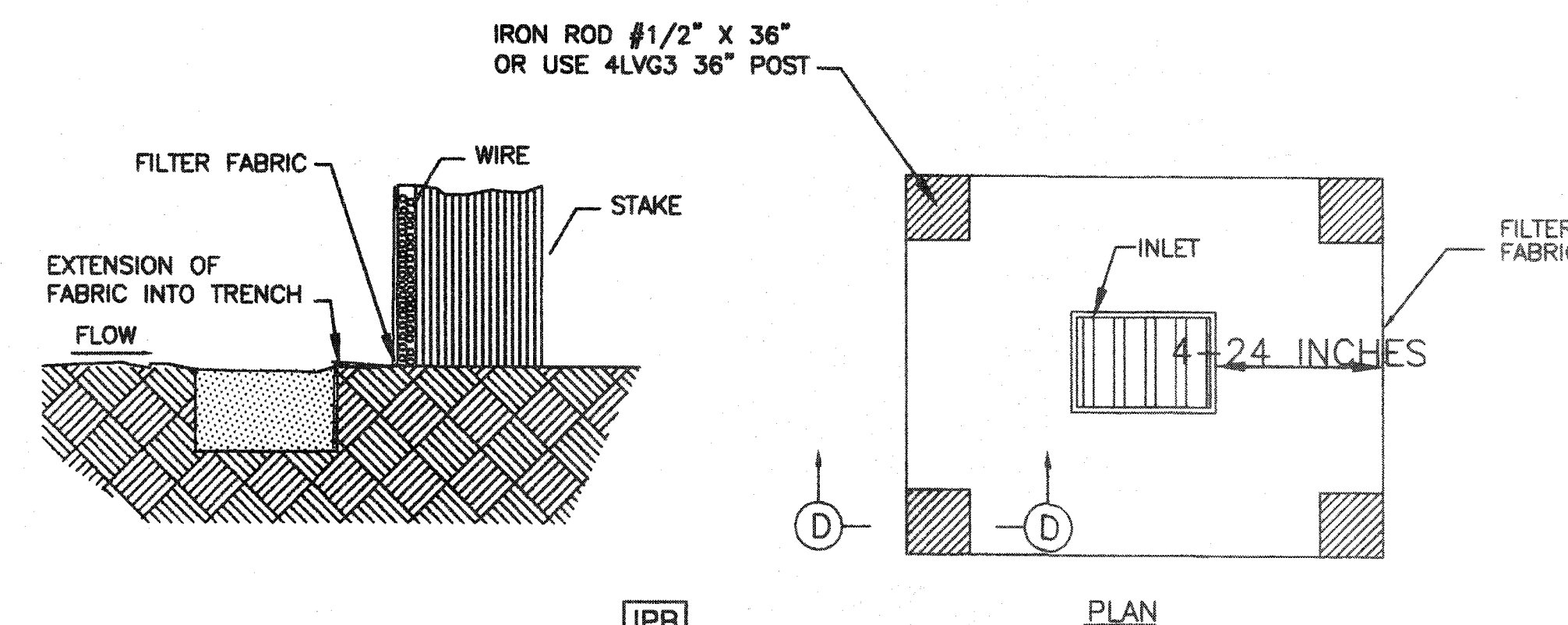
PLAN VIEW

CONSTRUCTION NOTES:

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



STABILIZED CONSTRUCTION EXIT

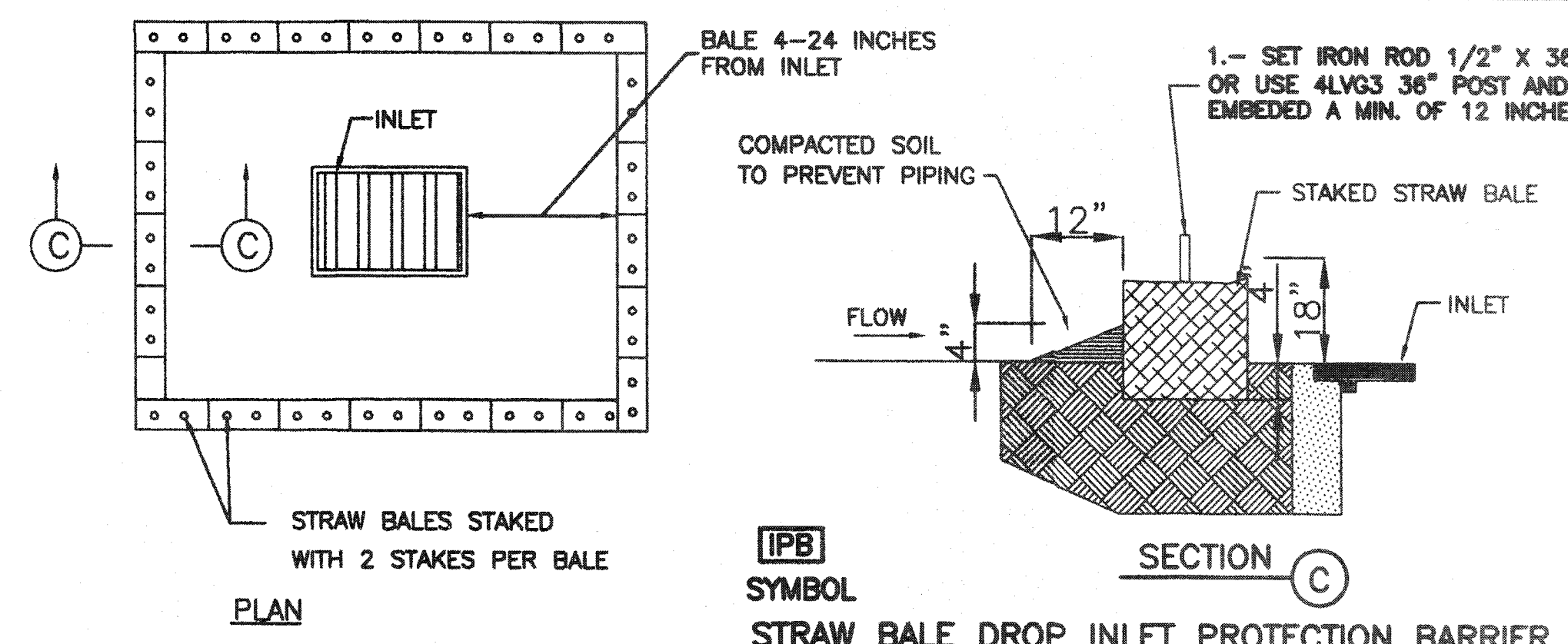


SECTION D SYMBOL

SILT FENCE INLET PROTECTION BARRIER

CONSTRUCTION NOTE:

- 1.- SEE CONSTRUCTION NOTES FOR RFB.

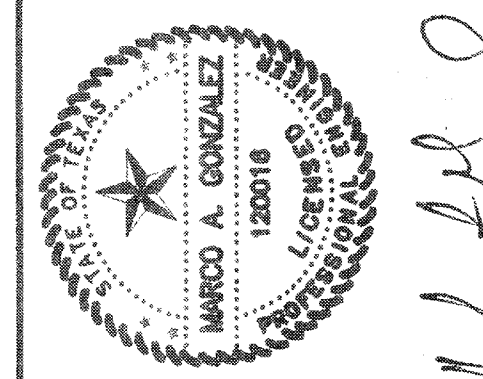


SECTION C SYMBOL

STRAW BALE DROP INLET PROTECTION BARRIER

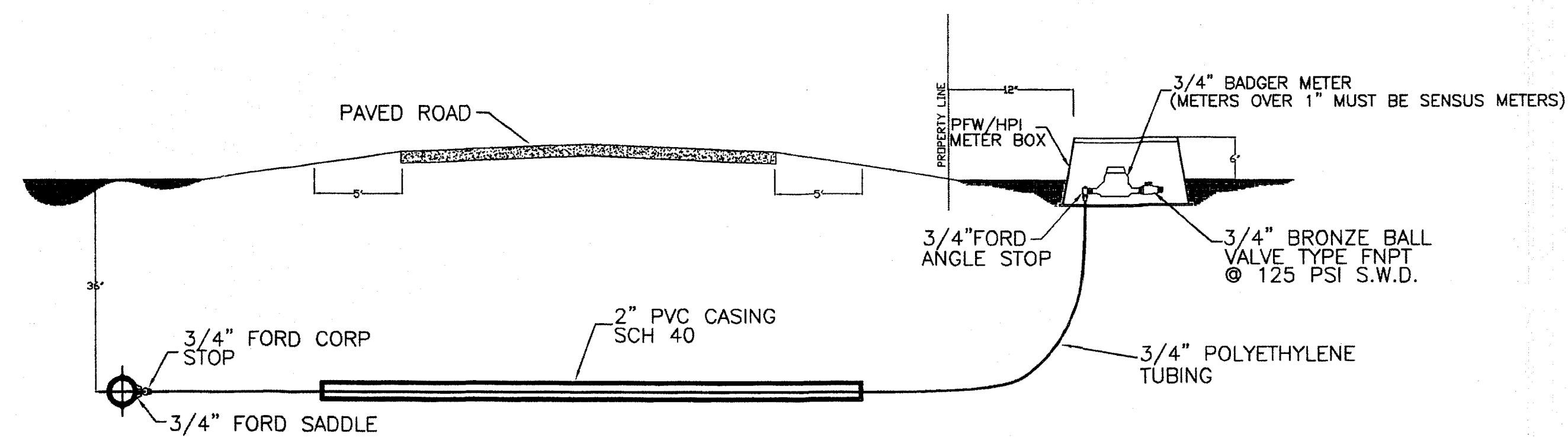
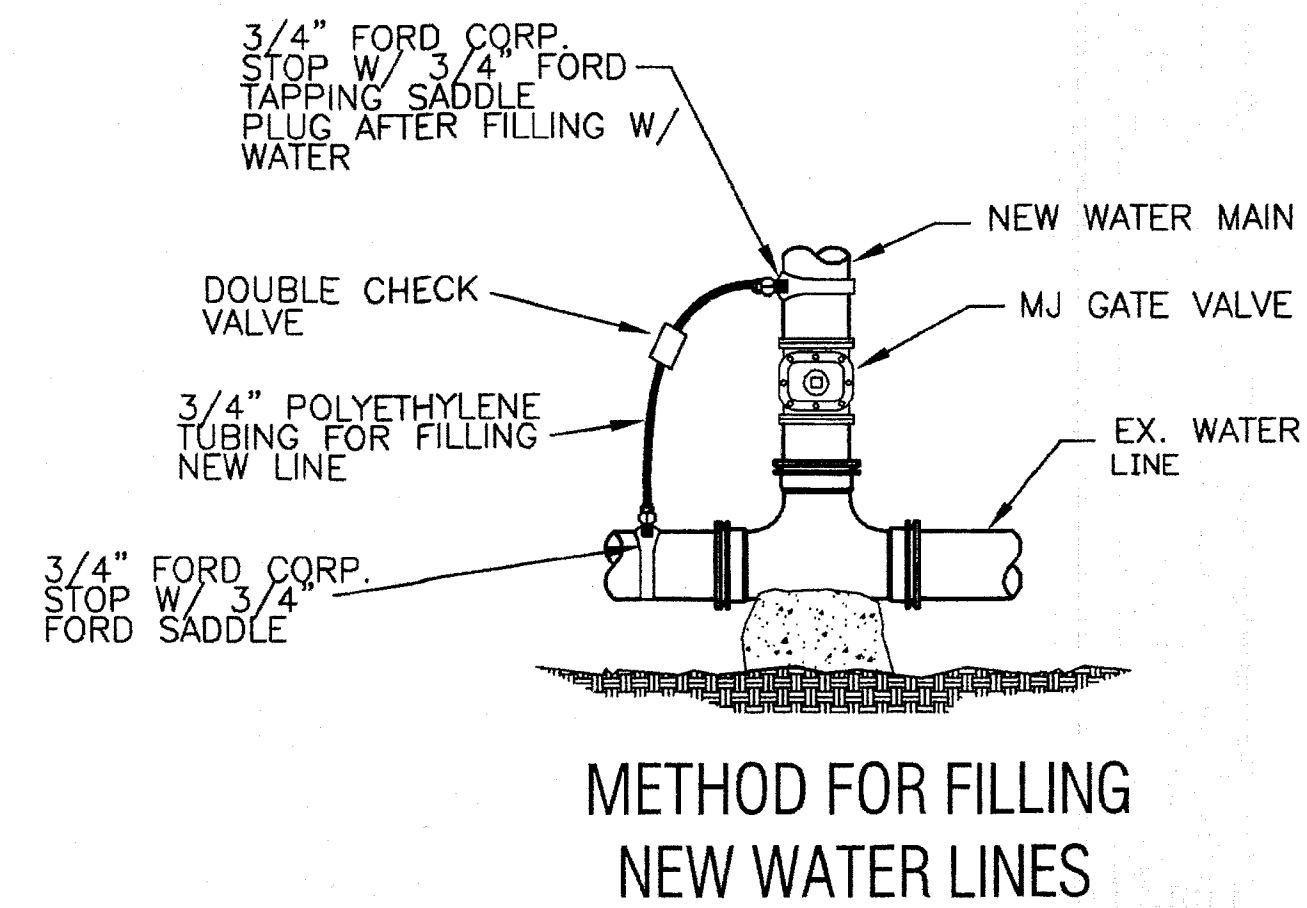
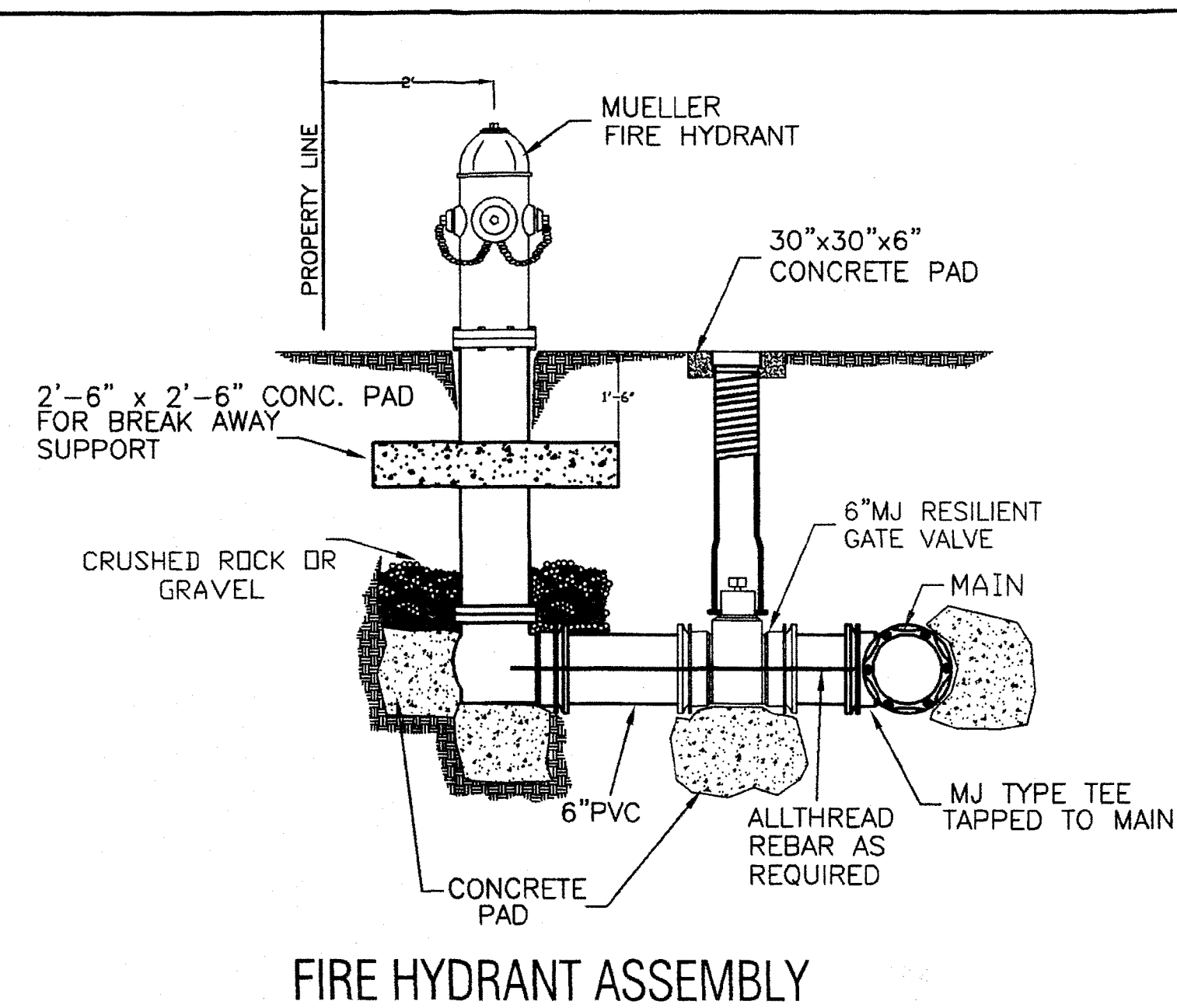
JOB NO.	5-4-2022
DATE	REVISION
SCALE	1"=40'
DRAWN BY	ALEX G
SHEET	
APPROVED	

VALLEY RANCH
SUBDIVISION No. 3 & 4
POLLUTION PREVENTION AND
EROSION CONTROL PLAN
DETAILS AND NOTES

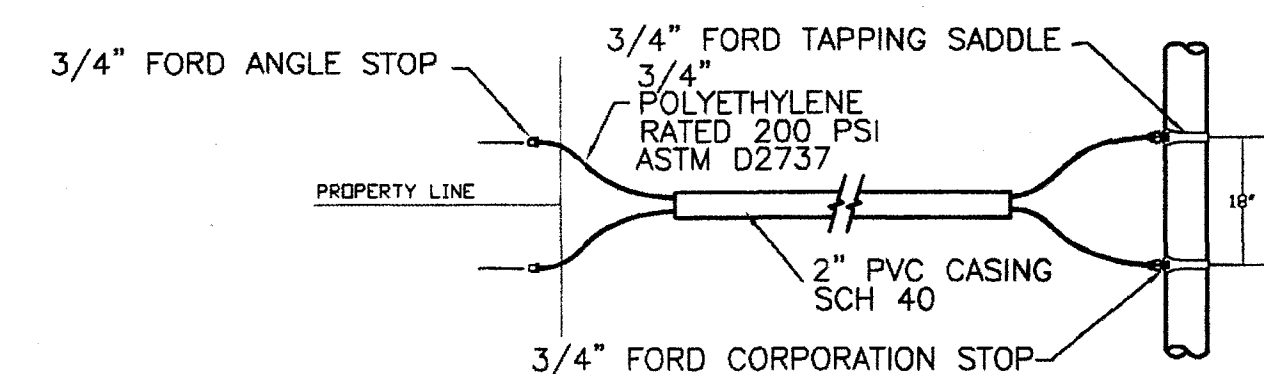
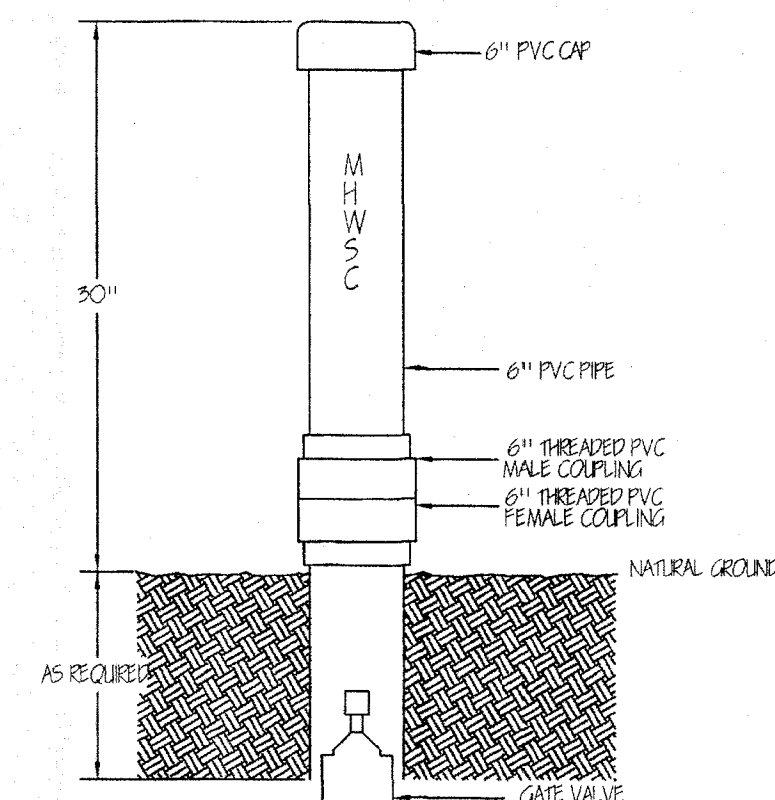


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-381-6460
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

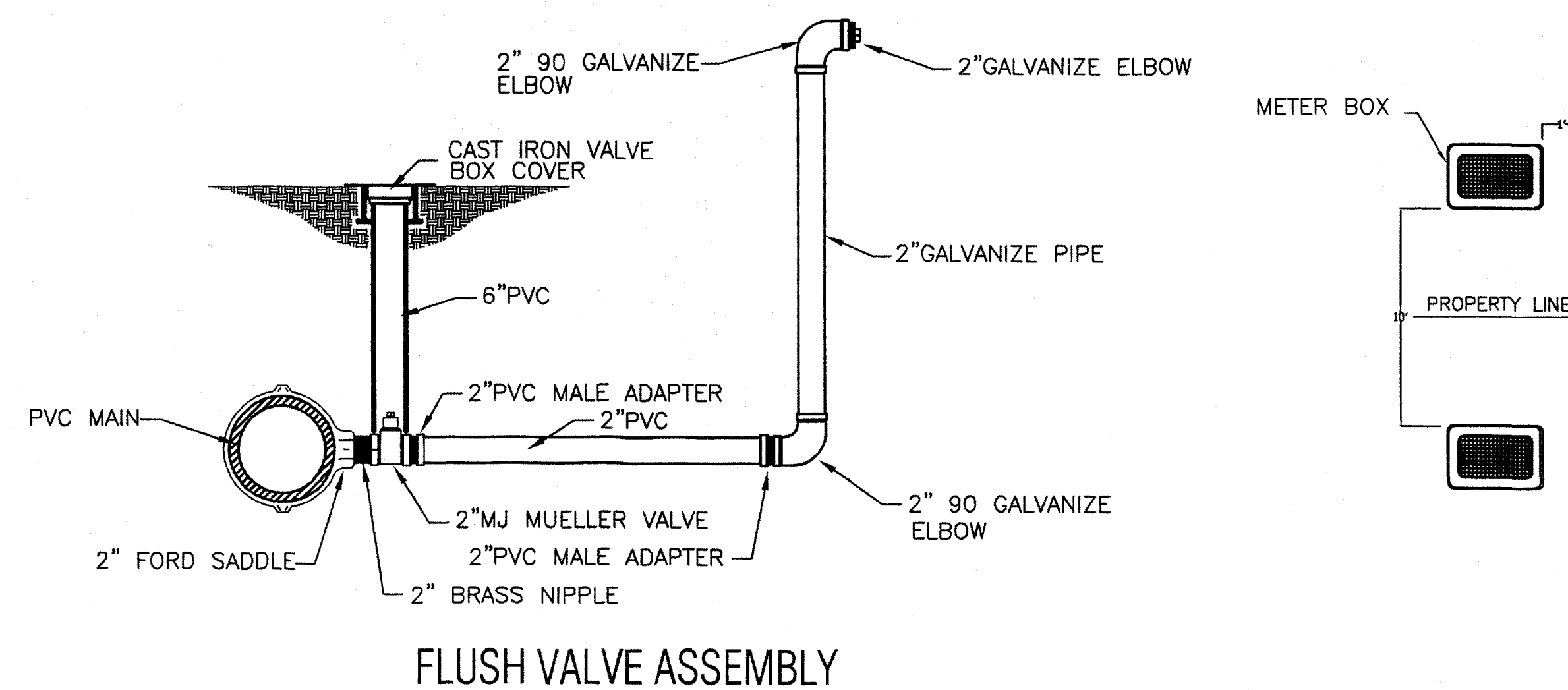
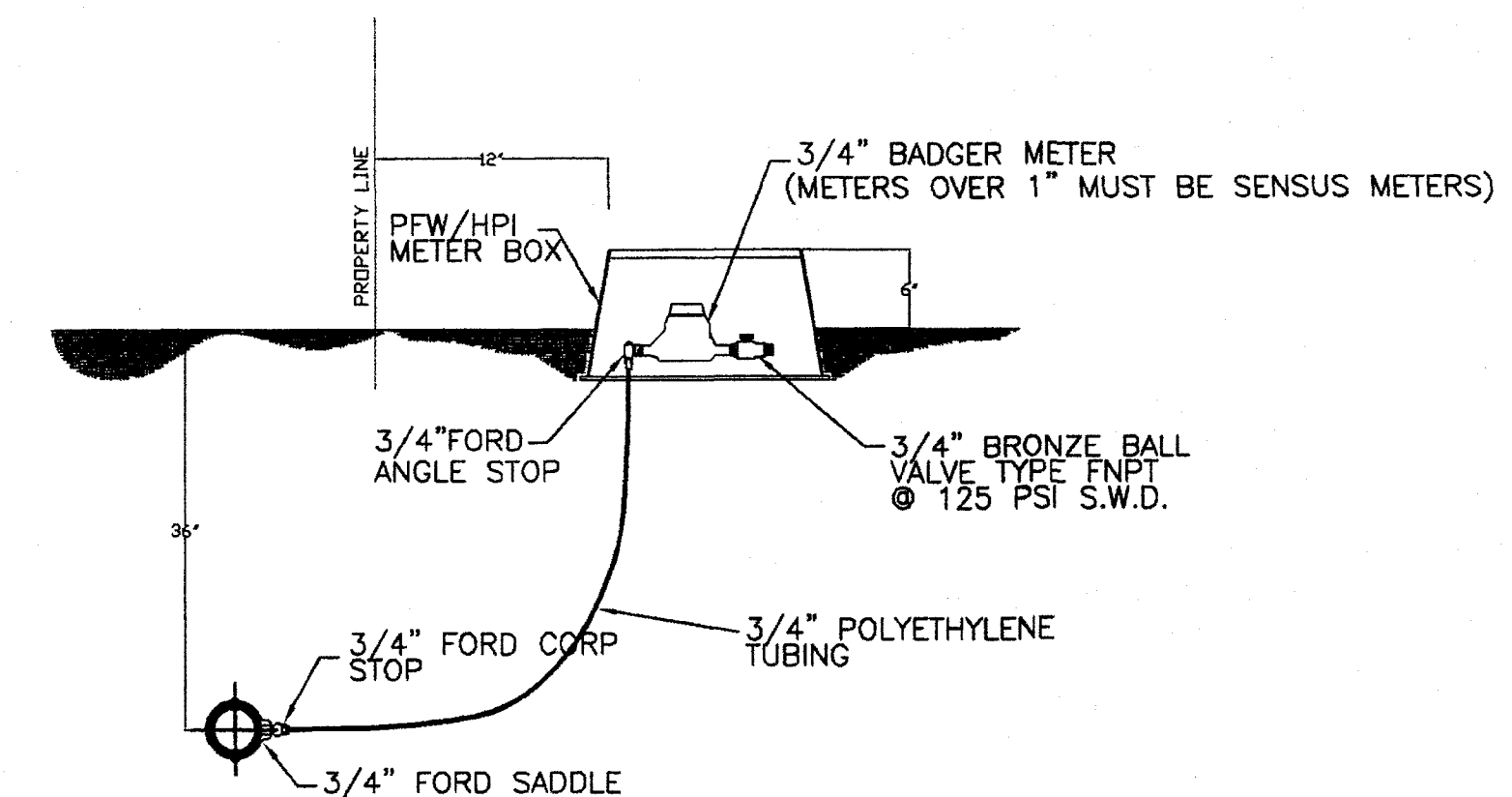
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-15113



NOTE: PVC ENCASEMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

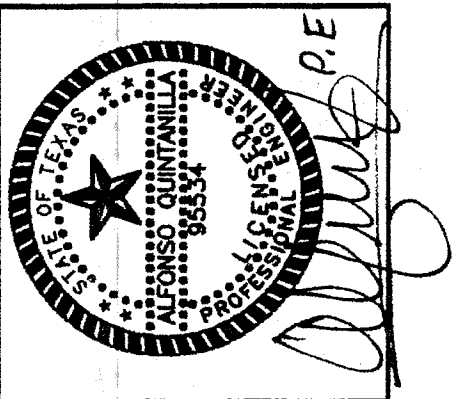


NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 18" BELOW NATURAL GROUND



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

M.H.W.S.C.
STANDARD DETAIL SHEET
4/17-2020



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

 **CONSULTING ENGINEERS**
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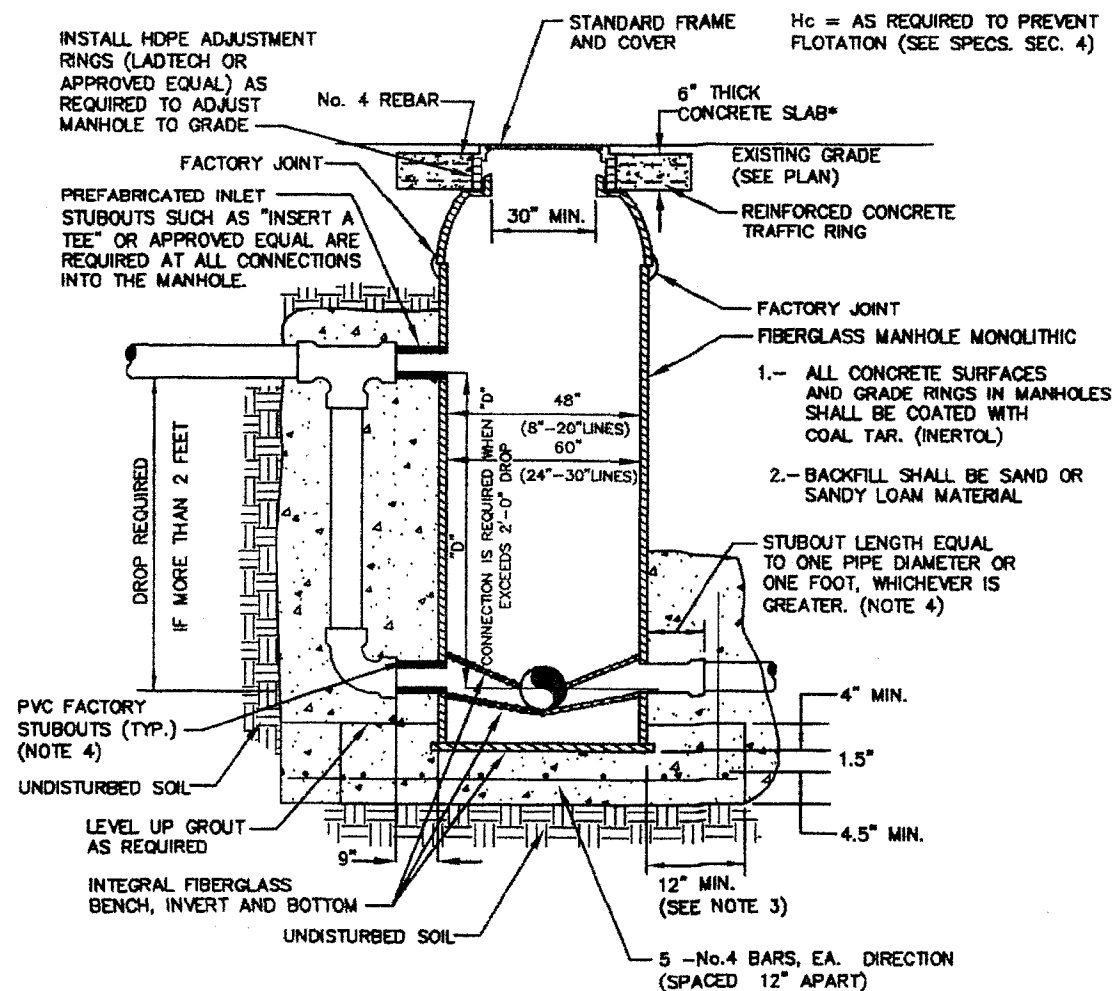
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DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 24, 2020			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SANITARY COLLECTION SYSTEM NOTES:

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

NOTE:

- 1.-FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H2O RATING
- 2.-MANHOLES TO BE OF RFG MONOLITHIC CONSTRUCTION

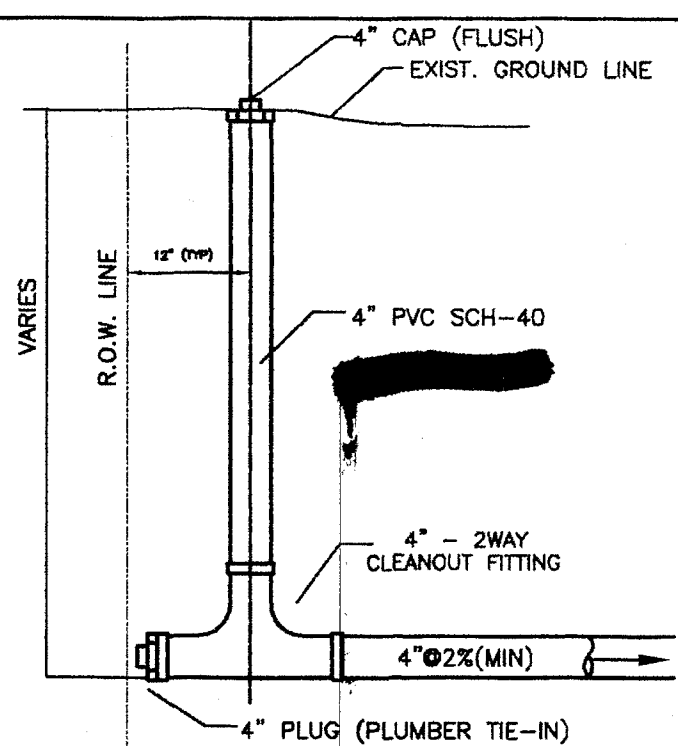


NOTES:

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR OR CLSW FLOWABLE FILL UP TO THE BOTTOM OF THE CONCRETE TRAFFIC PAD.
3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
4. OUTLET SUBROUT SHALL BE SPIGOT END. INLET SUBROUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
5. CONCRETE FOUNDATION SHALL BE POURED IN PLACE BELOW GROUND.

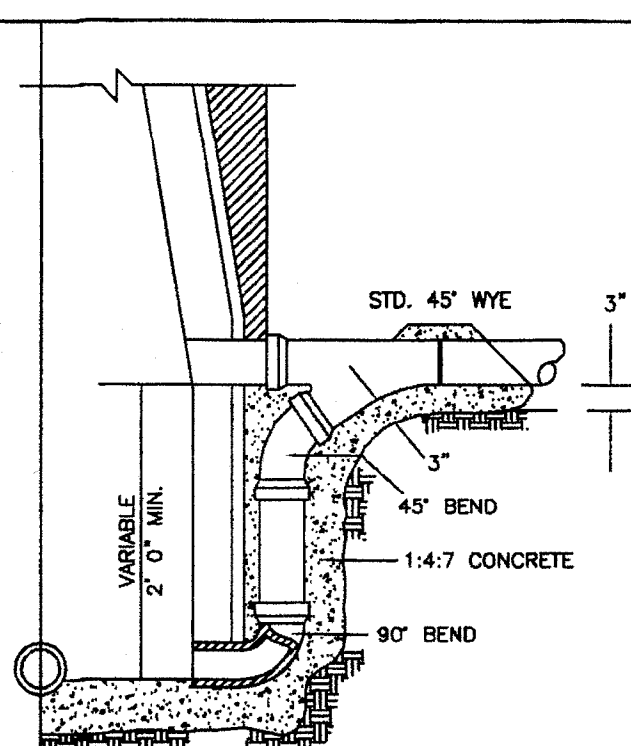
TYPICAL FIBERGLASS MANHOLE

(NOT TO SCALE)



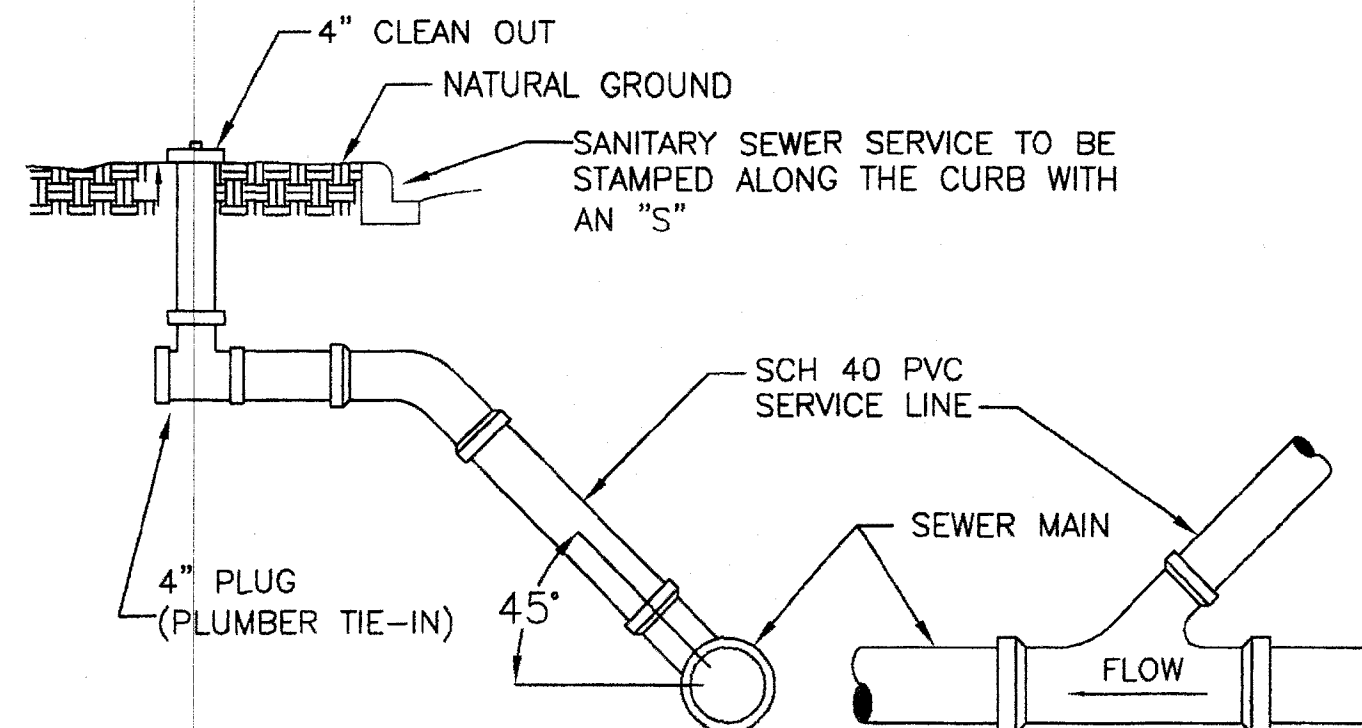
TYPICAL DOMESTIC SINGLE SANITARY SEWER SERVICE DETAIL

Two-Way Cleanout



STANDARD DROP CONNECTION TO MANHOLE

TO BE USED WITH NEW OR EXISTING MANHOLES
(NOT TO SCALE)



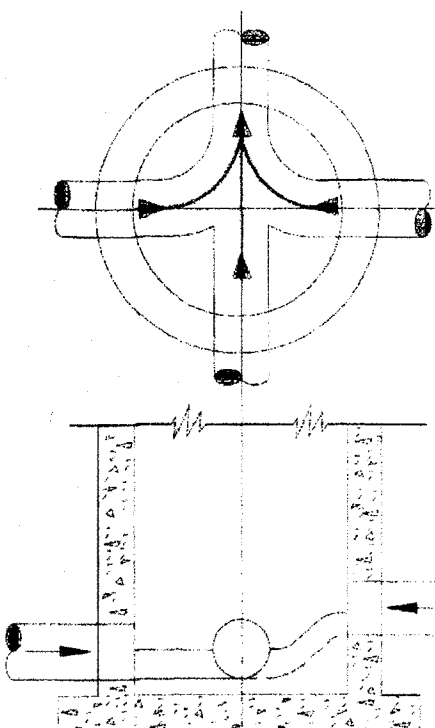
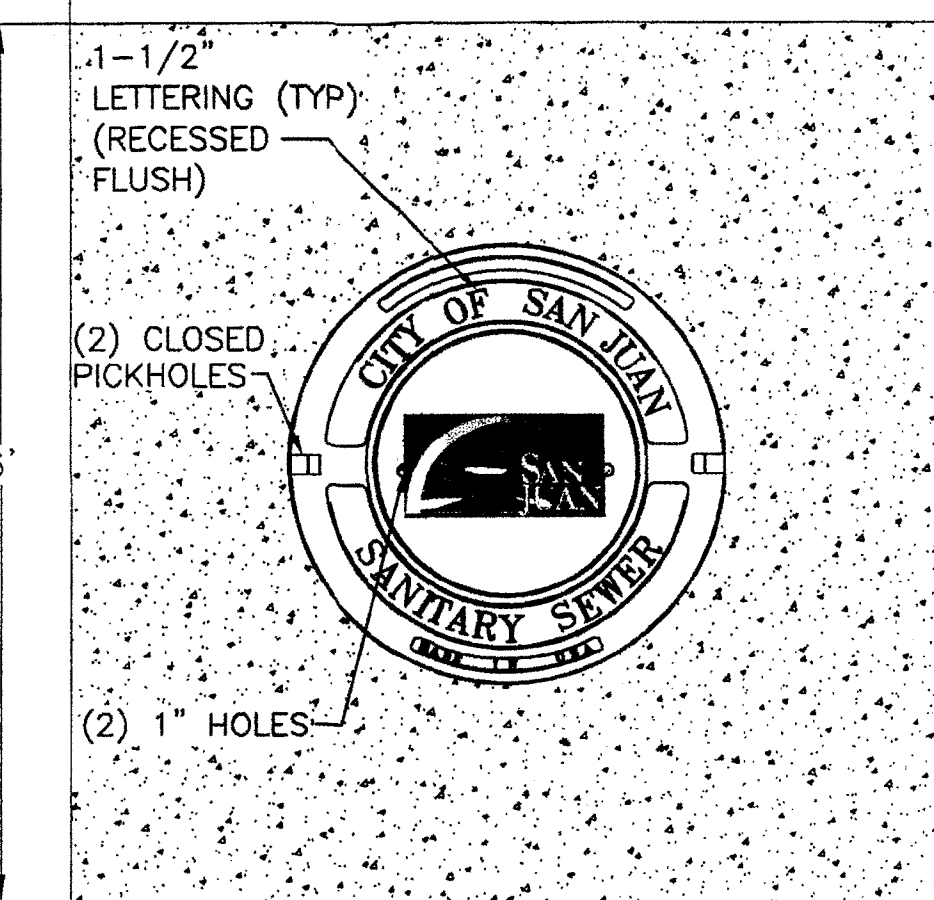
STANDARD SANITARY SEWER SERVICE

(NOT TO SCALE)

CONCRETE NOTE:

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

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

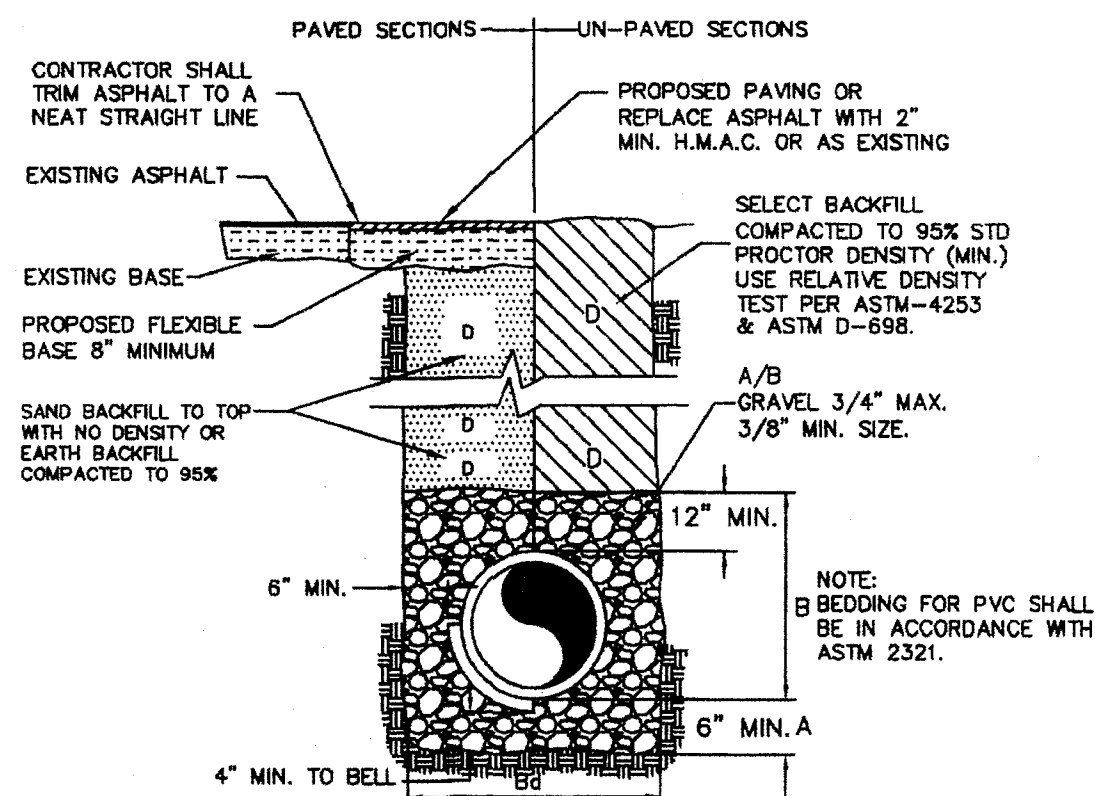


NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION. THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL.

SANITARY SEWER MANHOLE INVERT DETAIL

(NOT TO SCALE)



SANITARY SEWER (LOW PRESSURE PIPE)

SCALE: N.T.S.

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

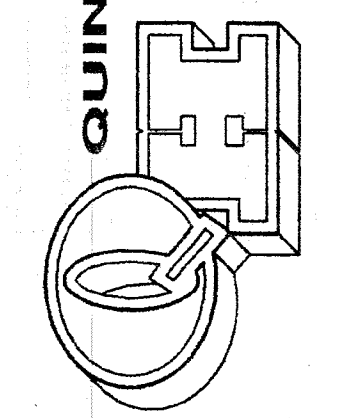
JOB NO.	3-3-16
DATE	REVISION LUIS CVZ 03/23/20
SCALE	DRAWN BY M. GONZALEZ
SHEET	

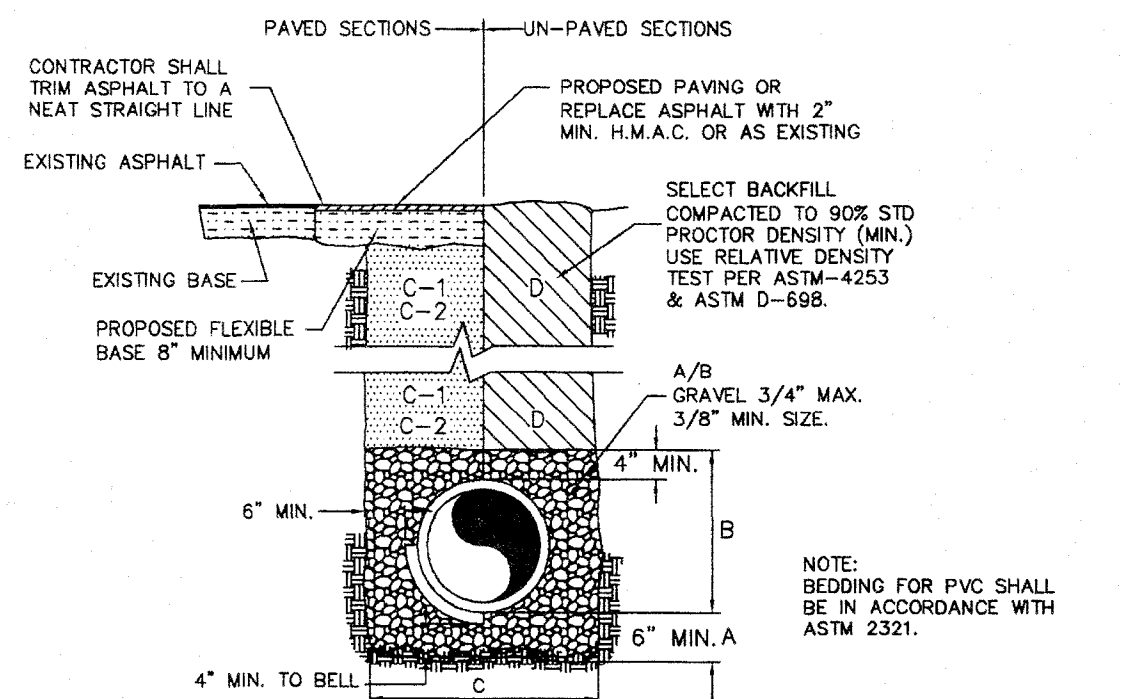
CITY OF SAN JUAN
SANITARY SEWER
DETAIL SHEET



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956.361.6460
ALFONSO@QHA-ENG.COM

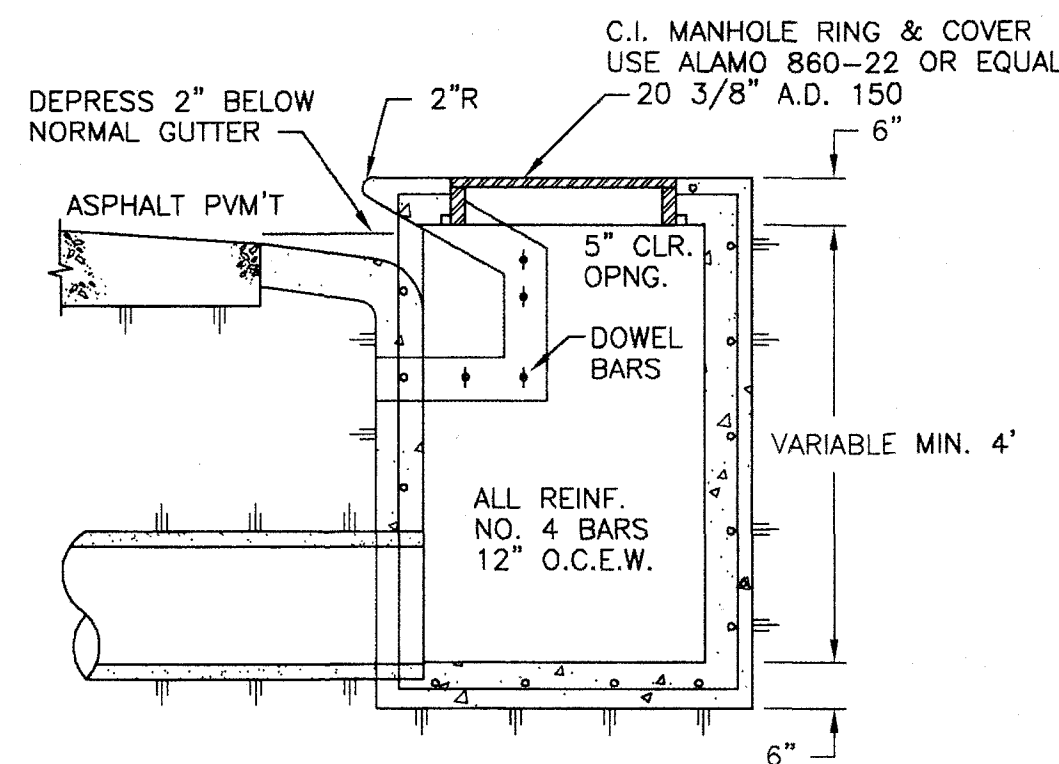
CONSULTING ENGINEERS
104 E. STURGES ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER E-1513
SURVEYING REGISTRATION NUMBER 100411-00



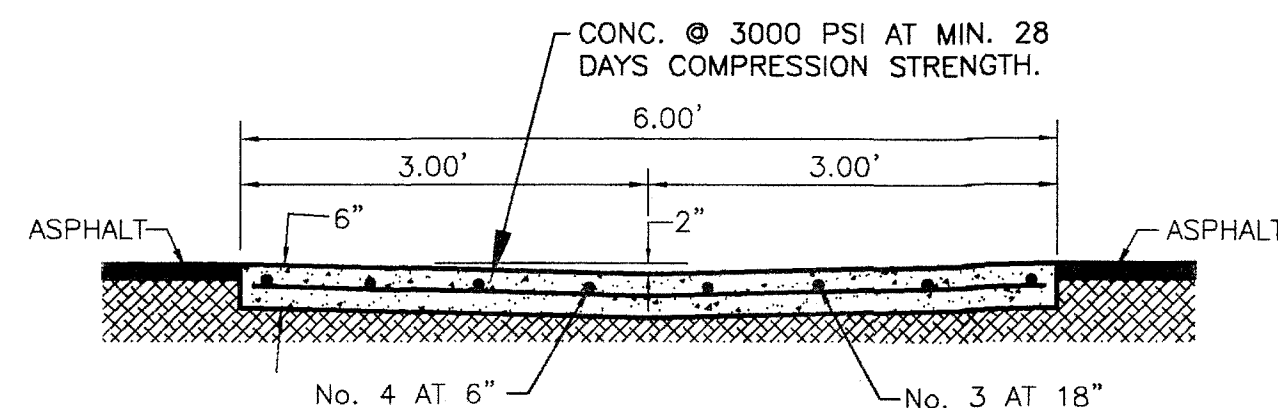


A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=7") - PIT RUN GRAVEL 3/4" MAX. SIZE.
 B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
 C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.
 C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% STD. 8" LIFTS, MECHANICAL COMPACTION.
 C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
 D. SELECT EARTH BACK FILL COMPACTED TO 90% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

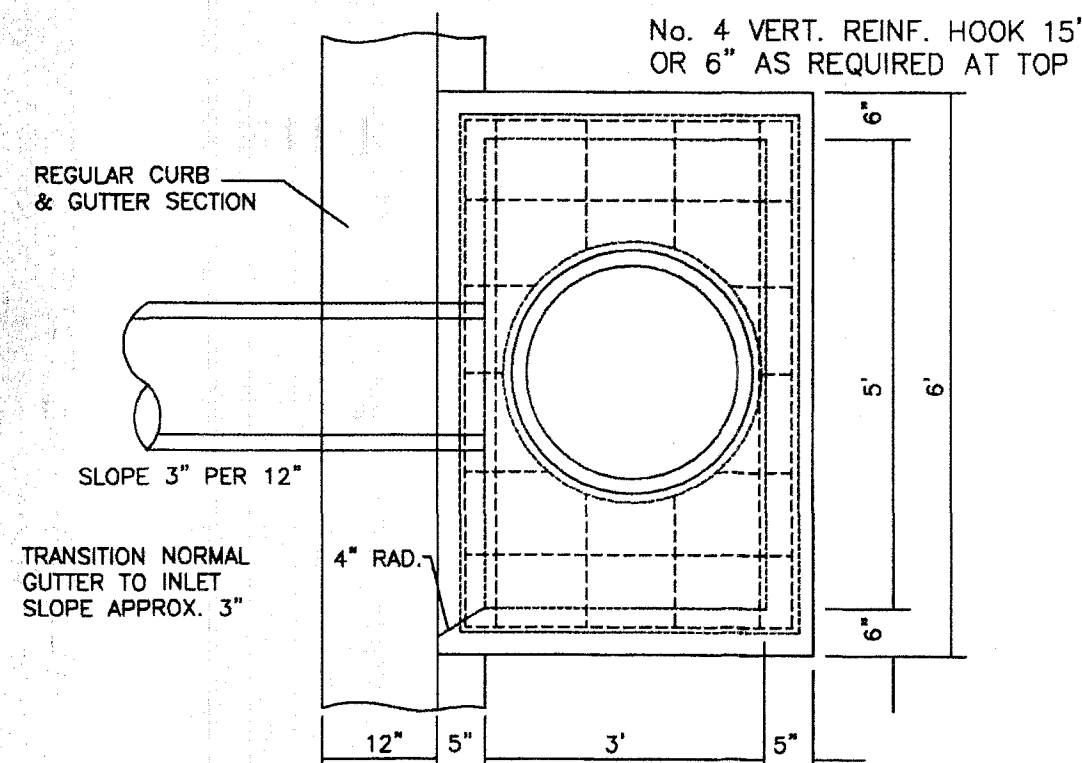
STORM SEWER (LOW PRESSURE PIPE)
 SCALE: N.T.S.



TYPE "A" INLET DETAIL
 NOT TO SCALE

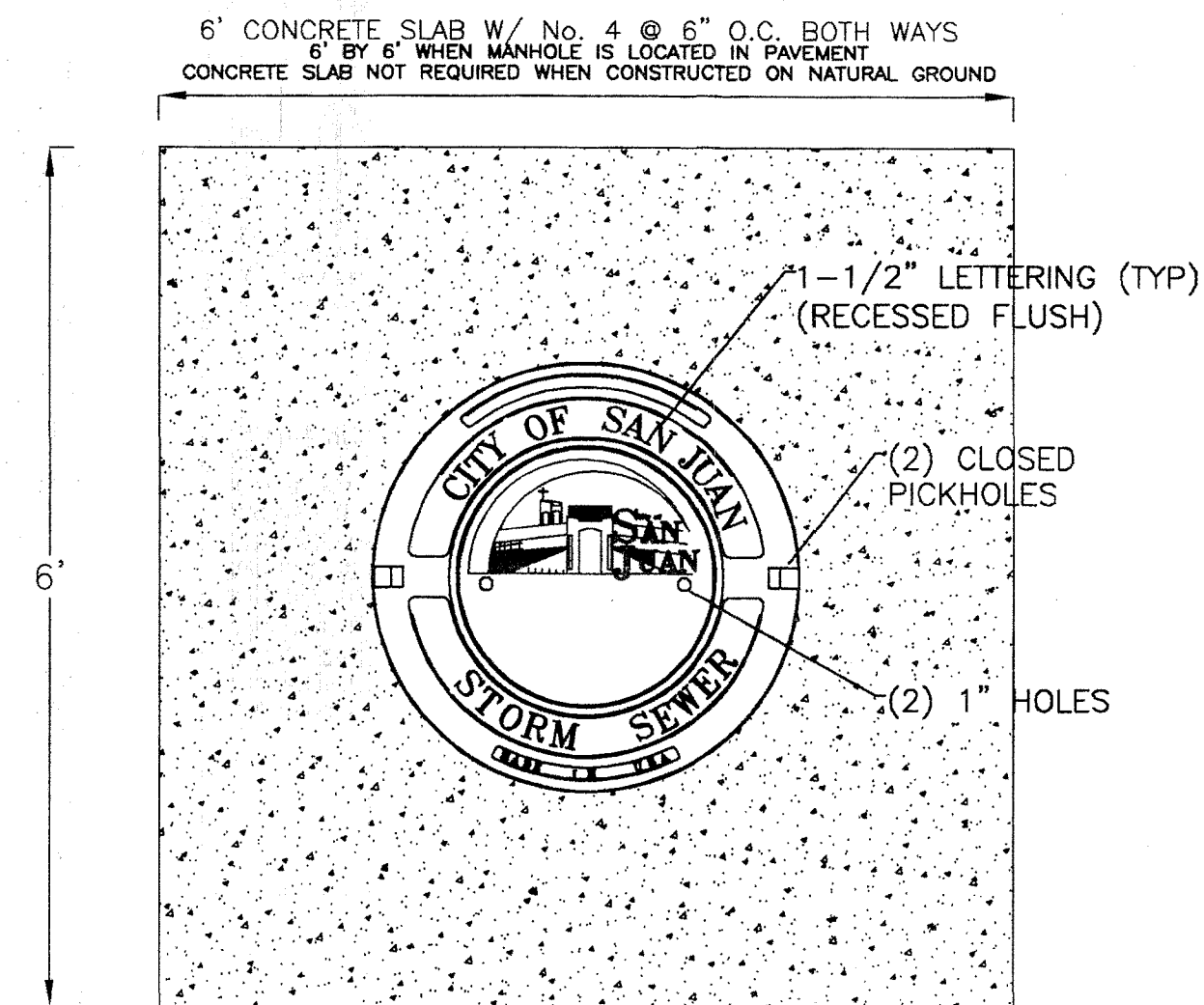


CONC. VALLEY GUTTER
 NOT TO SCALE

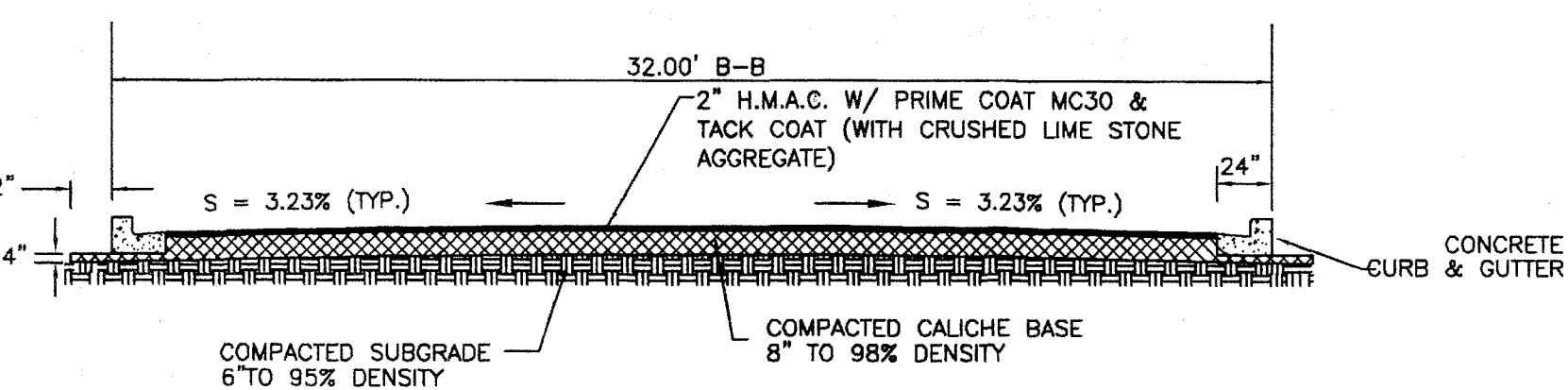


NOTE:
 1. CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 2. SUBGRADE SHALL BE COMPACTED TO 90% MAX DENSITY.

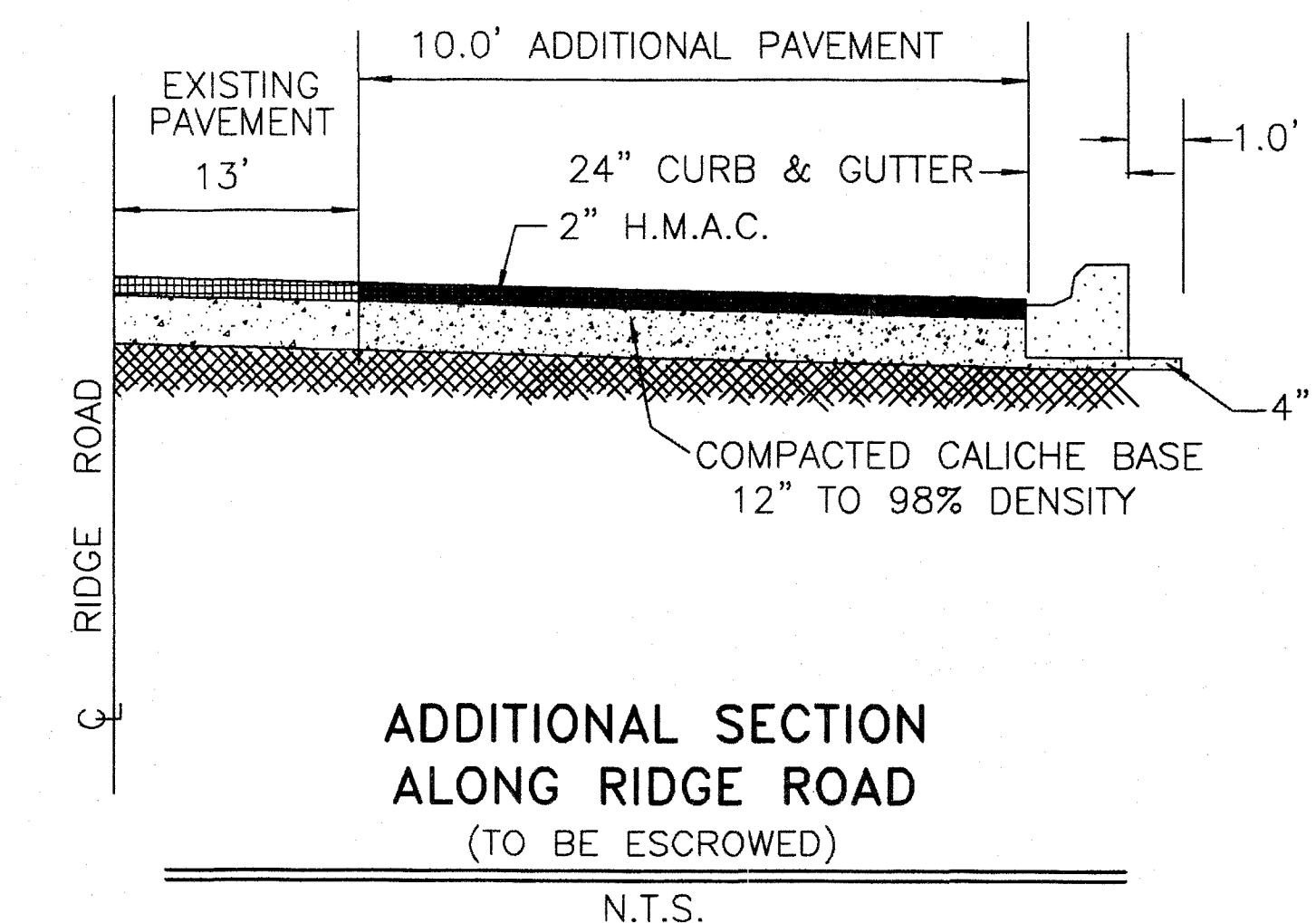
SIDEWALK DETAIL
 N.T.S.



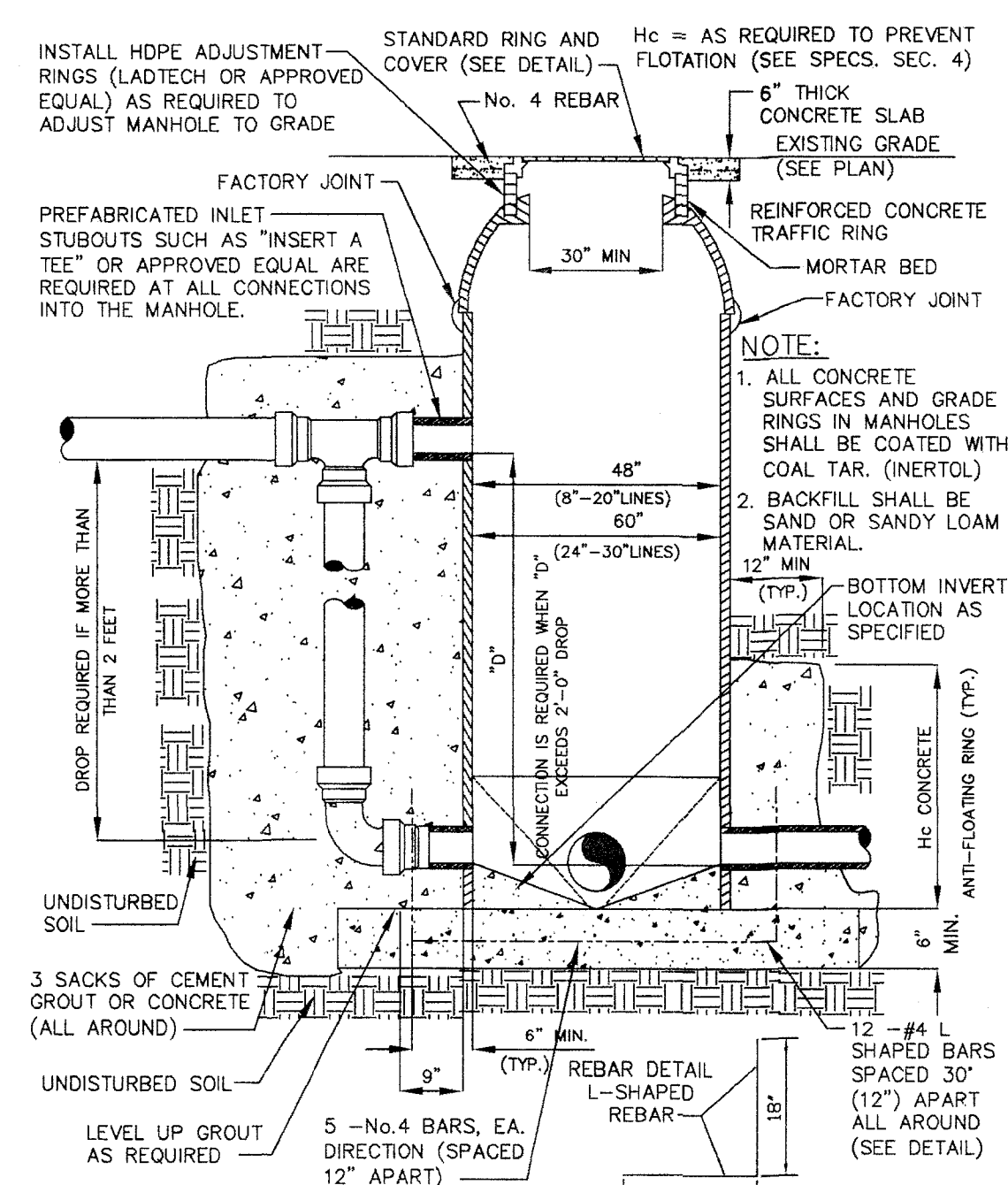
WHEELCHAIR CORNER RAMP
 FOR ALL INTERSECTIONS N.T.S.



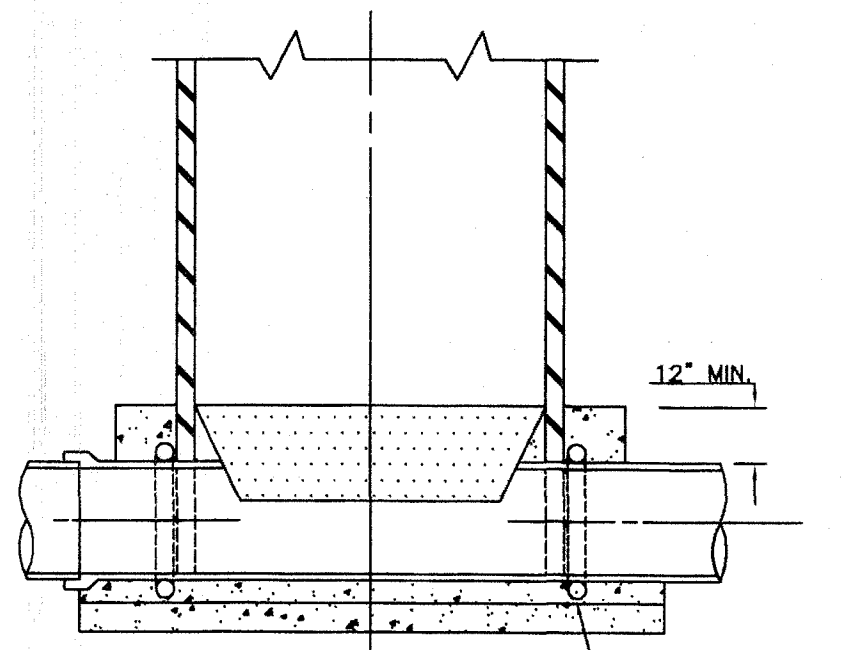
INTERIOR STREET SECTION
 NOT TO SCALE



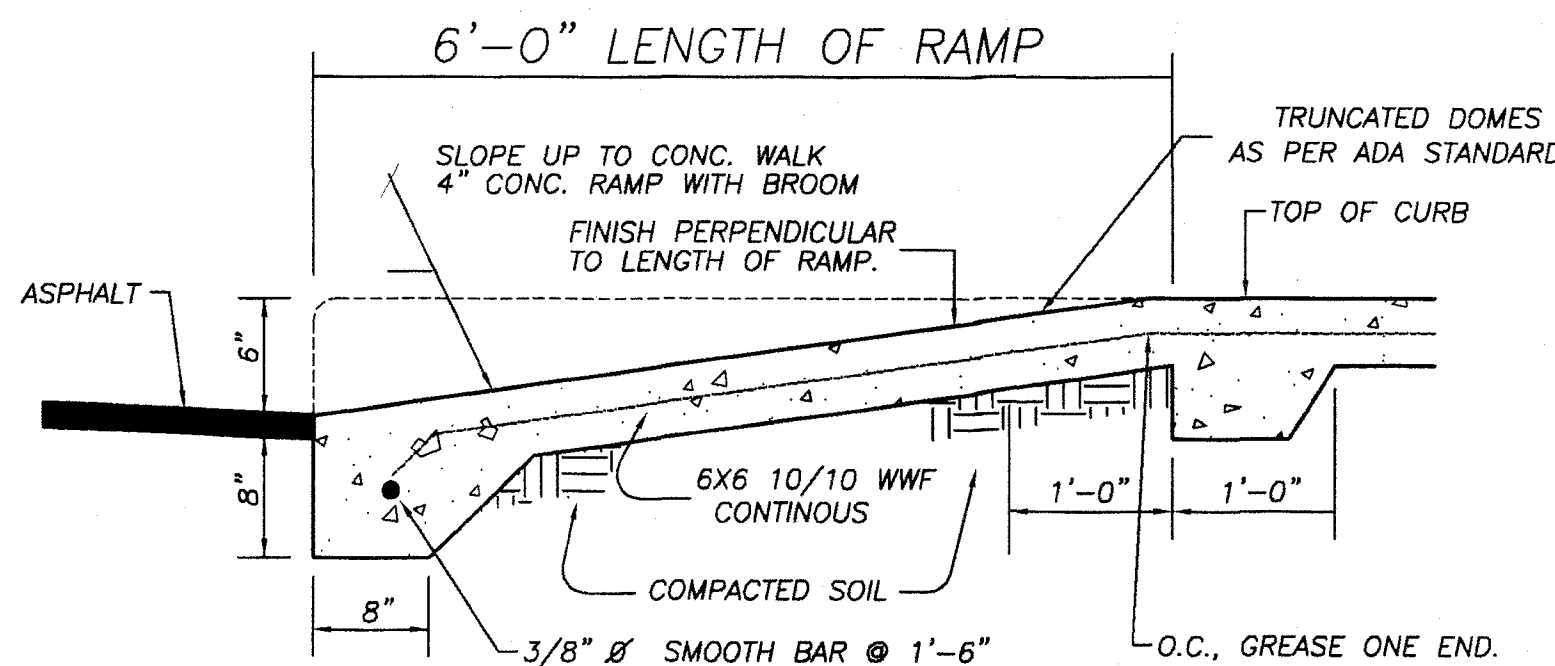
ADDITIONAL SECTION
 ALONG RIDGE ROAD
 (TO BE ESCROWED)
 N.T.S.



TYPICAL FIBERGLASS MANHOLE
 (NOT TO SCALE)



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

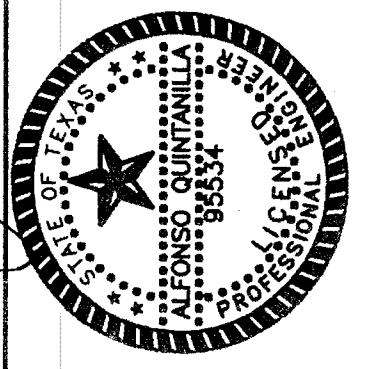


RAMP SECTION
 N.T.S.

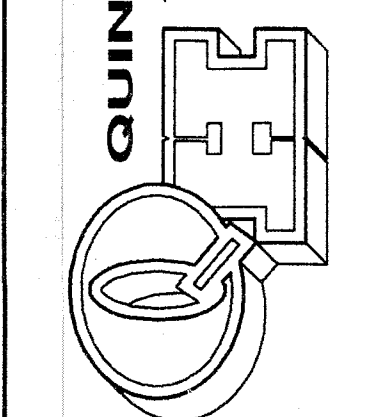
CONCRETE NOTE:
 ALL CONCRETE SHALL BE @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.

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

CITY OF SAN JUAN
 PAVING AND DRAINAGE
 DETAIL SHEET

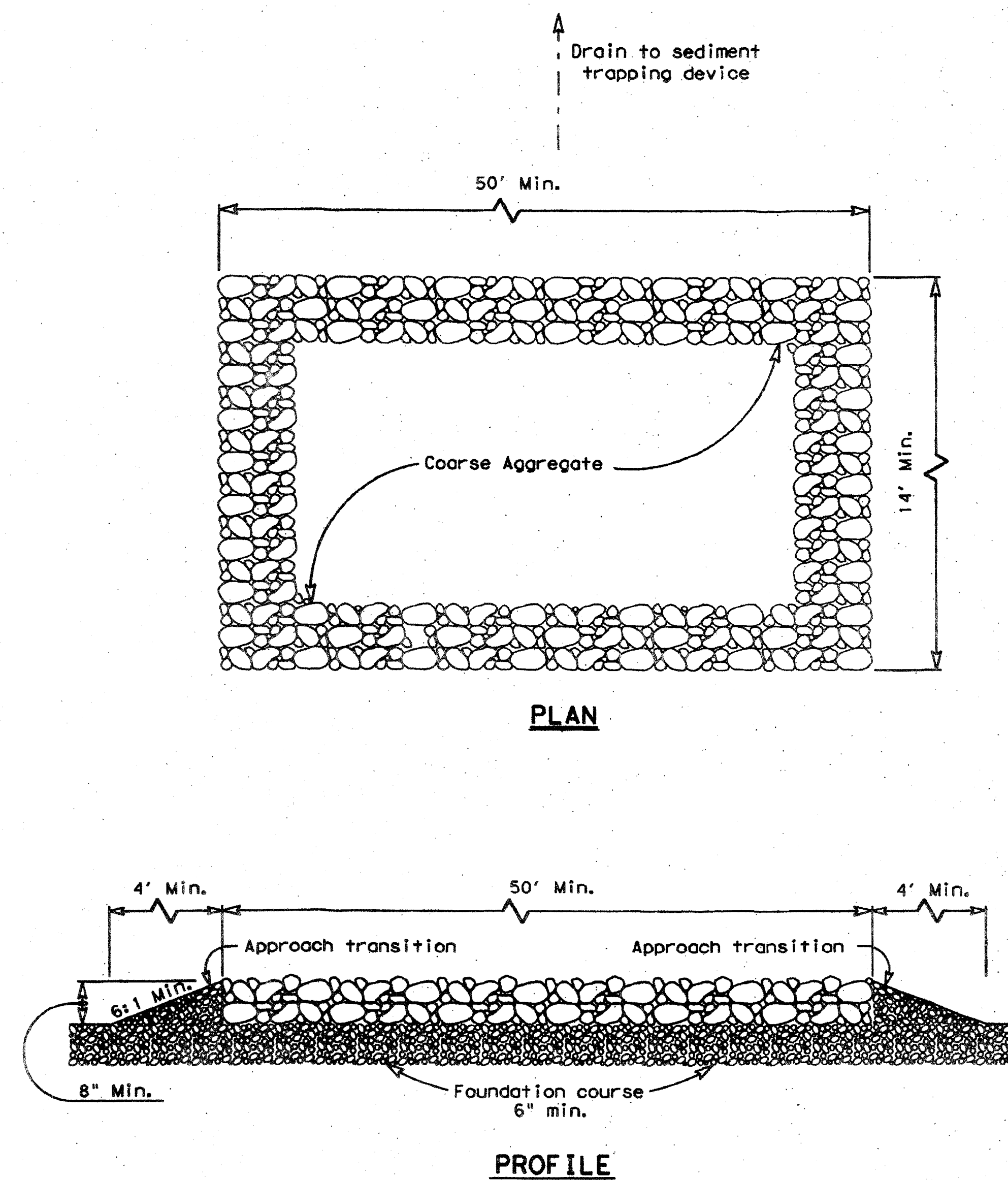


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00



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

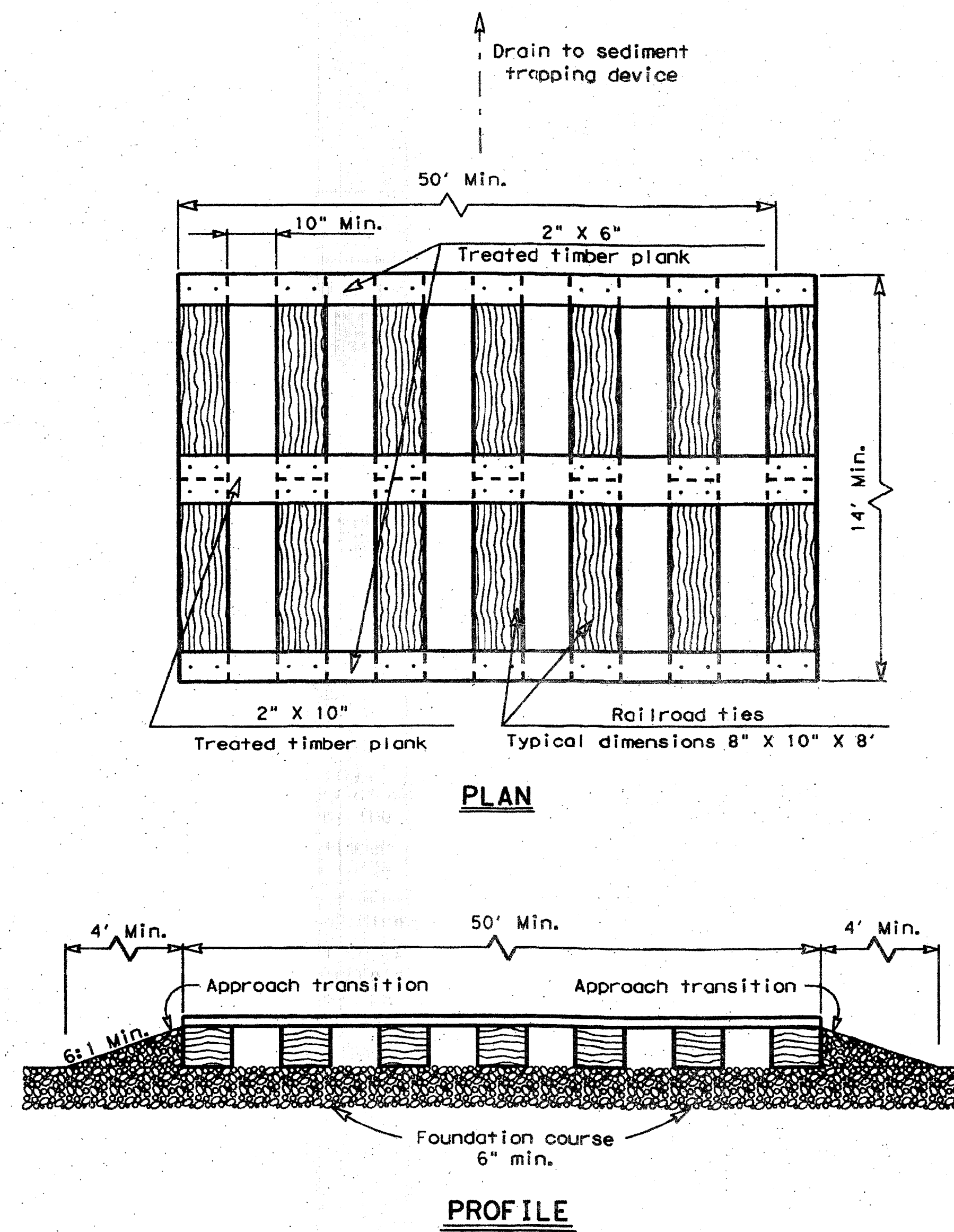
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CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

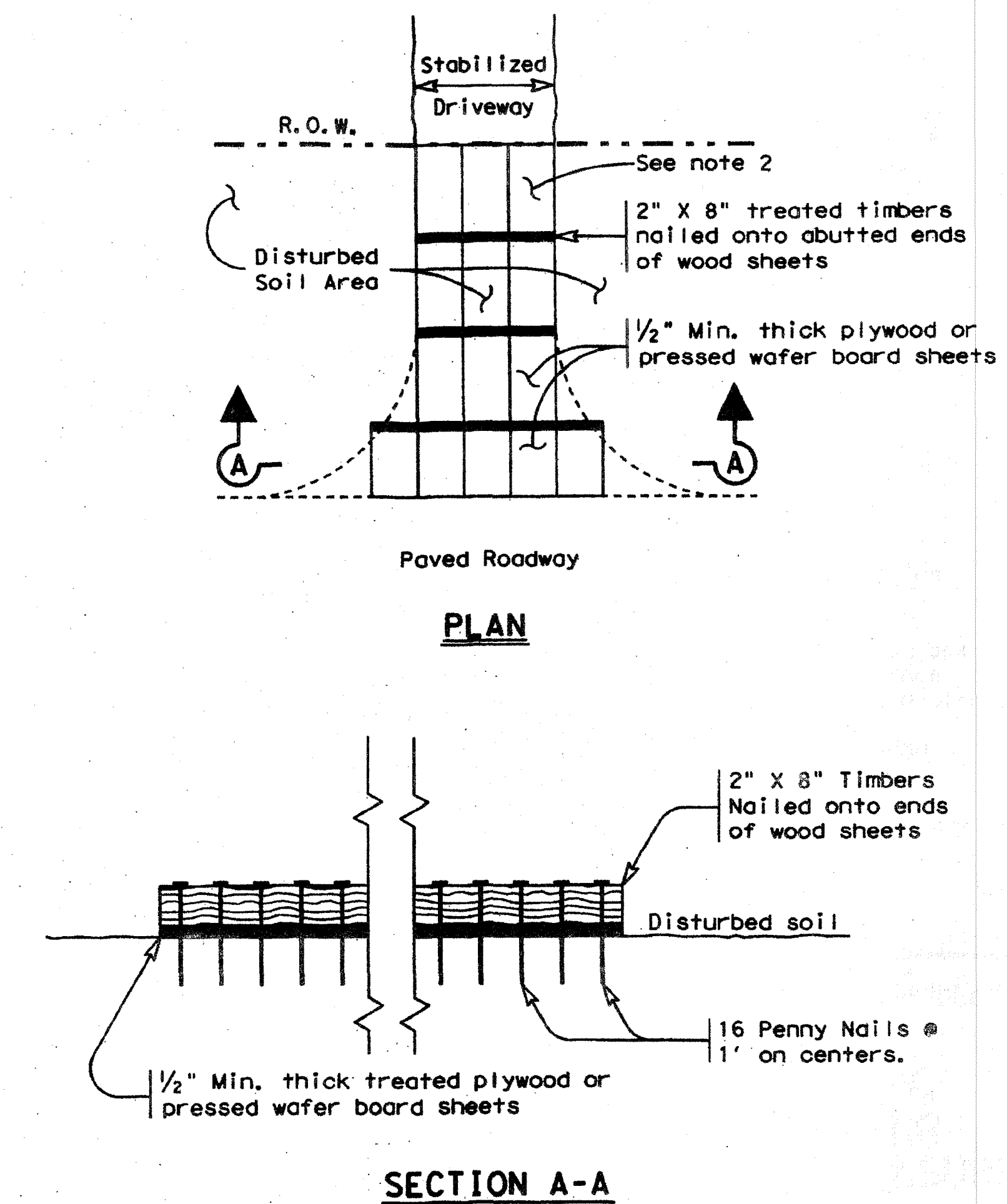
1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit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



CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

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



CONSTRUCTION EXIT (TYPE 3)

GENERAL NOTES

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

Texas Department of Transportation
Design Division Standard

**TEMPORARY EROSION,
SEDIMENT AND WATER
POLLUTION CONTROL MEASURES**

CONSTRUCTION EXITS

EC(3)-93

FILE: ec393.dgn	DW: TxDOT	CK: HEJ	DW: BD	CK:
© TxDOT June 1993	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY	SHEET NO.	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Consideration and Action to Cast Votes for Nominees for the Election of Places 6 - 9 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool.

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan is in receipt of correspondence requesting that the City, as a Member of the Pool, cast votes for the election for Places 6 - 9 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool to serve a six-year term. The City shall cast its votes by submitting the official ballots to the Secretary of Board no later than September 30, 2022.

RECOMMENDATION:

Cast votes for candidates for the TML Intergovernmental Risk Pool Board of Trustees.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RECEIVED

AUG 24 2022

OFFICIAL BALLOT

City Manager's Office

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 6 – 9 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate for each place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2022. Ballots received after September 30, 2022, cannot be counted. **The ballot must be properly signed and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.**

PLACE 6

- ☐ **Allison Heyward.** Councilmember for the City of Schertz (Region 7) since 2018. She also serves as the Mayor Pro Tem. Mrs. Heyward was appointed to represent the Texas Municipal League Board of Directors as an ex-officio non-voting member of the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool. She earned a Bachelor's Degree in Accounting from Texas Southern University in 1990 and is a 2020 graduate of the Chamber Leadership Core Program. She is a TML Leadership Fellow, a Certified Municipal Officer (CMO), as well as a member of the TMRS Advisory Board on Benefit Design.
- ☐ **Kimberly Meisner.** Assistant City Manager for the City of Kerrville (Region 7). Ms. Meisner has over 25 years of public service, which includes serving Kerrville and La Porte. She earned a Master's Degree in Public Administration from the University of Texas at Arlington and a Bachelor's Degree in Human Resource Management from Columbia Southern University. She is a member of TCMA and serves on the Ethics Committee as the Region 8 Representative. She is also serving a second year as the Chair of the Ethics and Integrity Award subcommittee.

WRITE IN CANDIDATE:

PLACE 7

- ☐ **Mary Dennis** (Incumbent). Mayor for the City of Live Oak (Region 7) since 2010. Mayor Dennis has served on the TML Risk Pool Board since 2018. She is currently Vice-Chair of the TML Risk Pool Board, and on October 1, 2022, will begin a two-year term as Chair. Among her numerous civic activities are serving as 2016/2017 President for the Texas Municipal League, 2021-2023 NLC Board Director, Treasurer of the Greater Bexar County Council of Governments, Chair of the Judson ISD Facilities Committee, Chair of the Bexar County Suburban Cities Committee, and President of the Live Oak Economic Development Corporation. She is also a 2019 Inductee of the San Antonio Women's Hall of Fame and the 2019 San Antonio Women's Chamber of Commerce "Comet Award."
- ☐ **James A. Douglas, Ph.D.** City Councilmember for the City of Kenedy (Region 7). Dr. Douglas is a current criminal justice instructor at Kenedy ISD. He is a national Law and Public Safety Education Network (LAPSEN) Honor Teacher who, along with some of his students, recently participated in the Washington, D.C. National Academy of Law and Justice. The LAPSEN Honor Teachers were identified from a national application process to identify educators with a passion for law and justice, excellence in leadership and teaching.
- ☐ **Rebecca (Becky) Haas.** Mayor of Richmond (Region 14). Mayor Haas is a business-owner in the historic downtown district of Richmond. She is a direct descendant of one of Stephen F. Austin's first settlers in Texas who are known as the Old Three Hundred. She is Chaplain for and a charter board member of the Descendants of Austin's Old Three Hundred organization. She is passionate about Texas history, a member of the Fort Bend County Historical Commission, a former member of the Richmond Historical Commission, a member of the Fort Bend County Museum, a board member of the Black Cowboy Museum, member of Historic Richmond Association, and is a Fort Bend Docent.
- ☐ **James Hotopp.** City Manager for Weatherford (Region 8) since 2019. Mr. Hotopp joined the City in 2007 as its Director of Water/Wastewater and Engineering and served the City in several capacities, including Utility Engineer, Director of Planning and Development, and Assistant City Manager. He serves as a voting member of Region C Water Planning Group for Texas, which prepares a regional water plan for a 16-county group in North Texas. Mr. Hotopp is a member of the North Texas City Manager's Association, the North Texas Commission, and a board member of the Texas Public Power Association. Previously, he worked in consulting engineering where he designed water treatment plants, wastewater treatment plants, water pump stations, wastewater lift stations, and distribution/collection lines.

WRITE IN CANDIDATE:

PLACE 8

- ☐ **Chris Coffman.** City Manager of Granbury (Region 8). Mr. Coffman has 24 years in public management. He has served as City Manager for Sealy, Borger, the Village of Timbercreek Canyon, and Panhandle. He has also served as the Director of Local Government Services of the Panhandle Regional Planning Commission and served as Interim City Manager for the Cities of Fritch and Stratford. During his time at the Panhandle Regional Planning Commission, he served 26 counties and 62 cities in the Panhandle. He is a past President of the TCMA. Mr. Coffman holds a Bachelor of Science Degree in Public Administration from West Texas A&M University and has a Certified Public Manager designation through Texas Tech University.
- ☐ **Brett Haney.** City Administrator for the City of Cockrell Hill (Region 13) since 2015. Mr. Haney has been with Cockrell Hill since 2006 and was promoted to Assistant City Administrator in 2011. He is originally from Southern California and moved to North Texas in 2000. Mr. Haney earned Bachelor of Applied Arts and Sciences and Master of Public Administration degrees from the University of North Texas. He is a member of TCMA and currently serves on the Public Policy Committee and has served on the TCMA Advocacy Committee in recent years. He is very active as Cubmaster and Den Leader for Cub Scout Pack 717 in Keller, Texas.
- ☐ **Mike Land.** City Manager for the City of Coppell (Region 13) since 2017, and Deputy City Manager from 2012-2017. Previously, he was Town Manager for Prosper, City Manager for Gainesville, and Executive Director for the Southwestern Diabetic Foundation. Mr. Land has served on the International City/County Management (ICMA) Board of Directors, ICMA's Advisory Board on Graduate Education, Texas A&M University's Development Industry Advisory Council, School Board Trustee for Gainesville Independent School District, and President of TCMA. Currently, he serves on the Texas Women's Leadership Institute Advisory Board and the UTA MPA Advisory Board.
- ☐ **Marian Mendoza.** City Administrator for the City of Helotes (Region 7) since 2020. Ms. Mendoza has held positions with the City of Alamo Heights, as Assistant to the City Manager (2005-2020), and with the City of San Antonio as a Management Analyst (2003-2005). Previously she served as a Director overseeing homeless transition housing programs for the Salvation Army. She also serves as the Ex-Officio Board Member of the Helotes Economic Development Corporation. Ms. Mendoza earned a Bachelor's Degree from St. Mary's University and is part of the Certified Public Management program at Texas State University. She is a member of the ICMA, TCMA, and the International Hispanic Network.
- ☐ **Louis R. Rigby.** Mayor of the City of La Porte (Region 14) since 2010. Mayor Rigby previously served as the District 5 Councilperson from 2004 until 2010, before being elected Mayor. He is a member and past Director of the La Porte-Bayshore Chamber of Commerce and has held the offices of Treasurer, Vice-President, and President of the Harris County Mayors and Councils Association. He graduated from San Jacinto College and the University of Houston before earning an MPA from the University of Houston-Clear Lake. Mayor Rigby served in the U.S. Airforce from 1968-1972. He has actively advocated for the La Porte region on issues including heavy haul and solutions for hurricane damage and management.

WRITE IN CANDIDATE:

PLACE 9

- ☐ **Barry Beard.** Commissioner for the City of Richmond (Region 14) since 2016. Mr. Beard retired from Moody National Bank where he was the Senior Vice President. He has served on many civic and community boards. He was President of the Board for Oak Bend Hospital, past Chair of the Central Fort Bend Chamber Alliance, past Chair of Arc of Fort Bend, Congressman Olson's Service Academy Interview Committee and Fort Bend Partnership for Youth. He also served on the original Richmond Charter Commission, Richmond Parks Commission, Richmond Development Corporation, Richmond Historical Commission, Richmond Comprehensive Planning Advisory Committee, and the Richmond Rosenberg Local Government Corporation.
- ☐ **Stephanie Fisher.** Councilmember for Johnson City (Region 7). In 2021, she was appointed as the Johnson City representative to the General Assembly of the Capital Area Council of Governments. The Executive Committee of the Capital Area COG appointed her to represent the COG on the Unified Scoring Committee of the Texas Department of Agriculture's Community Block Grant program. She serves on the Board of Directors for the Hill Country 100 Club and the Johnson City Community Education Foundation. She also is the Commissioner for the Johnson City Youth Football program and sits on an advisory committee for the Johnson City Youth Sports Association. She is active in her church, as well as multiple activities within Johnson City ISD, and is a member of the Blanco County Eclipse Task Force.
- ☐ **Carl Joiner.** Mayor for the City of Kemah (Region 14) since 2015. Prior to that, he served as a Kemah City Councilmember for three years. He has served as President of the Kemah Community Development Corporation, Chairman of the Bay Area Houston Transportation Partnership, member of the Convention and Visitors Bureau Board, Chairman of the Clear Creek Education Foundation, board member of the Chris Reed Foundation, Chairman of the Clear Lake Area Chamber, and Treasurer of the League City Regional Chamber of Commerce. He has received awards such as the Chairman's Award in 2020 for the League City Regional Chamber of Commerce and the Sam Walton Award for Integrity in Business.
- ☐ **Opal Mauldin-Jones (Incumbent).** City Manager for the City of Lancaster (Region 13) since 2011, and in various other roles for Lancaster since 2003. Under her leadership, the City has experienced two consecutive bond rating increases without issuing debt. The City has been designated a 2019 All-America City and received the CiCi Award. It is one of less than 25 communities with all five Transparency Stars awarded by the Texas Comptroller. Ms. Mauldin-Jones earned her Bachelor Business Administration and Master Public Administration degrees from the University of Texas at Arlington. She currently serves on the TCMA Board as Director-at-Large and as Vice President-Elect, and on the Board of the TML Intergovernmental Risk Pool.
- ☐ **William Linn.** City Manager of Kenedy (Region 7). Mr. Linn is a member of TCMA and ICMA. He earned a Bachelor of Science Degree in Business from Indiana University's Southeast campus. Thereafter, he was accepted to several law schools where he intended to specialize in business and intellectual property law. However, Mr. Linn opted to enroll in Southern New Hampshire University where he earned a Master of Business Administration and Master of Science in Organizational Leadership concurrently. He is a Certified Fraud Examiner and a Certified Public Manager. He is working to complete the Lean Six Sigma Black Belt and Project Manager Professional Certifications.

WRITE IN CANDIDATE:

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this _____ day of _____, 2022.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of Political Entity

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Discussion and Possible Action Regarding the Brush Collection Cost Analysis.

STAFF COMMENTS AND RECOMMENDATIONS:

The proposed brush fees are imperative in order to sustain the surge in prices of all resources needed to upkeep the City of San Juan and its citizens.

RECOMMENDATION:

Staff recommendation is for approval

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



CITY OF SAN JUAN

PROPOSED BRUSH FEE

	HOMES	MONTHLY FEE	MONTHLY REVENUE	YEARLY REVENUE
ACTIVE ACCOUNTS	12,500	\$0.00	\$0.00	\$0.00
CURRENT BRUSH FEE	12,500	\$0.00	\$0.00	\$0.00
PROPOSED BRUSH FEE	12,500	\$8.00	\$100,000.00	\$1,200,000.00
	12,500	\$7.00	\$87,500.00	\$1,050,000.00
	12,500	\$6.00	\$75,000.00	\$900,000.00
40 UPCOMING SUBDIVISIONS	8,000	\$8.00	\$64,000.00	\$768,000.00
WITH 200 HOMES=8,000 NEW HOMES	8,000	\$7.00	\$56,000.00	\$672,000.00
	8,000	\$6.00	\$48,000.00	\$576,000.00

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Consider Second and Final Reading of an Ordinance to Amend Chapter 4 Business Regulations, Article 4.04 Wrecker Businesses of the City of San Juan's Code of Ordinances to Update the Procedures and Requirements to Conduct Wrecker Services within the City Limits of San Juan and Fees Related to such Services by Deleting, Replacing and Updating the City's Current Provisions under Article 4.04 and Renaming Article 4.04 from Wrecker Businesses to Wrecker Services.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on August 23, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The purpose of ordinance is to amend Chapter 4, Article 4.04 Wrecker Businesses a the San Juan's Code of Ordinances by updating the procedures, requirements, rates and fees and renaming article 4.04 from Wrecker Businesses to Wrecker Service.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



ORDINANCE NO. 2022-_____

AN ORDINANCE AMENDING CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.04 WRECKER BUSINESSES OF THE CITY OF SAN JUAN'S CODE OF ORDINANCES, TO UPDATE THE PROCEDURES AND REQUIREMENTS TO CONDUCT WRECKER SERVICES WITHIN THE CITY AND THE FEES RELATED TO SUCH SERVICES BY DELETING THE CITY'S CURRENT PROVISIONS UNDER ARTICLE 4.04 IN ITS ENTIRETY AND REPLACING SUCH PROVISIONS WITH THE NEWLY UPDATED PROVISIONS AND TO RENAME ARTICLE 4.04 FROM WRECKER BUSINESSES TO WRECKER SERVICE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan, Texas is home rule city incorporated under the laws of the State of Texas whose purpose includes improving the quality of life for its citizens; and

WHEREAS, pursuant to Subchapter E of Chapter 2308 of the Texas Occupations Code, the City Commission is granted the authority to regulate towing and booting within the City's jurisdiction; and

WHEREAS, the City currently regulates wrecker services under Article 4.04 Wrecker Businesses of Chapter 4 Business Regulations of the City's Code of Ordinances; and

WHEREAS, the City Commission desires to amend such Wrecker Ordinance to update the procedures and requirements to conduct wrecker services within the City and the fees related to such services; and

WHEREAS, the City Commission deems it necessary and to be in the best interest of the citizens of the City of San Juan.

THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS THAT:

SECTION 1: The City Commission hereby orders that ARTICLE 4.04 WRECKER BUSINESSES of CHAPTER 4 BUSINESS REGULATIONS be amended by deleting the current provisions under Article 4.04 in its entirety.

SECTION 2: The City Commission further orders that ARTICLE 4.04 WRECKER BUSINESSES of CHAPTER 4 BUSINESS REGULATIONS be renamed and titled to read WRECKER SERVICE and that the newly added provisions underlined below be added:

ARTICLE 4.04. WRECKER SERVICE

Sec. 4.04.001 Purpose of article; applicability.

To establish procedures for wrecker and other related services located within the city; requirement of proof and compliance with safety, insurance, and occupational requirements; to establish voluntary wrecker rotation listings within the city in furtherance of the expediency of health and safety and city business; and designate maximum rates for wrecker and related services. This article shall apply to all persons engaged in commerce that operate a wrecker company, wrecker business or provide wrecker services within the municipal boundaries of the city.

Sec. 4.04.002 Definitions.

For the purpose of this article, the following terms shall have the definitions indicated:

Consent tow. Any tow of a motor vehicle initiated by the owner or operator of the vehicle or by a person who has possession, custody, or control of the vehicle. The term does not include a tow of a motor vehicle initiated by a peace officer investigating a traffic accident or a traffic incident that involves the vehicle.

Disabled vehicle. A vehicle that is considered to be unsafe to be driven as a result of some occurrence other than a wreck, including but not limited to mechanical failure, breakdown, fire, vandalism, or a vehicle that is in a safe driving condition, but the owner is not present, able, or permitted to drive, so as to reasonably require that the vehicle be removed by a wrecker.

Drop fee. The price to be charged in lieu of a towing fee where, after wrecker or tow truck has been dispatched to, or is at the scene of a tow, and has physically attached or connected the vehicle to the wrecker or tow truck, and the vehicle has not been towed from the property when the vehicle owner requests its release. A wrecker company or business shall release the vehicle at the scene for a fee not to exceed the drop fee as indicated in the provision designating the maximum rates.

Incident management tow. Any tow of any vehicle in which the tow truck is summoned because of a traffic collision or to an incident or any tow initiated by law enforcement.

Motor vehicle. Every vehicle which is self-propelled.

Nonconsent tow. Any tow of a motor vehicle that is not a consent tow.

Operator. Any person operating a motor vehicle.

Owner. Any person who holds the legal title of a motor vehicle and has the legal right of possession of such vehicle.

Parking facility. A public or private property used, in whole or in part, for restricted or paid vehicle parking. The term includes:

(1) A restricted space on a portion of an otherwise unrestricted parking facility; and

(2) A commercial parking lot, a parking garage, and a parking area serving or adjacent to a business, church, school, home, apartment complex, property governed by a property owner's association, or government-owned property leased to a private person, including:

- a. A portion of the right-of-way of a public roadway that is leased by a governmental entity to the parking facility owner; and
- b. The area between the facility's property line abutting a county or municipal public roadway and the center line of the roadway's drainage way or the curb of the roadway, whichever is farther from the facility's property line.

Parking facility owner. A person, business, corporation, or other entity that includes but is not limited to:

- (1) An owner or operator of a parking facility, including a lessee, employee, or agent of an owner or operator;
- (2) A property owner's association having control under a dedicatory instrument over assigned or unassigned parking areas; or
- (3) A property owner having an exclusive right under a dedicatory instrument to use a parking space.

Private property tow. Any tow of a vehicle authorized by the owner of a parking facility, (for example, an apartment, building parking, restaurant, paid parking lot) without the consent of the owner or operator of the vehicle.

Response time. The wrecker company must be able to immediately advise the city of the availability of a wrecker. The wrecker permit holder must have two-way voice communications between the wreckers and the wrecker service office.

Street. Any street, alley, avenue, lane, or highway within the corporate limits of the city.

Twenty-four-hour wrecker service. In order to be categorized as a 24-hour wrecker service the permit holder must have two telephone lines listed with the city, one of which is answered 24 hours a day, seven days a week.

Unauthorized vehicle. A vehicle parked, stored, or located on a parking facility without the consent of the parking facility owner.

Vehicle. Every device in, on, or by which any person or property is or may be transported on public roadways. The term includes an operable or inoperable automobile, truck, motorcycle, recreational vehicle, or trailer, but does not include a device moved only by human power or used exclusively upon stationary rails or tracks.

Vehicle storage facility (VSF). A facility operated by a person or entity licensed under V.T.C.A., Occupations Code ch. 2303, as well as 16 Texas Administrative Code, chs. 85, 86, as may be amended from time to time.

Voluntary wrecker rotation list. The rotation listings of persons and wrecker companies prepared and used by the city police department.

Wrecked vehicle. A vehicle that has been damaged as the result of overturning or colliding with another vehicle or object so as to reasonably necessitate that the vehicle be removed by a wrecker.

Wrecker or tow truck. Any motor vehicle used for the purpose of towing, moving or removing vehicles. Where the word "wrecker" appears herein, it shall also include tow truck.

Wrecker business. A person or entity that is in the business of towing, moving or removing vehicles on or from the public streets, regardless of whether the purpose of the towing is to remove, repair, wreck, store, trade, or purchase such vehicle, to remove a wrecked or disabled vehicle from the scene of a collision, at the instance or request of the owner thereof, or the police department, or to remove a vehicle from an unlawfully parked position, at the instance or request of the owner thereof, or the police department, or fire department.

Wrecker company. Any person or entity engaged in the wrecker business.

Cumulative and plurality: Where the words "wrecker business," "wrecker company," appears for purposes of interpreting or enforcing this article, it shall also include towing company and/or person engaged in similar activities.

This article also incorporates any and all statutory definitions and applications as may be adopted from time to time as if fully set out herein. If any definition or provision of this article conflicts or is superseded by any state or federal law, the state or federal law shall govern for purposes of this article.

Sec. 4.04.003 Registration required for nonconsent tows.

The following requirements are in addition to the requirements as set forth by the state department of licensing and regulations:

- (1) State registration required. Any auto wrecker that is used to perform any nonconsent tow shall be registered as a tow truck under applicable provisions of state law, including, without limitation, V.T.C.A., Occupations Code ch. 2308.
- (2) City registration required. Any auto wrecker that is used to perform any nonconsent tow on private property in the city must be registered with the police department, regardless of whether the owner of the auto wrecker has a place of business in the city.
- (3) Application for city registration. A tow operator may apply to the police department for registration of an auto wrecker by i) submitting a completed application on a form promulgated by the police chief; ii) paying the \$15.00 fee to the police department; iii) providing verification that the auto wrecker is equipped to tow light-duty or heavy-duty motor vehicles according to the manufacturer's guidelines; and iv) providing proof of insurance that meets the requirements of 16 Texas Administrative Code § 86.400.
- (4) Inspection; proof of registration. Upon receipt of an application, the police department will inspect the auto wrecker to determine compliance with the requirements of subsection (5) of this section and, if the auto wrecker is found in

compliance, shall issue a permit/proof of registration to the applicant. The proof of registration (a medallion) shall be attached to the auto wrecker for which it is issued, at the place on the vehicle designated by the police chief. It shall be unlawful for any person to drive or operate an auto wrecker without the proof of registration being so attached.

(5) Requirements for city registration:

- a. Each tow operator must meet the signage, safety equipment, safety clothing, and identification requirements of 16 Texas Administrative Code §§ 86.701, 86.1000, and 86.1001.
- b. Each auto wrecker shall meet the following minimum requirements:
 1. Except for heavy duty wreckers, the auto wrecker's chassis cab shall be rated at no less than one ton by the manufacturer and will be equipped by the manufacturer with dual wheels and tires at each end of the rear axle;
 2. The auto wrecker at all times shall carry tow lights with appropriate cable (unless wireless) and cushions to protect a vehicle's finish; and
 3. The auto wrecker at all times shall be equipped with safety (mud) flaps with the bottom edge of the mud flap no more than eight inches from the surface of the road.

(6) Renewal of registration. The registration for each auto wrecker that is used to perform non-consent tows subject to this section shall be renewed annually by payment of \$15.00 to the police department, which shall verify that the auto wrecker is still in compliance with this section.

(7) Revocation, suspension, and refusal to renew. The chief of police may suspend or revoke a wrecker permit if:

- a. Any information supplied in the license application was materially false or incorrect;
- b. The permit was issued through error;
- c. The permit holder has failed to comply with any applicable provision of the permit or this article;
- d. The permit holder has been convicted of violating state laws or city ordinances; or
- e. The permit holder is under indictment for or has a charge pending for an offense pertaining to wrecker drivers.
- f. Any wrecker company or tow truck whose wrecker permit has been revoked, suspended, or denied renewal is not eligible to re-apply for a permit within six months of having its permit suspended, revoked or denied renewal.

Sec. 4.04.004 Safety and insurance compliance certificate to engage in wrecker business required for certain wreckers; application required; fees established.

- (a) Every person desiring to have a wrecker or tow truck yard, vehicle storage facility, wrecker business or wrecker company located in the city or who seeks to be on the city's wrecker rotation list shall make an application in writing to the planning department or its designee for a business permit and a safety and insurance compliance certificate to engage in the wrecker business for each wrecker company to be located in the city.
- (b) Such application shall contain the name, address, telephone number, date of birth, driver's license number and social security number of the applicant and the owners of the wrecker business if different from the applicant; tax identification number, operating or commercial licenses, the number and types of wrecker equipment operated, the other information and documents indicated herein, and a statement that the applicant does or does not desire to appear on the wrecker rotation list.
- (c) Every application shall be sworn to by the applicant.
- (d) All licenses shall expire one year from date of issuance unless revoked earlier pursuant to the terms of this article.
- (e) The following fees shall be imposed: initial application/license/certificate fee of \$350.00 for each wrecker company or wrecker business to be located in the city; annual renewal fee of \$100.00; initial fee of \$25.00 for each wrecker inspected and an annual renewal fee of \$25.00 per wrecker operated by the company; and governmental entity/ law enforcement fee of \$10.00 per vehicle towed. (This fee shall be deposited, upon recovery, in the police department's accounts and utilized for any and all efforts for the enforcement of this article for both consent and non-consent tows, and general traffic safety.)

Sec. 4.00.005 Safety and insurance compliance certificate issuance; minimum requirements to be met.

- (a) The planning department or its designee shall issue a safety and insurance certificate to engage in the wrecker business to each applicant complying with the provisions of this article for each wrecker to be located in the city.
- (b) No safety and insurance compliance certificate authorizing the operation of a wrecker business or authorizing the operation of a wrecker in the city limits of the city shall be issued unless the following requirements are met:

 - (1) Every wrecker proposed to be used by the applicant in the city shall comply with the following minimum requirements:

 - a. Be not less than three-quarters of a ton in size and be equipped with booster brakes;
 - b. Be equipped with a power winch line and boom with a factory-rated capacity of not less than 5,000 pounds, single line capacity.

- (2) Each tow truck must carry proper safety equipment. Proper equipment includes, but is not limited to, the following:
 - a. At least one ten-pound or two five-pound multiple purpose fire extinguishers, in good working condition;
 - b. Magnetic tow lights, unless wireless, with appropriate cable and cushions to protect a vehicle's finish;
 - c. Tow dollies as appropriate;
 - d. Straps and tie downs as specified by the tow truck manufacturer;
 - e. Gloves;
 - f. Wheel chocks;
 - g. Five gallon trash receptacle;
 - h. Broom and shovel;
 - i. Thirty-six inch crow bar; and
 - j. Triangle reflectors, flares, cones, safety lights or other appropriate safety signals.
- (3) Each tow truck shall:
 - a. Have a legible manufacturer's data plate indicating the capacity of the boom, the winch or the carry mechanism; or
 - b. Have a document in the truck from the manufacturer stating the capacity of the boom, the winch or the carry mechanism.
- (4) Every hydraulic line on each tow truck must be free of leaks and be in good working condition free of defects.
- (5) The winch must not exceed the capacity of the boom or leak oil.
- (6) The cables must be as specified by the manufacturer and be in good condition, within manufacturer guidelines.
- (7) Each tow truck must have a copy of the annual state inspection.
- (8) Tow trucks placed in service after May 1, 2008, must contain the original manufacturer's warning labels on the truck, truck bed, winches, and all other accessories; and
 - a. Each wrecker shall provide that its impoundment area, be located in the city, be fenced for security, with a minimum of a six foot chain link fence with three strands of barbed wire at the top of such fence and such fence surround all impoundment areas.
 - b. The impoundment area, if located outside of the city, shall comply with the provisions above and be within and not exceed a seven-mile radius from the main police station.

- b. Have a drug test policy in effect as set by the guidelines of the state, administered by the state department of licensing and regulation.

(9) Towing operator safety clothing and identification.

- a. Towing operators, as a condition of their license must comply with the protective clothing policy.
- b. Towing operators must wear at all times when using or assisting in the use or operation of a licensed tow truck on a road or road related area:
 - 1. A uniform, clearly marked with the tow company's name as it appears on department records.
 - 2. A reflective vest or reflective jacket at all times while working outside the tow truck; the reflective vest or reflective jacket must meet the ANSI/ISEA 207-2006 requirements for high visibility safety apparel.
- c. During daylight hours, a fluorescent shirt may be worn instead of the reflective vest or jacket; the fluorescent shirt must meet the ANSI/ISEA 207-2006 requirements for high visibility safety apparel.
- d. When performing towing operations, all tow truck operators must carry and openly display the appropriate TDLR issued original towing operator license.
- e. Tow operators permitted under Texas Administrative Code § 86.210 are exempt from the requirements of subsection (b)(1).

(10) The wrecker company or wrecker business shall obtain and keep in full force and effect a policy of public liability and property damage insurance issued by a casualty insurance company authorized to do business in the state in the standard form approved by the board of insurance commissioners of the state, insuring the public from any loss or damage that may arise to any person or property by reason of the operation of a wrecker of such company and providing that the amount of recovery shall be limits of not less than the following sums:

- a. Incident management towing.
 - 1. A minimum of \$500,000.00 liability insurance per tow truck per incident, which is combined single limit liability for bodily injury to or death of an individual per occurrence, loss or damage (excluding cargo) per occurrence, or both; and
 - 2. A minimum of \$50,000.00 of cargo or cargo on hook insurance per tow truck per incident.
- b. Private property towing.
 - 1. A minimum of \$1,00,000.00 of liability insurance per tow truck per incident, which is combined single limit liability for bodily injury to or death of an individual per occurrence, loss or damage (excluding cargo) per occurrence, or both; and

2. A minimum of \$50,000.00 of cargo or cargo on hook insurance per tow truck per incident.

c. Consent towing.

1. A minimum of \$300,000.00 of liability insurance per tow truck per incident, which is combined single limit liability for bodily injury to or death of an individual per occurrence, loss or damage (excluding cargo or cargo on hook) per occurrence, or both.

2. Insurance covering permitted tow trucks must be kept in full force and effect at all times.

(11) No delinquent taxes of any type shall be due to the city upon any property of applicant or any wrecker for which a license is sought, and the applicant shall not have failed to render any property located within the city for ad valorem taxation.

(12) A copy of all licenses and/or certificates issued by the state allowing the applicant to operate a tow truck, impound yard or vehicle storage facility shall be required upon payment of annual fees per wrecker company or wrecker unit. A copy of all required proof of insurance shall also be provided to the city upon application and renewal.

(13) No owner of a wrecker company, not licensed by the city, shall intercept any message emanating through the medium of the fire or police department radio frequency or divulge or publish the existence, contents, substance, purpose, effect or meaning of such intercepted communications; and no person, not being entitled thereto, shall receive or assist in receiving any information therein contained, for his own benefit or for the benefit of another person.

Sec. 4.04.006 Indemnification of city, its officers, agents and employees.

Every wrecker business and wrecker company and agent thereof to obtain a safety and insurance compliance certificate to operate a wrecker service in the city shall be required to accept these conditions to this agreement which are attached to this application wherein the applicant agrees to indemnify and hold harmless the city, its officers, agents and employees from any and all claims, demands, actions and causes of actions arising from the granting of a license to operate a wrecker service or to operate a wrecker by the city and/or the operation of the wrecker service or any wrecker by the applicant in the city.

Sec. 4.04.007 State inspection required before issuance of safety and insurance compliance certificate.

Each application for a safety and insurance compliance certificate for a wrecker shall state that such wrecker has been inspected and approved under the direction of the state department of public safety and a current inspection sticker shall be affixed securely to the inside of the windshield of the wrecker.

Sec. 4.04.008 Wrecker to be summoned by owner, operator or police or fire department.

No person shall drive a wrecker to or near the scene of an accident or collision on the streets of the city unless such person has been called to the scene by an owner or operator of a vehicle involved in such accident or collision or by the police or fire department of the city; unless it is necessary to prevent death or bodily injury to any person involved in an accident or collision.

Sec. 4.04.009 Soliciting wrecker business prohibited; presence at scene as evidence of violation.

No person shall solicit in any manner, directly or indirectly, on the streets of the city, the businesses of towing any vehicle which is wrecked or disabled on the public streets, regardless of whether the solicitation is for the purpose of soliciting the business of towing, removing, repairing, wrecking, storing, trading or purchasing such vehicle. The presence of a wrecker at or near the scene of a wreck, accident or collision, within one hour after the occurrence of a wreck, accident or collision without being summoned to the scene by an owner or operator of a vehicle involved in such accident or collision or by the police or fire department of the city, shall be prima facie evidence of a solicitation in violation of this section.

Sec. 4.04.010 Wrecker selection; use of voluntary wrecker rotation list.

- (a) When a police officer investigating an accident, making an arrest, conducting a traffic stop, or otherwise performing duties as a police officer, determines that any vehicle on a roadway is unable to proceed safely under its own power, or determines that the operator therefore is unable to operate such vehicle, such officer shall notify the police department headquarters that the services of a wrecker company are necessary.
- (b) Upon receiving a communication advising the police department of the need for a wrecker from the wrecker rotation listings, the police department headquarters shall notify the wrecker company next on the applicable rotation listings to remove the vehicle involved. If there are no wreckers available at the wrecker service on call or if the police department cannot immediately make contact with the wrecker service on call, the police department shall proceed through the wrecker rotation listings until a wrecker is located that is available and ready to proceed immediately to the scene of the incident requiring a vehicle to be removed.

Sec. 4.04.011 Voluntary wrecker rotation list; procedures and requirements to be placed on list.

- (a) The police department shall maintain wrecker rotation listings, as approved by resolution by the City Commission, and a wrecker rotation schedule indicating which person, wrecker business or wrecker company is on call for services at any time.
- (b) Wrecker companies that want to be placed on the wrecker rotation listings shall provide the following information and documents and comply with the following requirements:

- (1) Have been issued a business permit (if applicable) and a safety and insurance compliance certificate by the city.
- (2) Have applied to be on the wrecker rotation list and shall register with the city.
- (3) Have a minimum of two wreckers with lawful drivers readily available located at a site within the city limits of the city to answer calls from the police and fire department during such times that the wrecker service is on call for services.
- (4) Maintain an office building and storage compound within the city operated on a daily basis (Monday through Friday), with normal working hours from 8:00 a.m. to 5:00 p.m. with an employee physically present at the business during such normal working hours. The office building shall be served by a telephone with a number provided to the police department for calls during such normal working hours. If the office is not manned 24 hours per day, seven days per week, the wrecker service shall also provide the police department with a telephone number for calls after normal working hours, weekends and holidays. Answering service or answering device shall not be used.
- (5) Facility fencing requirements. Enclosure and security of stored vehicles.

Fencing. If not enclosed by a five-foot high fence on or before September 1, 1985, all VSFs shall be completely enclosed by a fence at least six feet high with a gate, which is locked at all times when the licensee or an agent or employee is not at the storage lot. No two VSFs may operate within the same fenced area.
- (6) Security of vehicles.
 - a. No vehicle may be stored or kept at any licensed VSF unless it is kept inside the fenced or enclosed area at all times. For purposes of this subparagraph, the term "enclosed" shall mean inside a building.
 - b. A vehicle accepted for storage in a VSF must be secured to prevent theft of the vehicle or its contents, including but not limited to locking doors, closing windows and hatchbacks, and raising or covering convertible tops.
- (7) Storage lot surface. All VSFs shall have an all-weather surface such as concrete, asphalt, black-top, stone, macadam, limestone, iron ore, gravel, shell, or caliche, that enables the safe and effective movement of stored vehicles upon all portions of the lot, both under their own power and under tow, at all times, regardless of prevailing weather conditions. The surface shall also be free of overgrown vegetation.
- (8) Storage lot lighting. All VSFs shall maintain illumination levels adequate for nighttime release of vehicles. The term "adequate" shall mean sufficient to allow inspection of a vehicle for damage at the time of release. At a minimum, there must be one lighting fixture containing at least a 250-watt element for each one-quarter acre of storage area.
- (9) Storage lot signs.
 - a. *Facility information.* All VSFs shall have a clearly visible and readable sign at its main entrance. Such sign shall have letters at least two inches in height,

with contrasting background, shall be visible at ten feet, and shall contain the following information:

1. The registered name of the storage lot, as it appears on the VSF license;
 2. Street address;
 3. The telephone number for the owner to contact in order to obtain release of the vehicle;
 4. The facility's hours, within one hour of which vehicles will be released to vehicle owners; and
 5. The storage lot's state license number preceded by the phrase "VSF license number."
- b. [Posting of fees.] All VSFs shall have a sign setting out the charge for storage and all other fees, which may be charged by the storage lot, including notification and impoundment fees. The sign shall include all forms of payments the VSF accepts for any charge associated with delivery or storage of a vehicle. The sign must be located so it is clearly visible to a vehicle owner at the place of payment and shall have letters at least one inch in height with a contrasting background.
- c. Non-consent towing fees schedule. All VSFs shall conspicuously place a sign, at the place of payment, which states in one-inch letters that: "Applicable schedules of non-consent towing fees will be provided for viewing upon request by persons claiming vehicles." The non-consent towing fees provided for viewing must match the non-consent towing fees schedule on file with the department, as provided in 16 Texas Administrative Code ch. 86, § 86.500 (relating to Reporting Requirements—Towing Company). And must not exceed the maximum rates allowable by section 4.04.013 of this article.
- d. Instruments accepted for release of vehicle. All VSFs shall have a sign describing the documents that may be presented by the vehicle owner or his/her authorized representative to obtain possession of the vehicle. This sign shall list all instruments as described in this chapter, and shall also state: "Affidavit of Right of Possession Furnished Upon Request." This sign shall be located so it is clearly visible to a vehicle owner at the place of payment, and have letters at least one inch in height with a contrasting background.
- e. Combination signs. A VSF may combine the signs described in subsections (b), (c), and (d), if the combination sign meets the requirements of each of the separate signs.
1. The owner or operator of the wrecker company shall immediately notify the chief of police or his designated representative of any changes in status as it relates to any insurance, certificate, permit or any factor that may impede its ability to comply with this article.

2. The owner or operator of the wrecker company shall produce a written report upon request listing the status of all vehicles towed for the city. Such request to be made during working hours and promptly prepared.
- f. If there are no wreckers available at the wrecker service on call or if the police department cannot immediately make contact with the wrecker service on call, the police department shall proceed through the applicable wrecker rotation listings until a wrecker is located that is available and ready to proceed immediately to the scene of the incident requiring a vehicle to be removed.
- g. Any wrecker service company appearing on either of the wrecker rotation listings should be able to respond to calls according to the following schedule:
 1. During the normal work week, Monday through Friday,
8:00 a.m. to 5:00 p.m.:
Within city limits—45 minutes
Outside city limits—45 minutes
 2. After normal working hours, on weekends or holidays:
Within city limits—45 minutes
Outside city limits—45 minutes

A person or wrecker service or business company failing to respond within five minutes of the above schedule shall have its call cancelled and the next wrecker service company on the applicable wrecker rotation listing shall be called.
- h. In the event the vehicle to be towed, moved or removed exceeds the capacity of the wreckers operated by the wrecker service company on the wrecker rotation list, or in the event of an emergency wherein life or property are threatened or in circumstances where the situation requires immediate action to protect life or property, the police department may call any wrecker service with the capability to provide the service needed.
- i. Any wrecker rotation listing shall not contain the name of any wrecker company or business or person that failed or refused to tow any vehicle to the city pound when officially requested by the police department or other place designated by the owner thereof. Such conduct may result in removal from any listing.
- j. Any wrecker service company on the wrecker rotation listing shall keep a record of all calls made in response to requests from the city, which records shall include the following information:
 1. Date and time of call;
 2. Location of vehicle to be towed/removed;
 3. Response time;

4. Vehicle owner/operator;
 5. Description of vehicle;
 6. Disposition of vehicle;
 7. Charges involved;
 8. Status of payment for charges.
- k. The wrecker rotation schedules maintained by the police department shall list all wrecker companies in compliance with this article. The master list shall be in alphabetical order. The rate and times of rotation shall be determined by the chief of police.
 - l. From and after the effective date of this article, the police department or whatever department provides for the placement of wrecker services on the rotation listings shall not place any additional wrecker services on such list until authorized by ordinance by the board of commissioners. The chief of police is hereby authorized and directed to initiate and complete a study into the determination of the maximum number of wrecker services on such list which will result in efficient and safe service for the citizens of the city, taking into consideration the economic vitality of the companies involved.
 - m. No license or certificate issued under the terms of this article shall be transferred to any other person or business, nor shall such license be used for the operation of any vehicle except for the vehicle for which the license is issued.
 - n. All persons and entities operating or that seek to operate shall provide any and all records to the city upon request. Upon application and renewal of any and all licenses and certificates, the city shall be provided with the name of all interested owners and drivers. Should any changes be made related to the owners or drivers during the license period, such changes shall be provided to the city without delay.

Sec. 4.04.012 Police officer, firefighter or other city employee not to influence selection of wrecker service; may direct that the vehicle be taken to the city police department.

No police officer, firefighter, or other city employee who is investigating or present at the scene of a traffic stop, any accident or collision on a public street shall, directly or indirectly, either by word, gesture, sign or otherwise, recommend any person the name of any particular person engaged in the wrecker service businesses, nor shall any such person influence or attempt to influence in any manner the decision of any person in choosing or selecting a wrecker or repair service; provided, that any police officer, in the exercise of his discretion as a police officer, may direct that any vehicle, whether towed by a wrecker selected by the owner or operator of the vehicle or from the wrecker rotation list, shall be taken to the police department or such other location designated by the police officer to be held by the city for any lawful purposes.

- (1) When a peace officer at an accident scene determines that a vehicle needs to be towed from the scene, and when the disabled vehicle does not interfere with the flow of vehicular traffic and is not a danger or hazard to the public may allow the operator or owner of the disabled vehicle to summon the wrecker company of his/her choice, as long as the wrecker responds within the time limit set by the city of 30 minutes:
- (2) The peace officer at an accident scene shall inform the operator of a disabled vehicle that the department will contact the next available towing company on the rotation list to remove the vehicle if the operator's preferred towing company does not respond within five minutes of notification by the police department.

Sec. 4.04.013 Maximum rates.

- (a) Any person, wrecker company or wrecker business that appears on any rotation listing or that receives a request to haul unauthorized vehicles from any roadway, or public or private parking facility, within the boundaries of the city shall not charge more than the maximum rates provided in this subsection as follows:

- (1) Light duty vehicles: Gross weight of 10,000 pounds or less:

- a. Towing a wrecked, disabled vehicle or illegally parked vehicles: \$272.00.
- b. Towing of disabled vehicle from high water: \$50.00 per hour, per wrecker, and up to a maximum fee of \$272.00.

(Any person requesting that their vehicle be removed to a garage or other area (other than a state authorized vehicle storage facility) will be responsible for paying the wrecker fee.)

- c. Towing vehicle from outside the city limits \$140.00

Plus, per mile to and from location of vehicle \$7.50

- d. Pickup and delivery of vehicle to city pound (official police business):

1. Daytime delivery – No charge (A wrecker service company on the City's Rotation List will remain in their place on the rotation list.)
2. Nighttime delivery – No charge (A wrecker service company on the City's Rotation List will remain in their place on the rotation list.)

- e. Drop fee (light duty vehicle): \$135.00. If owner, authorized operator, or agent of the owner arrives at the scene of the tow, the owner, authorized operator, or agent of the owner will be charged the drop fee and no storage fees or towing fees shall be charged.

- (2) Medium duty vehicle: Gross weight rating of more than 10,000 pounds but less than 25,000 pounds:

- a. Towing a wrecked, disabled vehicle or illegally parked vehicle: \$380.00.
- b. Drop fee (medium duty vehicle): \$190.00. If owner, authorized operator, or agent of the owner arrives at the scene of the tow, the owner, authorized operator, or agent of the owner will be charged the drop fee and no storage fees or towing fees shall be charged.

(3) Heavy duty vehicle: Gross weight rating that exceeds 25,000 pounds:

- a. Towing a wrecked, disabled vehicle or illegally parked vehicle: \$489.00 per unit or a maximum of \$978.00.
- b. Drop fee (heavy duty vehicle): \$244.00. If owner, authorized operator, or agent of the owner arrives at the scene of the tow, the owner, authorized operator, or agent of the owner will be charged the drop fee and no storage fees or towing fees shall be charged

Note: The total fee charged will be made up of the applicable towing fees found in subsection a., or b. or c. or d., and storage fees, impoundment initial fees and notification fees if any. (See subsection (b) below.)

(b) The cost of impounding a vehicle and storing a vehicle shall not exceed the following schedule:

(1) Impounding vehicle: \$20.00, plus the biennial adjustment as set forth in Texas Occupations Code §2303.1552(b)(1) and the Texas Administrative Code Rule 85.722.

(2) Daily storage fees:

- a. For a motor vehicle that is 25 feet or less: \$20.00, plus the biennial adjustment as set forth in Texas Occupations Code §2303.1552(b)(1) and the Texas Administrative Code Rule 85.722.
- b. For a motor vehicle that is longer than 25 feet: \$35.00, plus the biennial adjustment as set forth in Texas Occupations Code §2303.1552(b)(1) and the Texas Administrative Code Rule 85.722.

(3) Notification fee:

- a. A VSF may not charge a vehicle owner more than \$50.00 for notification under these rules. If a notification must be published, and the actual cost of publication exceeds 50 percent of the notification fee, the VSF operator may recover the additional amount of the cost of publication. The publication fee is in addition to the notification fee.
- b. If a vehicle is removed by the vehicle owner within 24 hours after the date the VSF receives the vehicle, notification is not required by these rules.
- c. If a vehicle is removed by the vehicle owner before notification is sent or within 24 hours from the time VSF receives the vehicle, the VSF operator may not charge a notification fee to the vehicle owner.

(4) No additional fees are allowed by the laws of the state. Where any state law, rule or regulation requires a different rate for services rendered by a wrecker service and/or storage facility or any other type of business entity regulated under this article, as provided for in this article, then such state-regulated rate shall be followed without the necessity of further amendment of this article.

- (c) All city-owned vehicles while in furtherance of city business shall be exempt from charges and service fees by any person, wrecker business, wrecker company, or vehicle storage facility as authorized by law or this article.
- (d) A wrecker company that has been randomly selected to provide services shall be entitled to recover applicable fees pursuant to this section for any and all actual services provided up to the time of a cancellation.

Sec. 4.04.014 Safety precautions.

Each wrecker shall follow standard safety precautions and operations generally recognized in the wrecker business to proceed to and from the scene of an accident or collision and shall comply with all ordinances of the city. Each wrecker present at the scene of any accident or collision shall follow standard safety precautions and procedures generally recognized in the wrecker business, to include the prompt removal of debris from accidents or collisions occurring on the public right-of-way.

Sec. 4.04.015 Revocation or suspension of certificate; removal from wrecker rotation list, hearing.

- (a) Upon a finding of a violation of the motor vehicle laws or the criminal laws of the state or a violation of the requirements of this article, the municipal judge may revoke or suspend a certificate or remove a wrecker from the rotation list.
- (b) Upon written complaint by any person against any wrecker service on the wrecker rotation list or against any agent or employee of a wrecker service on the wrecker rotation list filed with the chief of police, or upon written complaint by the chief of police, the municipal judge shall conduct a hearing as set out herein:
 - (1) The hearing shall be conducted in municipal court within 30 days of the filing of the complaint.
 - (2) Written notice shall be given to the wrecker service involved, to all other persons involved and to the chief of police at least 20 days prior to the hearing.
 - (3) Parties may be represented by attorneys at their own expense.
 - (4) The chief of police may be represented by the city attorney or designated assistant.
 - (5) The burden of proof shall be on the complainant or chief of police to prove the allegations by a preponderance of the evidence.
 - (6) All witnesses shall be sworn.
 - (7) Only evidence admissible under the law and rules of evidence of the state shall be admissible.
 - (8) All witnesses shall be subject to cross-examination by all opposing parties.
 - (9) All evidence shall be subject to objection by all opposing parties.
 - (10) Parties shall be permitted to offer evidence and argue to the court.

(11) The municipal judge or his or her alternate shall decide all questions of law and fact and determine whether to suspend for a specified period or revoke the certificate of the service company from the wrecker rotation list. The determination of the municipal judge is final and not appealable to the county court at law.

(12) The above procedure is applicable only to hearings involving the revocation or suspension of a certificate or removal from the wrecker rotation list. Normal court procedures shall be followed when charges are filed seeking imposition of the fine authorized by this article.

Sec. 4.04.016 Penalty for violations; civil suit authorized.

(a) Any person, firm, corporation, company or association that violates any provision of this article or suffers or allows the same to be violated, shall, upon conviction therefore, be subject to a fine of not less than \$100.00 nor more than \$1,000.00. A violation may also result in removal from the voluntary wrecker rotation list. Any violation of this article shall be subject to both civil and criminal penalties. A criminal conviction shall be a class C misdemeanor. A violator shall also be subject to the maximum penalties allowed by law for failing to appear in court when charged with an offense as described herein. If conduct constituting an offense under this article also constitutes an offense under another law, the person may be prosecuted under all applicable laws.

(b) The city attorney is hereby authorized to file a civil suit in state district court or any court of competent jurisdiction to enjoin any violations of this article or seek any remedy available. Should any person or business violate the prohibitions contained herein, or allow the commission of any act or condition that proximately resulted in a violation of this article, the city attorney may take any action to enforce this or any ordinance to prevent and summarily abate the action and remove or seize any objects used to violate this article. These actions may also include but not be limited to allowing for municipal resources and personnel to: abate any premises or property, closure, condemn, remove any person or thing, court action, suspend, cancel, or void any license or permit issued by the city or a state or federal agency, and any and all other relief as may be necessary. Any civil actions by the city attorney shall not be deemed a waiver of any rights and entitlements of any person that has suffered harm or damages as a result of any act or omission prescribed by this article.

Sec. 4.04.017 Establishing a limit on the number of wrecker companies.

(a) The number of wrecker companies on either of the rotation listings shall be based on the annual population census at one person, wrecker company or business per each full 5,000 residents in population. A person or entity with an interest in a wrecker company shall be restricted to one wrecker company on either of the rotation listings as may be selected.

(b) The city planning department is hereby charged with the responsibility of determining the yearly population of the city. Such report shall be generated within the first six months of each calendar year. Such population report shall thereafter be approved by the City Commission at a regular meeting of such Commission. The number of

wrecker companies on the list shall not be increased until such population report has been received, and approval has been made by resolution by the City Commission.

- (c) This article shall not affect the right of any person, business, or entity to contract. The city may also contract to terms and conditions for other services that may be specialized in nature unaffected by this article.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 11. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 12. CODIFICATION. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 13. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 14. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 23rd day of August, 2022.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 13th day of September 2022.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:
Palacios Garza & Thompson, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 13, 2022

Consider Approval of City Commission Meeting Minutes:

- February 8, 2022
 - February 28, 2022
-

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of City Commission Meeting Minutes.

RECOMMENDATION:

Approval of Minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 8, 2022

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Finance Director
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Juan Soto, Interim Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. INVOCATION:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**

DISCUSSION: Tomas Monsivais, San Juan resident, thanked Mayor Garza for providing the garbage containers and asked him not to forget about Sioux Road. Flor Prado thanked the City Commission and City Manager for all the help and support. Blanca Alcaraz with the Union del Pueblo Entero thanked the Mayor and City Commission for the support they have shown to the

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Loma Vista neighborhood. Homero Morales San Juan resident stated he is part of the Loma Vista group and thanked the City Commission and Juan Soto for their hard work. Additionally, asked if it was possible to continue with the street improvements on Loma Vista and Loma Verde.

Benjamin Arjona, City Manager, asked to change the meeting order.

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

G. Consider the Approval of a Budget Amendment Reflecting the 2021 Mini Rescue Grant from the Hidalgo County Emergency Service District #4 in the Amount of \$131,980 (one hundred, thirty-one thousand, nine hundred eighty dollars) for the Purchase of a 2021 Ford F350 RW,9' Super Squad from Ward Apparatus.

DISCUSSION: Benjamin Arjona, City Manager stated Commissioner Eddie Cantu was present and thanked him for making this happen. Chief Tirso Garza stated the item presented is part of funding that was allocated under Precinct 2 with Commissioner Eddie Cantu under the Emergency Service District No. 4 and were able to secure these funds. Furthermore, Chief Garza stated these funds weren't yet approved, but wanted to present Commissioner Cantu with a token of appreciation for always assisting the City of San Juan Fire Department.

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

V. PRESENTATIONS

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

1. Department of Planning and Zoning Monthly Report.
2. Department of Parks and Recreation Monthly Report.
3. Department of Sanitation Monthly Report.
4. San Juan Memorial Library Monthly Report.

DISCUSSION: Benjamin Arjona, City Manager informed the City Commission about the groundbreaking for Olive Garden, Chili's and Starbucks and invited everyone to attend. Commissioner Adina "Dina" Santillan asked from this day forward to include all the advisory board meeting minutes to stay up to date. Also, asked Mr. Juan Soto about the 4 drop-off locations for the City's Clean-up Event scheduled for Saturday 12th. Mr. Juan Soto stated the locations behind City Hall, Reed-Mock, Amigos del Valle and old PD. Mayor Mario Garza asked to educate the community on what would be allowed to be disposed of. Mayor Garza asked Maria Enriquez, Court Administrator about over the phone payments. Ms. Enriquez stated they are currently working on it. Pat Karr, Director of IT stated that a couple of days ago they were having phone issues, but they have the option to pay online. Commissioner Marco "Markie" Villegas asked Chief Ruben Morin to increase the presence of police patrols over Chaparral Street. Commissioner Santillan asked if all the vendors and sponsors have been contacted and reimbursed for the Noche de Paz event. Mr. Arjona stated yes, all have been contacted and reimbursed on Friday. In addition, some vendors opted not to get reimbursed because they were given an option either to get a refund or keep it for

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the following event. Commissioner Santillan asked when they were first contacted and why there was a delay in the reimbursement. Mr. Arjona responded they were working on the final report. Patrick Willingham stated that they will have a full report for the upcoming City Commission Meeting. Commissioner Santillan asked to also include a full report for the Spazmatics 4th of July event.

VI. PUBLIC HEARINGS

A. Hold a Public Hearing for a Conditional Use Permit to Allow a kettle corn portable food stand at San Juan H-E-B located at 901 W. IH 2 legally described as Lot 2, HEB San Juan Unit 2 Subdivision, as Requested by Melissa Martinez.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated Mrs. Martinez is applying for a conditional use permit to allow a kettle corn portable food stand outside the San Juan H-E-B. Mr. Tijerina noted that a letter from an H-E-B representative was attached to the packet granting Ms. Martinez, customers and staff permission to use the restrooms. Mr. Tijerina briefly stated the list of requirements and noted that staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. And concluded stating staff recommends approval subject to compliance with the requirements.

Mayor Mario Garza opened the Public Hearing at 6:18 pm.

DISCUSSION: Mayor Mario Garza asked if they would have to renew this permit annually. Mr. Tijerina responded that it was correct. Mayor Garza asked where exactly the truck was going to be parked. Mr. Tijerina stated that it would be right on the entrance.

Mayor Mario Garza closed the Public Hearing at 6:19 pm.

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

B. Hold a Public Hearing for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated Olive Garden Holdings, LLC. is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Site Consumption at the proposed “Olive Garden” Restaurant, to be located just West of Denny’s Restaurant. Furthermore, the applicant will need to comply with TABC requirements and has agreed to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits. The proposed operation hours are Sunday through Thursday from 11:00 a.m. to 10:00 p.m. Friday and Saturday from 11:00 am to 11:00 p.m. Mr. Tijerina noted staff mailed out notices to three (3) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. The Planning and Zoning Commission and staff recommended approval subject to compliance with the requirements.

Mayor Mario Garza opened the Public Hearing at 6:21 pm.

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Mayor Mario Garza closed the Public Hearing at 6:21 pm.

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

C. Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated that at the City Commission Meeting on October 26, 2021, the City Commission tabled the item and requested more information about the proposed use of the property. Additionally, on November, 18, 2021, the City Commission took no action and a directive was given to conduct a traffic study at the intersection of Veterans Blvd and 7th street. Ms. Castillo is applying to rezone the property into a General Business District (C-2). The property is located at the corner of 7th Street and Veterans Boulevard, next to Popeyes Snow Cone Stand. The property is zoned as Neighborhood Commercial District (C-1) which only allows retail businesses, which supply the adjacent areas. The surrounding properties consist of a mixture of residential, multi-family and commercial uses and Veterans Boulevard is conducive of commercial traffic. Mr. Tijerina stated that staff mailed out fifty-three (53) notices to property owners within a two hundred (200) foot radius and received no comments against the request. Mr. Tijerina noted this was a rezoning request and at the moment they don't have any details to what is proposed. Also, during the regular meeting of October 21, 2021 the Planning and Zoning Commission and staff recommended approval.

Mayor Mario Garza opened the Public Hearing at 6:25 pm.

DISCUSSION: Rigoberto Hernandez stated that he resides on the corner of I Road and 7th, moved forward asking if they knew what type of business would be there. Mayor Mario Garza replied no. Mr. Hernandez stated that his main concern was the traffic flow. Mayor stated they received the traffic study. Mr. Hernandez also asked for the possibility of installing speed bumps. Manuel Garcia Jr. stated that he resides at 823 W. 7th Street and asked what the traffic study results. Mr. Garcia stated his concerns. Commissioner Ernesto “Neto” Guajardo asked to inform the community of any outcome.

Mayor Mario Garza closed the Public Hearing at 6:37 pm.

Commissioner Marco “Markie” Villegas motioned to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. (4-0)

D. Hold a Public Hearing for a Voluntary Annexation Petition of the 13.41-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company’s Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by AAAR Family, LTD.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the Planning Department is processing La Paloma Subdivision, a residential subdivision, located approximately half of a mile West of Cesar Chavez 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). City’s policy to annex subdivisions

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processed and approved within the city's ETJ. On November 9, 2021, the City Commission approved Resolution 21-27 accepting the petition for voluntary annexation and setting dates and times for public hearings. The property owner of the subject property has submitted a petition for a voluntary annexation to the City. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by the 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. Staff recommends approval as presented

Mayor Mario Garza opened the Public Hearing at 6:39 pm.

DISCUSSION: Mayor Mario Garza stated since the city will be responsible for providing services they need to sit down and discuss the city's growth which requires more manpower and equipment. Benjamin Arjona, City Manager, asked Mr. Juan Soto the status of the truck order. Mr. Juan Soto stated they received two and are waiting for two more. Mr. Arjona stated that this was discussed during the budget workshops anticipating the city's growth.

Mayor Mario Garza closed the Public Hearing at 6:40 pm.

Commissioner Ernesto "Neto" Guajardo motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

E. Hold a Public Hearing for a Voluntary Annexation Petition of the 24.85-acre tract of land out of Lot 7, Stewart Addition to the Conway Gardens Subdivision, as per map recorded in Volume 0, Pages 43, Map Records, Hidalgo County, Texas, as Requested by Escon Development.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the Planning Department is processing another subdivision, the Orchards of San Juan, a residential subdivision, located at the Southwest corner of Stewart and Moore Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On November 23, 2021, the City Commission approved a Resolution 21-29 accepting a 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 the 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. Mr. Tijerina stated staff recommends approval of this public hearing as presented.

Mayor Mario Garza opened the Public Hearing at 6:42 pm. No comments.

Mayor Mario Garza closed the Public Hearing at 6:42 pm.

Commissioner Adina "Dina" Santillan motioned to approve and was seconded by Mayor Mario Garza. (4-0)

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

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A. Consider Preliminary and Final Plat Approval of La Paloma Subdivision being a 20.83-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue, as Requested by Javier Hinojosa Engineering

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this item is part of the first annexation, developer is proposing to subdivide 20.83 acres located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana. He is proposing an eighty-seven (87) lot subdivision with six (6) internal streets. The subdivision will have two accesses existing onto Nolana Avenue. The seven (7) lots facing Nolana Avenue will be for commercial use and the rest of the properties for residential use. The flood zone for this subdivision is “AH”, which is considered a flood zone, according to the FEMA map. However, as long as it’s above the base point elevation it should be fine. Mr. Tijerina noted that part of the subdivision is located outside the city limits of San Juan, in the ETJ and the city received a voluntary annexation petition that has been initiated. Mr. Tijerina mentioned there was a concern regarding the right-of-way on Nolana, but they were able to hash that out. Water service will be provided by the North Alamo Water Supply Corporation, sewer will be provided by the City of San Juan. In addition, fire hydrants shall be located every 300 feet of the existing fire hydrant and the water line shall be looped to an 8-inch water line as per San Juan Fire Department requirements. All entrances/exits must be 26 feet wide. Mr. Tijerina also the project engineer is requesting the following variances:

1. To not comply with the required setbacks, they are proposing 5’ side setback for interior lots, 15’ rear setback for all lots and 15’ front setback for curl de sac lots.
2. To not comply with the 65 feet minimum width lot requirements for corner lots. They are proposing 64 feet.
3. To not comply with the 15-foot utility easement on the rear of all properties. They are proposing a 10 foot.
4. To not comply with the park Fee. They are requesting to pay 50% during the subdivision phase and 50% at the building permit stage.
5. To not comply with the commercial lot sizes for Lots 1, 2, 41 and 42.

Mayor Mario Garza asked Mr. Tijerina if he discussed the right-away issue with the County. Mr. Tijerina replied he spoke to Armando Garza and everything was in place. Commissioner Adina “Dina” Santillan asked regarding the flood zone if they are very well aware they need to put this house at the correct elevations. Mr. Tijerina replied yes, they do.

Commissioner Marco “Markie” Villegas motioned to approve and was seconded by Mayor Mario Garza. (4-0)

B. Consider Preliminary and Final Plat Approval of the Plantation Heights Subdivision being a 21.70-acre tract of land out of Lot 1, Block 14, John Closner Subdivision located approximately a quarter of a mile South of Hall Acres Road,

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along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, Inc.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the developer is proposing to subdivide 21.70 acres located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard. He is proposing a one hundred and five (105) residential subdivision with six (6) internal streets. The subdivision will have two access roads exiting onto Veterans Boulevard. Those streets will connect to Dominion Place Subdivision Phase I to the east. The flood zone for this subdivision is “B” areas of minimal flooding, according to the FEMA Map. Water and sewer services will be provided by the City of San Juan. Additional fire hydrants should be located every 500 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrances/exits must be 26 feet wide. Staff presented this to the Planning Commission, they recommended approval subject to compliance with a list of items.

Commissioner Ernesto “Neto” Guajardo motioned to approve and was seconded by Commissioner Marco “Markie” Villegas. (4-0)

C. Discussion and Possible Action to Approve a Budget Amendment in the Amount of \$250,000 in the Utility Fund Retained Earnings for the Purchase of Three Submersible Pumps for the Influent Pump Station at the Wastewater Treatment Plant and the Upgrade to Lift Station 6 and Authorize the Mayor to Execute All Related Documents.

DISCUSSION: David Salinas, Director of Utilities informed the City Commission that three out of the six existing submersible pumps for the wastewater plant station are no longer repairable and need to be replaced. He also mentioned those three pumps are needed in order to maintain the plant running until the scheduled rehabilitation. In addition, he mentioned they are looking for a place to store the three pumps after the plant gets rehabbed, since they’ll be eliminating the station to build a new one. Mr. Salinas stated the additional budget amendment is to increase the capacity for lift station 6 to provide services to the North side for all the new developments.

Commissioner Ernesto “Neto” Guajardo motioned to approve and was seconded by Commissioner Marco “Markie” Villegas. (4-0)

D. Discussion and Possible Action to Approve the Price Per Ton Increase for Liquid Ammonium Sulfate from Chemtrade Chemicals US and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Required.

DISCUSSION: David Salinas, Director of Utilities stated due to the chemical cost increase, this contracted vendor is requesting for a price increase. Mr. Salinas noted he compared prices with other municipalities and the costs are in range with what this vendor is requesting. Mr. Salinas recommended approval.

Commissioner Adina “Dina” Santillan motioned to approve and was seconded by Commissioner Marco “Markie” Villegas. (4-0)

E. Discussion and Possible Action to Authorize Staff to Submit New and Revised Project Information Forms to The Texas Water Development Board for Inclusion in the FY2023 Clean Water and Drinking Water State Revolving Funds Intended Use Plan and Authorize the Mayor and the City Manager to Execute All Related Documents and Budget Amendment as Needed

DISCUSSION: Cynthia Puente, Environmental Specialist/Water Conservation Coordinator stated if approved they will be filing a grant application with the LRGVDC for a Regional Solid Waste Grant funded by TCEQ. Mrs. Puente mentioned they are requesting an amount of \$24,000.00 for the Recycling Center and Source Reduction, which they are looking to order 150 residential recycling containers, five (5) 6 yd. containers and five (5) 300-gallon recycling containers. She stated they have maxed out the \$24,000.00 and the city will match \$4,000.00 for signage and any adjustments the containers might need. Commissioner Adina “Dina” Santillan asked if 150 residents are currently on hold. Mrs. Puente replied yes and they have residents sign up every day. Commissioner Santillan asked how far back does the log go. Mrs. Puente replied they have some that have been in the waiting list since 2019 and they just hit 2020. She explained that they will have to buy in bulk to get the most for the money, which they are ordering 150 containers to meet the stamp and make sure they are distributed according to the list.

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

F. Discussion and Possible Action to Approve the Engineering Agreement for Temporary Upgrade to Lift Station 6 From Curz-Hogan Engineers in the Amount of \$13,000.00 and Authorize the Mayor to Execute All Related Documents and Budget Amendment as Required.

DISCUSSION: David Salinas, Director of Utilities stated this item is to submit funding to the Texas Water Development Board for the Clean Water SRF. Also, this will authorize us to start working with the engineers to submit those funds to meet the deadline of March 4th. Mr. Salinas recommended approval.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Adina “Dina” Santillan. Motion Passed (4-0).

G. Discussion and Possible Action to Authorize Staff to Negotiate a month-to-month Agreement with Gold Star Petroleum to Continue to Supply the City with Unleaded Gasoline and Ultra Low Sulfur Diesel Fuel for a Six-Month Period by Index Made Up of Composite Posted Prices of the Companies Published in the Rack Report of Oil Price Information Service (OPIS). The Delivered Price may not Exceed the OPIS Price Plus Negotiated Mark Up/Down Throughout the Period of the Agreement. Prices Will be Adjusted on a Daily Basis Based on the OPIS Rack Average Price from the Report on the Day of Delivery to the City of San Juan, Texas and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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DISCUSSION: David Salinas, Director of Utilities stated as previously discussed lift station 6 not having the capacity. Mr. Salinas recommended Cruz-Hogan Engineers as they are the engineer of records for this lift station.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Adina “Dina” Santillan. Motion Passed (4-0).

- H. Discussion and Possible Action to Authorize Staff to Negotiate a month-to-month Agreement with Gold Star Petroleum to Continue to Supply the City with Unleaded Gasoline and Ultra Low Sulfur Diesel Fuel for a Six-Month Period by Index Made Up of Composite Posted Prices of the Companies Published in the Rack Report of Oil Price Information Service (OPIS). The Delivered Price may not Exceed the OPIS Price Plus Negotiated Mark Up/Down Throughout the Period of the Agreement. Prices Will be Adjusted on a Daily Basis Based on the OPIS Rack Average Price from the Report on the Day of Delivery to the City of San Juan, Texas and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.**

DISCUSSION: David Salinas, Director of Utilities stated this will allow us to continue to buy fuel from Gold Star Petroleum on a month-to-month basis since there is no contract in place.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Ernesto “Neto” Guajardo. Motion Passed (4-0).

VIII. RESOLUTIONS

- A. Consider the Adoption of a Resolution of a Grant Application with the Lower Rio Grande Valley Development Council for a Regional Solid Waste Grant Program.**

DISCUSSION: Cynthia Puente, Environmental Specialist/Water Conservation Coordinator stated if approved they will be filing a grant application with the LRGVDC for a Regional Solid Waste Grant funded by TCEQ. Mrs. Puente mentioned they are requesting an amount of \$24,000.00 for the Recycling Center and Source Reduction, which they are looking to order 150 residential recycling containers, five (5) 6 yd. containers and five (5) 300-gallon recycling containers. She stated they have maxed out the \$24,000.00 and the city will match \$4,000.00 for signage and any adjustments the containers might need. Commissioner Adina “Dina” Santillan asked if 150 residents are currently on hold. Mrs. Puente replied, yes and they have some that have been in the waiting list since 2019 and they just hit 2020. She explained that they will have to buy in bulk to get the most for the money, which they are ordering 150 containers to meet the stamp and make sure they are distributed according to the list.

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

- B. Consider the Adoption of a Resolution Whereas on May 13, 2020, the State of Texas, Through the Office of the Attorney General, and Negotiation Group for**

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Texas Political Subdivision Entered into an Agreement Entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet Approving the Allocation of any and all Opioid Settlement Funds within the State of Texas.

DISCUSSION: Benjamin Arjona, City Manager stated companies are currently working on a settlement with the State of Texas. He briefly explained Exhibit B and noted that once a settlement is reached the state will be allocating around \$27,000.00 to \$28,000.00 to the City of San Juan. This money may be utilized for educational activities.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Adina “Dina” Santillan. Motion Passed (4-0).

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.**
- B. Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a Pool House at 2800 Richies Circle, legally described as Lot 4, Summer Heights Subdivision as Requested by Ricardo and Esmeralda Renteria.**
- C. Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to operate “YM Events” at 618 E. Nolana Avenue Suite A, legally described as Lot 1-B through 1-D, Wolverine Subdivision, as Requested by Yadith Reyes.**
- D. Consider Second and Final Reading of the Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “El Puerto del Tio Jerry #3” Restaurant located at 111 W. Nolana Avenue, Suites 1 & 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.**
- E. Consider Second and Final Reading of the Ordinance for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal-Nelson Development, LTD.**
- F. Consider Second and Final Reading of the Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.**
- G. Consider Approval of the Tax Collection Report - December 2021.**
- H. Consider Approval of the Tax Collection Report - December 2021.**
- I. Approval of City Commission Meeting Minutes:**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 8, 2022**

- February 23, 2021
- March 1, 2021
- March 9, 2021
- March 29, 2021
- July 27, 2021
- August 10, 2021
- August 24, 2021
- November 8, 2021
- November 9, 2021

DISCUSSION: Benjamin Arjona, City Manager asked to remove minutes for the City Commission meeting of July 27, 2021 as they weren't ready. There were no other comments or questions.

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

X. EXECUTIVE 7:10 P.M.

A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).

1. **Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.**
2. **Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY and §551.074 PERSONNEL MATTERS; Consideration and Discussion Regarding Employment Matters Concerning the City Manager.**

Commissioner Adina "Dina" Santillan made motion to enter executive session and was seconded by Mayor Mario Garza. Motion Passed (4-0).

DISCUSSION: Ruben Morin, Chief of Police intervened during the motion to get clarification under item 2 and asked if the item was regarding the grievance he had filed. Rick Palacios, City Attorney stated that was correct. Chief Morin asked to keep the discussion under open meeting. Mr. Palacios stated this was not a hearing.

2. **Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY and §551.074 PERSONNEL MATTERS; Consideration and Discussion Regarding Employment Matters Concerning the City Manager.**

Mayor Mario Garza made motion to take no action and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

Upon previous motion by Commissioner Adina "Dina" Santillan, seconded by Mayor Mario Garza and carried unanimously, the Executive Session convened at 7:10 p.m. to discuss the following item:

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 8, 2022**

1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.

XI. RECONVENE 7:49 P.M.

Commissioner Marco “Markie” Villegas made motion to reconvene. (3-0).

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

1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.

Commissioner Adina “Dina” Santillan made motion to move forward with negotiations as instructed to City Manager and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (3-0).

XII. ADJOURNEMENT 7:50 p.m.

Commissioner Marco “Markie” Villegas made motion to adjourn and was seconded by Commissioner Adina “Dina” Santillan. Motion passed. (3-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 28, 2022

TIME: 12:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro Tempore
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leroy Gonzales, Finance Director

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 12:00 p.m.
- II. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- VII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:**

A. Discussion and Possible Action on Presentation by Hilltop Securities on Public Property Finance Contractual Obligations, Series 2022, Plan of Finance for the Funding of Pumper Fire Truck.

DISCUSSION: Benjamin Arjona, City Manager introduced Cris Vela with Hilltop Securities. Cris Vela thanked everyone and introduced himself as Security Financial Advisor for the City of San Juan. He directed to page two that outlined the project cost and instrument that will be utilized. He informed the City Commission that Public Property Finance Contractual Obligations allows the city to finance for a longer period of time versus tax notes that only allow financing for seven years. Mr. Vela briefly explained the total amortization of 10 years which is based on the life vehicle. He noted the cost would be \$545,000 and there would be no tax rate impact including financing through the taxable assessed valuation and existing use of debt service funds. In addition, they will issue a bank-qualified paper under \$10 million which allows the city to get a better interest rate on financing. A competitive private placement transaction will take bids on March 22nd and go before the board

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 8, 2022**

with a transaction summary to approve the bids on the 22nd and deliver proceeds (found on pg.4) on April 19. Mr. Vela continued to explain the department services, found on pg.3, payments for the actual cost of the pumper which is about \$60,000 a year and asked if there were any questions. Mayor Mario Garza asked if March 22nd is when they go back with the lowest bid. Mr. Vela responded yes, they would present the bids and recommend the lowest bid.

Commissioner Ernesto “Neto” Guajardo motioned to approve and was seconded by Mayor Mario Garza. Motion passed. (4-0)

III. RESOLUTION

- A. Consideration and Approval of a Resolution by the City Commission of the City of San Juan Authorizing Certain Representatives of the City to Move Forward with the Proposed Issuance and Sale of One or More Finance Lease Agreements; Authorizing the Preparation of Any Documents and Agreements Necessary to Effectuate the Issuance and Sale of Such Obligations, and Other Matters in Connection Therewith.**

DISCUSSION: Mayor Mario Garza emphasized that he wanted to make sure everything goes as planned due to the last experience and asked Rick Palacios, City Attorney to review all the documents. Benjamin Arjona, City Manager stated the it was discussed with Chief Tirso Garza that any appraisal would be through independent appraisal instead of the same company. Mayor Garza agreed and asked if its brand-new truck. Chief responded yes it just came off the line and not a demo. Mayor Garza asked if this truck is replacing an old one or it's a new edition. Chief Garza responded it's to replace the one that broke down during the Matts Cash & Carry fire and that it was a 20-year-old truck.

Mayor Pro-Tempore Leonardo “Lenny” Sanchez motioned to approve and was seconded by Ernesto “Neto” Guajardo. Motion passed. (4-0)

- B. Consideration and Approval of a Resolution Establishing the Intention of the City of San Juan, Texas to Reimburse Itself for the Prior Lawful Expenditure of Funds Relating to Acquiring, Constructing and Equipping Various City Improvements from the Proceeds of One or More Series of Tax-Exempt Obligations to be Issued by the City for Authorized Purposes; Authorizing Other Matters Incident and Related Thereto; and Providing and Effective Date.**

DISCUSSION: Benjamin Arjona, City Manager explained the reimbursement process. Mr. Arjona informed the City Commission that Mr. Arnold Cantu was connected to the meeting via zoom, should there be any questions.

Mayor Pro-Tempore Leonardo “Lenny” Sanchez motioned to approve and was seconded by Mayor Mario Garza. Motion passed. (4-0)

XI. ADJOURNEMENT 12:07 p.m.

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Mayor Pro-Tempore Leonardo “Lenny” Sanchez made motion to adjourn and was seconded by Ernesto “Neto” Guajardo. Motion passed. (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary