



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

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 St.
San Juan, Texas 78589
Tuesday, November 26, 2024

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

- 1. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]**
- 2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]**
- 3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]**
- 4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**

5. Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A. Consider the Second Public Hearing for a Voluntary Annexation Petition of the 7.82-Acre Tract of Land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by OC Development, LTD. [Monica Gomez, Interim Director of Planning]

VII. RESOLUTIONS

- A. Consideration and Action on a Resolution Submitting Entitlement Vote for Candidate(s) to the Hidalgo County Appraisal District Board of Directors 2025-2027.

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

- A. Discussion on Update Regarding Vexus Fiber, LLC.
- B. Preliminary and Final Plat Approval for Rafael Estates Subdivision being a 24.74-acre tract of land out of Lots 14 and 15, Stewart's Addition to the Conway Gardens and Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Monica Gomez, Interim Director of Planning]
- C. Preliminary and Final Plat Approval for Villas de Angelina Subdivision being a 14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Monica Gomez, Interim Director of Planning]
- D. Discussion and Possible Action to Authorize the City Manager to Declare as Surplus and for Final Disposal For Auction. [Israel Garza, Director of Sanitation]
- E. Discussion and Possible Action to Request Assistance from the Health and Environmental Services within the San Juan City Limits. [Monica Gomez, Interim Director of Planning]

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit) at Home2 Suites by Hilton, Located at 1003 E. Carroll Road, Legally Described as Lot 4, Plaza San Juan Subdivision, as Requested by San Juan Foodservice, LLC.

[Monica Gomez, Interim Director of Planning]

- B. Consider Second Public Hearing of an Ordinance Providing for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lot 2, Nadia Estates Subdivision, as Requested by Chris Lee. [Monica Gomez, Interim Director of Planning]
- C. Consider Approval of the City of San Juan 2024 Tax Roll Certificate.[Leroy Gonzales, Director of Finance]

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1. Pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee. (Director of Planning and Zoning, Director of Library, and Municipal Judge(s),

XI. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
 - 1. Pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee. (Director of Planning and Zoning, Director of Library, and Municipal Judge(s),

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 22nd day of November 2024 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



CITY COMMISSION MEETING AGENDA
NOVEMBER 26, 2024
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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 _____, 2024.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
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Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 11/18/2024

SUBJECT: Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]

Finance Department

Department Description

Finance Department has the responsibility to safeguard City’s financial assets and manage its resources in according with state law, City Charter, and ordinances enacted by the City Commission.

- Process accounts payable and payroll for the City of San Juan and
- Economic Development Corporation.
- Provide monthly financial reports to Departments and City Commission
- Generate financial reporting according to GAAP
- Maintain an adequate level of liquidity and meet financial responsibility of City’s
- investments policy prioritizing objective of safety, liquidity and yield
- Issue Purchase Orders on a daily basis

Additional Information

8 STAFF MEMBERS

Maintained 27 funds, assisted 24 departments and posted 134 journal entries, issued 285 disbursement checks, 31 Bank Drafts and processed 553 payroll checks and direct deposits, through the months of October, 2024.

September Sales Tax -3.43% Decrease of \$18,478 Compared to last year.

Audit FY 2023/2024 Started on November, 2024

Reconciled 11 Bank Accounts

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

Budget Adjustments (0)
Budget Amendments (0)
Internal Budget Amendments (2)
Manage a 33.9 million budget

- General Fund Budget of 18.8 million
- Utility & Sanitation Fund 5.1 million
- Stormwater Fund 312 thousand
- Debt Service Fund 2.8 million
- Sanitation Fund 4.4 million
- Other Funds 2.2 million

Utility Billing & Collection Department

Department Description

The Utility Billing Department is responsible for billing and collection of water usage, sanitary sewer, residential garbage collection and responding to customers complaints.

- The City of San Juan collects about 7,339 Water 10,437 Sewer and Brush 9,967 accounts.
- North Alamo Water Supply Corporation service 3,533 sewer accounts and Garbage and Brush 2,906 Accounts.
- Per Audited Financial Report, in FY ending 9/30/2023, Utility Fund collected 6.3 million and Sanitation Fund 4.2 million with a combined 10.5 million.
- Email Billing (52)

Service Orders

1. Connects	96
2. Meter information	30
3. Disconnect	71
4. Dead Meters Change	11
5. Past Due Notice	1,752
6. Cut List/11th	125
7. Cut List Register	21

Payments are made by

57 % paid in person
1 % juniors
31 % online
5 % bank drafts
6 % other locations

Staff of 9 Employees

Purchasing Division

Purchasing Description

Purchasing Division is responsible for acquiring goods and services for the City, in accordance with state law, the City's purchasing policies and annual budget.

Activity through October, 2024.

Purchase Orders Issued	668
Purchase Order Changes/Voids	38
Bid Openings	1
Public Auction	0



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 11/18/2024

SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

The San Juan Fire Department did the following activity in October 2024:

Emergency Calls

A total of 43 Calls for October 2024. (Please see attached report.)

- A Shift = 14
- B Shift = 16
- C Shift = 13

Med-Care Response

Med-Care EMS and the Fire Department responded to 12 calls in October 2024. Please see the attached report that Med-Care submitted.

County Calls

The San Juan Fire Department had a total of one (1) County Calls for October 2024, which are the following:

- Incident Number – 24-000547 – 3100 San Gabriel for a Medical Call.

Volunteer Department

The San Juan Volunteer Fire Department has not been able to meet for a monthly business meeting.

Fire Inspections

A total of 23 inspections were conducted in October 2024. Please see attached for detailed information about each completed inspection.

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

Plan Reviews

The following plans were reviewed for October 2024:

- San Juan Plaza – Business 83
- The Hidalgo County Pct 2 - Bears Trail
- The Nest Subdivision

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in charge of October 2024 to the Administration Office.

- A total of 245.80 Gallons of Unleaded
- A total of 434.87 Gallons of Diesel

65%

FIRE

Percentage of Total Incidents

28%

EMS

Percentage of Total Incidents

43

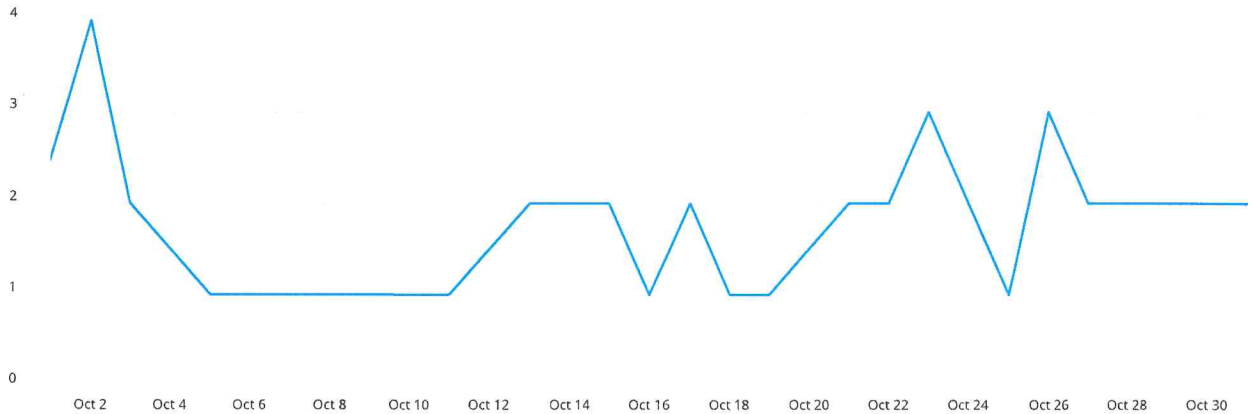
INCIDENTS

In Selected Time Slice

31

DAYS

In Selected Time Slice



Counts

% Rows

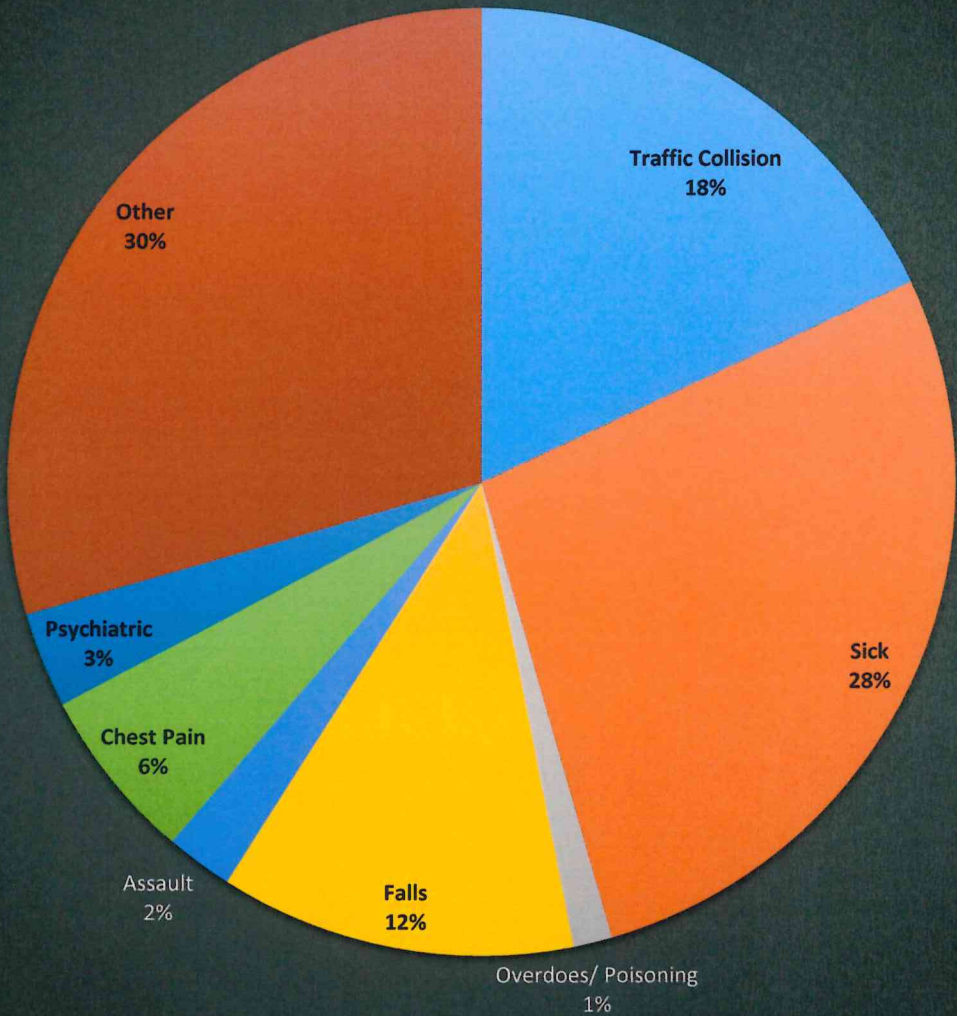
% Columns

% All

Week Ending	10/6/24	10/13/24	10/20/24	10/27/24	11/3/24	11/10/24	11/17/24	11/24/24	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	Total
(10) Fire, other			1		2									3
(13) Mobile property (vehicle) fire				1										1
(14) Natural vegetation fire		2												2
(15) Outside rubbish fire					1									1
(31) Medical assist	2	1	3	2										8
(32) Emergency medical service (EMS) incident	1	1	1		1									4
(33) Lock-In				1										1
(35) Extrication, rescue		1												1
(46) Accident, potential accident	1			1										2
(55) Public service assistance	1			2										3
(60) Good intent call, other			1											1
(61) Dispatched and canceled en route			1											1
(65) Steam, other gas mistaken for smoke	1			1										2
(70) False alarm and false call, other	2			3	2									7
(71) Malicious, mischievous false alarm				1										1

Week Ending	10/6/24	10/13/24	10/20/24	10/27/24	11/3/24	11/10/24	11/17/24	11/24/24	12/1/24	12/8/24	12/15/24	12/22/24	12/29/24	Total
(74) Unintentional system/detect... operation (no fire)			1	1										2
NULL			1	2										3
Total	8	5	9	15	6									43

San Juan Priority 1 Natures



■ Traffic Collision ■ Sick ■ Overdoes/ Poisoning ■ Falls ■ Assault ■ Chest Pain ■ Psychiatric ■ Other

Trip #	Date of Service	Run #	PU Address	City	Nature	Call Created Time	Assigned	Enroute	At Scene	Transporting	At Destination	Clear	Status Time Difference	Average Response Time
1	10/01/2024	29560-24	327 E 3rd St	San Juan	26 - Sick Person (Specific Diagnosis)	07:08:29	07:08:48	07:12:56	07:17:46	07:28:09	07:57:12	08:18:55	0:08:58	00:08:14
2	10/01/2024	29571-24	412 Jencia Cir	San Juan	17 - Falls	09:24:32	09:24:52	09:25:15	09:31:07	09:44:06	09:51:41	10:26:33	0:06:15	
3	10/01/2024	29628-24	800 E Interstate Hwy 2	San Juan	31 - Unconscious / Fainting (Near)	18:20:35	18:20:40	18:22:39	18:29:15	18:36:36	18:51:20	19:05:57	0:08:35	
4	10/01/2024	29637-24	1419 S San Antonio Ave	San Juan	06 - Breathing Problems	19:11:45	19:12:09	19:12:54	19:20:58				0:08:49	
5	10/01/2024	29645-24	1809 Sylvia Cir	San Juan	17 - Falls	20:17:44	20:17:58	20:18:26	20:23:46	20:43:03	21:01:19	21:40:42	0:05:48	
6	10/02/2024	29677-24	117 W Sioux Rd	San Juan	26 - Sick Person (Specific Diagnosis)	06:27:50	06:27:56	06:28:59	06:35:46	06:45:31	07:29:24	07:40:11	0:07:31	
7	10/02/2024	29694-24	110 W Los Ebanos St	San Juan	26 - Sick Person (Specific Diagnosis)	10:15:30	10:17:33	10:18:04	10:25:24				0:11:30	
8	10/02/2024	29710-24	1007 Sun Valley St	San Juan	05 - Back Pain (Non-Traumatic or Non-Recent Trauma)	13:06:53	13:07:11	13:07:30	13:13:41	13:28:39	13:48:57	14:33:47	0:06:18	
9	10/02/2024	29720-24	1304 W Texas Ave	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	14:25:51	14:26:36	14:26:52	14:35:36				0:08:49	
10	10/02/2024	29721-24	803 Sun Valley St	San Juan	32 - Unknown Problem (Person Down)	14:45:54	14:46:29	14:46:55	14:59:33	15:15:08	15:33:16	16:42:15	0:12:42	
11	10/02/2024	29748-24	1600 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	19:28:53	19:28:58	19:31:56	19:50:10	19:50:10	20:20:10	21:24:01	0:08:09	
12	10/02/2024	29764-24	101 W Nolana Loop	San Juan	26 - Sick Person (Specific Diagnosis)	22:25:13	22:25:49	22:25:49	22:38:16	22:44:44	23:06:03	00:00:45	0:02:30	
13	10/02/2024	29765-24	414 Chula Vista Dr	San Juan	17 - Falls	22:32:49	22:33:07	22:37:19	22:44:26				0:10:42	
14	10/02/2024	29766-24	601 Hume Dr	San Juan	07 - Burns (Scalds) / Explosion (Blat)	22:50:13	22:50:40	22:54:01	23:01:24				0:10:25	
15	10/02/2024	29775-24	South S Stewart Rd & E 2nd St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	00:52:54	00:53:02	00:53:32	01:02:59	01:19:19	01:34:53	02:22:34	0:09:31	
16	10/03/2024	29778-24	918 E Salazar St	San Juan	01 - Abdominal Pain / Problems	02:16:59	02:18:54	02:25:05	02:30:48	03:01:31	03:21:20	04:04:03	0:09:51	
17	10/03/2024	29792-24	122 Monica St	San Juan	26 - Sick Person (Specific Diagnosis)	08:13:00	08:13:19	08:15:23	08:21:04	08:39:28	08:53:59	09:19:54	0:07:17	
18	10/03/2024	29797-24	300 N NEBRASKA AVE	San Juan	17 - Falls	08:45:39	08:52:37	08:52:59	09:03:04	09:28:26	09:58:50	10:10:18	0:10:07	
19	10/03/2024	29806-24	219 E Earling Rd	San Juan	06 - Breathing Problems	09:42:47	09:43:20	09:44:13	09:50:20	10:08:43	10:22:46	10:57:38	0:06:39	
20	10/03/2024	29820-24	129 Alfredo St	San Juan	06 - Breathing Problems	12:00:37	12:01:00	12:03:05	12:07:51	12:23:17	12:43:40	13:19:03	0:06:38	
21	10/03/2024	29838-24	701 E Sam Houston St	San Juan	26 - Sick Person (Specific Diagnosis)	14:18:19	14:18:54	14:22:13	14:27:17	14:39:12	14:59:11	15:48:10	0:08:05	
22	10/03/2024	29857-24	Cesar Chavez Rd & Ridge Rd	San Juan	26 - Sick Person (Specific Diagnosis)	17:20:20	17:21:30	17:24:42	17:32:12	20:16:15	20:26:43	20:43:19	0:10:54	
23	10/03/2024	29863-24	5101 N Raul Longoria Rd	San Juan	26 - Sick Person (Specific Diagnosis)	20:02:31	20:03:03	20:07:37	20:10:33	21:39:48	21:56:41	22:08:49	0:11:40	
24	10/03/2024	29872-24	908 S Standard St	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	21:26:45	21:27:10	21:30:13	21:39:48	22:13:03	22:29:18	22:39:40	0:06:45	
25	10/03/2024	29876-24	Reinas St & E Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	21:55:30	21:56:20	22:02:58	22:08:03	22:22:47	22:29:20	22:48:57	0:10:18	
26	10/03/2024	29877-24	309 W Hazel St	San Juan	06 - Breathing Problems	21:55:30	21:56:45	22:02:58	22:08:03	22:22:47	22:29:20	22:48:57	0:10:18	
27	10/03/2024	29881-24	200 W Expy 83	San Juan	29 - Traffic Collision / Transportation Incident	22:57:37	22:57:44	22:58:36	23:07:24	23:23:28	23:32:02	23:52:04	0:09:12	
28	10/03/2024	29882-24	200 W Expy 83	San Juan	29 - Traffic Collision / Transportation Incident	23:10:06	23:10:12	23:10:16	23:10:16	23:16:46	23:23:25	23:52:04	0:00:00	
29	10/04/2024	29889-24	2301 N PAUL LONGORIA RD	San Juan	26 - Sick Person (Specific Diagnosis)	02:14:11	02:14:21	02:21:43	02:21:57	02:38:37	02:38:39	02:38:39	0:00:15	
30	10/04/2024	29891-24	815 S Kansas Ave	San Juan	04 - Assault / Sexual Assault / Stun Gun	02:44:04	02:44:12	02:47:13	03:15:54	03:02:33	03:15:54	03:35:05	0:09:34	
31	10/04/2024	29909-24	1818 N Veterans Blvd	San Juan	06 - Breathing Problems	08:33:40	08:33:40	08:34:46	08:39:08	09:11:45	09:28:28	09:57:21	0:04:52	
32	10/04/2024	29927-24	104 E 6th St	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	11:51:11	11:51:31	11:52:05	11:55:49	12:17:52	12:33:56	13:02:34	0:03:47	
33	10/04/2024	29930-24	502 San Marcos St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	12:13:09	12:14:00	12:16:47	12:25:45	12:39:46	13:11:21	13:27:56	0:11:43	
34	10/04/2024	29934-24	4011 N Rd	San Juan	26 - Sick Person (Specific Diagnosis)	12:52:37	12:53:15	12:53:39	13:12:29	13:33:08	13:56:14	14:38:26	0:18:52	
35	10/04/2024	29954-24	E U.S. Business 83 & N Rd	San Juan	32 - Unknown Problem (Person Down)	15:39:52	15:41:23	15:43:13	15:49:36				0:07:20	
36	10/04/2024	29956-24	109 Sandy St	San Juan	24 - Pregnancy / Childbirth / Miscarriage	15:45:17	15:45:44	15:45:50	15:53:40	16:03:24	16:15:14	17:02:13	0:07:52	
37	10/04/2024	29961-24	3701 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:53:44	16:54:08	16:54:39	16:59:22				0:04:59	
38	10/05/2024	29999-24	1119 Washington Palm Ave	San Juan	04 - Assault / Sexual Assault / Stun Gun	00:02:16	00:02:26	00:05:06	00:10:47	01:09:19	01:17:05	01:38:54	0:08:00	
39	10/05/2024	30001-24	700 US-83 BUS	San Juan	07 - Burns (Scalds) / Explosion (Blas)	00:49:06	00:49:12	00:51:25	00:56:27	01:09:19	01:17:05	01:38:54	0:06:48	
40	10/05/2024	30029-24	304 E 6th St	San Juan	13 - Diabetic Problems	10:18:53	10:19:23	10:23:10	10:29:12	10:40:55	10:54:28	11:41:07	0:09:40	
41	10/05/2024	30035-24	302 E 12th St	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	11:59:08	11:59:32	11:59:57	12:12:40	12:26:52	12:46:24	13:36:33	0:12:57	
42	10/05/2024	30060-24	112 W Expy 83	San Juan	06 - Breathing Problems	16:06:43	16:07:02	16:08:40	16:15:36	16:30:38	16:30:41	17:29:52	0:07:40	
43	10/05/2024	30065-24	W Hall Acres Rd & S Veterans Blvd	San Juan	29 - Traffic Collision / Transportation Incident	22:29:36	22:29:43	22:32:12	22:45:03				0:14:42	
44	10/06/2024	30105-24	1331 Shifford St	San Juan	31 - Unconscious / Fainting (Near)	05:32:23	05:32:40	05:35:30	05:56:50	06:12:10	06:19:35	06:40:28	0:23:47	
45	10/06/2024	30107-24	203 Jame St	San Juan	26 - Sick Person (Specific Diagnosis)	06:47:55	06:48:00	06:50:18	06:53:38	07:06:42	07:18:25	07:36:17	0:05:26	
46	10/06/2024	30119-24	504 Miguel Hidalgo St	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	10:09:53	10:10:24	10:14:53	10:24:20	10:31:19	10:47:42	11:04:38	0:13:46	
47	10/06/2024	30123-24	327 E 3rd St	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	10:46:04	10:46:30	10:46:41	10:52:11	11:10:24	11:20:04	12:01:26	0:05:32	
48	10/06/2024	30145-24	720 E Dows St	San Juan	17 - Falls	14:43:34	14:43:57	14:47:42	14:53:08				0:08:50	
49	10/06/2024	30165-24	817 Gonzalez St	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	18:07:20	18:07:48	18:11:23	18:19:01	18:37:03	18:56:03	19:32:17	0:08:32	
50	10/06/2024	30171-24	S Stewart Rd & E Dicker Rd	San Juan	29 - Traffic Collision / Transportation Incident	19:03:04	19:03:27	19:03:57	19:13:08	19:53:54	20:01:42	21:07:00	0:09:23	
51	10/06/2024	30174-24	S Stewart Rd & E Dicker Rd	San Juan	29 - Traffic Collision / Transportation Incident	19:54:02	19:54:08	19:54:11	19:54:13	19:54:18	20:01:47	20:25:41	0:00:04	
52	10/06/2024	30180-24	805 S Standard Ave	San Juan	26 - Sick Person (Specific Diagnosis)	20:50:12	20:50:16	20:54:41	21:03:35				0:13:02	
53	10/06/2024	30184-24	711 W 7th St	San Juan	17 - Falls	21:51:29	21:51:37	22:05:51	22:05:51	22:23:03	22:27:35	22:47:30	0:13:39	
54	10/07/2024	30203-24	404 Citrus Cir	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	01:49:24	01:49:24	01:53:53	02:01:32	02:34:29	02:43:45	02:43:45	0:10:11	
55	10/07/2024	30208-24	205 Ch Del Jardin	San Juan	17 - Falls	03:34:20	03:34:27	03:38:07	03:40:17	03:54:40	04:04:28	04:31:37	0:04:09	
56	10/07/2024	30210-24	502 Citrus Cir	San Juan	26 - Sick Person (Specific Diagnosis)	05:50:17	05:50:22	05:50:48	05:55:30	06:23:16	06:42:36	06:57:12	0:04:44	
57	10/07/2024	30228-24	600 E Sioux Rd	San Juan	01 - Abdominal Pain / Problems	11:20:12	11:20:41	11:22:08	11:28:43	13:35:19	14:12:40	14:59:57	0:07:17	
58	10/07/2024	30238-24	5104 N Raul Longoria Rd	San Juan	06 - Breathing Problems	13:29:58	13:30:07	13:32:14	13:39:25	13:54:19	14:12:40	14:59:57	0:08:38	
59	10/07/2024	30243-24	910 Orange St	San Juan	26 - Sick Person (Specific Diagnosis)	14:35:26	14:36:11	14:38:03	14:45:06	14:58:13	15:14:46	15:49:37	0:08:21	

60	10/07/2024	30270-24	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	18:55:56	19:00:25	19:05:23	19:08:47	19:14:49	19:36:02	0:05:26
61	10/07/2024	30287-24	San Juan	26 - Sick Person (Specific Diagnosis)	22:38:22	22:38:27	22:42:40	22:47:23			0:07:54
62	10/08/2024	30304-24	San Juan	26 - Sick Person (Specific Diagnosis)	06:51:04	06:51:12	06:54:39	06:58:00			0:04:21
63	10/08/2024	30306-24	San Juan	26 - Sick Person (Specific Diagnosis)	07:00:37	07:07:17	07:07:43	07:14:50	07:42:54	08:00:09	0:07:24
64	10/08/2024	30308-24	San Juan	29 - Traffic Collision / Transportation Incident	07:33:15	07:35:06	07:37:20	07:48:37	08:17:46	08:43:46	0:11:20
65	10/08/2024	30323-24	San Juan	12 - Convulsions / Seizures	10:40:49	10:41:48	10:42:15	10:50:17			0:08:08
66	10/08/2024	30331-24	San Juan	12 - Convulsions / Seizures	11:51:20	11:55:06	11:59:57	12:03:14	12:24:38	13:44:22	0:07:51
67	10/08/2024	30333-24	San Juan	26 - Sick Person (Specific Diagnosis)	12:05:56	12:07:22	12:11:19	12:11:31	12:19:56	13:10:26	0:03:55
68	10/08/2024	30336-24	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	13:09:10	13:15:47	13:18:14	13:23:22			0:07:06
69	10/08/2024	30341-24	San Juan	17 - Falls	13:55:36	13:56:23	13:59:10	14:06:03	14:18:35	15:18:15	0:09:21
70	10/08/2024	30346-24	San Juan	17 - Falls	14:52:42	14:53:39	14:53:52	15:07:35			0:13:43
71	10/09/2024	30405-24	San Juan	31 - Unconscious / Fainting (Near)	15:33:53	15:35:07	15:39:05	15:45:42	15:56:59	16:16:50	0:04:57
72	10/10/2024	30518-24	San Juan	29 - Traffic Collision / Transportation Incident	08:45:35	08:46:21	08:47:45	08:49:56			0:03:08
73	10/10/2024	30588-24	San Juan	31 - Unconscious / Fainting (Near)	21:52:40	21:52:44	21:53:57	21:59:52	22:25:18	23:06:45	0:06:35
74	10/10/2024	30592-24	San Juan	31 - Unconscious / Fainting (Near)	22:23:27	22:23:47	22:24:25	22:28:42	22:40:58	23:48:10	0:04:39
75	10/11/2024	30612-24	San Juan	26 - Sick Person (Specific Diagnosis)	08:35:42	08:35:56	08:36:45				0:00:00
76	10/11/2024	30640-24	San Juan	29 - Traffic Collision / Transportation Incident	12:50:48	12:51:15	12:53:28	12:53:38	13:14:03	14:21:47	0:02:23
77	10/11/2024	30641-24	San Juan	29 - Traffic Collision / Transportation Incident	12:54:16						0:00:00
78	10/11/2024	30643-24	San Juan	29 - Traffic Collision / Transportation Incident	12:59:43	12:59:56	13:02:04	13:09:17	13:19:58	13:31:44	0:09:21
79	10/11/2024	30647-24	San Juan	29 - Traffic Collision / Transportation Incident	13:22:24	13:22:34	13:26:39	13:33:39	13:52:16	14:06:04	0:11:05
80	10/11/2024	30648-24	San Juan	29 - Traffic Collision / Transportation Incident	13:24:47	13:31:52	13:31:56	13:33:52	13:57:33	14:09:10	0:02:00
81	10/11/2024	30649-24	San Juan	29 - Traffic Collision / Transportation Incident	13:34:30	13:34:36	13:34:40				0:00:00
82	10/11/2024	30650-24	San Juan	29 - Traffic Collision / Transportation Incident	13:37:56	13:38:08	13:38:24	13:46:00	14:00:33	14:14:36	0:09:52
83	10/11/2024	30654-24	San Juan	30 - Traumatic Injuries (Specific)	13:52:44	13:54:53	13:55:31	14:15:25	14:26:44	15:06:52	0:20:32
84	10/11/2024	30702-24	San Juan	29 - Sick Person (Specific Diagnosis)	19:52:42	19:53:42	19:54:10	20:03:37	20:17:16	21:17:16	0:09:55
85	10/12/2024	30717-24	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	00:57:32	00:58:00	01:02:21	01:06:05	01:22:05	01:40:55	0:08:05
86	10/12/2024	30743-24	San Juan	26 - Sick Person (Specific Diagnosis)	08:38:30	08:38:53	08:39:26	08:55:45	09:08:06	09:21:03	0:16:22
87	10/12/2024	30752-24	San Juan	06 - Breathing Problems	09:37:36	09:38:40	09:41:25	09:50:36	10:07:20	10:21:43	0:11:56
88	10/12/2024	30766-24	San Juan	06 - Breathing Problems	14:30:08	14:30:27	14:35:06	14:41:32	14:58:27	15:23:39	0:11:05
89	10/12/2024	30776-24	San Juan	06 - Breathing Problems	14:30:08	14:30:27	14:35:06	14:41:32	14:58:27	15:23:39	0:11:05
90	10/12/2024	30800-24	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	14:43:08	14:43:50	14:46:30	14:53:51	15:22:57	15:39:45	0:10:01
91	10/12/2024	30800-24	San Juan	29 - Traffic Collision / Transportation Incident	18:44:01	18:44:25	18:48:13	18:49:02			0:04:37
92	10/12/2024	30802-24	San Juan	26 - Sick Person (Specific Diagnosis)	19:10:25	19:11:42	19:15:09	19:15:15	19:34:33	19:47:24	0:03:33
93	10/12/2024	30813-24	San Juan	31 - Unconscious / Fainting (Near)	22:28:31	22:29:20	22:34:14	22:41:31			0:12:11
94	10/13/2024	30833-24	San Juan	17 - Falls	01:22:50	01:23:51	01:26:39	01:31:53			0:07:06
95	10/13/2024	30860-24	San Juan	29 - Traffic Collision / Transportation Incident	10:36:16	10:36:55	10:39:38	10:47:46	11:09:28	12:12:02	0:09:58
96	10/13/2024	30862-24	San Juan	29 - Traffic Collision / Transportation Incident	10:49:59	10:50:19	10:50:36	11:00:02	11:25:13	11:36:54	0:09:28
97	10/13/2024	30864-24	San Juan	29 - Traffic Collision / Transportation Incident	11:25:22	11:25:45	11:26:24	11:26:24	11:26:24	11:39:05	0:00:00
98	10/13/2024	30865-24	San Juan	29 - Traffic Collision / Transportation Incident	11:25:22	11:25:51	11:26:48	11:26:48	11:26:48	11:39:07	0:00:00
99	10/13/2024	30873-24	San Juan	26 - Sick Person (Specific Diagnosis)	12:18:33	12:20:01	12:20:31	12:25:09	12:43:55	12:54:13	0:04:40
100	10/13/2024	30876-24	San Juan	31 - Unconscious / Fainting (Near)	12:50:16	12:51:48	12:52:29	12:57:50			0:05:22
101	10/13/2024	30884-24	San Juan	06 - Breathing Problems	13:43:04	13:43:28	13:45:23	13:52:34	14:11:15	14:20:03	0:08:43
102	10/13/2024	30897-24	San Juan	17 - Falls	16:36:36	16:38:00	16:40:16	16:46:25	17:12:27	17:55:26	0:08:02
103	10/13/2024	30899-24	San Juan	06 - Breathing Problems	17:01:26	17:02:06	17:02:37	17:17:41	17:32:54	18:26:57	0:15:15
104	10/13/2024	30904-24	San Juan	26 - Sick Person (Specific Diagnosis)	17:30:11	17:32:27	17:33:26	17:45:03	17:45:11	18:05:31	0:11:44
105	10/13/2024	30917-24	San Juan	26 - Sick Person (Specific Diagnosis)	19:05:14	19:05:45	19:07:47	19:12:05	19:40:33	19:57:30	0:06:06
106	10/13/2024	30928-24	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	20:52:37	20:53:27	20:55:08	20:58:30	21:16:36	21:26:37	0:04:31
107	10/14/2024	30975-24	San Juan	31 - Unconscious / Fainting (Near)	09:18:03	09:18:40	09:18:53	09:26:14	09:38:08	09:56:09	0:07:34
108	10/14/2024	30983-24	San Juan	12 - Convulsions / Seizures	11:17:30	11:18:06	11:18:14	11:20:15	11:26:48	11:35:41	0:02:09
109	10/14/2024	30989-24	San Juan	17 - Falls	12:16:52	12:17:32	12:20:11	12:28:39	12:50:49	12:56:06	0:11:07
110	10/14/2024	30993-24	San Juan	17 - Falls	13:10:03	13:10:44	13:11:05	13:18:08	13:27:29	13:45:12	0:07:24
111	10/14/2024	30996-24	San Juan	13 - Diabetic Problems	13:30:17	13:30:40	13:30:56	13:37:42			0:07:02
112	10/14/2024	30998-24	San Juan	26 - Sick Person (Specific Diagnosis)	13:33:13	13:36:06	13:37:45	13:52:09	14:19:00	14:29:39	0:16:03
113	10/14/2024	31014-24	San Juan	26 - Sick Person (Specific Diagnosis)	15:58:40	15:59:05	15:59:40	16:07:39	16:14:17	16:32:26	0:08:34
114	10/14/2024	31026-24	San Juan	17 - Falls	17:27:07	17:27:27	17:27:47	17:39:36	17:50:59	18:17:00	0:12:09
115	10/14/2024	31047-24	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	20:08:28	20:08:40	20:11:21	20:14:12	20:22:55	20:34:08	0:05:32
116	10/15/2024	31061-24	San Juan	31 - Unconscious / Fainting (Near)	23:41:42	23:41:46	23:46:07	23:50:26	00:06:00	00:19:05	0:08:40
117	10/15/2024	31068-24	San Juan	26 - Sick Person (Specific Diagnosis)	00:36:51	00:46:12	00:46:28	01:00:45	01:08:17	01:43:00	0:14:18
118	10/15/2024	31074-24	San Juan	19 - Heart Problems / I.C.D.	01:39:20	01:43:42	01:43:56	01:50:53	02:13:03	02:58:22	0:07:03
119	10/15/2024	31085-24	San Juan	29 - Traffic Collision / Transportation Incident	06:40:33	06:40:37	06:40:46	06:40:46			0:00:04

120	10/15/2024	31100-24	700 Maldonado Dr	San Juan	32 - Unknown Problem (Person Down)	09:52:02	09:52:12	09:52:46	09:52:40	10:12:43	10:24:57	11:06:49	00:06:08
121	10/15/2024	31104-24	806 W 3rd St	San Juan	26 - Sick Person (Specific Diagnosis)	10:17:13	10:18:20	10:19:36	10:25:00	10:45:16	10:51:25	11:06:06	00:00:01
122	10/15/2024	31119-24	801 W 1st St	San Juan	18 - Headache	13:55:59	13:56:12	13:59:58	14:01:49	14:11:47	14:24:56	14:56:02	00:01:52
123	10/15/2024	31127-24	600 E Sioux Rd	San Juan	32 - Unknown Problem (Person Down)	15:03:07	15:03:28	15:03:45	15:10:39	15:18:00	15:33:01	15:54:52	00:06:57
124	10/15/2024	31155-24	504 Miguel Hidalgo St	San Juan	26 - Sick Person (Specific Diagnosis)	18:54:15	18:55:01	18:58:57	19:12:12	19:17:52	19:32:10	19:56:41	00:16:38
125	10/15/2024	31169-24	205 Encino Dr	San Juan	09 - Cardiac or Respiratory Arrest / Death	21:35:17	21:35:42	21:36:11	21:39:44	22:00:23	22:11:04	22:38:02	00:03:54
126	10/15/2024	31177-24	4303 Jeaneia St	San Juan	12 - Convulsions / Seizures	22:31:29	22:38:04	22:45:00	23:00:44				00:20:25
127	10/16/2024	31193-24	300 N NEBRASKA AVE	San Juan	26 - Sick Person (Specific Diagnosis)	08:01:05	08:01:17	08:04:51	08:21:57	08:49:46	08:51:27	09:14:12	00:20:11
128	10/16/2024	31195-24	305 S Ridge Ln	San Juan	17 - Falls	08:13:51	08:14:38	08:15:06	08:22:52	08:43:25	09:02:38	09:32:19	00:07:48
129	10/16/2024	31206-24	618 S Kansas Ave	San Juan	26 - Sick Person (Specific Diagnosis)	10:10:46	10:10:54	10:12:08	10:18:25	10:35:05	10:51:33	11:23:02	00:04:48
130	10/16/2024	31213-24	800 E 15th St	San Juan	26 - Sick Person (Specific Diagnosis)	11:46:07	11:46:15	11:47:01	11:54:26	12:18:34	12:30:18	13:00:05	00:07:34
131	10/16/2024	31241-24	3407 Grandora St	San Juan	26 - Sick Person (Specific Diagnosis)	14:50:10	14:50:42	14:52:21	15:02:34	15:24:11	15:46:35	16:26:14	00:10:15
132	10/16/2024	31245-24	925 S Veierans Blvd	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	15:10:22	15:11:09	15:11:50	15:25:44	15:44:57	15:57:56	17:16:22	00:14:18
133	10/16/2024	31268-24	1923 Loma Vista St	San Juan	26 - Sick Person (Specific Diagnosis)	18:59:58	19:00:18	19:02:05	19:07:54	19:27:25	19:41:16	20:02:15	00:07:18
134	10/16/2024	31291-24	700 E business 83	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	22:10:13	22:10:31	22:12:48	22:22:37	22:41:27	22:55:00	23:07:02	00:11:50
135	10/17/2024	31312-24	608 W business 83	San Juan	26 - Sick Person (Specific Diagnosis)	08:25:18	08:32:10	08:35:07	08:42:27	08:53:27	08:58:11	09:11:37	00:08:24
136	10/17/2024	31311-24	1803 Robert Dr	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	08:27:13	08:27:28	08:29:12	08:33:40	08:43:38	08:55:43	09:33:35	00:04:31
137	10/17/2024	31317-24	800 E Expressway 83	San Juan	29 - Traffic Collision / Transportation Incident	10:13:51	10:13:59	10:14:41	10:19:48				00:05:11
138	10/17/2024	31329-24	820 E San Diego St	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	12:03:22	12:03:49	12:04:10	12:15:26	12:19:54	12:27:36	13:26:26	00:11:18
139	10/17/2024	31336-24	505 Citrus St	San Juan	17 - Falls	15:18:53	15:19:06	15:19:21	15:24:10	15:35:14	15:41:06	15:55:39	00:04:59
140	10/17/2024	31361-24	1107 El Campo Dr	San Juan	26 - Sick Person (Specific Diagnosis)	19:20:10	19:20:23	19:20:58	19:31:23	19:36:59	19:48:27	20:26:18	00:10:40
141	10/17/2024	31372-24	711 W 7th St	San Juan	17 - Falls	20:39:26	20:39:30	20:39:50	20:42:19	20:49:48	21:01:47	21:21:29	00:02:35
142	10/17/2024	31373-24	E Ridge Rd & Cesar Chavez Rd	San Juan	29 - Traffic Collision / Transportation Incident	20:47:24	20:48:00	20:48:15					00:00:00
143	10/17/2024	31374-24	300 w expressway 83	San Juan	29 - Traffic Collision / Transportation Incident	20:59:17	20:59:28	21:00:04	21:18:30				00:18:47
144	10/17/2024	31375-24	435 W 12th St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	20:59:30	21:00:10	21:01:30	21:10:27	21:26:25	21:39:13	22:07:06	00:10:05
145	10/17/2024	31376-24	3900 N Raul Longoria Rd	San Juan	31 - Unconscious / Fainting (Near)	21:21:10	21:21:35	21:21:55	21:29:31	21:39:45	21:51:28	22:20:57	00:07:51
146	10/17/2024	31386-24	711 W 7th St	San Juan	17 - Falls	23:29:22	23:29:27	23:33:41	23:41:59				00:12:11
147	10/18/2024	31409-24	W Nolana Loop & N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	06:09:45	06:09:49	06:09:53	06:09:55	06:41:17	06:49:52	07:20:19	00:00:03
148	10/18/2024	31411-24	W Nolana Loop & N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	06:36:33	06:36:39	06:36:42	06:36:44	06:41:29	06:49:54	07:09:41	00:00:03
149	10/18/2024	31419-24	401 State Hwy 495	San Juan	29 - Traffic Collision / Transportation Incident	09:13:37	09:13:51	09:13:54	09:16:32	09:36:06	09:59:57	10:24:52	00:02:40
150	10/18/2024	31425-24	500 E Farm to Market Rd 495	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	09:49:05	09:49:11	09:49:14	09:56:13	10:19:11	10:34:33	10:52:00	00:07:00
151	10/18/2024	31426-24	4011 N Rd	San Juan	01 - Abdominal Pain / Problems	09:54:57	09:55:26	09:55:58	10:24:55	10:38:06	11:00:39	11:00:39	00:13:07
152	10/18/2024	31428-24	701 W Ahol Ave	San Juan	31 - Unconscious / Fainting (Near)	10:12:50	10:12:54	10:13:24	10:26:06	10:42:07	10:55:11	11:40:44	00:13:01
153	10/18/2024	31436-24	3700 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	11:39:48	11:39:53	11:40:13	11:46:06				00:06:08
154	10/18/2024	31438-24	504 S Miguel Hidalgo St	San Juan	26 - Sick Person (Specific Diagnosis)	11:54:14	11:54:23	11:54:23	12:00:17	12:04:06	12:25:01	13:03:11	00:05:58
155	10/18/2024	31446-24	312 E 4th St	San Juan	31 - Unconscious / Fainting (Near)	13:11:42	13:12:03	13:12:18	13:24:50	13:45:40	13:54:56	14:39:59	00:12:34
156	10/18/2024	31448-24	3208 San Gabriel St	San Juan	05 - Back Pain (Non-Traumatic or Non-Recent / Trauma)	13:38:11	13:38:28	13:38:44	13:49:36	14:00:42	14:53:10	14:53:12	00:10:55
157	10/18/2024	31451-24	334 E 1st St	San Juan	12 - Convulsions / Seizures	14:06:24	14:07:10	14:07:23	14:17:43	14:30:57	14:47:50	15:45:18	00:10:22
158	10/19/2024	31503-24	1506 Chula Vista Dr	San Juan	04 - Assault / Sexual Assault / Stun Gun	03:08:42	03:08:47	03:13:44	03:15:45	03:31:41	03:43:05	04:26:51	00:06:16
159	10/19/2024	31506-24	225 Alta St	San Juan	31 - Unconscious / Fainting (Near)	03:21:20	03:21:39	03:26:17	03:37:43	04:03:37	04:16:56	05:39:16	00:15:25
160	10/19/2024	31548-24	1300 King Rd	San Juan	26 - Sick Person (Specific Diagnosis)	12:21:13	12:21:56	12:25:25	12:32:58	13:20:44	13:42:24	14:25:49	00:10:46
161	10/19/2024	31550-24	1320 Shiford St	San Juan	17 - Falls	12:40:33	12:41:27	12:41:50	12:50:47	13:01:54	13:17:18	14:05:34	00:09:04
162	10/19/2024	31557-24	N Raul Longoria Rd & E Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	13:37:54	13:38:03	13:41:05	13:47:01	14:06:13	14:21:05	15:04:10	00:08:55
163	10/19/2024	31558-24	N Raul Longoria Rd & E Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	13:48:15	13:48:54	13:49:59	13:50:04	14:06:03	14:21:02	15:04:08	00:00:08
164	10/19/2024	31567-24	105 Ebanco Dr	San Juan	26 - Sick Person (Specific Diagnosis)	16:06:43	16:07:38	16:08:54	16:11:17	16:37:41	17:20:51	17:20:52	00:03:26
165	10/19/2024	31572-24	2602 Hibiscus Dr	San Juan	26 - Sick Person (Specific Diagnosis)	16:54:59	16:55:14	16:55:57	17:07:54	17:24:47	17:38:29	18:35:11	00:12:23
166	10/19/2024	31577-24	210 W Ciro Dr	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	17:52:40	17:52:57	17:55:59	18:14:30	18:18:07	18:47:53	19:06:39	00:06:39
167	10/19/2024	31583-24	910 Orange St	San Juan	31 - Unconscious / Fainting (Near)	18:54:24	18:54:43	18:55:02	18:59:11	19:21:10	19:35:08	20:00:11	00:04:13
168	10/19/2024	31584-24	501 W Huasache St	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	19:10:15	19:10:28	19:10:49	19:18:18				00:07:31
169	10/19/2024	31590-24	109 Sandy Ave	San Juan	26 - Sick Person (Specific Diagnosis)	20:13:24	20:13:42	20:15:31	20:19:35	20:34:40	20:47:11	21:31:17	00:05:35
170	10/19/2024	31603-24	2811 Saramilla Dr	San Juan	26 - Sick Person (Specific Diagnosis)	21:48:05	21:48:13	21:49:55	21:59:40	22:09:40	22:31:02	22:51:13	00:10:58
171	10/19/2024	31609-24	912 Lemon St	San Juan	06 - Breathing Problems	23:02:57	23:02:51	23:03:33	23:08:30	23:31:31	23:46:47	00:19:53	00:05:01
172	10/20/2024	31623-24	N Nebraska St & E Expressway 83	San Juan	29 - Traffic Collision / Transportation Incident	03:29:06	03:29:16	03:34:01	03:39:34				00:08:00
173	10/20/2024	31626-24	1606 Pullin Ave	San Juan	03 - Animal Bites / Attacks	03:49:55	03:50:03	03:51:49	03:56:21	04:11:29	04:19:16	04:29:30	00:05:07
174	10/20/2024	31663-24	201 Minnesota Rd	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	12:52:12	12:52:44	12:53:14	12:57:12	13:10:14	13:21:17	14:26:21	00:04:22
175	10/20/2024	31669-24	304 W San Diego St	San Juan	12 - Convulsions / Seizures	15:13:16	15:13:19	15:13:24	15:19:15	15:28:03	15:43:24	16:12:11	00:05:54
176	10/20/2024	31676-24	5302 Dorado Dr	San Juan	26 - Sick Person (Specific Diagnosis)	15:59:32	16:00:16	16:01:24	16:11:12	16:21:27	16:37:49	17:34:38	00:10:44
177	10/20/2024	31688-24	518 W Mesquite St	San Juan	26 - Sick Person (Specific Diagnosis)	17:43:23	17:43:51	17:44:08	17:53:29	18:03:37	18:19:06	19:04:00	00:09:27
178	10/20/2024	31719-24	711 W 7th St	San Juan	26 - Sick Person (Specific Diagnosis)	20:47:53	20:47:58	20:51:36	21:05:20				00:14:10
179	10/20/2024	31725-24	122 Monica St	San Juan	26 - Sick Person (Specific Diagnosis)	21:40:03	21:40:08	21:41:16	21:46:04	21:54:10	22:12:08	23:25:29	00:05:14

180	10/21/2024	31738-24	205 E Railroad St	San Juan	26 - Sick Person (Specific Diagnosis)	01:01:39	01:01:42	01:05:51	01:09:40	07:32:29	08:00:10	08:21:08	0:07:28
181	10/21/2024	31758-24	711 Dana St	San Juan	17 - Falls	07:15:52	07:17:11	07:19:52	07:24:36	10:26:12	10:42:59	11:18:59	0:06:53
182	10/21/2024	31766-24	505 San Jose St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	10:06:56	10:07:13	10:07:52	10:13:59	11:41:41	11:56:37	12:25:13	0:06:18
183	10/21/2024	31773-24	405 Zebra Ct	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	11:28:41	11:29:26	11:30:07	11:34:41	12:46:14	12:56:37	13:16:30	0:04:50
184	10/21/2024	31775-24	304 W San Diego St	San Juan	26 - Sick Person (Specific Diagnosis)	11:59:48	12:00:24	12:00:24	12:08:54	13:53:47	14:06:40	15:06:01	0:04:26
185	10/21/2024	31787-24	218 E 11th St	San Juan	17 - Falls	13:19:10	13:19:42	13:22:56	13:24:33	14:57:15	15:06:01	15:06:01	0:04:26
186	10/21/2024	31795-24	417 W Business 83	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	14:28:45	14:30:08	14:31:04	14:41:18	15:12:28	15:21:47	16:15:30	0:06:59
187	10/21/2024	31805-24	4011 N Rd	San Juan	26 - Sick Person (Specific Diagnosis)	15:33:37	15:34:05	15:35:52	15:41:29	16:07:57	16:16:31	16:43:40	0:06:31
188	10/21/2024	31809-24	1305 El Presidente Ave	San Juan	17 - Falls	15:56:12	15:57:12	16:02:01	16:07:57	17:04:11	17:12:39	18:16:31	0:07:39
189	10/21/2024	31814-24	100 W Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:38:36	16:39:30	16:40:38	16:48:14	17:04:11	17:12:39	18:16:31	0:07:39
190	10/21/2024	31815-24	100 W Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:52:18	16:52:27	16:52:34	16:52:34	17:04:11	17:12:39	18:16:31	0:07:39
191	10/21/2024	31818-24	100 W Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	17:04:34	17:05:07	17:06:17	17:06:17	17:12:42	17:12:42	18:16:29	0:00:00
192	10/21/2024	31820-24	100 W Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	17:04:43	17:05:19	17:05:55	17:05:55	17:12:45	17:12:45	18:16:36	0:00:00
193	10/21/2024	31821-24	100 W Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	17:04:44	17:04:56	17:06:33	17:06:37	17:12:18	17:12:18	18:16:33	0:00:50
194	10/21/2024	31819-24	100 W Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	17:19:56	17:20:21	17:20:52	17:28:40	17:39:07	17:49:30	18:00:00	0:07:49
195	10/21/2024	31824-24	S Stewart Rd & Juan Balli Rd	San Juan	29 - Traffic Collision / Transportation Incident	17:29:36	17:30:20	17:30:41	17:44:35	18:04:10	18:21:30	19:20:55	0:13:56
196	10/21/2024	31826-24	2719 Samantha Dr	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	20:11:46	20:11:52	20:16:56	20:22:14	21:00:25	21:08:57	22:10:51	0:09:20
197	10/21/2024	31844-24	300 N NEBRASKA AVE	San Juan	26 - Sick Person (Specific Diagnosis)	21:09:49	21:10:03	21:12:05	21:17:52	21:30:17	22:48:27	22:56:53	0:07:39
198	10/21/2024	31850-24	215 W Hazel St	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	21:31:28	21:31:37	21:34:53	21:44:55	22:47:26	23:41:24	23:44:05	0:12:47
199	10/21/2024	31854-24	1411 E Expressway 83	San Juan	04 - Assault / Sexual Assault / Stun Gun	22:10:29	22:11:37	22:12:41	22:25:24	22:47:26	23:41:24	23:44:05	0:12:55
200	10/21/2024	31859-24	5201 Azalea Ave	San Juan	04 - Assault / Sexual Assault / Stun Gun	23:45:05	23:45:15	23:48:37	23:50:05	00:14:01	00:24:41	01:17:29	0:01:29
201	10/22/2024	31867-24	400 W 10th St	San Juan	17 - Falls	00:39:13	00:39:36	00:43:17	00:52:42	01:00:51	01:11:40	01:33:09	0:10:00
202	10/22/2024	31870-24	105 W 9th St	San Juan	26 - Sick Person (Specific Diagnosis)	00:52:19	00:53:32	01:06:38	01:10:07	01:34:22	01:51:56	02:43:42	0:10:55
203	10/22/2024	31871-24	1519 Mary Ann St	San Juan	26 - Sick Person (Specific Diagnosis)	04:53:24	04:54:38	05:01:47	05:05:11	05:23:29	05:34:35	06:09:05	0:08:33
204	10/22/2024	31883-24	605 W 3rd St	San Juan	23 - Overdose / Poisoning (Ingestion)	14:51:31	14:52:30	14:53:22	15:01:17	15:12:14	15:22:15	15:54:40	0:08:29
205	10/22/2024	31913-24	601 Jacobs St	San Juan	17 - Falls	14:53:32	14:54:14	14:54:46	15:01:42	15:12:28	15:21:47	16:15:30	0:06:59
206	10/22/2024	31914-24	1610 Hooper St	San Juan	06 - Breathing Problems	16:48:20	16:48:37	16:52:28	17:05:56	17:24:12	17:54:41	18:36:26	0:16:37
207	10/22/2024	31927-24	804 S Stewart Rd	San Juan	30 - Traumatic Injuries (Non-Traumatic)	17:15:41	17:20:12	17:21:16	17:31:46	18:24:08	18:25:30	18:36:15	0:11:08
208	10/22/2024	31933-24	208 N Nebraska Ave	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:21:17	18:24:08	18:25:30	18:36:15	18:50:55	18:56:30	19:23:53	0:12:53
209	10/22/2024	31942-24	721 W 7th St	San Juan	26 - Sick Person (Specific Diagnosis)	19:10:39	19:11:09	19:15:54	19:17:13	20:14:14	20:18:32	20:54:27	0:04:54
210	10/22/2024	31945-24	521 W 1st St	San Juan	27 - Slab / Gunshot / Penetrating Trauma	19:50:03	19:50:16	19:52:57	19:57:40	20:14:14	20:18:32	20:54:27	0:06:43
211	10/22/2024	31955-24	600 E Business 83	San Juan	26 - Sick Person (Specific Diagnosis)	20:19:10	20:19:10	20:26:13	20:41:05	21:15:06	21:22:30	22:01:07	0:20:44
212	10/22/2024	31956-24	309 W Hazel St	San Juan	26 - Sick Person (Specific Diagnosis)	07:50:32	07:50:55	07:56:19	08:04:38	08:16:18	08:29:59	09:29:09	0:11:36
213	10/23/2024	31980-24	419 E 3rd St	San Juan	17 - Falls	09:26:33	09:26:45	09:27:32	09:37:42	10:04:07	10:06:06	10:41:33	0:10:26
214	10/23/2024	31983-24	300 N NEBRASKA AVE	San Juan	26 - Sick Person (Specific Diagnosis)	10:34:34	10:35:15	10:36:09	10:41:48	11:25:46	11:37:08	12:22:35	0:06:23
215	10/23/2024	32000-24	4011 N Rd	San Juan	17 - Falls	10:45:14	10:45:54	10:49:03	10:56:49	11:25:46	11:37:08	12:22:35	0:10:48
216	10/23/2024	32002-24	1505 Mary Ann St	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	10:57:55	10:58:17	10:59:34	11:01:37	11:11:43	11:19:08	11:34:06	0:03:06
217	10/23/2024	32003-24	2109 N Raul Longoria Rd	San Juan	26 - Sick Person (Specific Diagnosis)	12:49:43	12:50:14	12:50:33	12:55:09	13:25:30	13:39:00	13:49:26	0:04:44
218	10/23/2024	32016-24	Minnesota Rd & N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	13:05:03	13:05:31	13:05:48	13:16:29	13:25:30	13:39:00	13:49:26	0:04:44
219	10/23/2024	32019-24	211 W 11th St	San Juan	04 - Assault / Sexual Assault / Stun Gun	13:20:19	13:20:19	13:21:21	13:27:39	13:25:30	13:39:00	13:49:26	0:07:12
220	10/23/2024	32022-24	1403 Adela Dr	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	15:12:47	15:12:56	15:13:15	15:18:01	15:23:51	15:40:41	16:21:48	0:04:56
221	10/23/2024	32033-24	611 W 3rd St	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	16:37:07	16:37:20	16:37:30	16:50:32	17:00:35	17:19:22	17:26:32	0:13:03
222	10/23/2024	32049-24	305 E 3rd St	San Juan	32 - Unknown Problem (Person Down)	17:48:30	17:48:38	17:57:48	18:04:06	18:05:32	18:11:09	18:44:33	0:15:19
223	10/23/2024	32057-24	East E 3rd St & S Iowa St	San Juan	29 - Traffic Collision / Transportation Incident	18:05:23	18:05:34	18:05:38	18:15:20	18:05:32	18:11:09	18:44:33	0:09:44
224	10/23/2024	32060-24	North N Raul Longoria Rd & Minnesota Rd	San Juan	29 - Traffic Collision / Transportation Incident	18:25:18	18:25:26	18:25:32	18:25:33	18:25:32	18:25:33	18:25:33	0:00:05
225	10/23/2024	32064-24	North N Raul Longoria Rd & Minnesota Rd	San Juan	29 - Traffic Collision / Transportation Incident	19:05:07	19:05:16	19:05:56	19:10:21	19:24:42	19:33:44	19:47:57	0:04:51
226	10/23/2024	32069-24	309 W Hazel St	San Juan	26 - Sick Person (Specific Diagnosis)	19:19:15	19:19:23	19:20:08	19:23:53	19:37:22	19:55:15	20:14:55	0:04:10
227	10/23/2024	32071-24	311 W Ewy 83	San Juan	24 - Pregnancy / Childbirth / Miscarriage	20:09:09	20:09:09	20:11:12	20:25:24	20:46:28	21:00:13	21:45:44	0:16:01
228	10/23/2024	32079-24	2814 Sabrina Dr	San Juan	04 - Assault / Sexual Assault / Stun Gun	21:49:31	21:50:13	21:51:02	21:56:38	22:22:27	22:48:27	23:22:37	0:26:07
229	10/23/2024	32089-24	103 E 18th St	San Juan	17 - Falls	02:04:21	02:04:26	02:10:46	02:22:06	02:39:23	02:50:17	03:05:50	0:15:05
230	10/24/2024	32098-24	410 E 12th St	San Juan	13 - Diabetic Problems	07:43:25	07:43:33	07:50:03	08:03:59	08:24:08	08:42:16	09:20:41	0:20:11
231	10/24/2024	32112-24	409 Washington Palm Ave	San Juan	26 - Sick Person (Specific Diagnosis)	08:44:26	08:44:46	08:47:04	08:54:32	09:13:07	09:28:56	09:58:08	0:07:30
232	10/24/2024	32115-24	121 W 7th St	San Juan	17 - Falls	09:55:27	09:55:38	09:59:00	10:02:00	11:14:21	11:20:56	12:05:16	0:06:49
233	10/24/2024	32119-24	5000 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	11:13:14	11:13:21	11:13:21	11:20:56	12:15:53	12:35:41	13:09:35	0:09:02
234	10/24/2024	32126-24	700 E Expressway 83	San Juan	26 - Sick Person (Specific Diagnosis)	11:46:09	11:54:04	11:54:10	12:03:09	13:38:46	13:42:15	13:58:58	0:05:11
235	10/24/2024	32129-24	426 W 12th St	San Juan	01 - Abdominal Pain / Problems	13:15:37	13:16:10	13:19:47	13:23:06	14:55:13	15:19:46	15:45:40	0:03:30
236	10/24/2024	32135-24	1611 N Raul Longoria Rd	San Juan	17 - Falls	14:51:28	14:51:47	14:55:19	14:55:49	15:58:59	16:16:11	17:14:28	0:17:13
237	10/24/2024	32140-24	200 W Ewy 83	San Juan	26 - Sick Person (Specific Diagnosis)	16:10:38	16:11:00	16:12:11	16:21:52	16:27:54	16:47:19	17:09:58	0:10:50
238	10/24/2024	32146-24	1202 S Standard Ave	San Juan	26 - Sick Person (Specific Diagnosis)								
239	10/24/2024	32149-24	E 13th St & S Nebraska Ave	San Juan	26 - Sick Person (Specific Diagnosis)								

240	10/24/2024	32171-24	900 e expressway 83	San Juan	29 - Traffic Collision / Transportation Incident	1903:35	1903:43	1905:24	1935:11	1935:11	20:17:47	0:10:59
241	10/24/2024	32177-24	900 e expressway 83	San Juan	29 - Traffic Collision / Transportation Incident	1935:17	1935:24	1935:28	1935:29	1935:31	20:16:41	0:00:03
242	10/24/2024	32174-24	201 Eddy St	San Juan	17 - Falls	1923:05	1923:47	1927:43	1934:33	1953:59	20:11:17	0:09:49
243	10/24/2024	32190-24	332 E 15th St	San Juan	23 - Overdose / Poisoning (Ingestion)	2128:36	2128:39	2131:19	2131:19	22:14:55	22:51:27	0:10:22
244	10/24/2024	32194-24	300 N NEBRASKA AVE	San Juan	26 - Sick Person (Specific Diagnosis)	2153:19	2153:22	22:01:29	22:01:29	22:14:55	22:51:27	0:07:46
245	10/25/2024	32207-24	1105 San Ramon St	San Juan	17 - Falls	01:44:36	01:44:54	01:47:42	01:58:12			0:12:54
246	10/25/2024	32200-24	121 Santa Fe St	San Juan	26 - Sick Person (Specific Diagnosis)	10:48:07	10:46:57	10:50:08	10:54:31	11:15:49	12:19:30	0:05:10
247	10/25/2024	32242-24	307 W Hazel St	San Juan	26 - Sick Person (Specific Diagnosis)	14:37:00	14:37:38	14:38:18	14:41:59			0:03:45
248	10/25/2024	32248-24	301 W Hazel St	San Juan	12 - Convulsions / Seizures	16:02:52	16:03:47	16:04:12	16:11:57	16:32:36	17:28:31	0:07:46
249	10/25/2024	32270-24	2811 Samanthal Dr	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	19:10:59	19:11:05	19:14:21	19:21:08	19:44:33	20:33:12	0:09:40
250	10/25/2024	32276-24	400 Rosie St	San Juan	26 - Sick Person (Specific Diagnosis)	20:21:38	20:21:52	20:22:21	20:33:40	20:58:12	21:16:16	0:11:29
251	10/25/2024	32288-24	1204 Foster St	San Juan	24 - Pregnancy / Childbirth / Miscarriage	22:48:05	22:48:56	22:50:42	22:57:07	23:05:15	00:07:51	0:09:56
252	10/25/2024	32292-24	908 San Angel St	San Juan	29 - Traffic Collision / Transportation Incident	00:10:39	00:11:19	00:12:25	00:21:46	00:34:49	01:00:21	0:09:56
253	10/26/2024	32294-24	3906 Jezenia St	San Juan	31 - Unconscious / Fainting (Near)	00:19:04	00:20:38	00:23:29				0:00:00
254	10/26/2024	32296-24	3906 Jezenia St	San Juan	31 - Unconscious / Fainting (Near)	00:26:49	00:28:59	00:27:43	00:30:30	00:42:51	01:26:01	0:02:52
255	10/26/2024	32299-24	609 E 4th St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	00:57:14	01:00:26	01:00:50	01:03:55			0:03:15
256	10/26/2024	32322-24	127 E Railroad St	San Juan	24 - Pregnancy / Childbirth / Miscarriage	08:57:00	08:57:16	08:59:04	09:06:32	09:17:13	09:42:18	0:07:30
257	10/26/2024	32336-24	2109 N Coyote St	San Juan	26 - Sick Person (Specific Diagnosis)	11:05:47	11:06:32	11:07:29	11:12:31	11:24:52	12:20:15	0:05:18
258	10/26/2024	32345-24	733 San Juana St	San Juan	29 - Traffic Collision / Transportation Incident	13:14:40	13:15:10	13:15:42	13:21:33	13:31:02	14:09:37	0:05:58
259	10/26/2024	32353-24	302 E 12th St	San Juan	18 - Headache	14:41:13	14:42:26	14:43:59	14:50:12	14:59:15	15:06:52	0:06:15
260	10/26/2024	32358-24	2315 N San Antonio Ave	San Juan	02 - Allergies (Reactions) / Envenomations (Stings, Bites)	18:45:46	18:45:55	18:51:35	18:54:24			0:07:40
261	10/26/2024	32398-24	100 Farm to Market Rd 495	San Juan	26 - Sick Person (Specific Diagnosis)	23:56:27	23:56:48	00:04:28	00:05:59			0:07:11
262	10/27/2024	32417-24	2204 Ohio St	San Juan	01 - Abdominal Pain / Problems	03:42:33	03:44:04	03:54:32	03:55:57	04:01:27	04:42:03	0:10:31
263	10/27/2024	32420-24	803 San Angel St	San Juan	04 - Assault / Sexual Assault / Gun	04:20:45	04:27:09	04:39:28				0:15:01
264	10/27/2024	32421-24	600 Farm to Market Rd 495	San Juan	31 - Unconscious / Fainting (Near)	04:20:52	04:30:22	04:31:20	04:40:47	05:18:59	05:56:19	0:09:45
265	10/27/2024	32430-24	100 Luey Dr	San Juan	23 - Overdose / Poisoning (Ingestion)	06:50:32	06:51:14	06:57:06	06:57:47			0:03:24
266	10/27/2024	32436-24	127 Alfredo St	San Juan	17 - Falls	08:17:04	08:17:22	08:21:29	08:24:29	08:44:05	09:21:37	0:06:34
267	10/27/2024	32449-24	501 N Cesar Chavez Rd	San Juan	26 - Sick Person (Specific Diagnosis)	11:23:22	11:26:07	11:30:11	11:40:03	11:54:42	11:54:44	0:17:06
268	10/27/2024	32461-24	1108 Farm to Market 495	San Juan	06 - Breathing Problems	12:43:31	12:44:15	12:47:10	13:00:58	13:07:36	13:10:31	0:16:10
269	10/27/2024	32467-24	3891 Jenica St	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	13:02:52	13:04:19	13:08:48	13:16:16	13:36:14	13:52:31	0:11:17
270	10/27/2024	32472-24	200 W Epyr 83	San Juan	29 - Traffic Collision / Transportation Incident	13:23:40	13:32:36	13:33:28	13:44:59	14:09:15	15:40:31	0:11:54
271	10/27/2024	32474-24	200 W Epyr 83	San Juan	29 - Traffic Collision / Transportation Incident	13:49:02	13:49:19	13:54:36	13:55:19	14:09:24	14:15:04	0:00:43
272	10/27/2024	32477-24	505 Ebony St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	14:05:07	14:07:20	14:07:48	14:20:37	14:32:06	14:37:47	0:12:51
273	10/27/2024	32482-24	700 Maldonado Dr	San Juan	31 - Unknown Problem (Person Down)	15:44:15	15:44:21	15:48:41	15:54:37	16:09:54	16:22:47	0:09:25
274	10/27/2024	32514-24	1306 Anthony Dr	San Juan	32 - Unconscious / Fainting (Near)	21:56:37	21:57:07	22:01:10	22:07:09	22:22:10	22:30:39	0:08:45
275	10/27/2024	32516-24	711 W 7th St	San Juan	17 - Falls	22:33:27	22:33:27	22:37:22	22:45:04	23:01:32	23:12:58	0:10:47
276	10/28/2024	32538-24	1715 Lma St	San Juan	26 - Sick Person (Specific Diagnosis)	05:26:11	05:31:32	05:35:34	05:45:08	05:56:42	06:11:12	0:09:45
277	10/28/2024	32551-24	417 W Farm to Market 495	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	09:02:19	09:03:02	09:03:25	09:07:48	09:25:06	09:42:53	0:04:28
278	10/28/2024	32570-24	1209 E Farm to Market Rd 495	San Juan	17 - Falls	12:08:45	12:08:53	12:10:05	12:15:05	12:34:25	12:51:09	0:06:00
279	10/28/2024	32582-24	1113 E 13th St	San Juan	26 - Sick Person (Specific Diagnosis)	14:04:19	14:04:25	14:04:53	14:10:59	14:37:56	14:45:05	0:06:21
280	10/28/2024	32600-24	409 Military Hwy	San Juan	26 - Sick Person (Specific Diagnosis)	17:56:19	17:56:35	17:58:53	18:16:21	18:50:58	19:23:58	0:17:30
281	10/28/2024	32621-24	5104 N Raul Longoria Rd	San Juan	06 - Breathing Problems	22:08:08	22:08:19	22:10:42	22:14:58	22:40:38	22:57:05	0:06:11
282	10/28/2024	32624-24	417 W Business 83	San Juan	23 - Overdose / Poisoning (Ingestion)	23:36:10	23:36:14	23:39:29	23:43:22	23:58:33	00:14:28	0:06:51
283	10/29/2024	32631-24	300 N NEBRASKA AVE	San Juan	26 - Sick Person (Specific Diagnosis)	00:45:30	00:45:37	00:48:49	00:54:05	01:21:18	01:34:44	0:06:41
284	10/29/2024	32637-24	1111 S Standard St	San Juan	17 - Falls	02:46:49	02:46:57	02:52:22	03:04:48	03:18:40	03:24:23	0:16:29
285	10/29/2024	32643-24	400 Virgen de San Juan Blvd	San Juan	26 - Sick Person (Specific Diagnosis)	04:14:08	04:14:13	04:19:00	04:26:47	04:37:56	04:40:29	0:11:59
286	10/29/2024	32654-24	107 W Hall Acres Rd	San Juan	31 - Unconscious / Fainting (Near)	07:19:24	07:20:06	07:24:18	07:32:44	07:41:30	08:00:25	0:12:26
287	10/29/2024	32659-24	1610 Hooper St	San Juan	26 - Sick Person (Specific Diagnosis)	09:11:42	09:11:51	09:13:59	09:17:26	09:26:00	09:48:07	0:05:28
288	10/29/2024	32677-24	506 S Nebraska Ave	San Juan	20 - Heat / Cold Exposure	12:38:35	12:39:21	12:39:24	12:43:35			0:04:12
289	10/29/2024	32719-24	N Raul Longoria Rd & Mesquite Dr	San Juan	29 - Traffic Collision / Transportation Incident	19:55:22	19:55:25	19:57:23	20:00:48	20:14:00	20:24:53	0:05:01
290	10/29/2024	32721-24	5104 N Raul Longoria Rd	San Juan	06 - Breathing Problems	20:03:00	20:03:28	20:04:03	20:23:58	20:39:59	21:00:08	0:20:02
291	10/29/2024	32724-24	120 E 4th St	San Juan	26 - Sick Person (Specific Diagnosis)	20:14:08	20:14:17	20:14:56	20:15:56	20:29:37	21:40:44	0:05:28
292	10/29/2024	32725-24	401 N Nebraska Ave	San Juan	26 - Sick Person (Specific Diagnosis)	20:17:38	20:17:44	20:18:08	20:25:51			0:08:48
293	10/29/2024	32735-24	807 W Chaparral St	San Juan	31 - Unconscious / Fainting (Near)	21:55:12	21:55:24	21:58:44	22:04:24	22:16:39	22:26:59	0:07:53
294	10/30/2024	32781-24	110 Santa Elena Ave	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	12:18:55	12:19:19	12:22:22	12:29:02	12:45:31	13:03:40	0:08:22
295	10/30/2024	32782-24	2105 N Coyote St	San Juan	17 - Falls	12:21:30	12:22:21	12:22:43	12:30:23	12:52:46	13:14:46	0:07:41
296	10/30/2024	32783-24	415 Citrus St	San Juan	26 - Sick Person (Specific Diagnosis)	12:26:31	12:27:09	12:27:34	12:37:34	12:46:19	12:55:13	0:07:54
297	10/30/2024	32785-24	701 E Sam Houston St	San Juan	31 - Unconscious / Fainting (Near)	12:35:00	12:35:41	12:36:48	12:45:33	12:58:05	13:15:29	0:08:47
298	10/30/2024	32787-24	605 Sam Jose St	San Juan	26 - Sick Person (Specific Diagnosis)	13:05:38	13:06:04	13:06:57	13:17:30	13:28:10	13:57:07	0:10:45
299	10/30/2024	32805-24	800 E Carroll Rd	San Juan	06 - Breathing Problems	15:56:42	16:01:41	16:02:22	16:19:22			0:17:02

300	10/30/2024	32816-24	415 Citrus St	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	16:58:53	17:00:27	17:01:27	17:14:07	17:37:15	17:50:33	18:16:35	0:13:18
301	10/30/2024	32835-24	N Cesar Chavez Rd & Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	19:35:45	19:37:14	19:39:55	19:42:58	20:03:49	20:19:45	20:52:44	0:05:17
302	10/30/2024	32836-24	N Cesar Chavez Rd & Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	20:02:43	20:03:08	20:03:28	20:03:53	20:04:08	20:19:48	20:52:46	0:00:31
303	10/30/2024	32837-24	N Cesar Chavez Rd & Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	20:02:49	20:03:14	20:03:30	20:04:11	20:04:25	20:19:50	20:52:47	0:00:45
304	10/31/2024	32862-24	106 Monica St	San Juan	32 - Unknown Problem (Person Down)	02:53:11	02:53:49	02:58:04	03:00:44				0:03:46
305	10/31/2024	32863-24	118 Nadia St	San Juan	26 - Sick Person (Specific Diagnosis)	03:57:36	03:57:50	04:05:52	04:07:45	04:28:04	04:39:08	04:52:17	0:05:52
306	10/31/2024	32872-24	700 Maldonado Dr	San Juan	32 - Unknown Problem (Person Down)	06:22:02	06:22:32	06:30:08	06:30:38	06:38:09	06:47:16	07:02:01	0:07:28
307	10/31/2024	32877-24	509 E Earling Rd	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	09:12:25	09:12:43	09:15:39	09:20:24	09:38:27	09:48:14	10:09:44	0:05:30
308	10/31/2024	32885-24	501 W Farm to Market 495	San Juan	30 - Traumatic Injuries (Specific)	10:16:41	10:17:11	10:19:53	10:23:29	10:37:00	10:50:46	11:23:05	0:04:38
309	10/31/2024	32887-24	512 Citrus Cir	San Juan	17 - Falls	10:21:35	10:22:11	10:22:30	10:29:08				0:06:40
310	10/31/2024	32888-24	312 N Liberty Loop	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	10:40:04	10:40:22	10:40:54	10:45:04	11:02:42	11:15:03	11:58:13	0:08:13
311	10/31/2024	32901-24	417 W U.S. Hwy 83	San Juan	06 - Breathing Problems	12:38:45	12:39:01	12:40:13	12:43:29				0:03:17
312	10/31/2024	32915-24	701 Kennedy St	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	14:38:11	14:40:05	14:41:29	14:53:51	15:33:46	15:43:51	16:32:33	0:13:22
313	10/31/2024	32936-24	200 W 3rd St	San Juan	13 - Diabetic Problems	17:17:28	17:17:33	17:19:39	17:25:06	17:59:57	18:00:50	18:29:36	0:08:45
314	10/31/2024	32955-24	5101 N Raul Longoria Rd	San Juan	12 - Convulsions / Seizures	19:05:03	19:05:26	19:05:58	19:09:39	19:19:42	19:31:00	20:04:50	0:03:50
315	10/31/2024	32980-24	711 W 7th St	San Juan	26 - Sick Person (Specific Diagnosis)	23:29:12	23:29:20	23:34:42	23:41:42	23:59:31	00:10:37	00:35:40	0:11:23

Inspection Type	Scheduled Date	Inspector	Inspection Number	Last Inspection	Next Inspection	Address	City/State/Zip
Annual Inspection Type	10/03/2024	SALINAS, J...	2132	08/09/2024	11/08/2025	1618 N Veterans BLVD	San Juan, TX, 78589-3216
Annual Inspection Type	10/12/2024	SALINAS, J...	2153	10/12/2023		909 W 495, Ste 5	San Juan, TX, 78589
Annual Inspection Type	10/17/2024	SALINAS, J...	2157	07/18/2024	10/31/2024	2003 N Veterans RD	San Juan, TX, 78589
Annual Inspection Type	10/18/2024	SALINAS, J...	2158	10/18/2023		101 Alta, Unit 5	San Juan, TX, 78589
Annual Inspection Type	10/17/2024	SALINAS, J...	2160	10/17/2023		101 Alta, Unit 6	San Juan, TX, 78589
Annual Inspection Type	10/18/2024	SALINAS, J...	2165	10/18/2023		101 Alta, Unit 7 ST	San Juan, TX, 78589
Annual Inspection Type	10/18/2024	SALINAS, J...	2166	05/04/2024		707 W Interstate 2	San Juan, TX, 78589
Annual Inspection Type	10/20/2024	SALINAS, J...	2173	10/20/2023		234 E Business 83, Trailer 1	San Juan, TX, 78589
Annual Inspection Type	10/20/2024	SALINAS, J...	2174	10/20/2023		234 E Business 83, Trailer 2	San Juan, TX, 78589
Annual Inspection Type	10/23/2024	SALINAS, J...	2179	10/22/2024	10/23/2025	506 E FM 495	San Juan, TX, 78589-4666
Annual Inspection Type	10/25/2024	SALINAS, J...	2183	10/25/2023	10/25/2025	505 W 495	San Juan, TX, 78589
Annual Inspection Type	10/26/2024	SALINAS, J...	2186	10/24/2024	10/26/2025	412 W US Highway 83	San Juan, TX, 78589-2461
Annual Inspection Type	10/26/2024	SALINAS, J...	2190	10/26/2023		234 E BUSINESS 83, TRAILER...	SAN JUAN, TX, 78589
Annual Inspection Type	10/26/2024	SALINAS, J...	2191	07/31/2024	07/31/2025	232 E Business 83, Trailer 3	San Juan, TX, 78589
Annual Inspection Type	10/31/2024	SALINAS, J...	2196	10/17/2024		2003 N Veterans RD	San Juan, TX, 78589
Annual Inspection Type	10/24/2024	SALINAS, J...	2209	10/24/2023		205 W Nolana Loop, Ste 7	San Juan, TX, 78589
Annual Inspection Type	10/12/2024	SALINAS, J...	2151	10/12/2023		1205 N Raul Longoria RD	San Juan, TX, 78589
Annual Inspection Type	10/12/2024	SALINAS, J...	2152	10/12/2023		814 W Expressway 83	San Juan, TX, 78589
Annual Inspection Type	10/18/2024	SALINAS, J...	2162	10/18/2023		234 E Business 83	San Juan, TX, 78589
Annual Inspection Type	10/18/2024	SALINAS, J...	2169	05/30/2024		617 S Veterans RD	San Juan, TX, 78589
Annual Inspection Type	10/20/2024	SALINAS, J...	2176	10/20/2023		232 E Business 83	San Juan, TX, 78589
Annual Inspection Type	10/20/2024	SALINAS, J...	2178	10/15/2024	10/15/2025	600 N Veterans BLVD	San Juan, TX, 78589-3257
Annual Inspection Type	10/23/2024	SALINAS, J...	2180	10/22/2024	10/23/2025	506 E FM 495	San Juan, TX, 78589-4666
Annual Inspection Type	10/26/2024	SALINAS, J...	2189	10/26/2023	11/13/2025	500 N Veterans BLVD	San Juan, TX, 78589-3209
Annual Inspection Type	10/30/2024	SALINAS, J...	2193	10/30/2023		200 W Expressway 83, Ste J	San Juan, TX, 78589
Annual Inspection Type	10/24/2024	SALINAS, J...	2210	10/24/2023		205 W Nolana Loop, Ste 7	San Juan, TX, 78589

Inspection Type	Scheduled Date	Inspector	Inspection Number	Last Inspection	Next Inspection	Address	City/State/Zip
CONSULTATION - Assembly	10/02/2024	SALINAS, J...	3131		10/02/2025	232 E Business 83 HWY	San Juan, 78589
Annual Inspection Type	10/23/2024	SALINAS, J...	3158	10/21/2024	10/21/2025	2506 N Raul Longoria RD	San Juan, TX, 78589-0195
CONSULTATION - Assembly	10/07/2024	SALINAS, J...	3139	09/02/2022		126 W US Highway 83	San Juan, TX, 78589-2604
Annual Inspection Type	10/02/2024	SALINAS, J...	3128		10/02/2025	232 E Business 83 HWY	San Juan, 78589
Annual Inspection Type	10/03/2024	SALINAS, J...	3133	09/19/2024	10/03/2025	106 E FM 495	San Juan, TX, 78589-3715
Annual Inspection Type	10/04/2024	SALINAS, J...	3134		11/25/2024	614 S Standard AVE	San Juan, TX, 78589-2445
Annual Inspection Type	10/08/2024	SALINAS, J...	3140	12/05/2023	10/31/2025	1806 N Raul Longoria RD	San Juan, TX, 78589-3432
Annual Inspection Type	10/10/2024	SALINAS, J...	3142	10/06/2024	10/10/2025	101 Alta ST	San Juan, TX, 78589-3420
Annual Inspection Type	10/10/2024	SALINAS, J...	3143	10/06/2024	10/10/2025	101 Alta, Unit 1 ST	San Juan, TX, 78589
Annual Inspection Type	10/10/2024	SALINAS, J...	3144	10/06/2024	10/10/2025	101 Alta, Unit 4 ST	San Juan, TX, 78589
Annual Inspection Type	10/10/2024	SALINAS, J...	3145	10/06/2024	10/10/2025	101 Alta, Unit 3 ST	San Juan, TX, 78589
Annual Inspection Type	10/15/2024	SALINAS, J...	3149	10/20/2023	10/15/2025	600 N Veterans BLVD	San Juan, TX, 78589-3257
Annual Inspection Type	10/16/2024	SALINAS, J...	3152		10/16/2025	111 W Nolana, Unit 10	San Juan, TX, 78589-3739
Annual Inspection Type	10/21/2024	SALINAS, J...	3156	05/08/2024	10/21/2025	2506 N Raul Longoria RD	San Juan, TX, 78589-0195
Annual Inspection Type	10/21/2024	SALINAS, J...	3157	06/20/2024	10/21/2025	2506 N Raul Longoria, Ste 4	San Juan, TX, 78589
Annual Inspection Type	10/21/2024	SALINAS, J...	3159	09/20/2024	10/21/2025	111 W Nolana	San Juan, TX, 78589-3739
Annual Inspection Type	10/22/2024	SALINAS, J...	3162	10/23/2023	10/23/2025	506 E FM 495	San Juan, TX, 78589-4666
Annual Inspection Type	10/23/2024	SALINAS, J...	3165	10/21/2024	10/21/2025	2506 N Raul Longoria RD	San Juan, TX, 78589-0195
Annual Inspection Type	10/24/2024	SALINAS, J...	3167	10/26/2023	10/26/2025	412 W US Highway 83	San Juan, TX, 78589-2461
Annual Inspection Type	10/25/2024	SALINAS, J...	3169	09/04/2024	10/30/2025	2604 N Raul Longoria RD	San Juan, TX, 78589-4211
Annual Inspection Type	10/30/2024	SALINAS, J...	3171	10/25/2024	10/30/2025	2604 N Raul Longoria RD	San Juan, TX, 78589-4211
Annual Inspection Type	10/30/2024	SALINAS, J...	3172	12/13/2023	10/30/2025	207 W FM 495	San Juan, TX, 78589
Annual Inspection Type	10/30/2024	SALINAS, J...	3173	08/30/2024	10/30/2025	2201 N Cesar Chavez RD	San Juan, TX, 78589-4593
Annual Inspection Type	10/30/2024	SALINAS, J...	3174		10/30/2025	2506 N Raul Longoria, Ste ...	San Juan, TX, 78589-0195
Annual Inspection Type	10/30/2024	SALINAS, J...	3175	09/06/2024	10/30/2025	105 S Cesar Chavez RD	San Juan, TX, 78589-5202
Annual Inspection Type	10/30/2024	SALINAS, J...	3178		11/07/2025	302 E US Highway 83	San Juan, TX, 78589-2900
Annual Inspection Type	10/31/2024	SALINAS, J...	3180	10/08/2024	10/31/2025	1806 N Raul Longoria RD	San Juan, TX, 78589-3432
Annual Inspection Type	10/31/2024	SALINAS, J...	3181	10/08/2024	10/31/2025	1806 N Raul Longoria RD	San Juan, TX, 78589-3432



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leandro Sifuentes, Chief of Police

DATE: 11/13/2024

SUBJECT: Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]

This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that occurred during the month of **OCTOBER 2024**

STATISTICS: POLICE

• Calls for service:	1737
• Incident reports:	2083
• Accidents:	161
• 911 Calls:	1335
• Patrol Citations Issued:	166
• Violations:	249
• Patrol & CID Arrests:	76
• CID Issued Warrants:	34

OCTOBER

SAN JUAN POLICE PERSONNEL:

Conducting backgrounds on 12 police applicants

TELE-COMMUNICATORS:

- No new event to report.

FLEET

- No new event to report.

STATISTICS: ANIMAL CONTROL

• Calls for Service:	94
• Citations Issued:	6
• Violations:	25

OCTOBER

SPECIAL EVENTS:

- Sharyland High School requested the San Juan Police Chief to speak to their career and development program students on the topic "**A JOB DEFINED: "Chief of Police."**" I will speak to the high school students, along with all my division leaders, on how a police department is structured and what roles everyone plays to keep the public safe. **Date: December 17th at 11:15 AM-12:45 PM**

512 S. Nebraska Ave. • San Juan, Texas 78589-2649

Phone: (956)223-2200 • Fax: (956) 787-5978

- DHR donated funds for Blue Santa event



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 11/18/2024

SUBJECT: Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

The Municipal Court is responsible for the legal enforcement of City Ordinances and laws. It deposits and prepares daily reports to the Department of Finance.

Amount Collected	\$ 24,430.77
Defensive Driving	0
Deferred	1
Pre-Trials	4
Bench Trials	0
Scofflaw	\$ 2,214.07

COLLECTIONS 2023	COLLECTIONS 2024
October - \$ 30,212.09	October - \$ 24,430.77

CITATIONS ISSUED 2023	CITATIONS ISSUED 2024
October - 82	October - 166

SCOFFLAW COLLECTIONS 2023	SCOFFLAW COLLECTIONS 2024
October - \$ 8,431.59	October - \$ 2,214.07

City Marshal - Warrants and Fines Collected - \$ 3,719.00

Warrants home visits - 21 Amount Collected \$ 2,874.00

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Warrants office calls - 8 Amount Collected \$ 845.00

Zoom Magistrates	In Person Magistrates
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Judge Eloy Hernandez	Judge Roberto Garza
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Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Juan Martinez
DATE: 11/20/2024
SUBJECT: Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]

October 2024

Texas Drought Outlook

- 74% of Texas is in a drought (11/04/2024)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 20.00%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,339
- Sewer Connections – 10,475 (3,474 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 81.50 MG
- Combined Gallons Produced: 86.289 MG

Water Treatment Facility No. 1

- 0.0 MG treated
- 39.746 MG delivered
- 28.483 MG Transferred from WTF No. 2
- .04 MG RAW (Reservoir)
- 0.0 MG Backwash

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

- 0 MG Well

Water Treatment Facility No. 2

- 81.50 Treated
- 46.543 MG Delivered
- 28.483 MG Transferred to WTF No. 1
- 81.50 MG RAW (Reservoir)
- 2.61 MG Backwash

WTP 3.5 MGD Expansions and Rehab 100%
 Operated Water Plant as Efficiently as Possible
 Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 6
- Breaks – 03
- Taps – 5
- Locates - 24

Water Loss

- Reported – 70,000 gals
- Unreported – 15,500 gals

Hydrants

- Flushed – 20
- Repaired/Replaced – 1
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 16
- Repaired/Replaced – 0

Utility Billing

- Work Orders –8

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 71,697 MG
- Wetland –2,315 MG

- 140 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 45

- Sewer Main Repaired – 0
- Sewer Backups Reported –14
- Sewer Backups Cleared – 14
- Odor Complaints – 04
- Locates –21
- Replaced Manhole covers – 04
- Unauthorized Discharges – 02

Administration

Financials

- Administration – 28.12%
- Water Treatment – 91.79 %
- Distribution: – 71.34 %
- Sewer Collection – 92.32 %
- Wastewater Treatment – 88.32 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab – Bid Advertisement Published.
- LS 13 – Construction of Lift Station 13 at 99%.
- Alta Vista Subdivision Waterline Improvement Project RBM Contractors, LLC. at 99%.
- Alta Vista Subdivision Sanitary Sewer Improvement Project RBM Contractors, LLC at 99%.
- Lift Station #6 design at 100%, Trimad Consultants LLC
- Vexus Fiber LLC Working along N Raul Longoria Rd and Along N Cesar Chavez.

Certification

- Water Treatment - 0
- Distribution – 0
- Sewer Collection - 0
- Wastewater Treatment – 0

- Renewals – 0

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Consider the Second Public Hearing for a Voluntary Annexation Petition of the 7.82-Acre Tract of Land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by OC Development, LTD. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Department is processing a Villas de Angelina Subdivision, which is a residential subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road. Part of the subdivision is located outside the city limits of San Juan and developer is submitting a voluntary annexation petition of a 7.82-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision.

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

RECOMMENDATION:

Staff recommends approval of the second public hearing as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Benjamin Arjona, City
Manager

RECEIVED

SEP 20 2024

Planning Department

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 Villas de Angelina: a 7.82 acre tract of land out of Lot 12, 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.



Eduardo Cantu, Member
OC Development, Ltd

STATE OF TEXAS §

COUNTY OF HIDALGO §

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

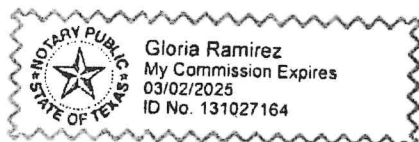
My name is Eduardo Cantu and I am the agent of the majority of the landowners.
There are no residents nor are there any qualified voters in the area to be annexed.

Further affiant saith not.

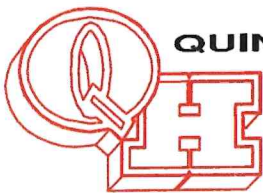


Eduardo Cantu, Member
OC Development, Ltd

SWORN TO and subscribed before me on the 18th day of September, 2024



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

**VILLAS DE ANGELINA SUBDIVISION
ANNEXATION**

A 7.82 ACRE TRACT OF LAND OUT OF LOT 12, 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 3076373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 12 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHEAST CORNER OF THE CRESCENCIO ZUNIGA, JR. TRACT (A 2.00 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1376345, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 286.10 FEET FROM THE NORTHWEST CORNER OF LOT 12.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 12 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 63.90 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, 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 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 12 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 324.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 4.273 ACRE TRACT OF LAND 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 SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 912.22 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE CRESENCIO C. ZUNIGA, JR. TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 89°46'06" E, ALONG THE SOUTH LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 159.90 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°10'04" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 187.67 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°48'39" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 99.70 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°00'43" E, ALONG THE EAST LINE OF THE CRESENCIO ZUNIGA, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 199.79 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 219.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.82 ACRES OF LAND MORE OR LESS.

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

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

DATE PREPARED: SEPTEMBER 12, 2024



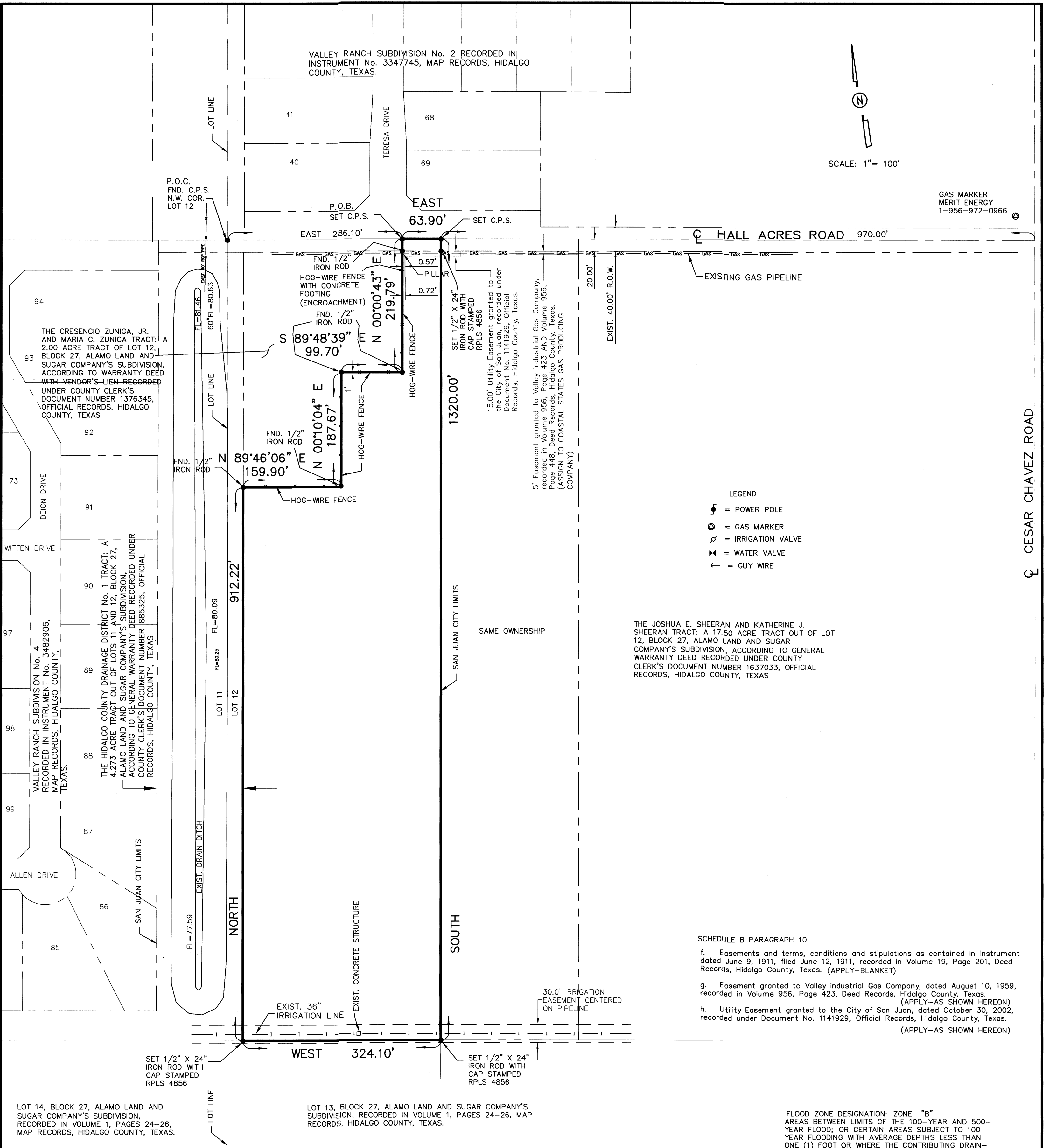
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



VALLEY RANCH SUBDIVISION No. 2 RECORDED IN INSTRUMENT No. 3347745, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1"= 100'

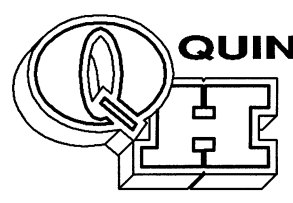
GAS MARKER
MERIT ENERGY
1-956-972-0966



PLAT SHOWING

A 7.82 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3076373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VOL. 1 PAGES 24-26
SURVEYED SEPTEMBER 12, 2024
OWNER OC DEVELOPMENT, LTD.
ADDRESS
JOB No. G.F. No. 19007028
BOOK No. PAGE
Z: \data\SUBDIVISIONS\12-PRELIMINARY\Eddie Cantu\HALL ACRES EAST SIDE\LT 12 BK 27 ALS



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



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

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 VIANEY ESTATES RECORDED IN VOLUME 45, PAGE 125, MAP RECORDS, HIDALGO COUNTY, TEXAS.
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.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Consideration and Action on a Resolution Submitting Entitlement Vote for Candidate(s) to the Hidalgo County Appraisal District Board of Directors 2025-2027.

STAFF COMMENTS AND RECOMMENDATIONS:

The Chief Appraiser of Hidalgo County Appraisal District has called for the election of the Hidalgo County Appraisal District Board of Directors as prescribed by Section 6.03 of the Texas Property Tax Code. There are five (5) Board of Directors, who are elected by vote of the eligible taxing units that participate in the District which governs the Hidalgo County Appraisal District. In addition to the five elected Board of Directors, the County/Tax Assessor-Collector, Mr. Pablo "Paul" Villarreal Jr., serves as a non-voting Director.

The nominees on the Official Ballot for the Election of 2025-2027 Appraisal District Board of Directors are:

Eddy Betancourt
Albert Cardenas
Fernando Castillo
Yolanda Castillo
Pete Garcia
Richard A. Garcia
Christina Jaramillo
Joe D. Olivarez
Amador Requenez

The governing body may cast all of its votes for one candidate or distribute them among any number of candidates.

The City of San Juan is entitled to cast 55 votes in said election. Ballots must be returned to the Chief Appraiser before December 15, 2024.

RECOMMENDATION:

Adopting a Resolution to Vote for One or More Candidates for the 2025–2027 Hidalgo County Appraisal District Board of Directors.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

HIDALGO COUNTY APPRAISAL DISTRICT

Albert D. Cardenas	Chairman
Joe D. Olivarez	Vice-Chairman
Amador Requenez	Secretary
Richard A. Garza	Member
Eddy Betancourt	Member



Pablo "Paul" Villarreal, Jr.	Member
Place 1 Erica E. Canales	Member
Place 2 Veronica "Ronnie" Ontiveros	Member
Place 3 Karina Cardoza	Member
Rolando Garza	Chief Appraiser

PO Box 208
Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461
www.hidalgoad.org



October 29, 2024

City of San Juan Mayor
Mr. Mario Garza
709 S. Nebraska Ave
San Juan TX 78589

Dear Mr. Garza,

As prescribed by Section 6.03 of the Texas Property Tax Code, enclosed you will find the "Official Ballot" with the candidates' names and the number of votes you are authorized to cast in the election for the Board of Directors of the Hidalgo County Appraisal District (HCAD). In addition, I have provided a condensed biography of each candidate that provided such, a list of the total vote distribution for all voting entities, and a sample resolution for your convenience, which you may use or submit one prepared by your office.

HCAD is governed by nine (9) Board of Directors; five (5) members are appointed by vote of the eligible taxing units participating in the District, three (3) members are elected by majority vote in the November general election, and finally, the County Tax Assessor/Collector serves as a voting ex-officio member.

The governing body of each eligible taxing unit may cast all its votes for one (1) candidate or distribute the votes among any number of candidates. Each voting unit shall determine its vote by written resolution and submit it to the Chief Appraiser **Before December 15th**. Please note that there is no provision for write-in candidates. Therefore, any vote cast for someone not listed on the ballot will be discarded.

The Chief Appraiser will count all timely submitted votes, declare the five candidates that receive the largest cumulative vote totals elected, and submit the results before December 31st to the governing body of all taxing units in the District and to the candidates.

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

Sincerely,

Rolando Garza

Rolando Garza, RPA
Chief Appraiser

RG:plg

Enclosures

	2023 Tax Levied	2023 Total Levy	2023 Percent	Voting	2025-2027 Directorships	2025-2027 Official Votes
Entity						
Hidalgo County	\$ 301,903,688	\$ 1,076,972,422	28.033%	280	5	1,400
Cities						
Alamo	\$ 5,798,228	\$ 1,076,972,422	0.538%	5	5	25
Alton	\$ 3,671,868	\$ 1,076,972,422	0.341%	3	5	15
Donna	\$ 6,866,862	\$ 1,076,972,422	0.638%	6	5	30
Edcouch	\$ 717,755	\$ 1,076,972,422	0.067%	1	5	5
Edinburg	\$ 42,919,134	\$ 1,076,972,422	3.985%	40	5	200
Elsa	\$ 2,123,068	\$ 1,076,972,422	0.197%	2	5	10
Granjeno	\$ 32,308	\$ 1,076,972,422	0.003%	1	5	5
Hidalgo	\$ 3,355,112	\$ 1,076,972,422	0.312%	3	5	15
La Joya	\$ 1,339,280	\$ 1,076,972,422	0.124%	1	5	5
La Villa	\$ 738,372	\$ 1,076,972,422	0.069%	1	5	5
McAllen	\$ 62,158,794	\$ 1,076,972,422	5.772%	58	5	290
Mercedes	\$ 6,761,148	\$ 1,076,972,422	0.628%	6	5	30
Mission	\$ 32,462,336	\$ 1,076,972,422	3.014%	30	5	150
Palmview	\$ 4,205,944	\$ 1,076,972,422	0.391%	4	5	20
Penitas	\$ 1,904,345	\$ 1,076,972,422	0.177%	2	5	10
Progreso	\$ 1,164,505	\$ 1,076,972,422	0.108%	1	5	5
Pharr	\$ 34,450,268	\$ 1,076,972,422	3.199%	32	5	160
San Juan	\$ 11,550,566	\$ 1,076,972,422	1.073%	11	5	55
Sullivan City	\$ 791,149	\$ 1,076,972,422	0.073%	1	5	5
Weslaco	\$ 18,366,022	\$ 1,076,972,422	1.705%	17	5	85
Schools						
Donna	\$ 22,865,615	\$ 1,076,972,422	2.123%	21	5	105
Edcouch-Elsa	\$ 5,269,807	\$ 1,076,972,422	0.489%	5	5	25
Edinburg	\$ 78,035,449	\$ 1,076,972,422	7.246%	72	5	360
Hidalgo	\$ 8,696,499	\$ 1,076,972,422	0.807%	8	5	40
La Joya	\$ 32,969,209	\$ 1,076,972,422	3.061%	31	5	155
La Villa	\$ 1,657,030	\$ 1,076,972,422	0.154%	2	5	10
Lyford	\$ 190,106	\$ 1,076,972,422	0.018%	1	5	5
McAllen	\$ 86,308,387	\$ 1,076,972,422	8.014%	80	5	400
Mercedes	\$ 7,709,539	\$ 1,076,972,422	0.716%	7	5	35
Mission	\$ 30,925,838	\$ 1,076,972,422	2.872%	29	5	145
Monte Alto	\$ 2,319,190	\$ 1,076,972,422	0.215%	2	5	10
PSJA	\$ 62,430,424	\$ 1,076,972,422	5.797%	58	5	290
Progreso	\$ 3,250,072	\$ 1,076,972,422	0.302%	3	5	15
Sharyland	\$ 39,797,048	\$ 1,076,972,422	3.695%	37	5	185
So Tx College	\$ 83,552,783	\$ 1,076,972,422	7.758%	78	5	390
South Texas ISD	\$ 27,090,743	\$ 1,076,972,422	2.515%	25	5	125
Valley View	\$ 10,651,523	\$ 1,076,972,422	0.989%	10	5	50
Weslaco	\$ 29,972,407	\$ 1,076,972,422	2.783%	28	5	140
GRAND TOTALS	\$ 1,076,972,422		100.000%	1002		5,010

HIDALGO COUNTY APPRAISAL DISTRICT

Albert D. Cardenas
Joe D. Olivarez
Amador Requenez
Richard A. Garza
Eddy Betancourt

Chairman
Vice-Chairman
Secretary
Member
Member



Pablo "Paul" Villarreal, Jr. Member
Place 1 Erica E. Canales Member
Place 2 Veronica "Ronnie" Ontiveros Member
Place 3 Karina Cardoza Member
Rolando Garza Chief Appraiser

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Hidalgo County Appraisal District 4405 S. Professional Drive PO Box 208 Edinburg TX 78540-0208 OFFICIAL BALLOT Election 2025-2027 Appraisal District Board of Directors	
Entity: City of San Juan	Authorized Votes: 55
Nominee	# of Votes
Betancourt, Eddy	
Cardenas, Albert	
Castillo, Fernando	
Castillo, Yolanda	
Garcia, Pete	
Garza, Richard A.	
Jaramillo, Christina	
Olivarez, Joe D.	
Requenez, Amador	

Date Resolution Passed (attach resolution)

Authorized Representative

EDDY BETANCOURT
805 N Ware Rd
McAllen, TX 78501
(956) 789-8891

Overview

Results-driven construction and project manager with over 30 years of expertise as a superintendent, construction manager and construction business owner. History of concurrently directing multiple projects to successful completion through effective management and team collaboration. Continually strives to produce high quality Industrial, Commercial, Institutional, and Residential projects while adhering to a tight schedule and budget. Advanced understanding of customer needs with diligent attention to detail results in superior customer service and high levels of client satisfaction.

Project Management / Budget & Finances / Personnel Acquisition & Training /

Team Management / Design & Development / Customer Relations / Multi-Site Management /

New Business Development

Industry

- Commercial Construction
- Commercial / Residential Real Estate
- Retail Automotive Accessories

Project Management/Leadership

-
- Large Scale Construction management and implementation.
 - Small Business Owner

COMMUNITY SERVICES:

Appointed to Texas Facilities Commission by Texas Governor Sept. 2020 to term expiring in 1/31/2023.

Most Recent Re-Appointment by Texas Governor as Commissioner for the Texas Facilities Commission and Confirmed by the Texas Senate with term Expiring in 1/31/2029.

Appointment as Member of Board of Directors Hidalgo County Appraisal District. By Hidalgo County Entities Terms 2020-22, 2022-2023

Appointed Member to Hidalgo County Appraisal District Review Board 2007 - 2012

Board Held Positions

- Member
- Secretary
- Chairman

PROFESSIONAL DEVELOPMENT:

University of Texas Pan-American - School of Business Continuing Education Real Estate, Appraisals, Marketing, Real Estate principles, Law and Contracts Mathematics, and Finance.

State Licensed in Real Estate # 0440351(1994)

Fluent in Reading and Writing Spanish

EXTRA CURRICULAR ACTIVITIES:

- ENACTUS Advisory Board (Students In Free Enterprise early 90's Alumni)
- Chairman entrepreneurship workshops,
- Small business development conference Invitee speaker
- Active supporter of Higher Education
- Golfing Activities, Fishing,
- Active in Daughter's School Outreach Programs
- Enjoy Family Trips

FORMAL EDUCATION

BBA (94)– Marketing and International Business, University of Texas Pan American

OTHER

Bilingual - Spanish/English.

**Albert Cardenas
McAllen**



Current Board member of McAllen Public Utility Board

Current member Boys & Girls Club

Vice-President Easton Construction, dealing mainly with commercial projects with offices in McAllen and San Antonio

Served 6 years on the McAllen Planning & Zoning Board

Board Member Hidalgo County Appraisal District Board of Directors 2014-Current

YOLANDA CASTILLO

1036 South Cesar Chavez Rd. • Alamo, Texas 78516 • (956) 460-6200 • ycastillo58@gmail.com

Professional Summary

Highly motivated and uniquely qualified individual with over 33 years' experience in elementary school administration and dual language instruction. Able to conduct leadership trainings, focused in areas within the educational field such as training, teacher empowerment and coaching.

Skills

- Strong record of helping students achieve and sustain academic success, especially with minority, ELL, (English Language Learners)
- Experience in implementing the principles and methods of the International Baccalaureate and dual language programs while, maintaining a strong focus in educating the whole child.
- Ability to evaluate professional contributions through ongoing reflection building upon previous learning and being open and receptive to ongoing feedback.
- Capacity to build teams and achieve results despite major obstacles.
- Highly knowledgeable of best teaching practices and resources.

Experience

Educational Consultant Vanguard Academy Edinburg, Tx. 2022 - Present

Elementary Principal, Vanguard Academy Pharr, TX, 2019 -2021

Elementary Principal, Graciela Garcia Elementary Pharr, TX, 2006 - 2016

Elementary Assistant Principal, Graciela Garcia Elementary Pharr, TX, 2001- 2006

Parental Involvement Specialist, Geraldine Palmer Elementary Pharr, TX, 1996 - 2001

Elementary School Counselor, Garza Peña Elementary San Juan, TX, 1995 - 1996

Elementary School Counselor, North San Juan Elementary, San Juan, TX, 1994 - 1995

Bilingual Elementary Teacher, Vida Clover Elementary, San Juan, TX, 1985 - 1993

Bilingual Elementary Teacher, James Bowie Elementary School, Alamo, TX, 1983 - 1985

Education

Masters of Education Administration, Texas A&I Kingsville, Kingsville, TX, 1994

Masters in Guidance and Counseling, University of Texas Pan American, Edinburg, TX, 1993

Bachelor of Science in Education, University of Texas Pan American, Edinburg, TX, 1983

A Pattern of Professional Development

Region 18 Leadership Training, 2014

McREL Evaluation System Training, 2014

International Baccalaureate Leadership Training New Orleans, 2013

International Baccalaureate Leadership Training Classroom Environment New Orleans, 2013

International Center for Leadership in Education with John Harrison, Pharr, Texas, 2012

International Baccalaureate Leadership Training Cancun, Mexico, 2012

Ongoing Leadership Training Raise Your Hand, Dallas, Texas, 2012

Leadership Summer Institute, Harvard University, Boston, Massachusetts, 2012

International Baccalaureate Leadership Training Level II Inquiry-based training, Austin, Texas, 2011

Leadership in Education, (International Leadership in Education Center), Pharr, Texas, 2011

International Baccalaureate Leadership Training Project-based instruction, Chicago, Illinois, 2010

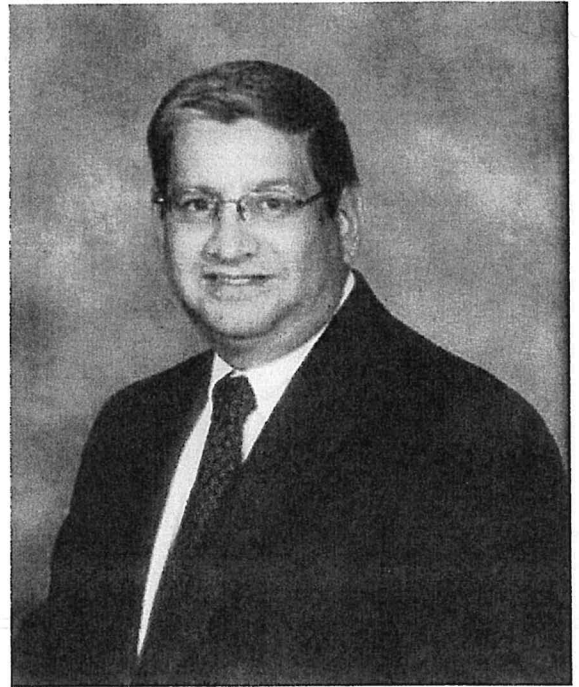
C-Scope Implementation Training, Edinburg, Texas, 2010

St. Johns Parish Council Member, 2013-Present
Funeral Service Ministry, 2012-Present
Eucharistic Minister at St. John's Parish, 2010-Present
Food Bank of the Rio Grande Valley Community Partner, 2011-2016
Young Playwrights' Theater Partner, 2013-2015
City of Pharr Recycling for a Beautiful Community Participant, 2013-2015
CCD Teacher, 1990-2011
Director of the Passion of Christ Drama at St. John's Parish, 2012-2014

References Upon Request

MEET RICHARD. A. GARZA,

Richard A. Garza is a lifelong resident of the Rio Grande Valley. He first received his real estate license at the age of 18 then continued on to graduate with a BBA in Finance from Pan American University in Edinburg, TX. He first joined BIC Realty in 1977. As Richard continues working on sales in residential and commercial real estate, he has also represented many banks in selling REO properties. His knowledge of over 46 years of experience in the Real Estate Industry allows him to provide clients with versatile, multi-market expertise. In the mid 80's, Richard began purchasing tracts of land and developed them into residential/ranch-type subdivisions and has since developed and sold over 10,000 acres. As a Real Estate developer, his job entails coordinating the development with engineers, city officials, city staff, utility



contractors, paving contractors, water suppliers, and surveyors creating robust loyal industry relationships. Over the years Richard has also founded and participates in BIC Investments, GR Land Corporation, Garco, LTD, BIC Development, Goldstar Holdings, Ice House Ranches, GR Inversiones, and Anacahuillas companies. He is the previous Chairman of the Hidalgo County Appraisal District Board of Directors, Current Director of the Texas Land Developers Association, Current Member of the Santa Gertrudis Breeders International, Current Member of the Edinburg Chamber of commerce, Current Member of the McAllen Chamber of Commerce, Current Member of the McAllen Hispanic Chamber of Commerce and has participated/served his community in so many ways over his time in the Real Estate Industry.

Joe Daniel Olivarez

LNR Apartments

614 North Texas

956-463-5656

joe@LNRapts.com

OBJECTIVE

As a member of the Weslaco community I would like to be known as a leader. Someone who inspires and motivates other to achieve their goals.

EDUCATION —

University of Texas Austin
Bachelors of Arts in
Business Administration

EXPERIENCE

January 1999-Present
Owner • Olivarez Company

Manage, rent, renovate, build apartments and commercial offices.

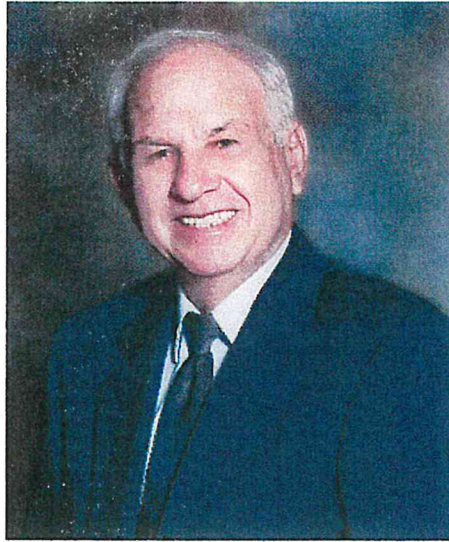
LEADERSHIP

Weslaco Economic Development Corporation
10 years to present
Hidalgo County Subdivision Review Board
10 years to present
Hidalgo County Appraisal District Review Board
12 years
Hidalgo County Appraisal District Board of Directors
4 years

REFERENCES

[Available upon request.]

**Amador Requenez
Mission**



Owner & operator of Valley Welding Steel & Steel Fabrication in Mission since 1970
Owner & Operator of Valley Crane Service since 1970
Member of the (AGC) Associated General Contractors of America for 43 years
Member of Mission Chamber of Commerce for 20 and Director for 4 years
Member of Mission Rotary for 20 years
Served on Board of Hidalgo County Water District #6
Served on the Hidalgo PIC (Private Industry Council)
Served on Hidalgo County Appraisal District Board of Directors from 1992 to 2009
Current Secretary Hidalgo County Appraisal District Board of Directors 2012 to Present



RESOLUTION NO. 2024-29

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, the Chief Appraiser of Hidalgo County Appraisal District has called for the election of the Hidalgo County Appraisal District Board of Directors; and

WHEREAS, the **City of San Juan** is entitled to cast a total of 55 votes in said election; and

WHEREAS, ballots must be returned by **December 15, 2024**, which is the deadline for accepting votes.

NOW, THEREFORE, BE IT RESOLVED by the **City of San Juan**, that the city does hereby cast ____ (#) of votes for (_____) for Hidalgo County Appraisal Board of Directors for 2025-2027.

READ, PASSED, AND APPROVED at a regular meeting by the City Commissioners of the **City of San Juan**, on this 22nd day of November 26, 2024.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Preliminary and Final Plat Approval for Rafael Estates Subdivision being a 24.74-acre tract of land out of Lots 14 and 15, Stewart's Addition to the Conway Gardens and Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 24.74-acre tract of land located approximately a quarter of a mile East from Stuart Road along the Southside of Hall Acres Road. He is proposing a two hundred thirty-nine lot residential subdivision with three 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.

The developer is requesting the following variances:

1. To not comply with the 60-foot frontage for lots. They are proposing 55 feet for Lots 134-150, 153, 181, 203-219, and 222-238.
2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet for Lot 182.
3. To not comply with the 800-foot block length. They are proposing 1,075 feet.
4. To not comply with the 15-foot utility easement. They are proposing 10 feet.
5. To not comply with the 20-foot rear setback. They are proposing 10 feet.
6. To not comply with the 6-foot side setback for non-corner lots. They are proposing 5 feet.
7. To allow sanitary sewer manholes fiberglass monolithic open bottom with a concrete foundation poured in place.
8. To not comply with the 100-foot lot depth. They are proposing 96.86 feet for Lots 191-193 and proposing 96.86 feet to 99.23 feet for Lots 152-171.
9. To not comply with the 6,500 square feet lot area for corner lots for the Single Family Residential District (R-S). They are proposing 6,049.18 square feet for Lot 168 and proposed 6,386.41 square feet for Lots 191 and 193.

Additional fire hydrants shall be located every 500 feet of the existing fire hydrant for residential use and 300 feet for commercial use. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements.

Water service belongs to the Military Water Supply Corporation. Sewer service by the City of San Juan.

RECOMMENDATION:

Staff recommends denial of the subdivision plat and variances.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Benjamin Arjona, City
Manager

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval for Rafael Estates Subdivision
APPLICANT:	Esponjas Development, LTD.
AGENT:	Quintanilla, Headley and Associates, Inc.
LEGAL:	Being a 24.75-acre tract of land out of Lot 14 and 15, Stewat’s Addition to the Conway Gardens and Lot 14, Block 27, Alamo Land and Sugar Company’s Subdivision.
LOCATION:	The property is located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road
EXISTING LAND USE/ ADJECENT ZONING	<u>North</u> – Outside city limits <u>South</u> – Outside city limits <u>East</u> - Residential; Single-Family Residential District (R-S) <u>West</u> – Commercial; General Business District (C-2) / Multi-Family Residence District (R-MF)
ACCESS AND CIRCULATION:	The property has access along Hall Acres Road.
PUBLIC SERVICES:	Water will be provided by Military Water Supply Corporation and sewer by the City of San Juan.
VARIANCE REQUESTED:	The developer is requesting the following variances: 1. To not comply with the 60-foot frontage for lots. They are proposing 55 feet. 2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet. 3. To not comply with the 800-foot block length. They are proposing 1,075 feet. 4. To not comply with the 15-foot utility easement. They are proposing 10 feet. 5. To not comply with the 20-foot rear setback. They are proposing 10 feet. 6. To not comply with the 6-foot side setback for non-corner lots. They are proposing 5 feet. 7. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place. 8. To not comply with the 100-foot lot depth. They are proposing 96.86 feet. 9. To not comply with the 6,500 square feet for lot area for corner lots for Single Family Residential District (R-S). They are proposing 6,049.18 feet.
RECOMMENDATION:	Staff recommends denial of the subdivision plat and variances.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 24.74-acre tract of land located approximately a quarter of a mile East from Stuart Road along the Southside of Hall Acres Road. He is proposing a two hundred thirty-nine lot residential subdivision with three 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.

The developer is requesting the following variances:

1. To not comply with the 60-foot frontage for lots. They are proposing 55 feet for Lots 134-150, 153, 181, 203-219, and 222-238.
2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet for Lot 182.
3. To not comply with the 800-foot block length. They are proposing 1,075 feet.
4. To not comply with the 15-foot utility easement. They are proposing 10 feet.
5. To not comply with the 20-foot rear setback. They are proposing 10 feet.
6. To not comply with the 6-foot side setback for non-corner lots. They are proposing 5 feet.
7. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place.
8. To not comply with the 100-foot lot depth. They are proposing 96.86 feet for Lots 191-193 and proposed 96.86 feet to 99.23 feet for Lots 152-171.
9. To not comply with the 6,500 square feet for lot area for corner lots for Single Family Residential District (R-S). They are proposing 6,049.18 square feet for Lot 168 and proposed 6,386.41 square feet for Lots 191 and 193.

Additional fire hydrants shall be located every 500 feet of the existing fire hydrant for residential use and 300 feet for the commercial use. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements.

Water service belongs to the Military Water Supply Corporation. Sewer service by the City of San Juan.

ATTACHMENTS:

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

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/21/2024 Vice-Chair Castillo made a motion to approve the Preliminary and Final Plat Approval including all variances. Commissioner Yzaguirre seconded the motion. Motion passed with a 6-0 vote with Chairwoman Cardenas abstained.

Ms. Gomez explained Esponjas Development, LTD. is proposing the Preliminary and Final Plat Approval of the Rafael Estates Subdivision being a 24.74-acre tract of land, located at Stewart and Hall Acres Road. The developer is proposing a 106 single family residence subdivision. Water service is provided by the Military Water Supply Corporation and sewer by the city of San Juan. The subdivision is located in a flood zone "B" which is not considered a flood zone area. Ms. Gomez listed all the variances requested and explained to which ordinance they oppose.

1. To not comply with the 60-foot frontage for lots 134 thru 150, 153, 181, 203-219 and 222-238. They are proposing 55 feet. *(opposes to the subdivision ordinance)*
2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet. *(opposes to the subdivision ordinance)*
3. To not comply with the 800-foot block length. They are proposing 1,075 feet. *(opposes to the Standard Manua, the block length is 600 feet)*
4. To not comply with the 15-foot utility easement. They are proposing 10 feet. *(opposes to the Subdivision ordinance)*
5. To not comply with the 20-foot rear setback. They are proposing 10 feet. *(opposes to the Subdivision ordinance)*
6. To not comply with the 6-foot side setback for non-corner lots. They are proposing 5 feet. *(opposes to the Subdivision ordinance)*
7. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place.
8. To not comply with the 100-foot lot depth for lots 191-193, they are proposing 82.15', for lots 152-171. *(opposes to the Subdivision ordinance)*
9. To not comply with the 6,500 square feet for lot area for corner lots for Single Family Residential District (R-S). They are proposing 6,049.18 square feet for Lot 168 and proposed 6,386.41 square feet for Lots 191 and 193. *(opposes to the Subdivision ordinance)*

Ms. Gomez noted that variances that all variances were granted by the city at different subdivisions but not for variance number 3, regarding the block length. She said as per the new Standard Manual approved by the city on October 22, 2024, the block length is now 600 feet.

RECOMMENDATION: Staff recommends denial of the subdivision plat along with variances since it opposes to the subdivision ordinance and the subdivision standard manual.

Eddie Cantu, property owner, introduced himself. He explained other subdivisions have been approved with the presented variances requested. His goal is to bring the cost of homes down. Every variance in the other two subdivisions were approved, except for the depth of lots are different which will cause the lot size to go below the requirement.

Vice-Chair Castillo asked about the setbacks. Mr. Cantu responded a variance request were submitted to the rear and side setbacks.

Commissioner Yzaguirre asked if these kinds of variances have been approved before. Ms. Gomez responded, yes.

Chairwomen Cardenas stated they need to comply with variance number three because the adoption just happened in October. Proposed that shrinking the lot size is not the answer and not affordable.

Mr. Cantu stated the lot size will not go to four thousand square feet and will comply with utility easement.

Definition of block streets was provided and it was stated that the city engineer denies all the variances requested.

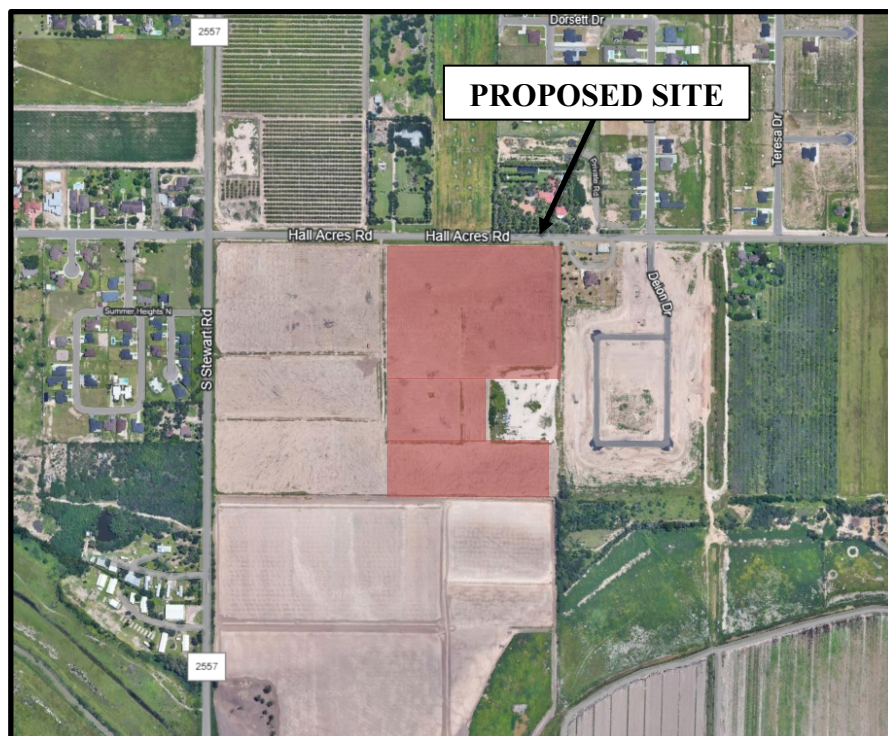
Chairwoman Cardenas asked if reducing size will reduce cost per lot. Mr. Cantu stated it will and explained concept of garden homes that are new in other cities.

Vice-Chair Castillo stated garden homes are better than muti-homes.

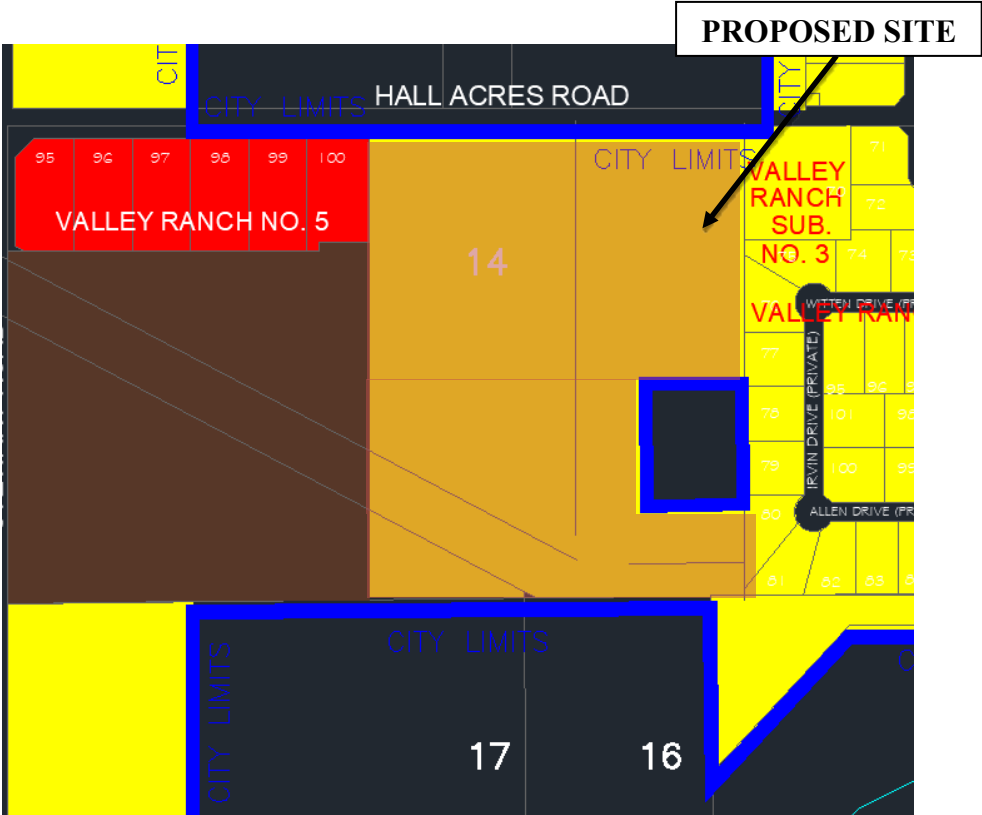
Commissioner Salinas asked about price point in this subdivision. Mr. Cantu answered \$270K - \$290K.

Mr. Cantu stated not all the subdivision need the variances. There is a total of 107 lots and all have variances.

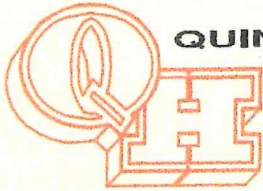
Commissioners were notified that variances can be itemized.



Location Map



Zoning Map



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

July 30, 2024

Ms. Monica Gomez
Assistant Director of Planning
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589

Re: Rafael Estates

Dear Ms. Gomez,

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

- Lot Frontage: Required 60', proposed 55' for Lots 134-150, 153, 181, 203-219, and 222-238
- Lot Frontage for Corner Lots: Required 65', proposed 60' for Lot 182
- Block Length: Required 800', proposed 1,075'
- Utility Easement: Required 15', proposed 10'
- Rear Setback: Required 20', proposed 10'
- Side Setback for Non-Corner Lots: Required 6', proposed 5'
- Allow sanitary sewer manholes fiberglass monolithic open bottom with concrete foundation poured in place
- Lot Depth: Required 100', proposed 96.86' for Lots 191-193 and proposed 82.15'-99.23' for Lots 152-171
- Lot Area for Corner Lots for Single Family Residential District (R-S): Required 6,500 SF; proposed 6,049.18 SF for Lot 168 and proposed 6,386.41 SF for Lots 191 and 193

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

Respectfully,

Eulalio Ramirez, P.E.

November 15, 2024

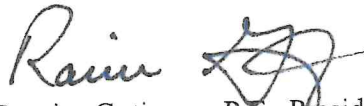
Monica Gomez
Assistant Planning Director
City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589

RE: Variance Request Review – Rafael Estates Subdivision

Dear Ms. Gomez:

I have reviewed the variances being requested for the Rafael Estates Subdivision and do not support the variances being requested. The minimum subdivision requirements can be met by simply reducing the total number of lots by 5 to 10 lots across the entire subdivision. They are simply asking for variances to allow them to put in more lots in the subdivision than the total acreage of land allows for if they were to follow the City of San Juan Subdivision Ordinance.

Sincerely,



Ramiro Gutierrez, P.E., President
R. Gutierrez Engineering Corporation

August 8, 2024

Monica Gomez
Assistant Planning Director
City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589

RE: 2nd Preliminary Plat Review – Rafael Estates Subdivision

Dear Ms. Gomez:

We have reviewed the preliminary subdivision plat for the above captioned subdivision and offer the following comments:

Subdivision Plat (Sheet 1)

1. Minimum lot width to be 60-feet. Plat shows approximately 60 lots with widths under 60-feet.
2. Minimum lot depth to be 100-feet. Plat shows approximately 19 lots with depths under 100-feet.
3. Utility easements are to be 15-feet minimum width. Plat has 10-foot wide utility easements.
4. Need to have a Drainage Report approved by Hidalgo County Drainage District No. 1
5. City blocks are to be 800-feet maximum length. Elliot Drive is approximately 1,150-feet in length. Should consider extending Diggs Drive across Howley Drive to Elliott Drive.
6. Plat note No. 4 needs to change to show minimum side setback to be 10-feet as opposed to 6-feet.
7. Park dedication fee is to be \$750.00 per lot, not \$725.00 per lot.
8. Plat Note No. 7 refers to top of inlet located on southeast corner of Lot 137. Is inlet already constructed? Top of proposed inlet is 104.00 as per Paving and Drainage Layout sheet.

Sanitary Sewer Collection System

9. Sanitary Sewer line running from MH at Lot 172 northward is at a slope of 0.52%. It then flattens out to a slope of 0.33%. Should level them out to a consistent slope. We don't want to go from a steeper slope to a flatter slope. If anything, it could be from a flatter slope to a steeper slope, but not the other way around.

Water Distribution System

10. There are 12 lots (Lots 157 thru 168) for which the waterline is not looped. Need to loop this segment of waterline.

Paving & Drainage Pond Detail

11. Need to add dimensions to detention pond.
12. 36" RCP in front of Lots 221 and 222 connects to a smaller 30" RCP downstream. This needs to be corrected.

Erosion Control Layout

13. Silt Fence is lacking along the southeast portion of the subdivision. That is along the west and south sides of the MMGJ South Texas, LLC tract and along the east side of the proposed Rafael Estates Subdivision south of this 2.5-acre tract. Need to provide some form of erosion control along this boundary.

Paving and Drainage Detail Sheet

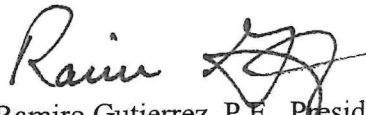
14. Need to clarify Conc. Valley Gutter detail to show 11 - #4 rebar and to clearly show that the bottom bar is the #3 rebar. Move the leader line to point only to the #3 rebar away from the #4 rebar.
15. Need to update sidewalk ramp detail to show dimensions and slopes as well as location of landing and truncated domes.

General Comments

16. Should consider removing "(Public Street)" from beneath the street names on the subdivision plat.
17. Should consider adding street names to the plan sheets.

These comments are not all encompassing and additional comments may be provided after further review of this subdivision plat.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramiro" followed by a stylized monogram or set of initials.

Ramiro Gutierrez, P.E., President
R. Gutierrez Engineering Corporation



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Adina "Dina" Santillan
Ernesto "Neto" Guajardo
Jesus "Jesse" Ramirez

To: Monica Gomez, Interim Director of Planning
From: Israel Garza, Director of Public Works Department
Date: November 19, 2024
Subject: Rafael Estates

Department of Public Works Department reviewed the plans for Subdivision comments are as follow:

- 4x8 Signs with all Permits
- MS4 Permits
- SWP-3
- NTP
- Silk fence all around construction site
- 98% compaction tested
- Asphalt at 3 inches, as per standard manual, approved by the City Commission
- Cul-de-sac 3 inches of asphalt
- Detention Ponds must have 6 foot cedar fence or chain link fence with (2) 12ft gates safety ends with cement canales or bull rock running from inlet and discharge
- Asphalt speed bumps, up to standard, (Qty5) painted yellow (NO Exceptions No Variance)
- Detention ponds will have cement safety ends with bull rock for sediment control
- Both detention ponds will have hydro seeding for erosion control NO EXCEPTIONS
- All storm drain covers will have City of San Juan logo
- Sidewalk must be green area in between
- If HOA on the pond or in subdivision, the city will require a letter of compliance for the life span releasing the City of San Juan of any responsibilities



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

To: Monica Gomez, Interim Director of Planning
From: Juan Carlos Martinez, Director of Utilities
Date: November 19, 2024
Subject: Rafael Estates

Department of Utilities reviewed the plans for Rafael Estates, comments are as follow:

Water Distribution

- Military Water Supply Corporation Water Jurisdiction.

Collection System

- Every Sanitary Sewer Service Must Have a 2-Way Cleanout at Property Line
- Sanitary Sewer lines must be sdr-26 JM Eagle or Approved Equal.
- Manhole Covers must be Composite and must have rain guards.

Additional Comments may be provided at time of construction.

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



BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Rafael Estates

Date Reviewed: 8/1/2024

Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Derek Cantu,
Fire Marshall

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

After reviewing plans, the following requirements shall be needed as per the Fire Protection System per IFC 2018:

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.
6. Should there be more than 30 lots a secondary entrance is required.
7. Should there be an island in the entrances there shall be 20 feet from entrance and 20 feet from the exit.
8. The street name must continue the name of existing streets on adjoining plats to maintain street name continuity.

RECEIVED

AUG 01 2024

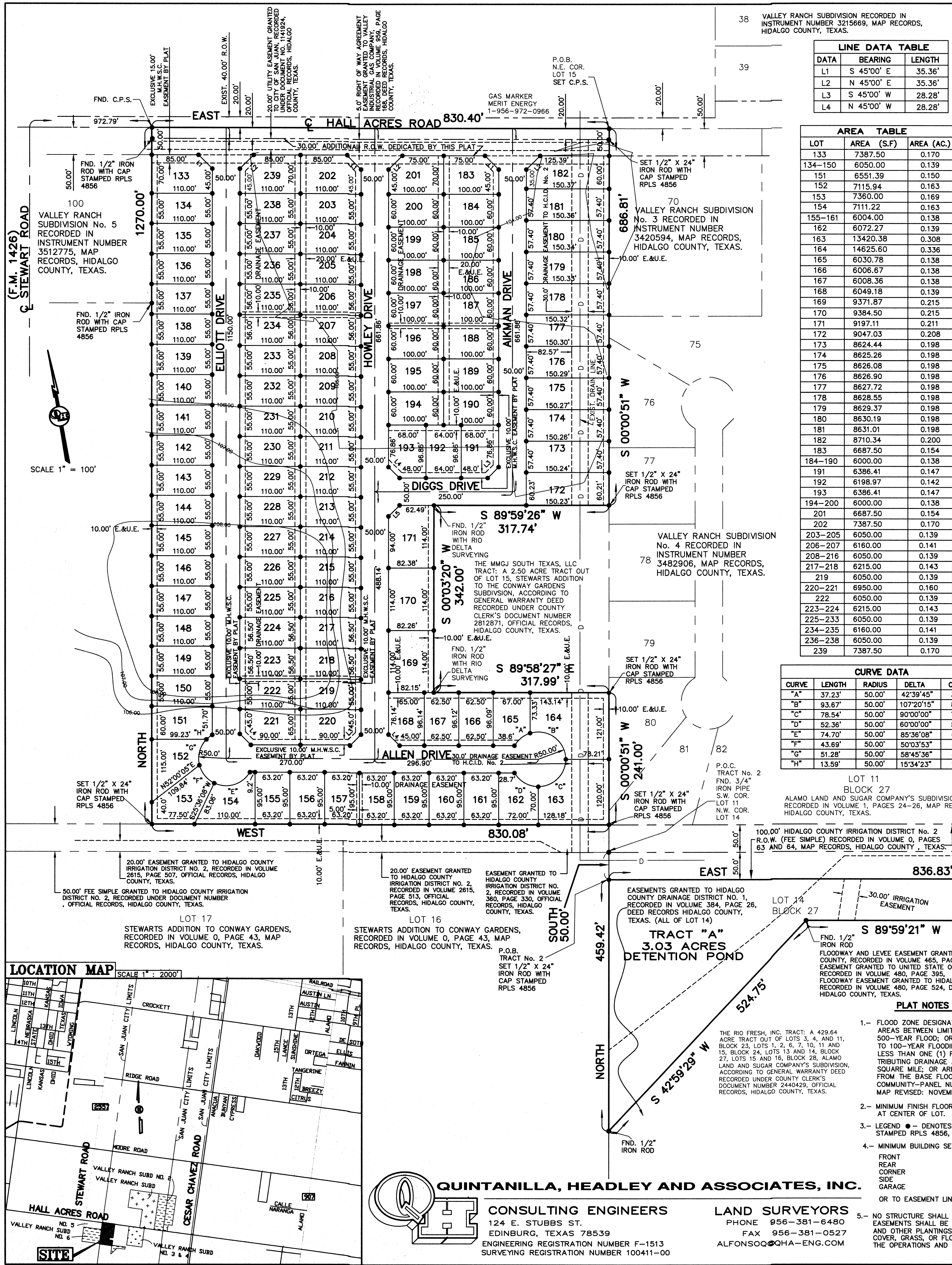
PLANNING DEPARTMENT

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

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

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

Plans Reviewed By,
Jose J. Salinas, Fire Inspector



RAFAEL ESTATES

A 24.74 ACRE TRACT OF LAND OUT OF LOTS 14 AND 15, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 14, 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 RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3368808, AND GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3268460, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45°00' E	35.36'
L2	N 45°00' E	35.36'
L3	S 45°00' W	28.28'
L4	N 45°00' W	28.28'

AREA TABLE		
LOT	AREA (S.F)	AREA (AC.)
133	7387.50	0.170
134-150	6050.00	0.139
151	6551.39	0.150
152	7115.94	0.163
153	7360.00	0.169
154	7111.22	0.163
155-161	6004.00	0.138
162	6072.27	0.139
163	13420.38	0.308
164	14625.60	0.336
165	6030.78	0.138
166	6006.67	0.138
167	6008.36	0.138
168	6049.18	0.139
169	9371.87	0.215
170	9384.50	0.215
171	9197.11	0.211
172	9047.03	0.208
173	8624.44	0.198
174	8625.26	0.198
175	8626.08	0.198
176	8626.90	0.198
177	8627.72	0.198
178	8628.55	0.198
179	8629.37	0.198
180	8630.19	0.198
181	8631.01	0.198
182	8710.34	0.200
183	6687.50	0.154
184-190	6000.00	0.138
191	6386.41	0.147
192	6198.97	0.142
193	6386.41	0.147
194-200	6000.00	0.138
201	6687.50	0.154
202	7387.50	0.170
203-205	6050.00	0.139
206-207	6160.00	0.141
208-216	6050.00	0.139
217-218	6215.00	0.143
219	6050.00	0.139
220-221	6950.00	0.160
222	6050.00	0.139
223-224	6215.00	0.143
225-233	6050.00	0.139
234-235	6160.00	0.141
236-238	6050.00	0.139
239	7387.50	0.170

CURVE DATA			
LENGTH	RADIUS	DELTA	CURVE NO.
37.23'	50.00'	42°39'45"	1
93.67'	50.00'	107°20'15"	2
78.54'	50.00'	90°00'00"	3
52.36'	50.00'	60°00'00"	4
74.70'	50.00'	85°36'08"	5
43.69'	50.00'	50°03'53"	6
51.28'	50.00'	58°45'36"	7
13.59'	50.00'	15°34'23"	8

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
DATE: MARCH 2, 2023

CERTIFICATION OF POTABLE WATER SUPPLY

THIS PLAT, RAFAEL ESTATES, 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

- 6.-DRAINAGE DETENTION REQUIRED FOR THE RAFAEL ESTATES IS 178,560.65 C.F. (4.10 ACRE- FEET), AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA LOCATED ON LOT "A" BUILT DURING THE SUBDIVISION CONSTRUCTION. AN EXCESS OF 216,752.73 C.F. OF DETENTION WILL BE CONSTRUCTED DURING RAFAEL ESTATES, WHICH WILL BE USED FOR THE DETENTION REQUIREMENTS FOR FUTURE PHASES OF THE DEVELOPMENT. RAFAEL ESTATES-24.74 ACRES IS 178,560.65 OF REMAINING DETENTION FOR FUTURE PHASES- 216,752.73 CF
- 7.- BENCH MARK = ELEV. 104.00 TOP OF INLET LOCATED SOUTHEAST CORNER OF LOT 137 OF THIS SUBDIVISION. NAVD. 88 DATUM.
- 8.- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE. A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF HALL ACRES ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- 9.- THERE SHALL BE NO ACCESS ALLOWED TO HALL ACRES ROAD FROM LOTS 133, 182, 183, 201, 202 AND 239
- 10.- E.E. DENOTES ELECTRICAL EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. U.E. DENOTES UTILITY EASEMENT.
- 11.- 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.
- 12.- SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.
- 13.- RESIDENTIAL TOTAL PARKLAND FEE PER LOT IS \$750.00. 50% OF THIS AMOUNT TOTALING \$375.00 WILL BE DUE AND PAID DURING SUBDIVISION PROCESS BY DEVELOPER. THE REMAINING 50% OF PARKLAND FEE \$375.00 TO BE PAID AT TIME THE BUILDING PERMIT IS SUBMITTED BY CONTRACTOR.

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

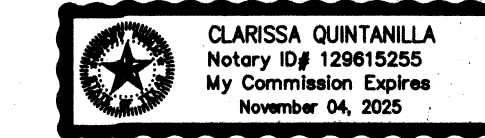
I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RAFAEL ESTATES SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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 QUINTANILLA- NOTARY PUBLIC

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

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

ATTEST:
PRESIDENT SECRETARY

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, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

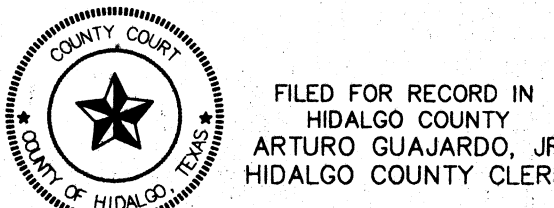
CITY SECRETARY MAYOR

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: 10-15-24



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

BY: ____ DEPUTY

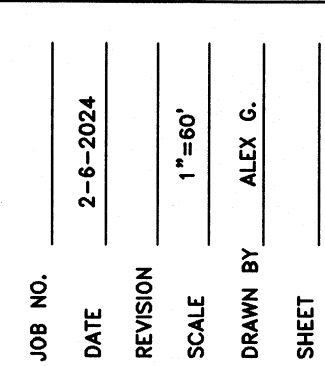
DATE OF PREPARATION: MARCH 2, 2023

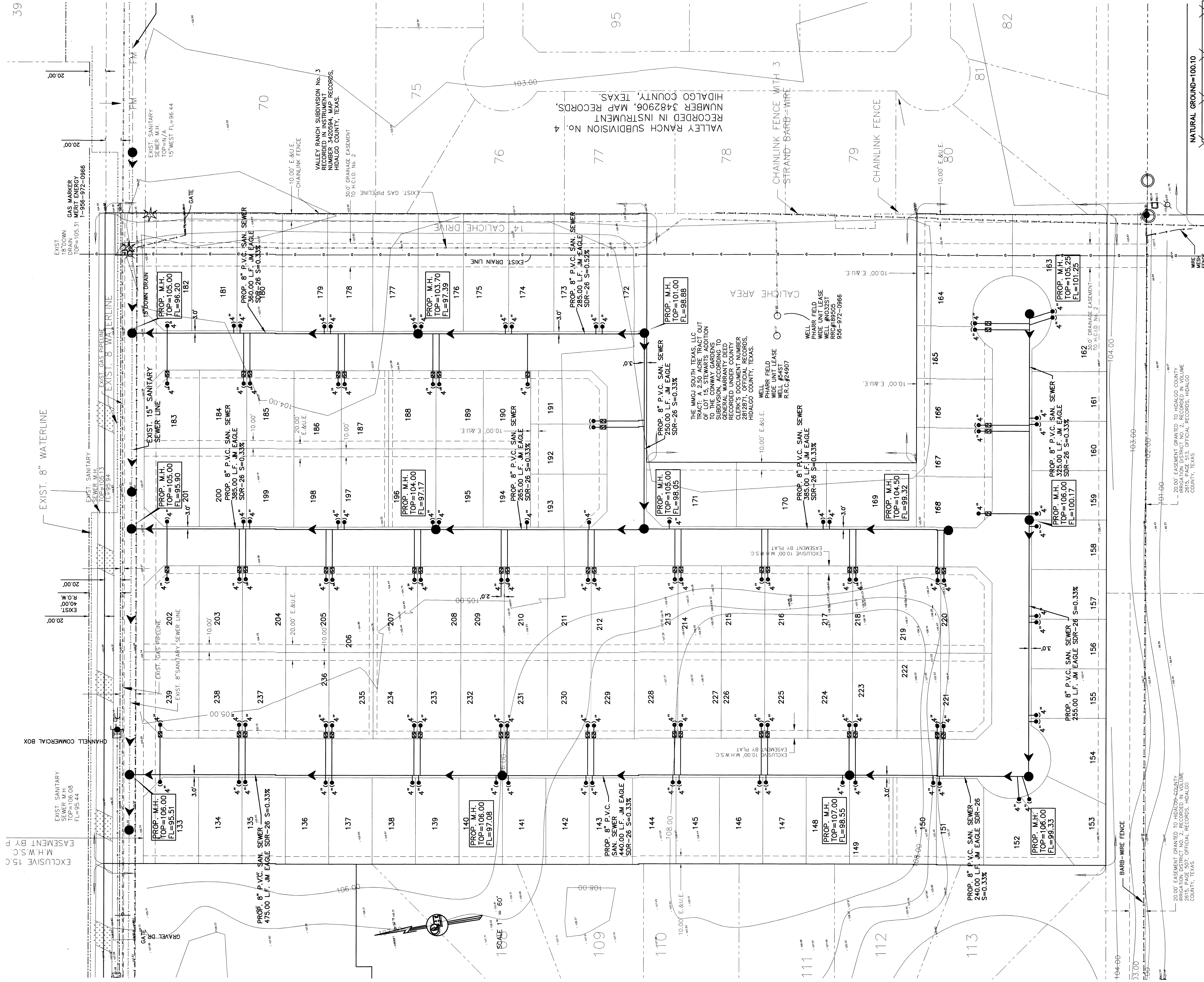
FILED FOR RECORD IN	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
HIDALGO COUNTY	MARCH 2, 2023	MG		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	FEB. 1, 2024	LG		

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





NOTE:
1.- MANHOLE COVERS MUST BE COMPOSITE
2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
7.- STRIKE I&I BARRIER ON ALL MANHOLES
8.- ALL SANITARY SEWER MANHOLES MUST BE PREMANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE.
9.- EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEAN OUT AT PROPERTY LINE.
10.- SANITARY SEWER LINES MUST BE SDR26 JM EAGLE OR APPROVED EQUAL

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

- LEGEND**
- = FIRE HYDRANT
 - = GUY WIRE
 - ⊙ = POWER POLE
 - ⊗ = MAILBOX
 - ⊕ = WATER METER
 - ⊖ = WATER VALVE
 - ⊘ = SIGN
 - ⊙ = SERVICE POLE
 - ⊗ = TEL. BOX
 - ⊕ = ELECT. BOX
 - ⊖ = GAS METER
 - ⊘ = GAS MARKER
 - ⊙ = GAS VALVE
 - ⊗ = TRANSMISSION POLE
 - ⊕ = TRAFFIC CONTROL BOX
 - ⊖ = GAS SERVICE
 - = EXIST. SAN. SEWER MANHOLE
 - = PROP. SAN. SEWER MANHOLE

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

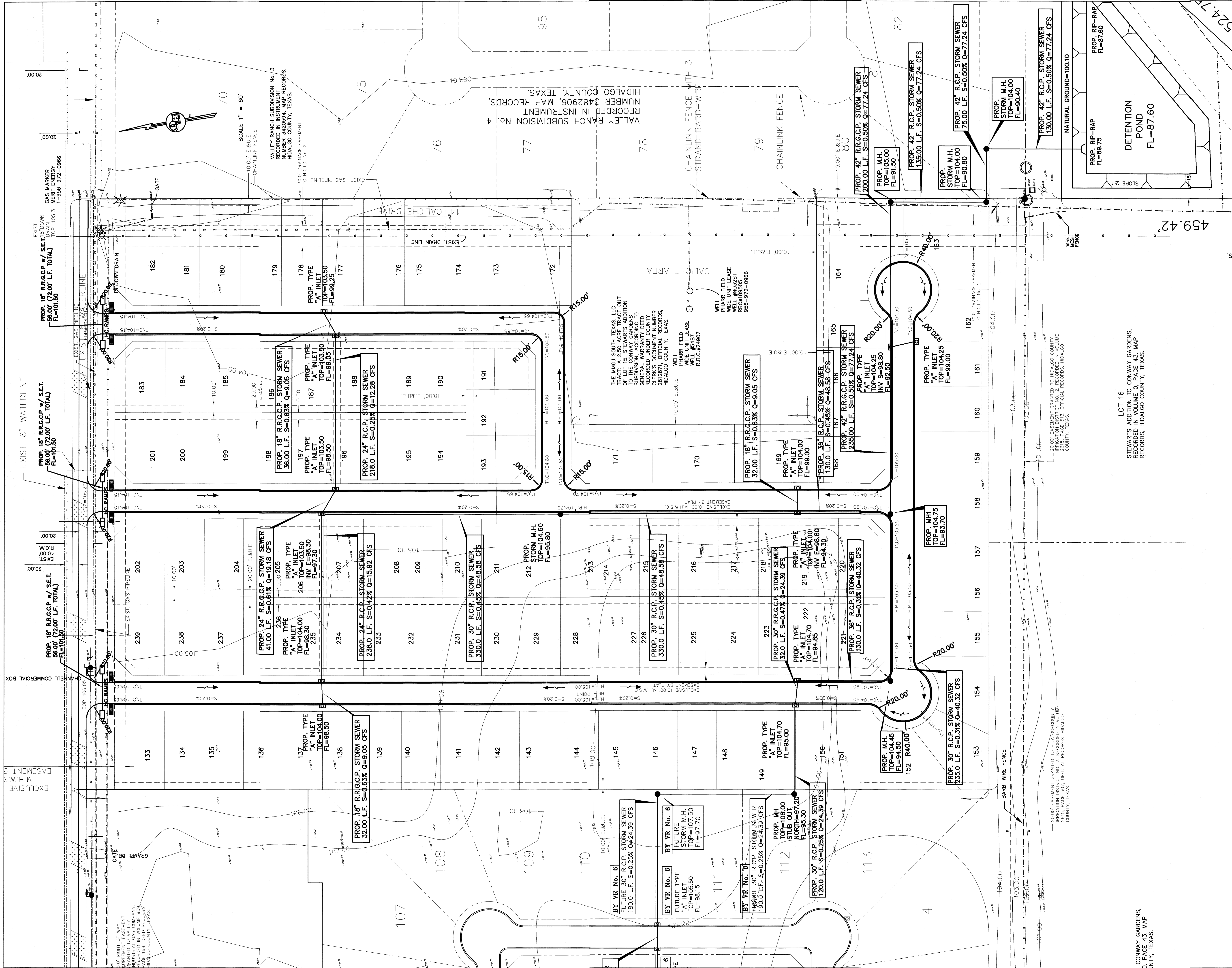
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
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SURVEYING REGISTRATION NUMBER 100411-00



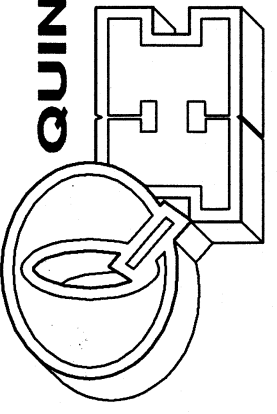
**RAFAEL ESTATES
SANITARY SEWER
COLLECTION SYSTEM**

7-26-24

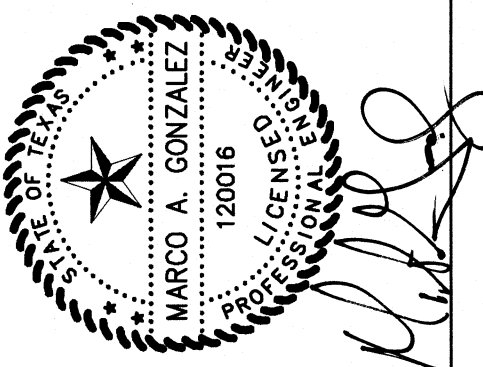
JOB NO.	4-13-2022
DATE	
REVISION	1"=80'
SCALE	DRAWN BY
	ALEX G.
	SHEET



LOT 16
STEWARTS ADDITION TO CONWAY GARDENS,
RECORDED IN VOLUME 0, PAGE 43, MAP
RECORDS, HIDALGO COUNTY, TEXAS.



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SURVEYING REGISTRATION NUMBER 100411-00



RAFAEL ESTATES PAVING & DRAINAGE LAYOUT

JOB NO.	2-6-2024
DATE	REVISION
SCALE	1"=60'
DRAWN BY	ALET G.
SHEET	



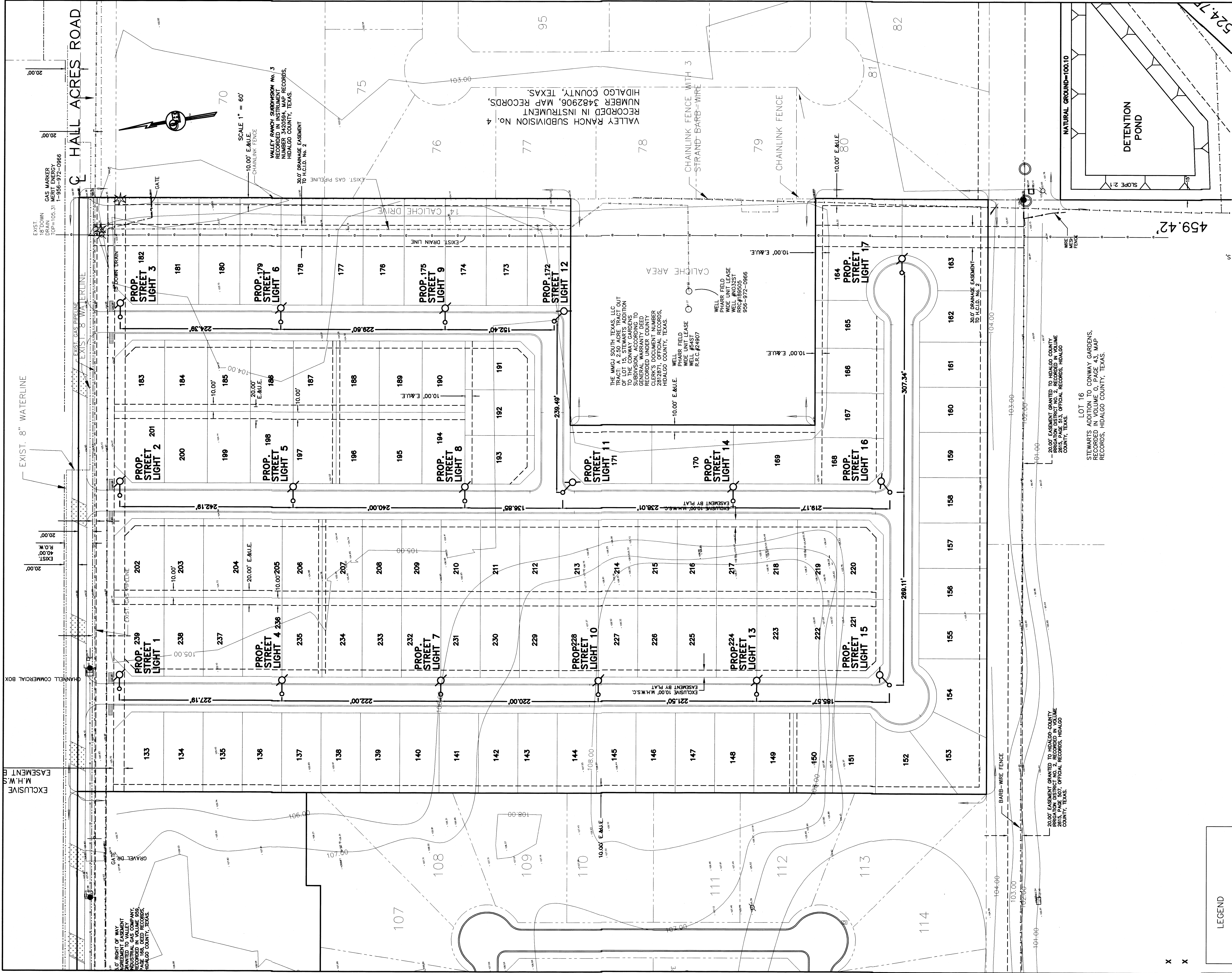
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



hC-7C-1

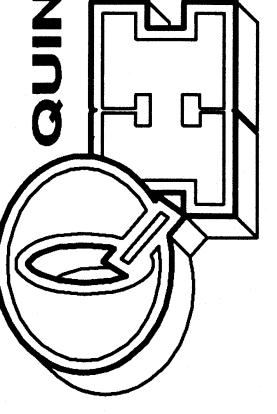
JOB NO.	
DATE	2-6-2024
REVISION	
SCALE	1"=60'
DRAWN BY	ALEX G.
SHEET	





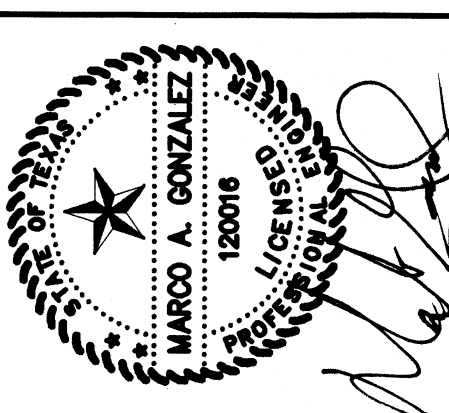
LEGEND

- ✱ = PALM TREE
- = GUY WIRE
- ⬮ = POWER POLE
- = SIGN
- ⊞ = TEL PED
- ⊞ = GATEWELL/STANDPIPE
- ⊞ = DOWN DRAIN



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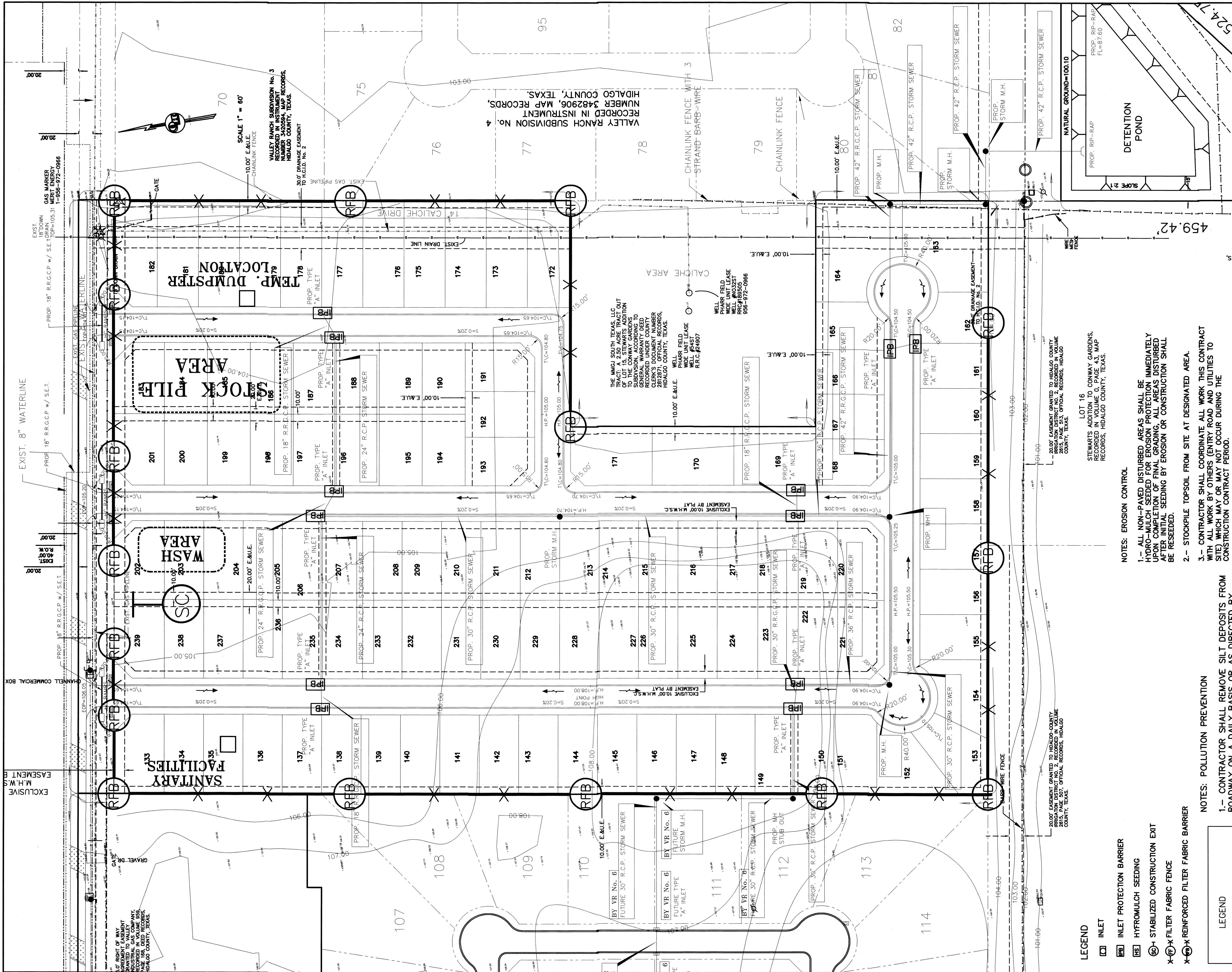
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



**RAFAEL ESTATES
STREET LIGHT
LAYOUT**

7-24

JOB NO. _____
DATE 7-28-2024
REVISION _____
SCALE 1"=60'
DRAWN BY ALEX G.
SHEET _____



LEGEND

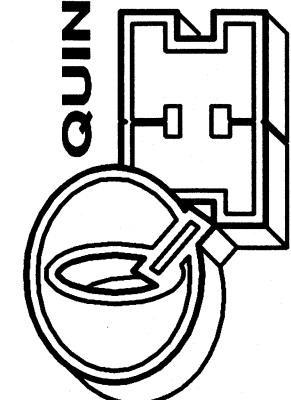
- INLET
- INLET PROTECTION BARRIER
- HYDRONULCH SEEDING
- STABILIZED CONSTRUCTION EXIT
- FILTER FABRIC FENCE
- REINFORCED FILTER FABRIC BARRIER
- LEGEND
- PALM TREE
- GUY WIRE
- POWER POLE
- SIGN
- TEL PED
- GATEWELL/STANDPIPE
- DOWN DRAIN

NOTES: EROSION CONTROL

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

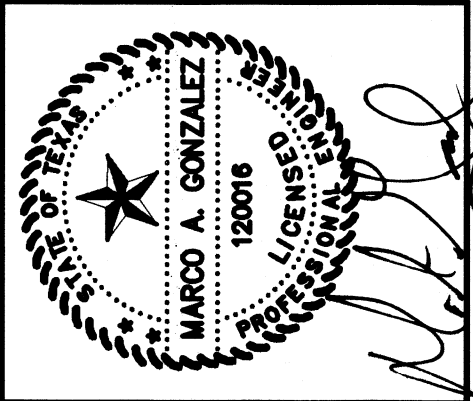
NOTES: POLLUTION PREVENTION

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



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

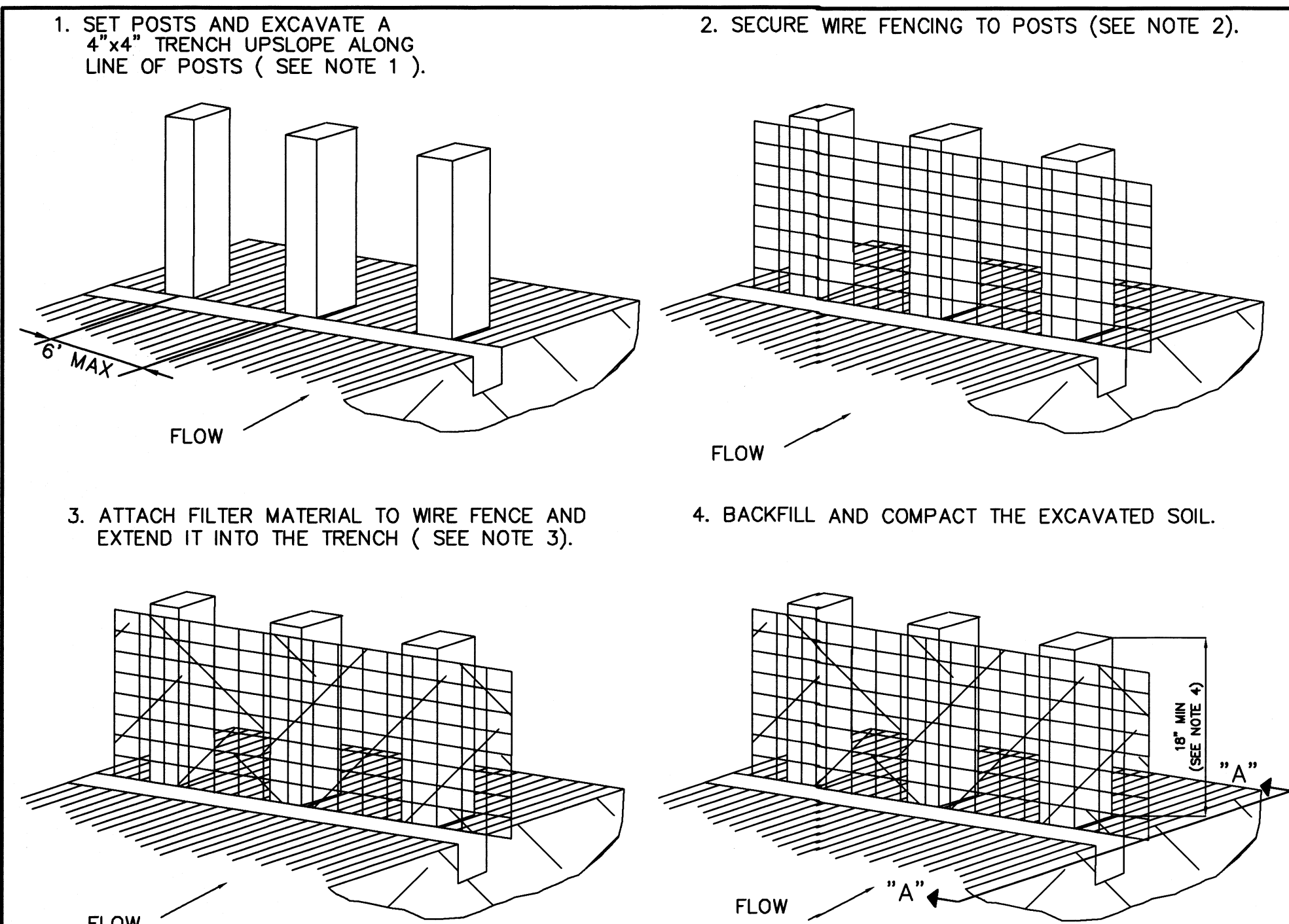
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



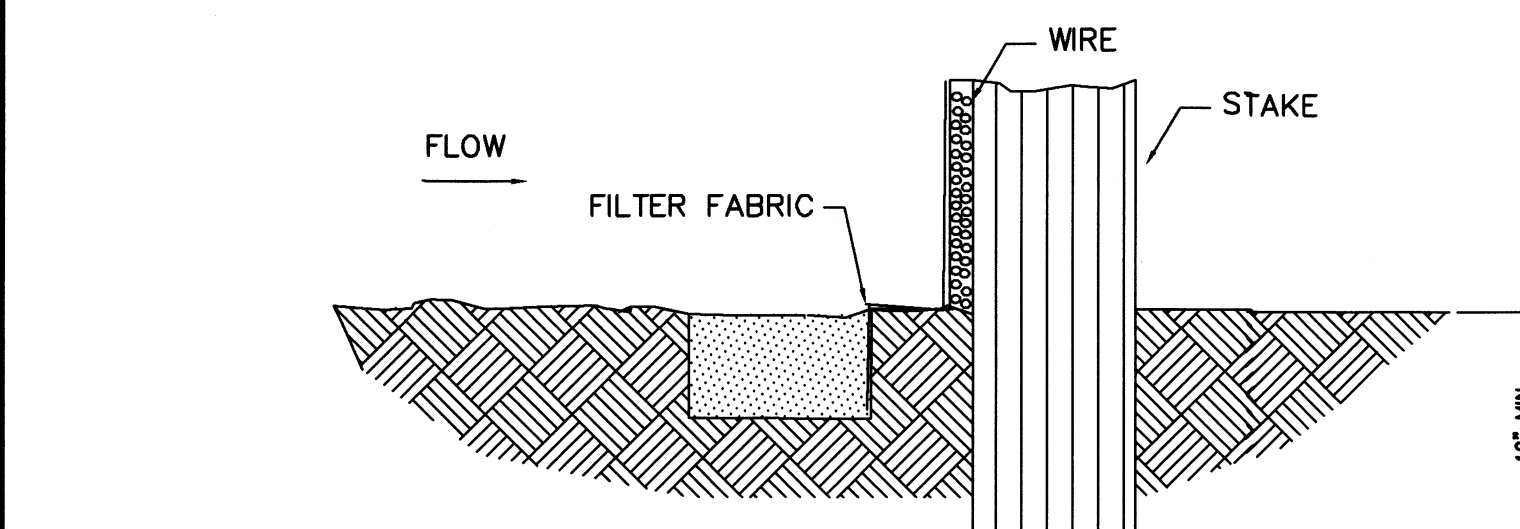
RAFAEL ESTATES
POLLUTION PREVENTION & EROSION CONTROL
LAYOUT

7-29-24

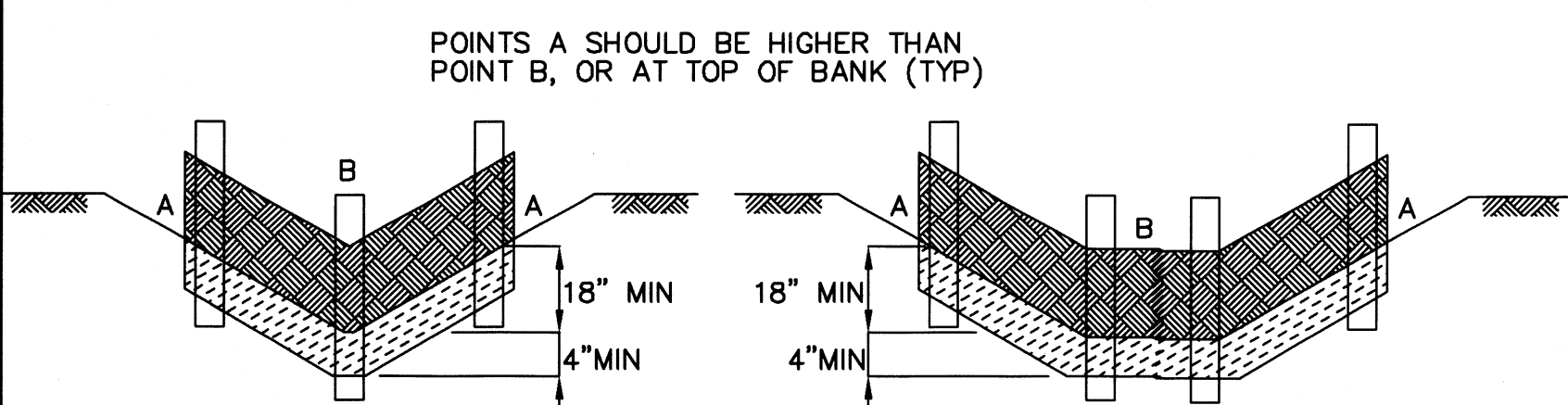
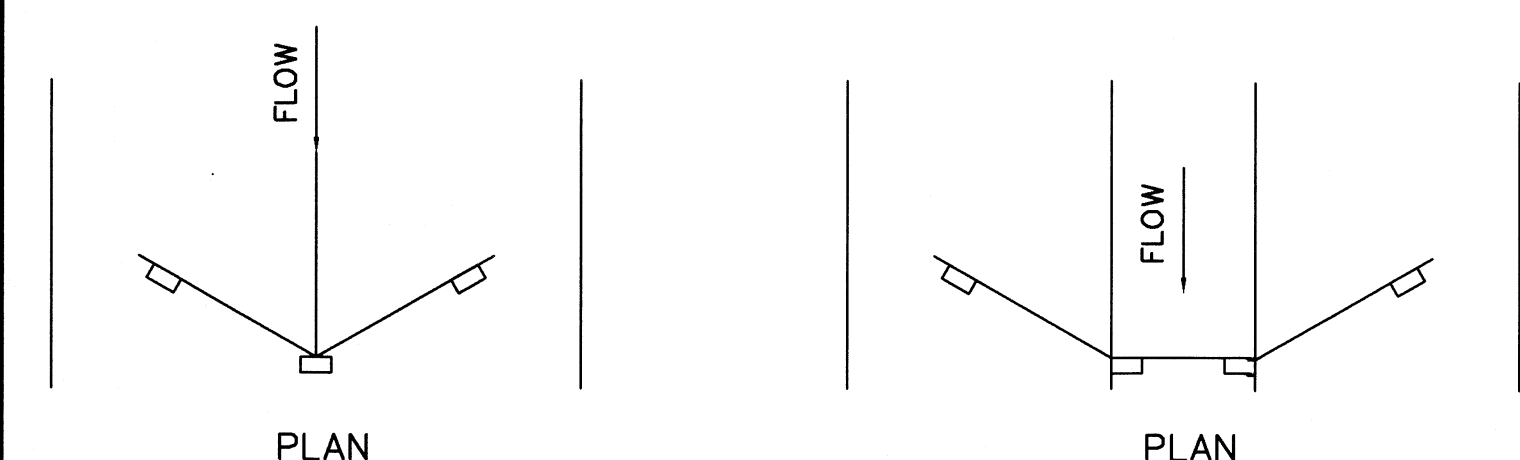
JOB NO.	2-8-2024
DATE	7-28-2024
REVISION	1"=60'
SCALE	DRAWN BY
ALEX G.	SHEET



EXTENSION OF FABRIC INTO TRENCH



SECTION "A"

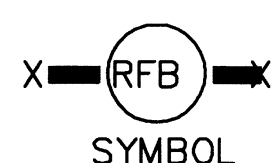


"V-DITCH" SECTION/ELEVATION

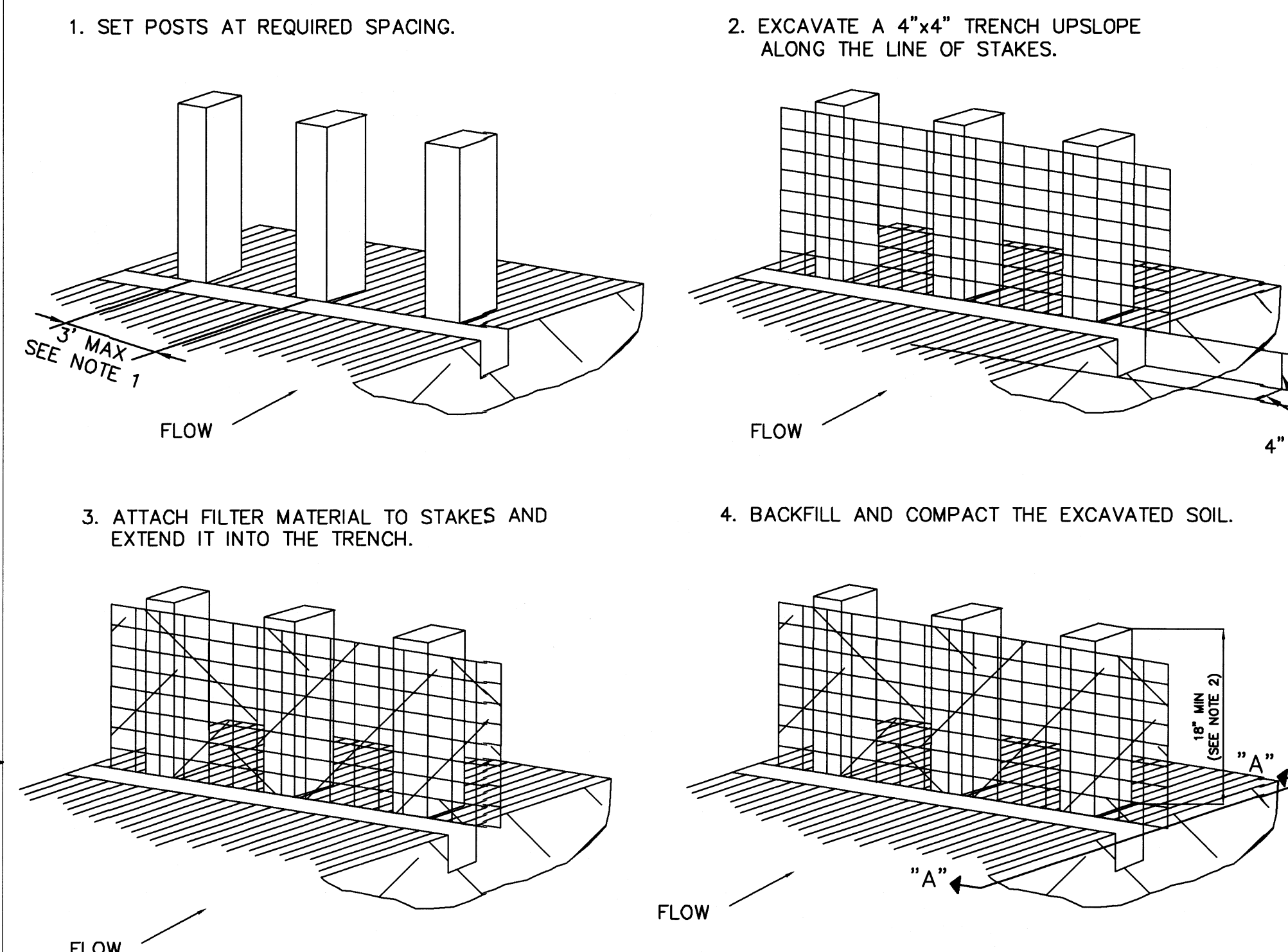
TRAPEZOIDAL SECTION/ELEVATION

CONSTRUCTION NOTES:

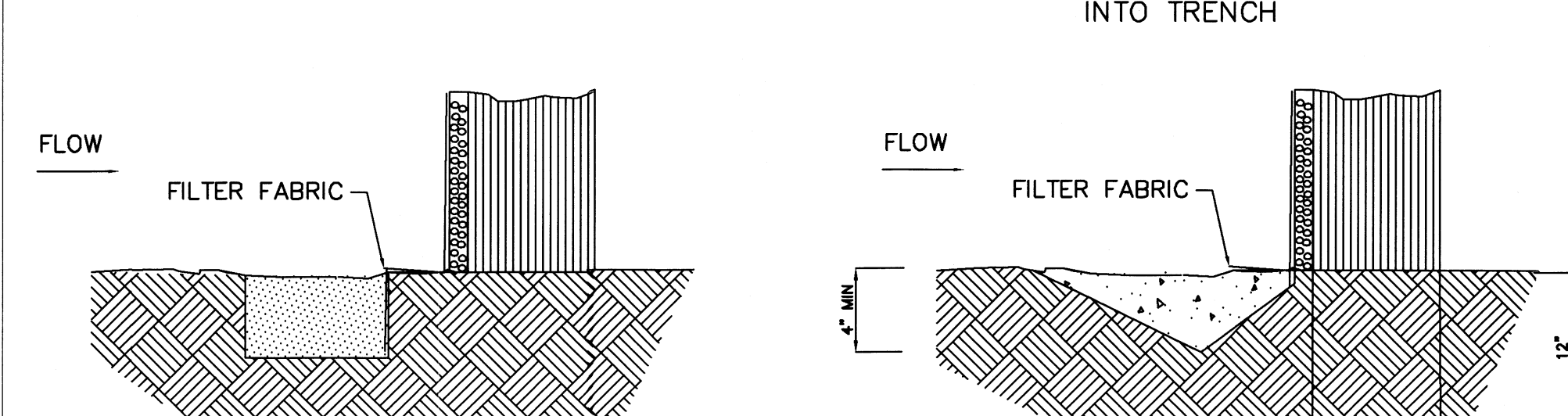
- 1.- SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
- 2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.
- 3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
- 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 POSTS, AND FOLDED.
- 6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.



REINFORCED FILTER FABRIC BARRIER



EXTENSION OF FABRIC INTO TRENCH



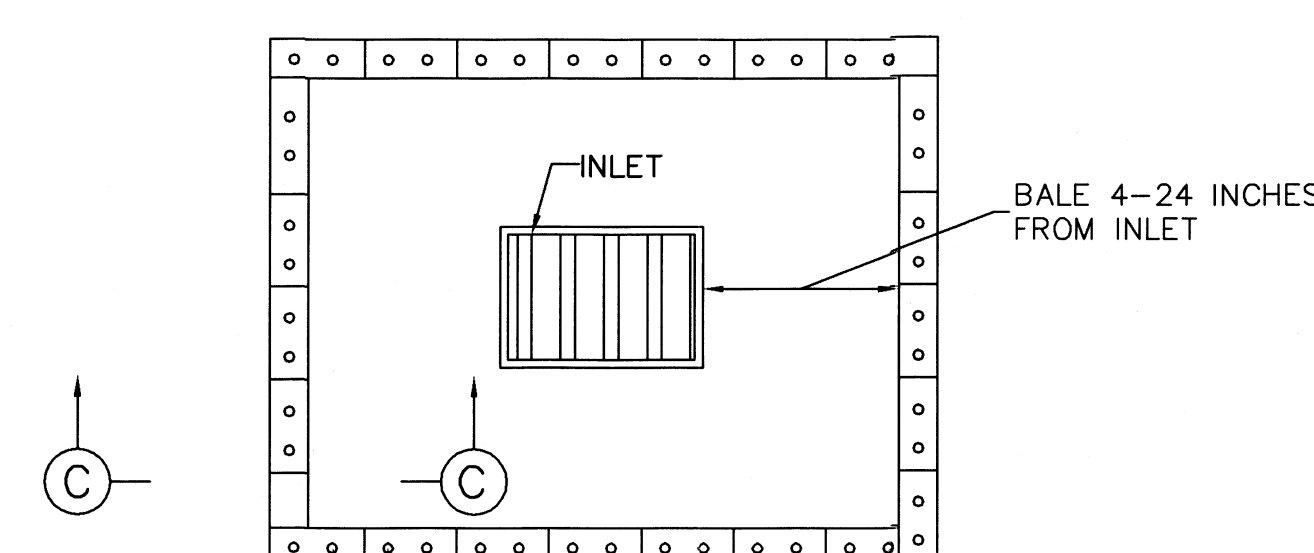
SECTION "B"

SECTION "B" ALTERNATE

CONSTRUCTION NOTES:

- 1.- 2 INCH BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN 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 WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN 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 POST, AND FOLDED.
- 4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

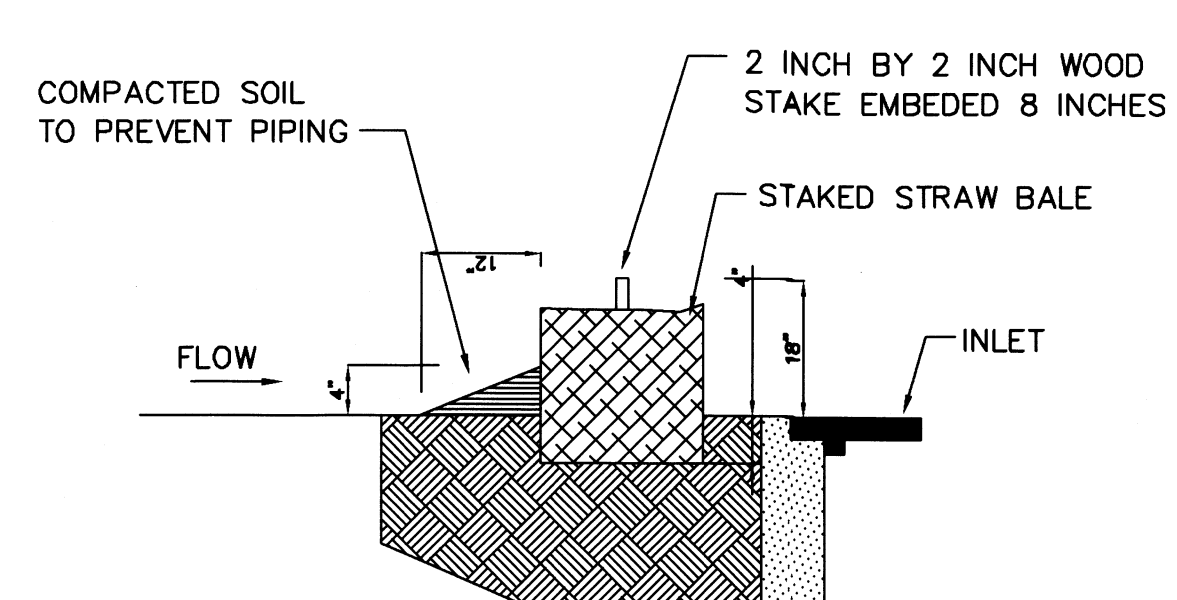
FILTER FABRIC FENCE



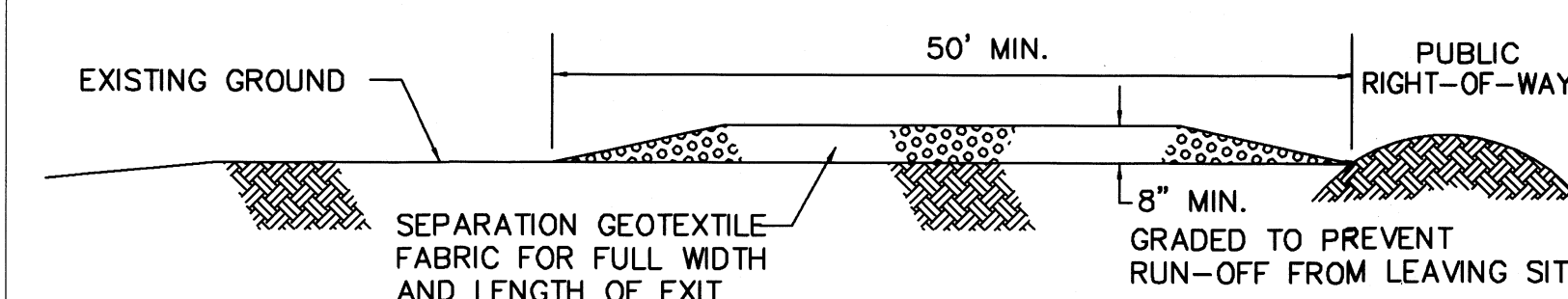
PLAN



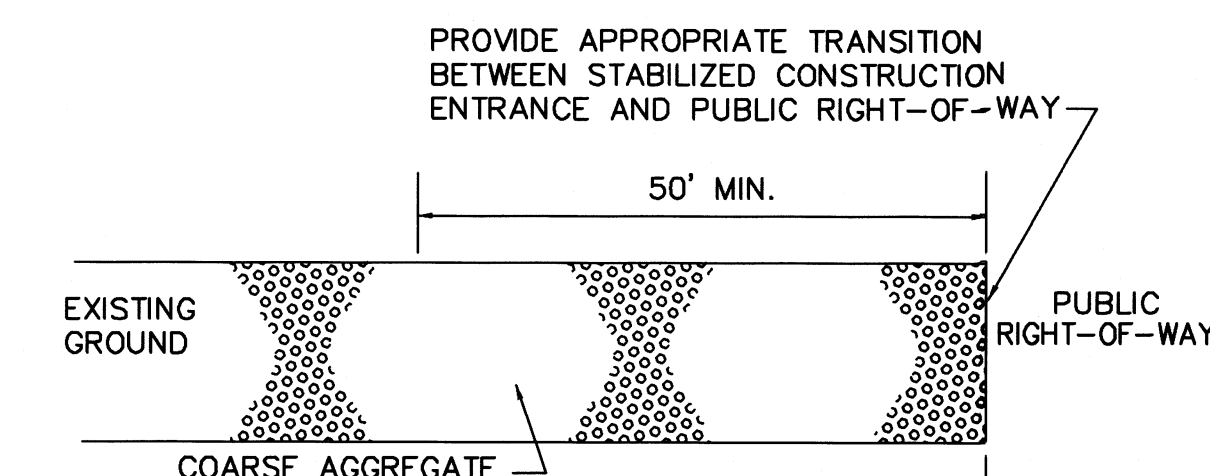
STRAW BALE DROP INLET PROTECTION BARRIER



SECTION C



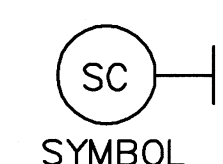
PROFILE



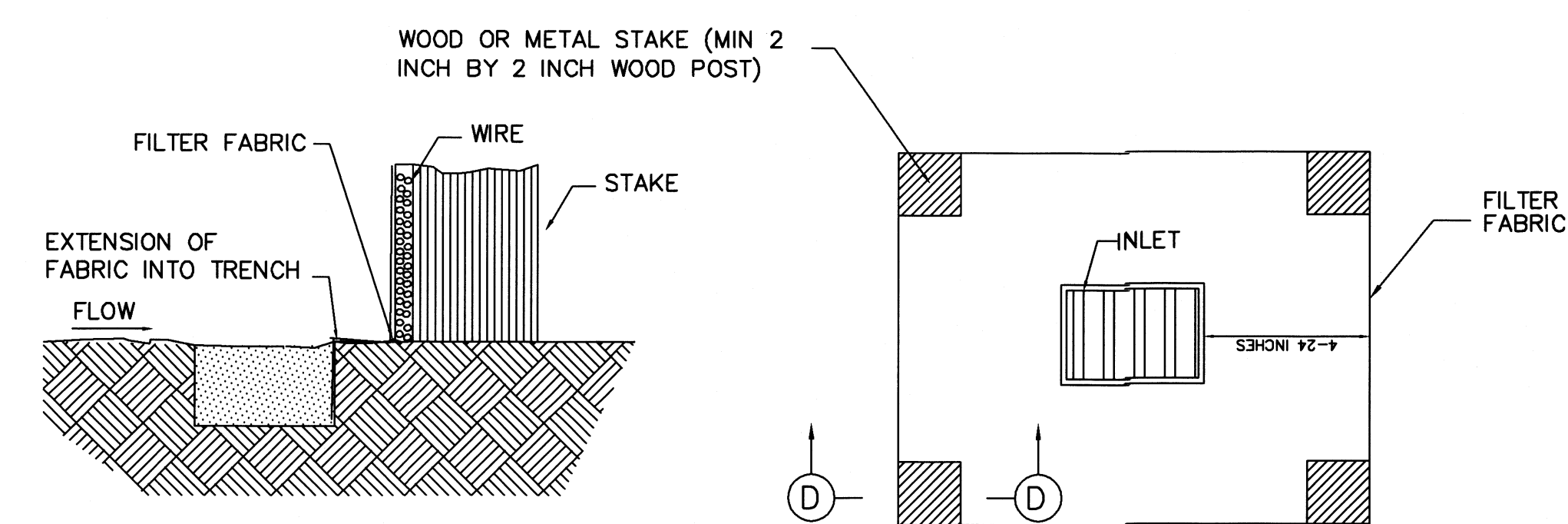
PLAN VIEW

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 ACCOMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
- 6.- SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
- 7.- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.



STABILIZED CONSTRUCTION EXIT



SILT FENCE INLET PROTECTION BARRIER

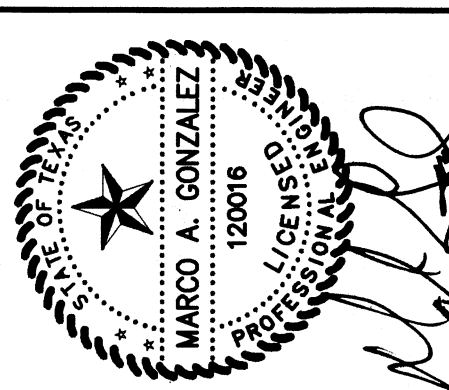
CONSTRUCTION NOTE:

- 1.- SEE CONSTRUCTION NOTES FOR RFB.

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
1-11-2024	ALEX Q		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	2-5-2024
DATE	
REVISION	
SCALE	1"=60'
DRAWN BY	M. CONZALEZ
SHEET	

RAFAEL ESTATES
POLLUTION PREVENTION &
EROSION CONTROL
DETAIL PLAN



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

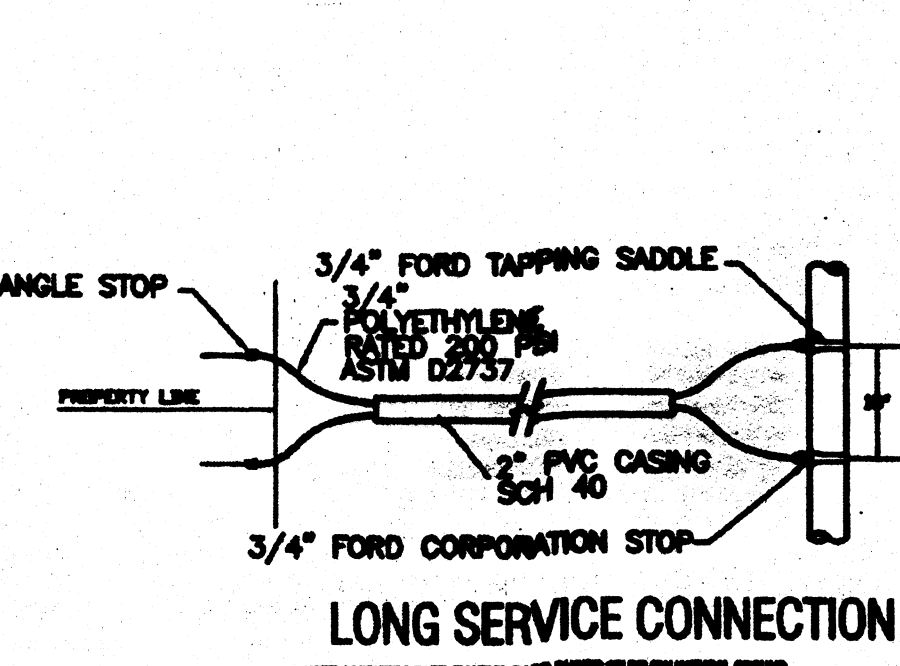
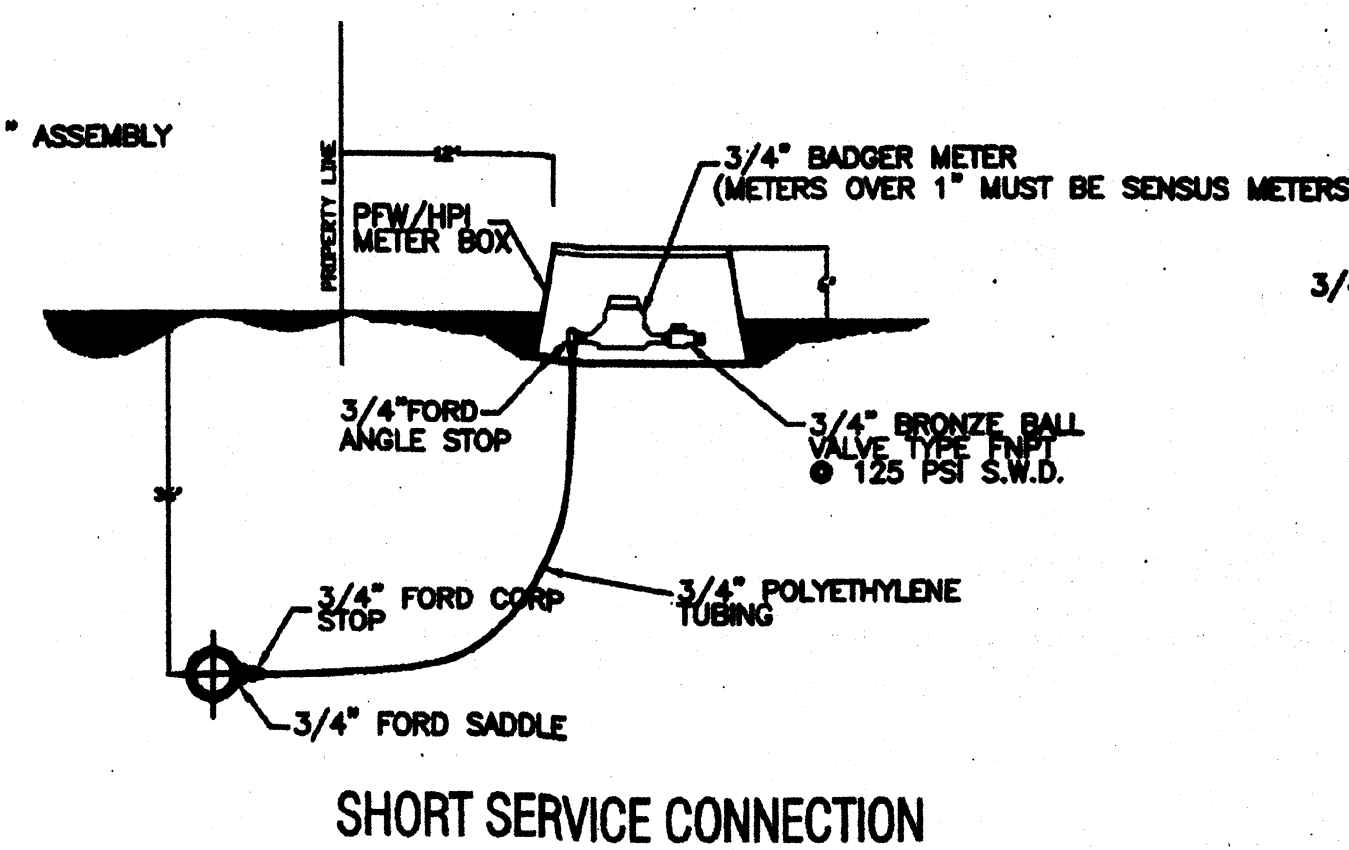
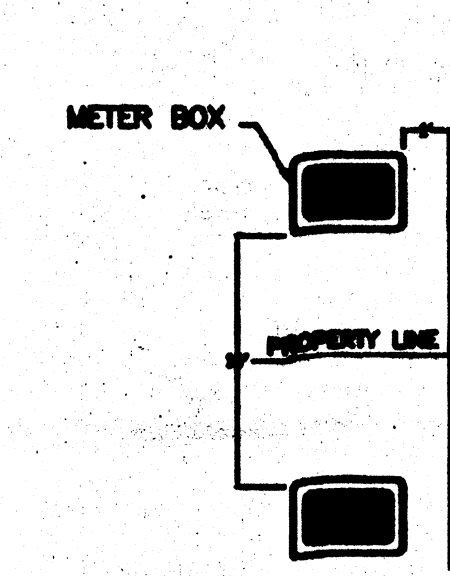
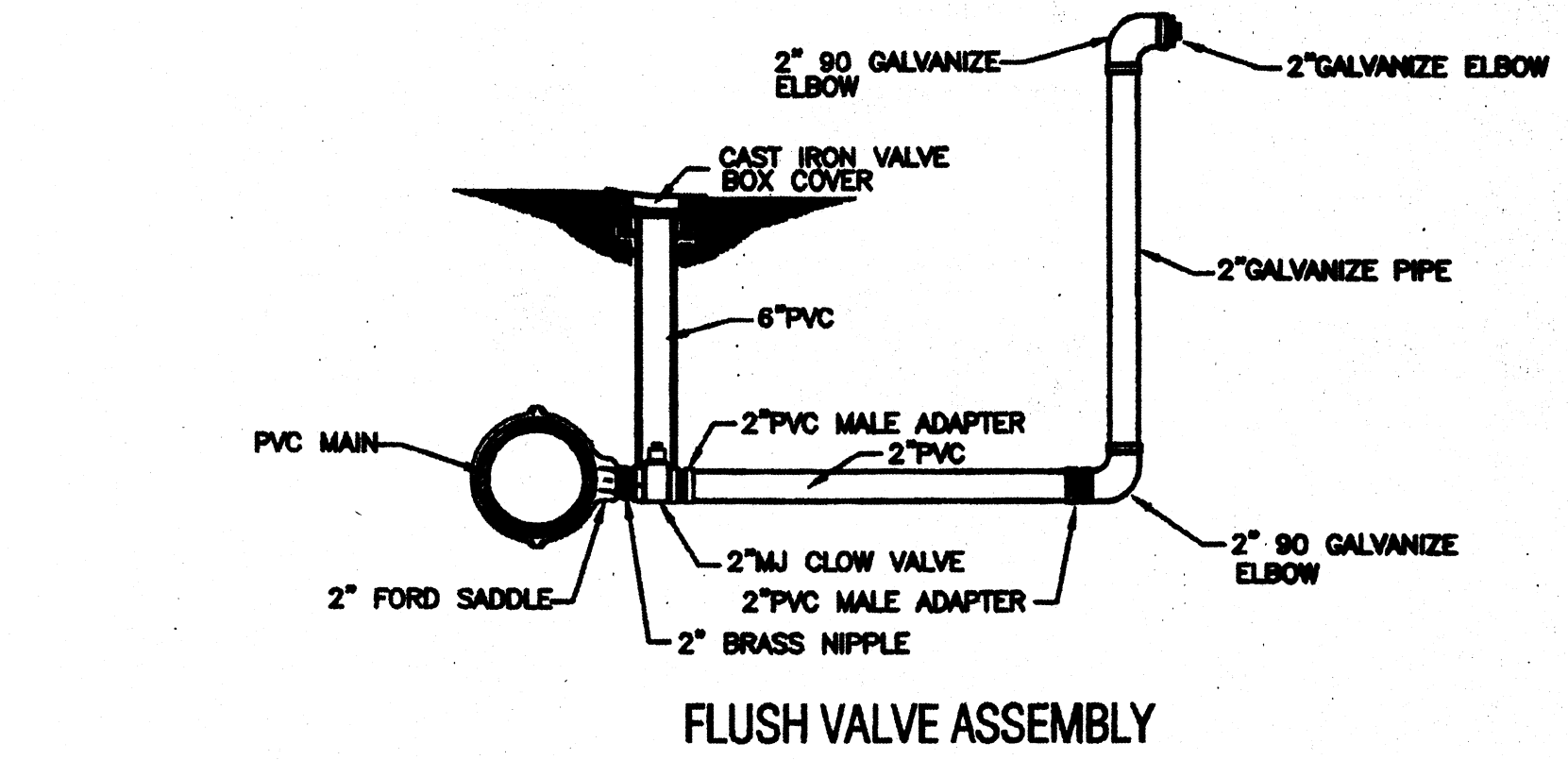
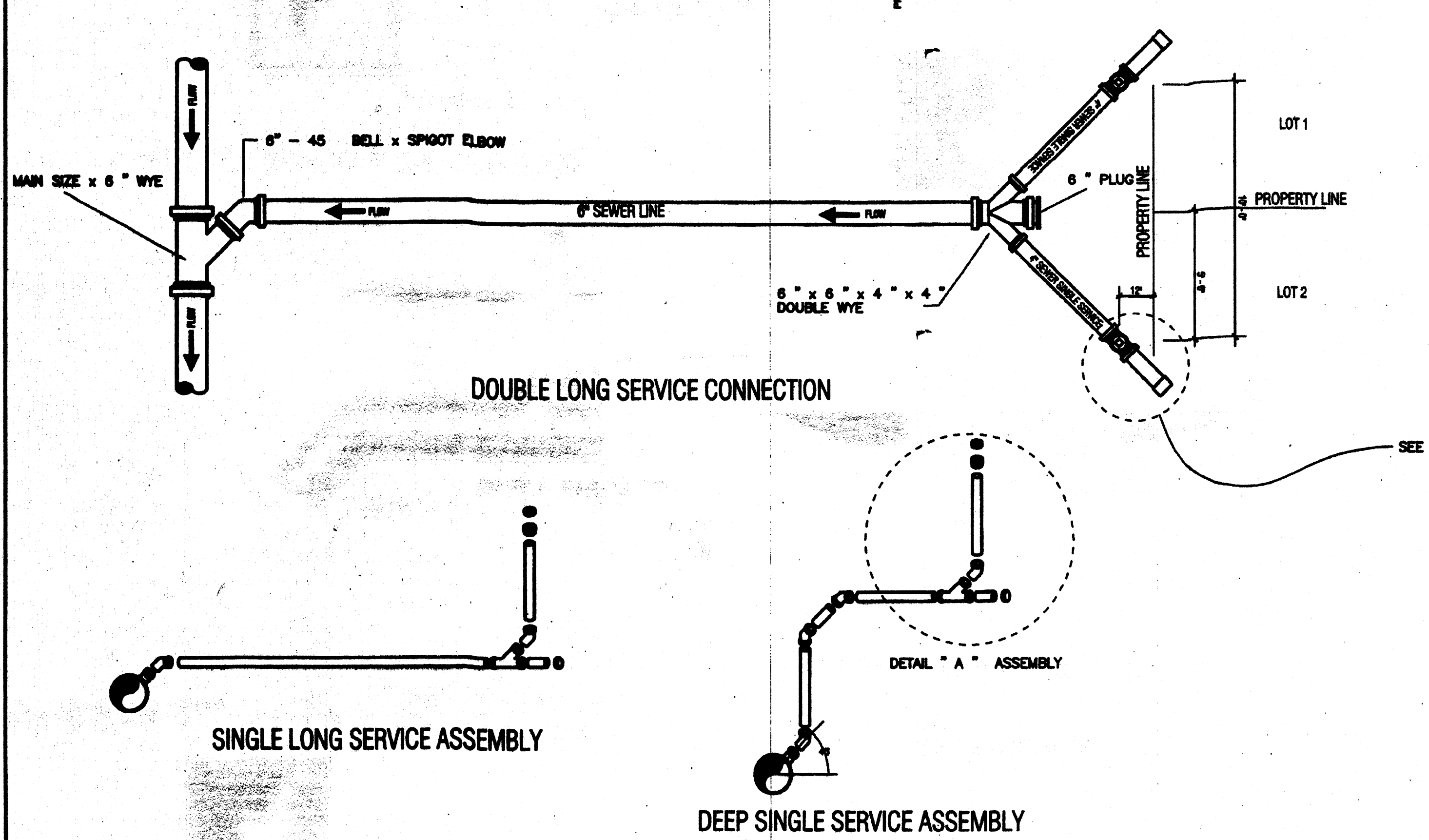
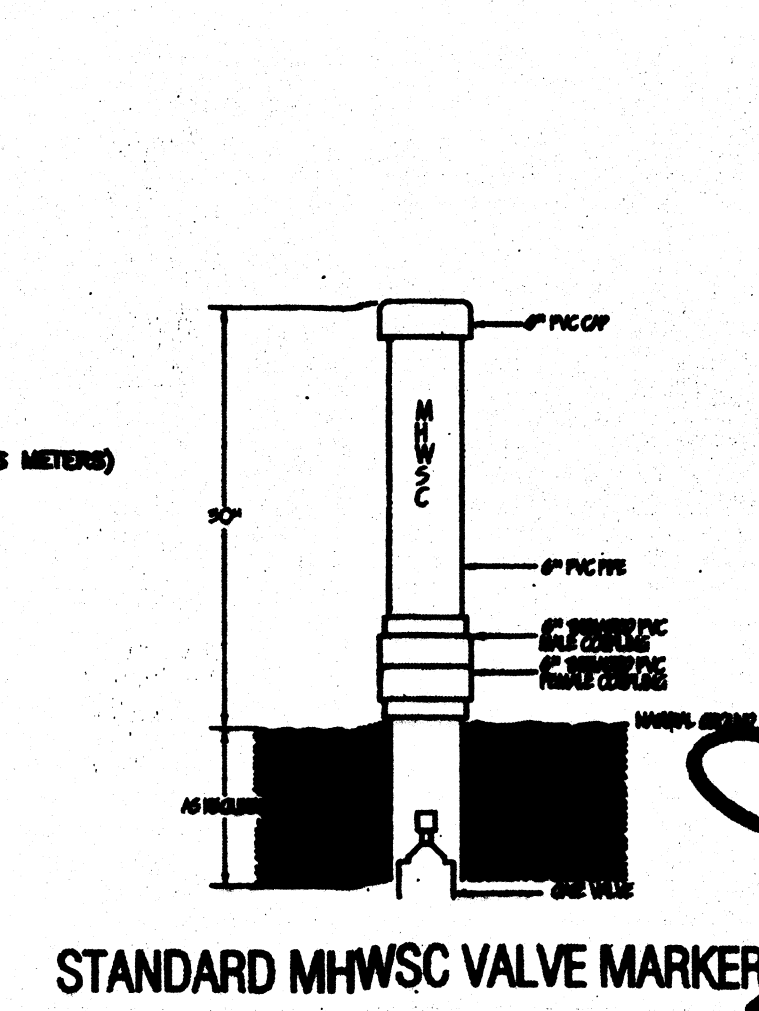
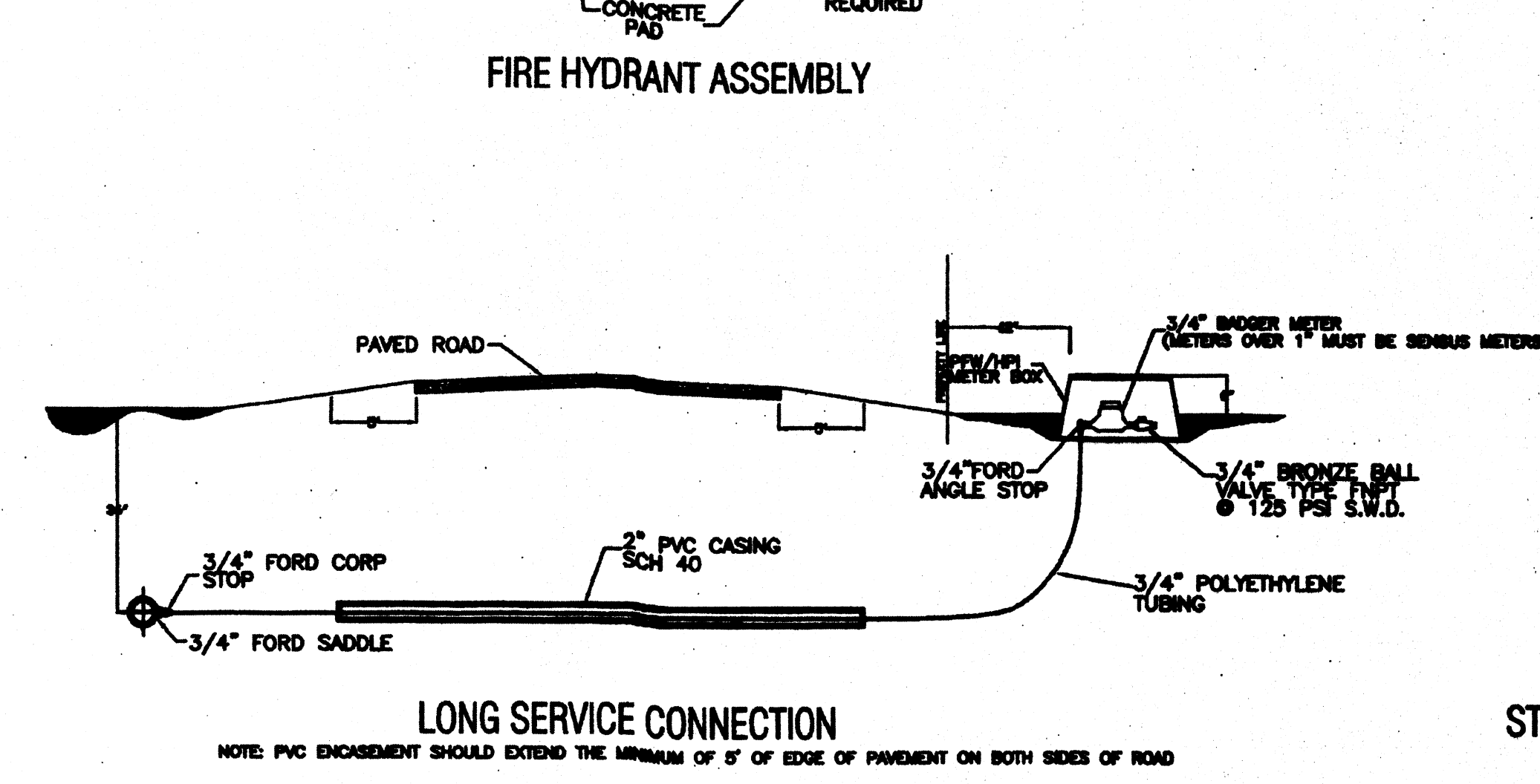
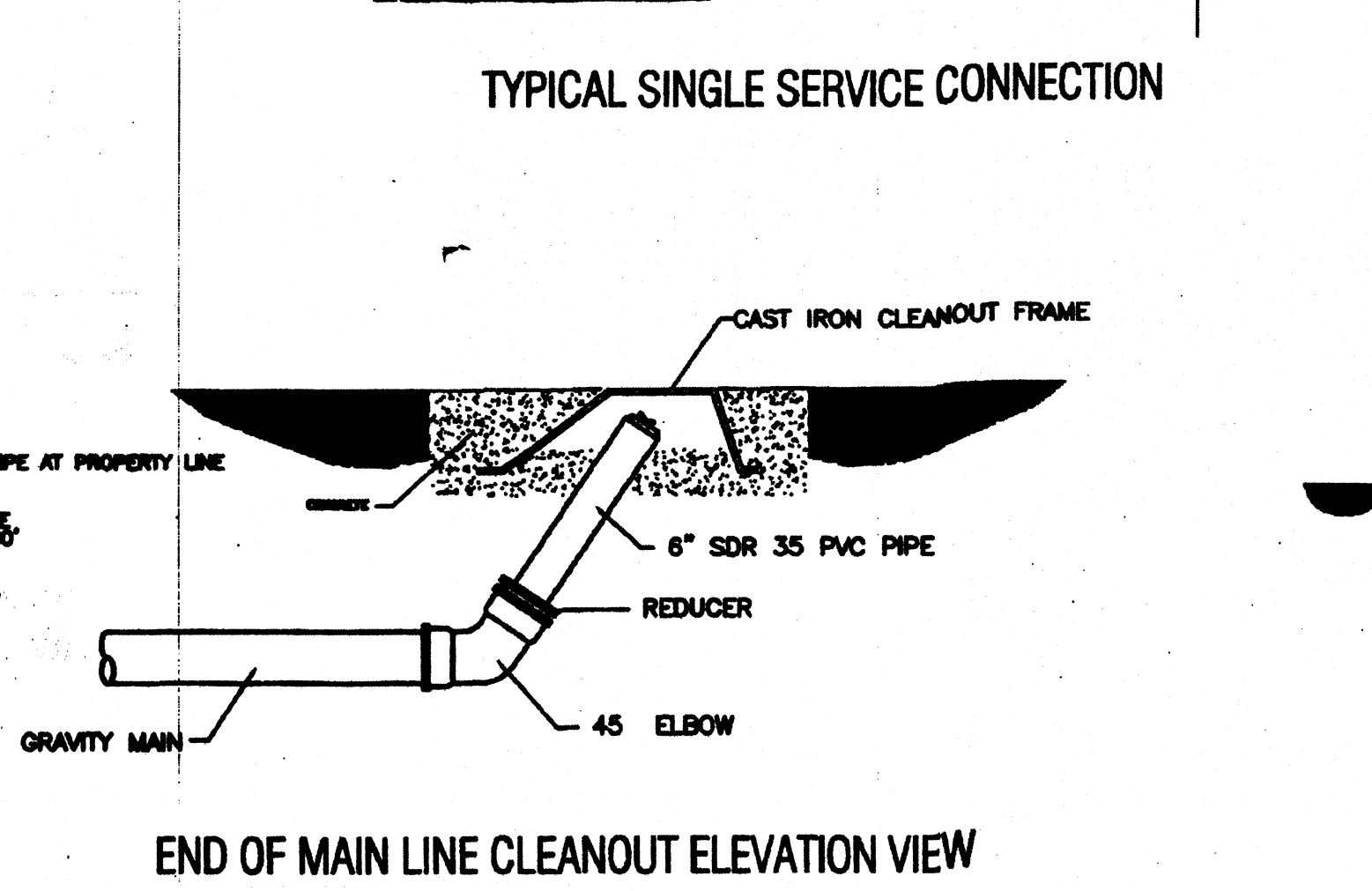
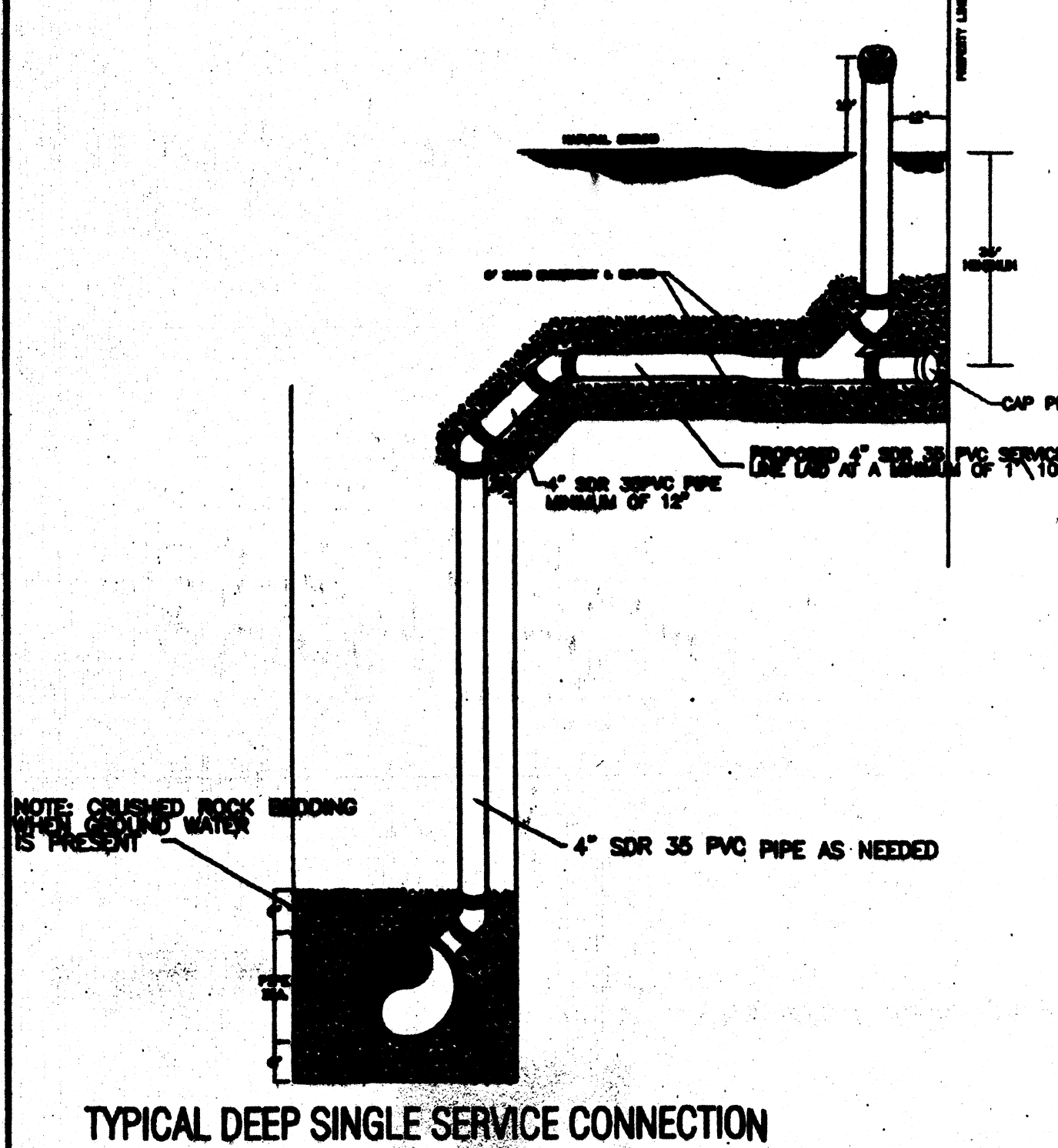
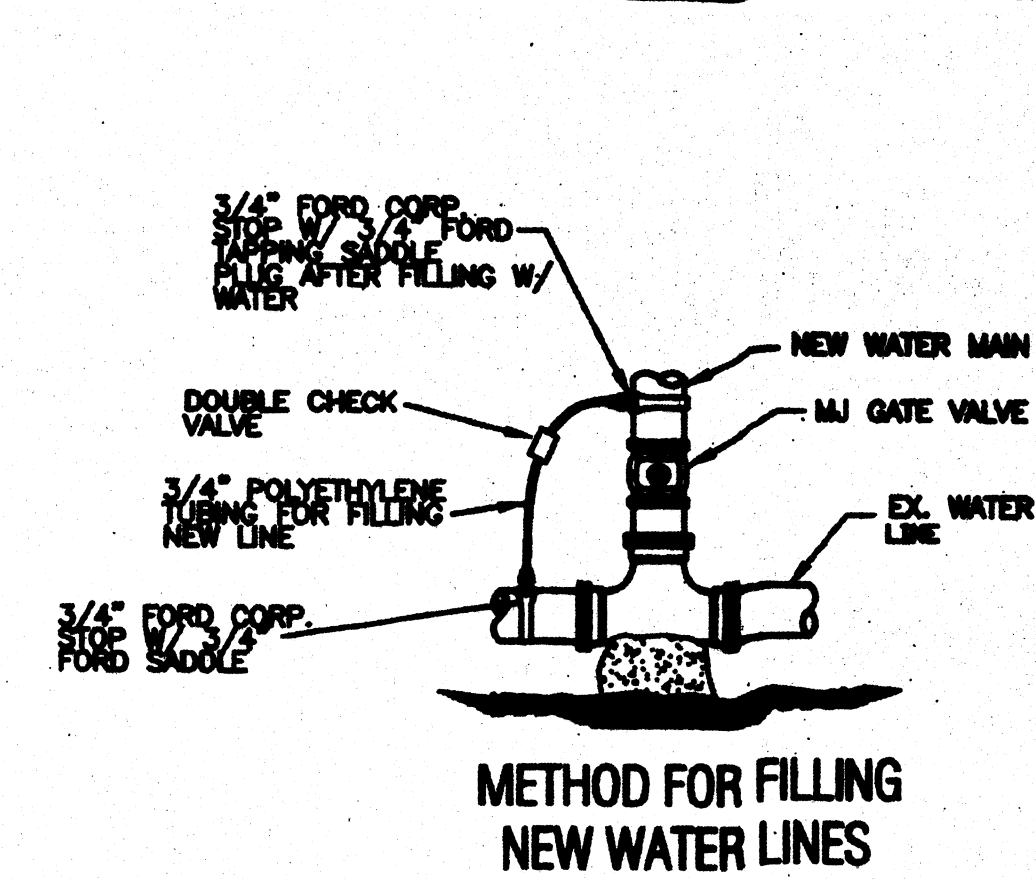
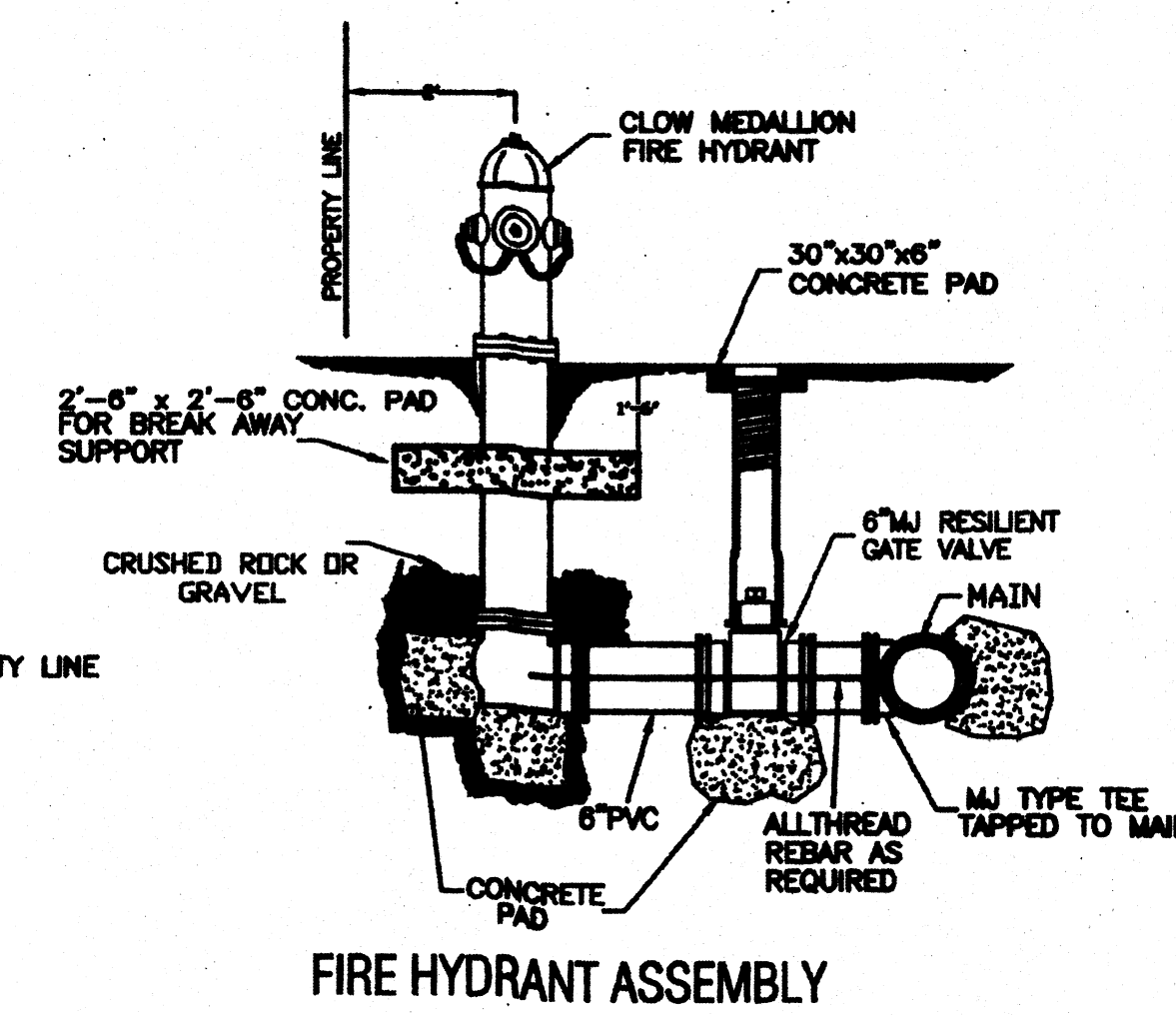
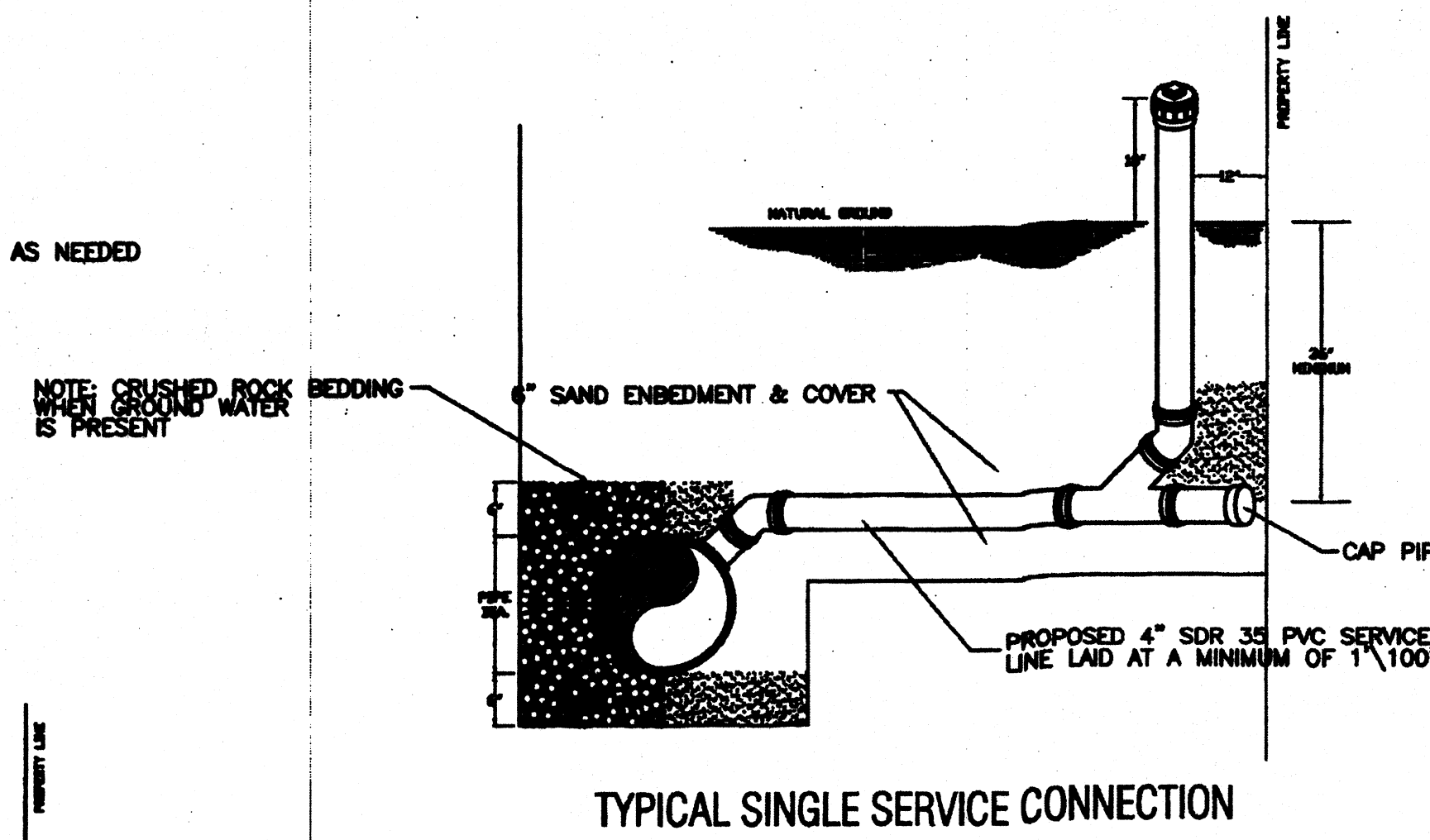
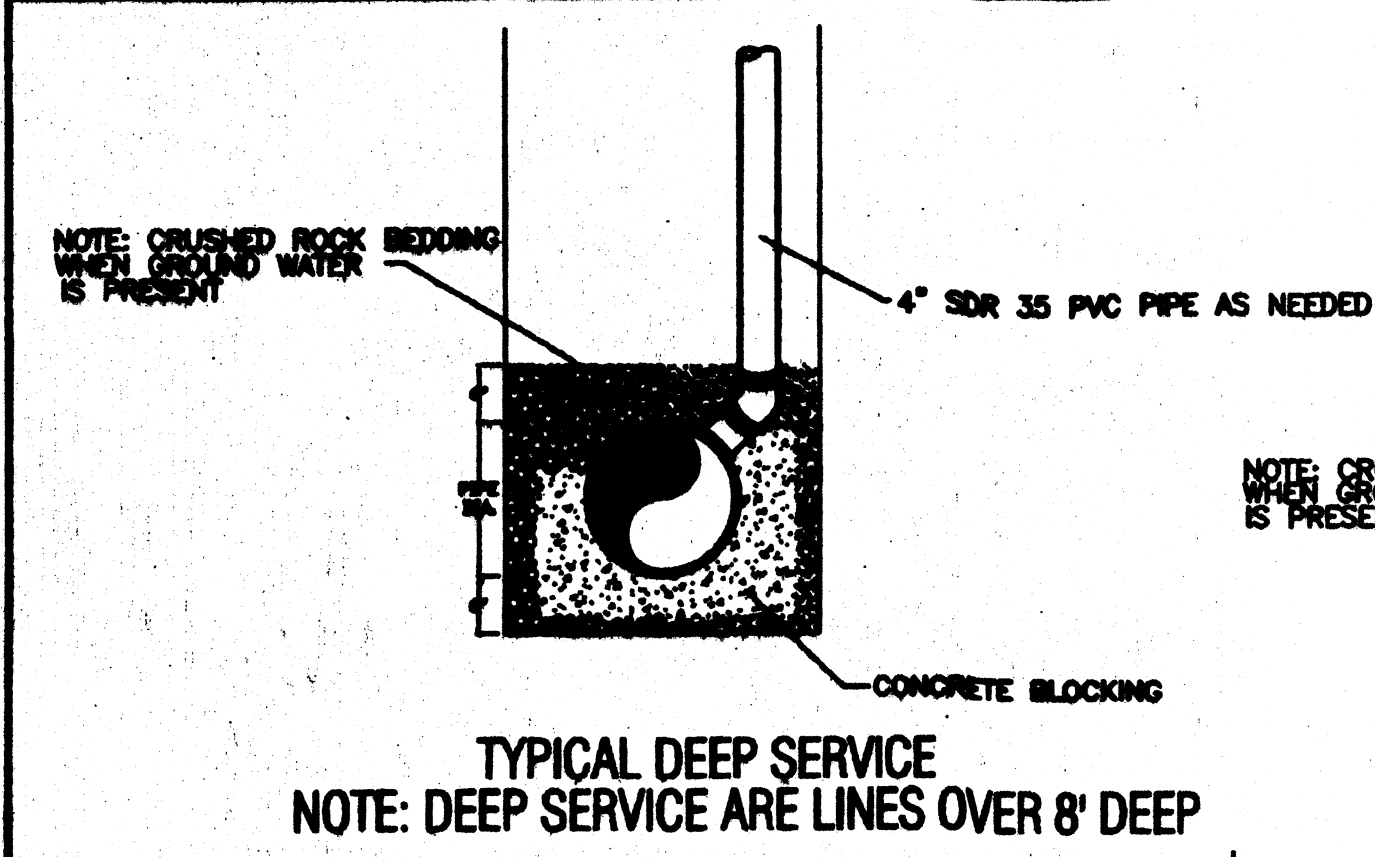
LAND SURVEYORS

CONSULTING ENGINEERS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539

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

REGISTRATION NUMBER F-1513



M.H.W.S.C.

STANDARD DETAIL SHEET

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

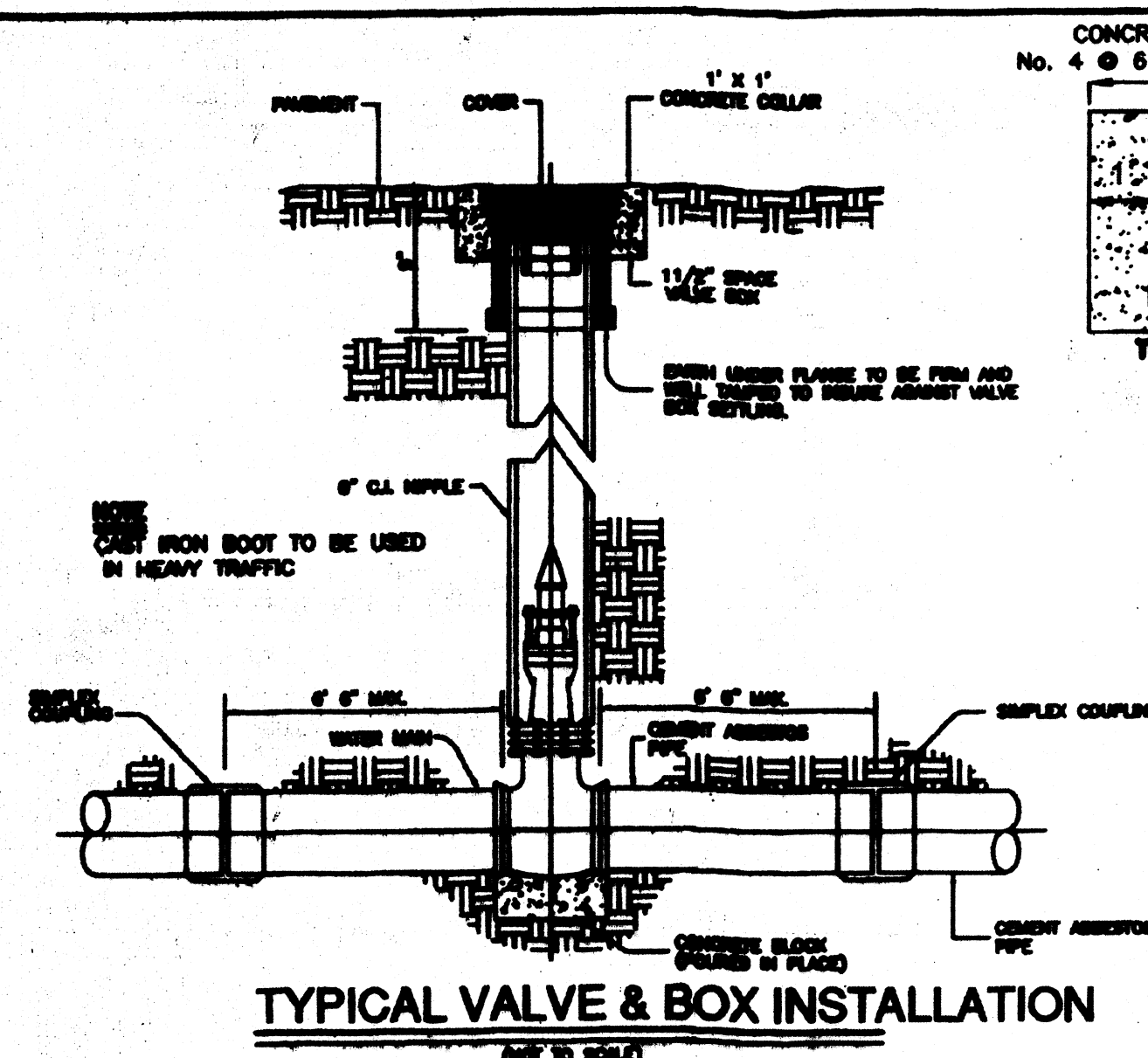
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EDINBURG, TEXAS 78539

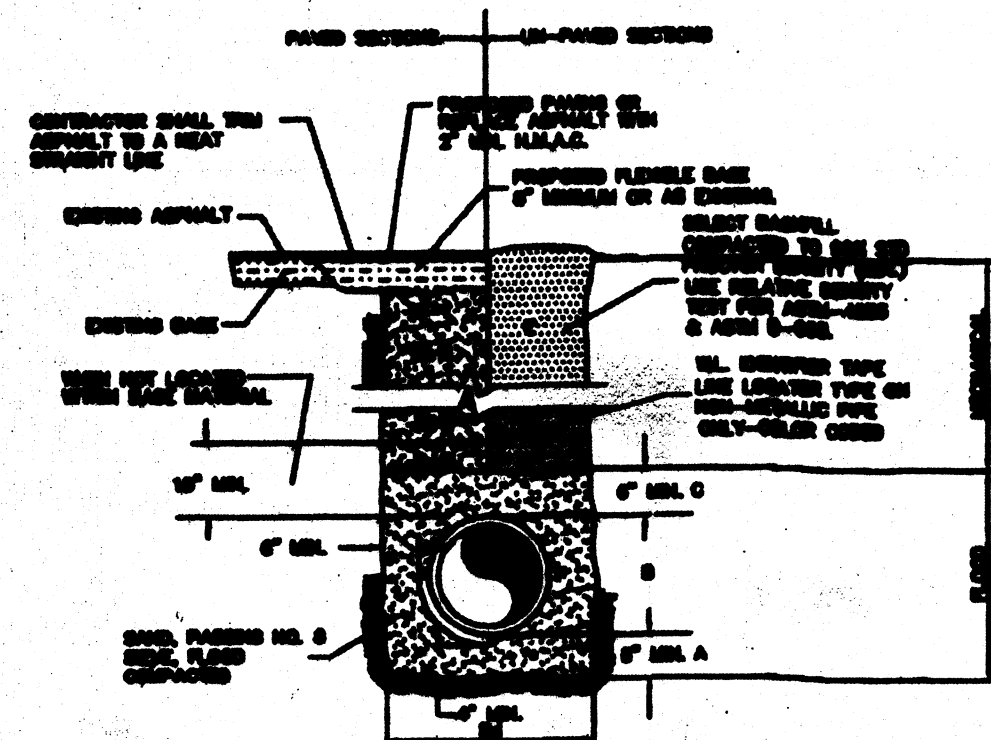
LAND SURVEYORS

PHONE 886-3511-8430

FAX 886-3511-0327

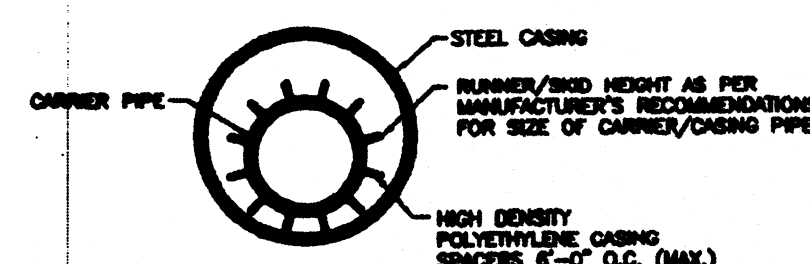
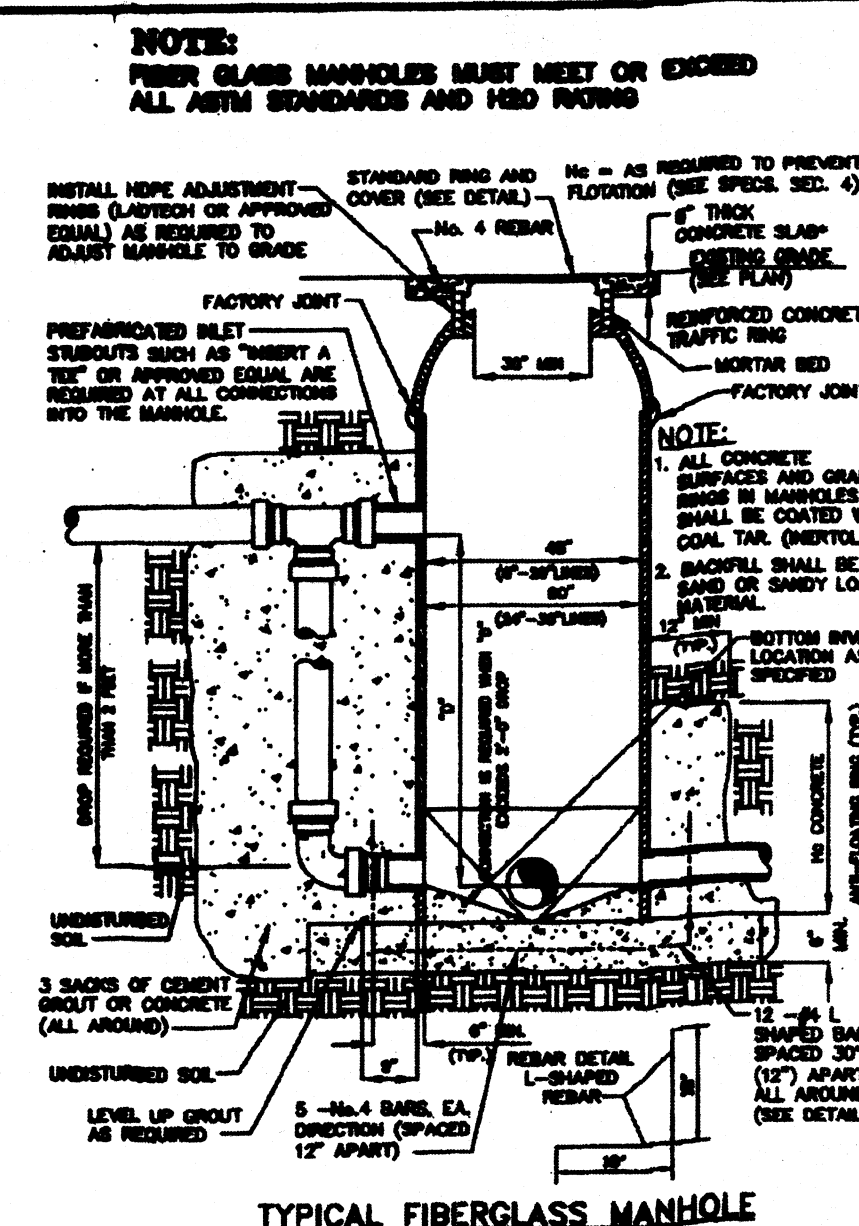
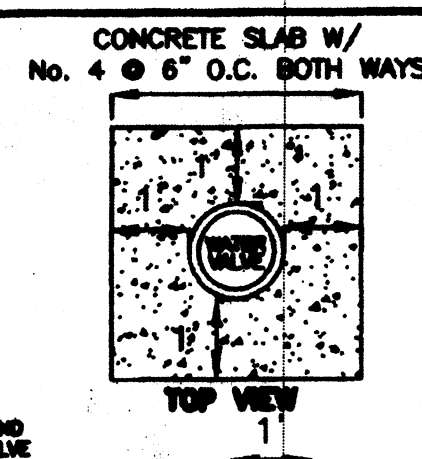
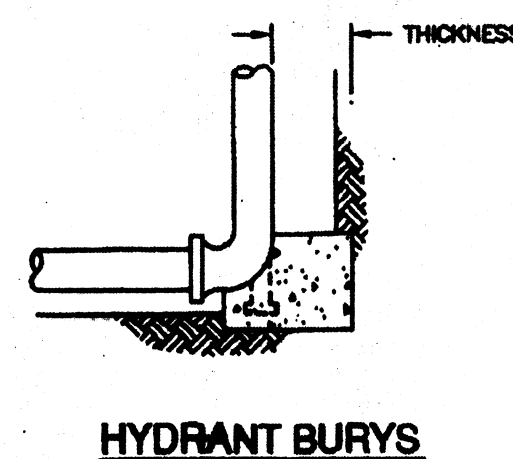
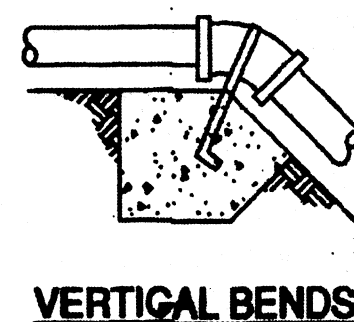
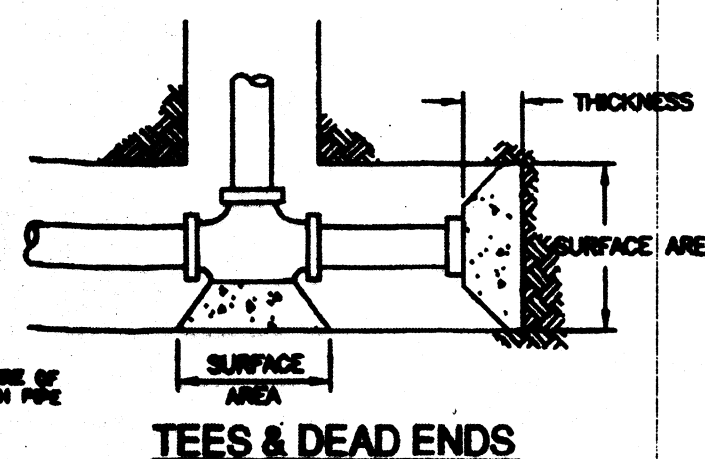
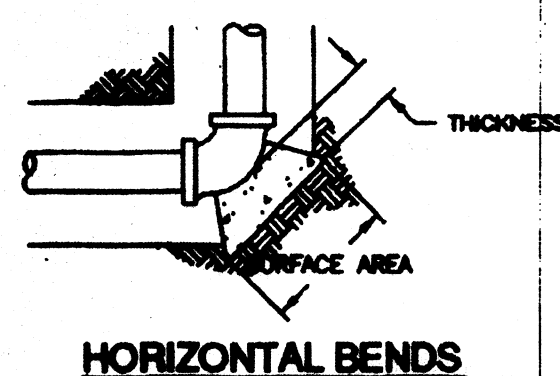


- [illegible]



THRUST BLOCK SIZE			
DIMENSION OF PPC TUBES	SURFACE AREA IN SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL STRESS = 14
10" x 10" SIZES			
10	0	8	1,700
10	0	12	2,550
10	4	12	2,600
10	8	12	2,650
10	12	12	2,700
10	16	12	2,750
10	20	12	2,800
10	24	12	2,850
10	28	12	2,900
10	32	12	2,950
10	36	12	3,000
10	40	12	3,050
10	44	12	3,100
10	48	12	3,150
10	52	12	3,200
10	56	12	3,250
10	60	12	3,300
10	64	12	3,350
10	68	12	3,400
10	72	12	3,450
10	76	12	3,500
10	80	12	3,550
10	84	12	3,600
10	88	12	3,650
10	92	12	3,700
10	96	12	3,750
10	100	12	3,800
10	104	12	3,850
10	108	12	3,900
10	112	12	3,950
10	116	12	4,000
10	120	12	4,050
10	124	12	4,100
10	128	12	4,150
10	132	12	4,200
10	136	12	4,250
10	140	12	4,300
10	144	12	4,350
10	148	12	4,400
10	152	12	4,450
10	156	12	4,500
10	160	12	4,550
10	164	12	4,600
10	168	12	4,650
10	172	12	4,700
10	176	12	4,750
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10	188	12	4,900
10	192	12	4,950
10	196	12	5,000
10	200	12	5,050
10	204	12	5,100
10	208	12	5,150
10	212	12	5,200
10	216	12	5,250
10	220	12	5,300
10	224	12	5,350
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10	240	12	5,550
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10	344	12	6,850
10	348	12	6,900
10	352	12	6,950
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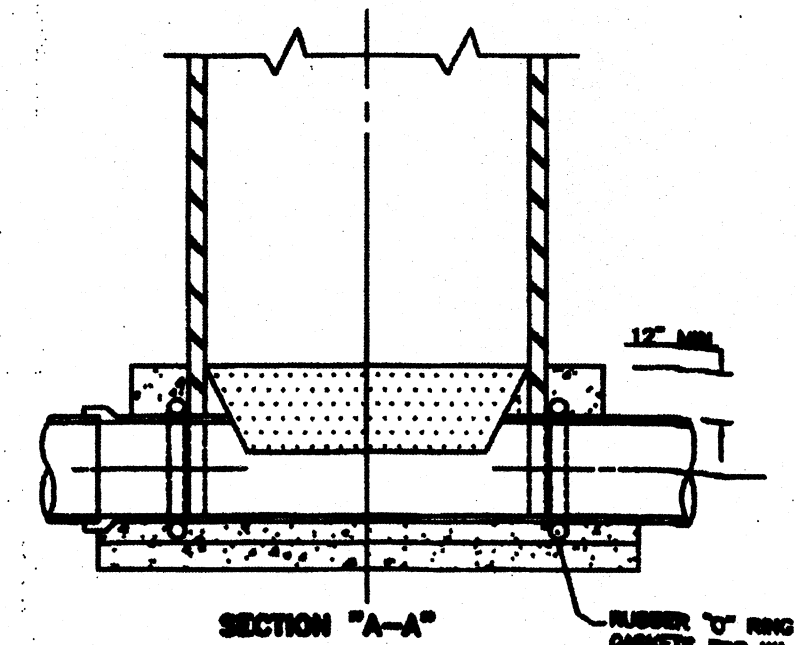
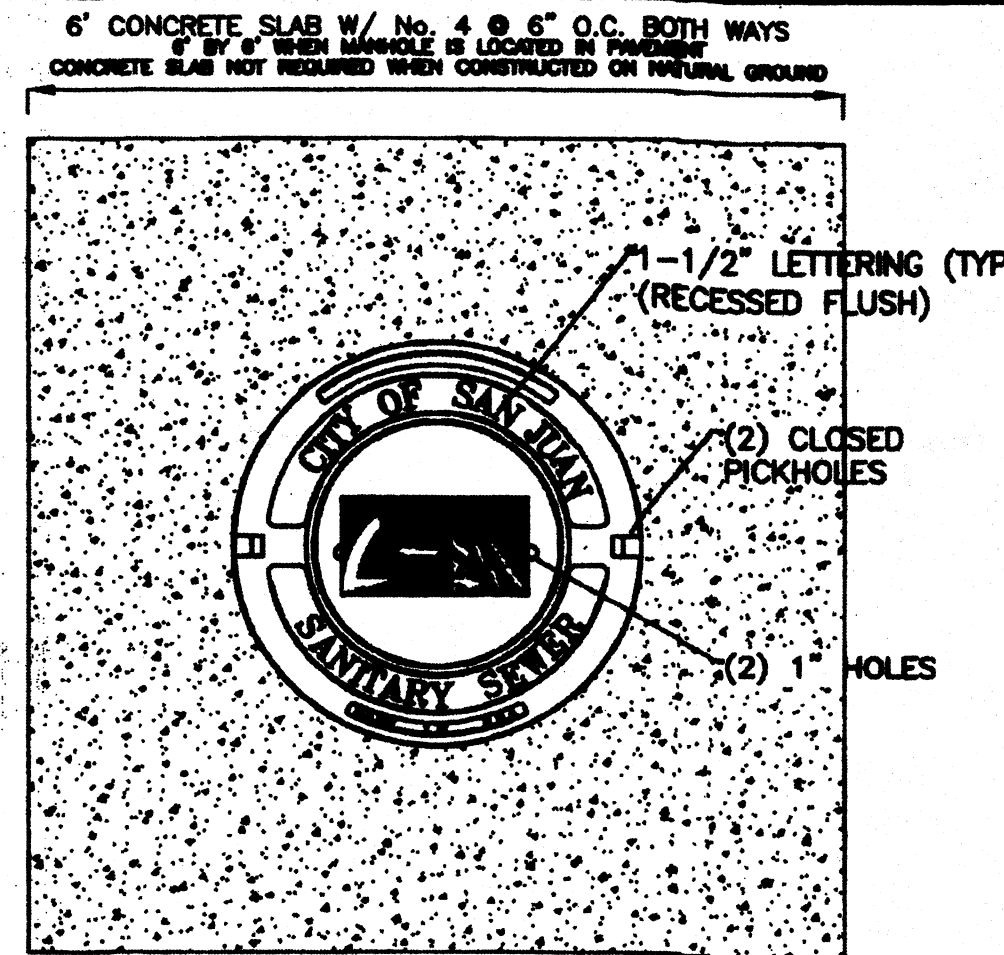
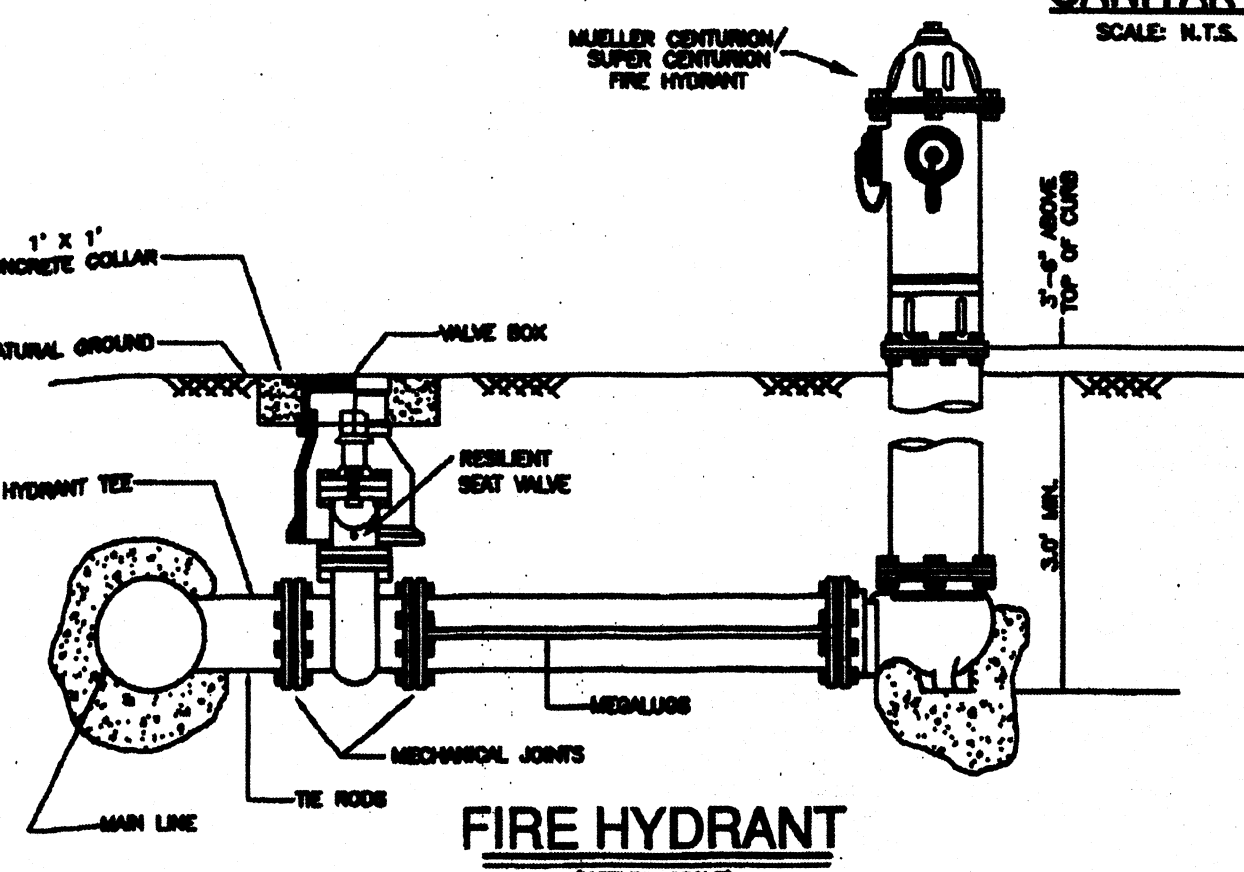
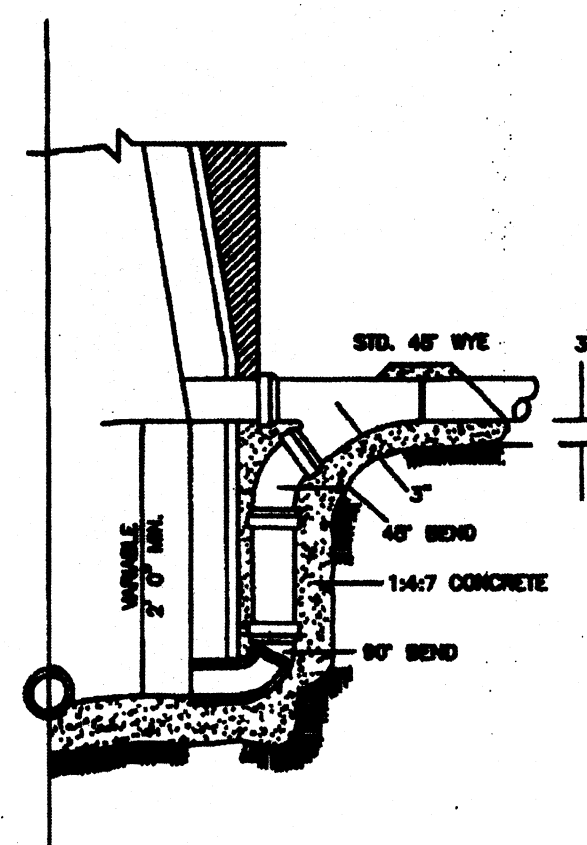
NOTE:
ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF
150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ. FT. WITH PIPE
LINE A MINIMUM OF 2 FT. OF COVER



CARRIER PIPE SIZE	PPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125
8"	16"	0.3125
10"	18"	0.3125
12"	21"	0.3750
14", 16"	26"	0.4375
18"	28"	0.4375
20"	30"	0.5000
24"	36"	0.5625
36"	48"	0.6250

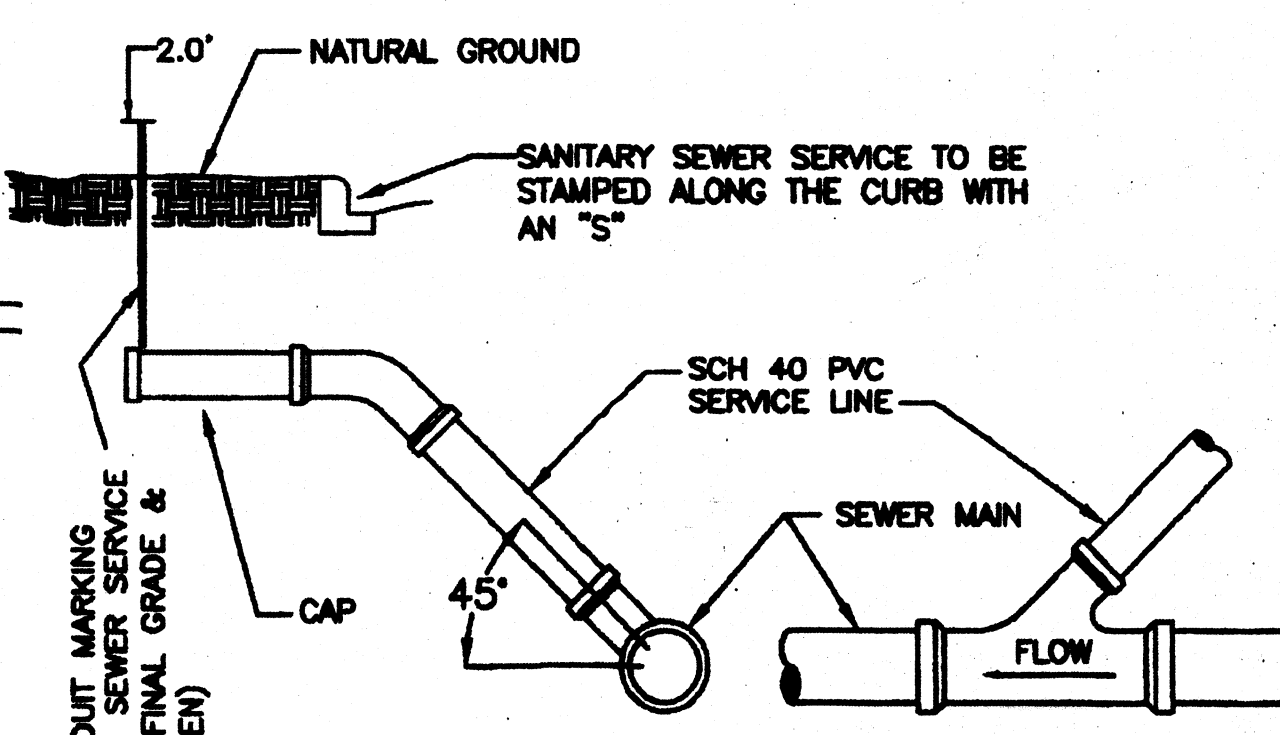
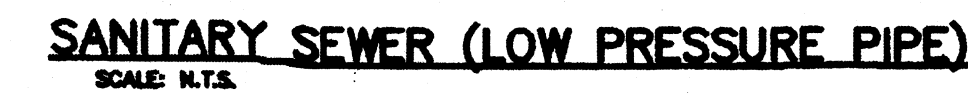
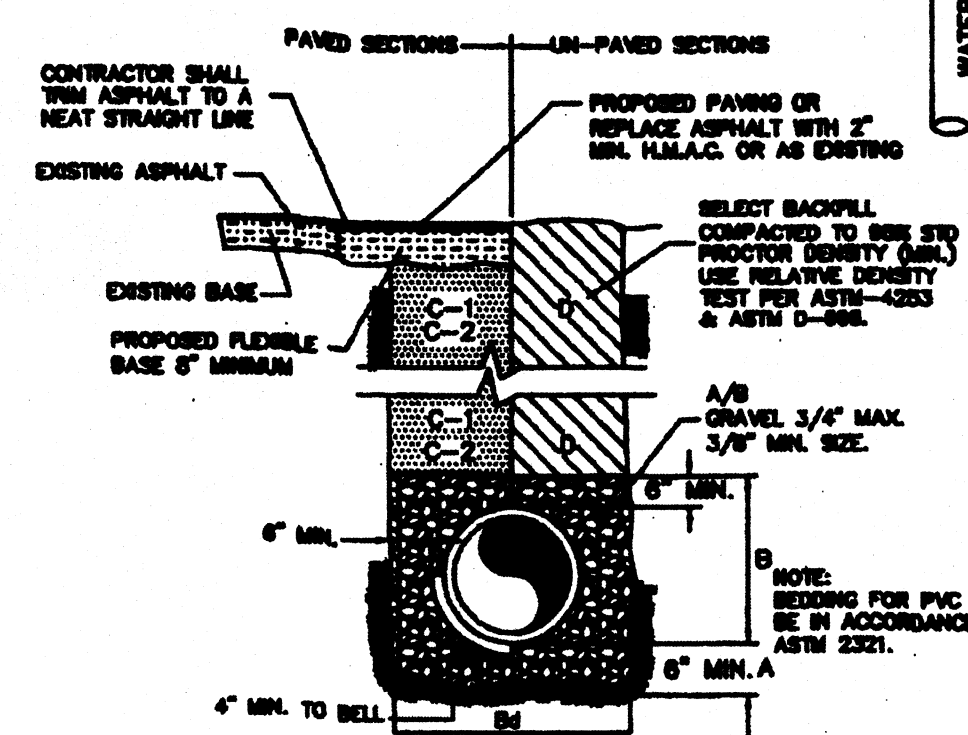
- GENERAL NOTES**

1. ALL STEEL CHASING SHALL BE WELDED.
2. STEEL CHASING SHALL BE CLOSED AT EACH END USING SWYTCHING RUBBER END SEALS.
3. CHASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE. THE ENGAGEMENT PIPE, CHASING SPACERS SHALL FASTEN TO THE CARRIER PIPE. THE JOINTS AND RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CHASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENGAGEMENT.
4. PROTECTION PIPE CHASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.



- 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 CHG-CHL 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
"SW8040RTV" SILICONE SEALANT OR EQUAL.



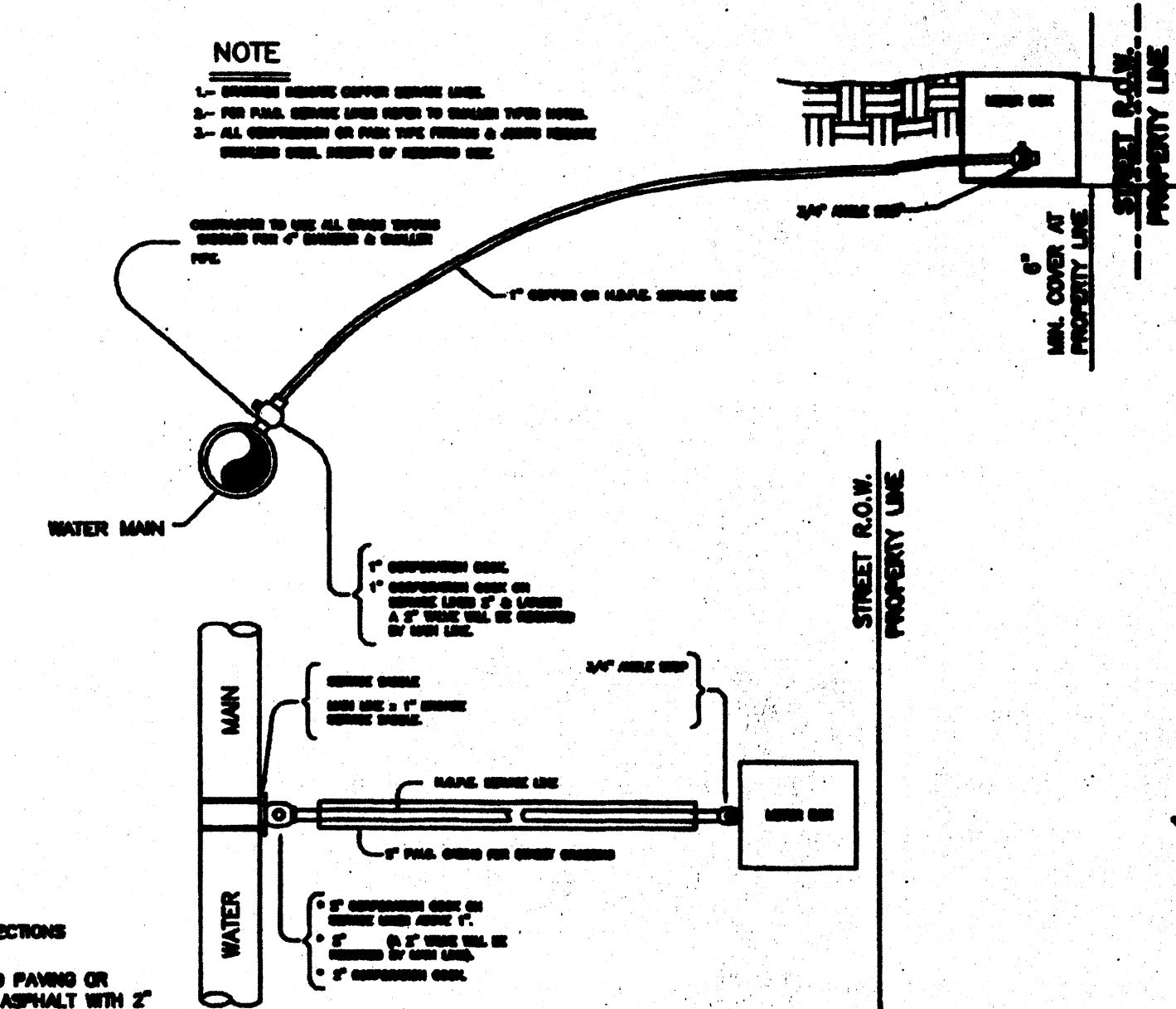
- ### SANTARY COLLECTION SYSTEM NOTES

- 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.- PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE AND PAINTED GREEN)--SEE SEWER SERVICE DETAIL
- 5.- 3M ELECTRONIC MARKER SYSTEM (CMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
- 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
- 7.- STRIKE 18" BARRIER ON ALL MANHOLES

- WATER DISTRIBUTION SYSTEM NOTES:**

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

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

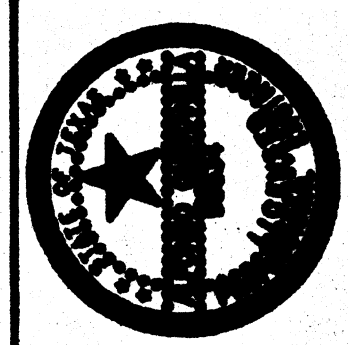


- ## SINGLE WATER SERVICE CONNECTION

- A. GRAVEL BEDDING PLACEMENT BEFORE PIPE IS Laid UP TO FLOW LINE OF PIPE (SEE THROUGHS-87) - FIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACEMENT AFTER PIPE IS Laid, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. FIT RUN GRAVEL 3/4" MAX. SIZE.
- C. BEDDING WIDTHS SHALL BE PIPE O.D. PLUS 12" OR IN ACCORDANCE WITH ASTM D231 FOR PVC PIPE AND ASTM D12 (LATEST) FOR WIDESPREAD CLAY PIPE.
- C-1. (CITY STREET, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% STD. @ 18" LIFTS. MECHANICAL COMPACTION.
- C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7.5 PORTLAND CEMENT COMPACTED AS PER ASTM D-4683 AND ASTM D-4688.
- D. SELECT EARTH BACK FILL COMPACTED TO 95% STD. PROCTOR DENSITY (18" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPITS, GRAVE, OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTES) SHALL BE PERFORMED UNDER DIRECTOR'S SUPERVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING A LABORATORY LICENSED AND REQUIRED TO APPROPRIATELY OBTAIN MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4683 & D-4686). THE CONTRACTOR SHALL OBTAIN A LABORATORY LICENSED BY THE STATE OF CALIFORNIA. ALL MATERIAL SHALL BE SAND, APPROVED SILET, OR ANOTHER APPROVED SUBSTITUTE.

Blund P.E.

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

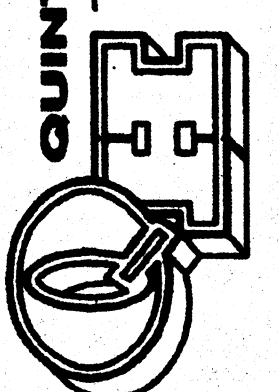


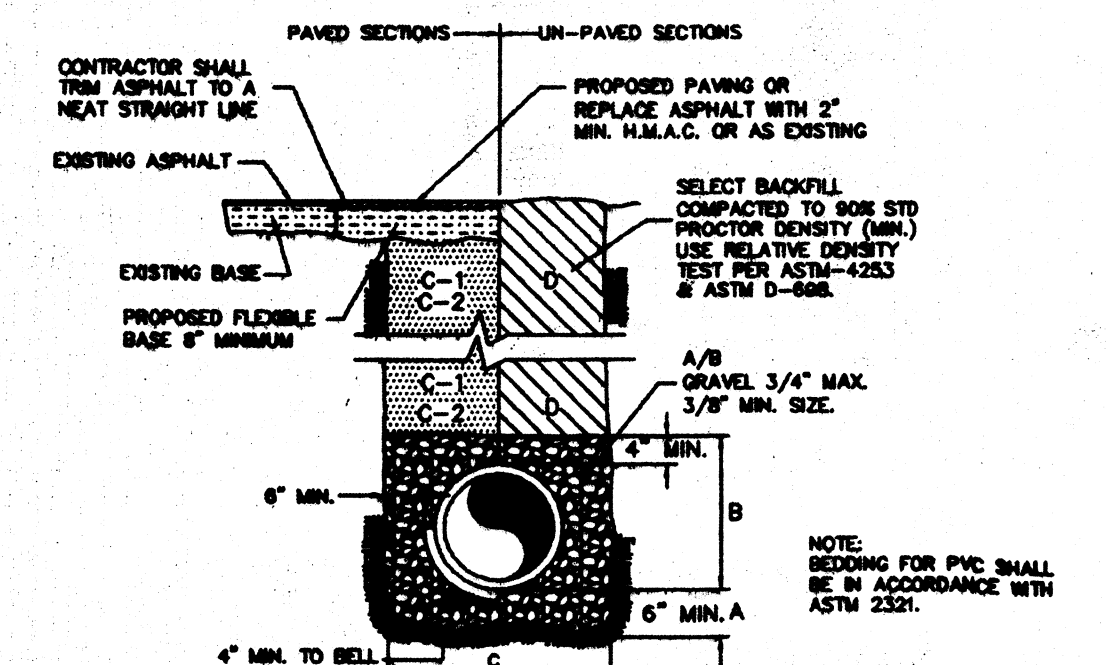
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • **LAND SURVEYORS**

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FAX 958-381-0837
OFFICE@CHANGENGINEERING.COM

ENGINEERING REGISTRATION NUMBER F-1613
SURVEYING REGISTRATION NUMBER 100411-00

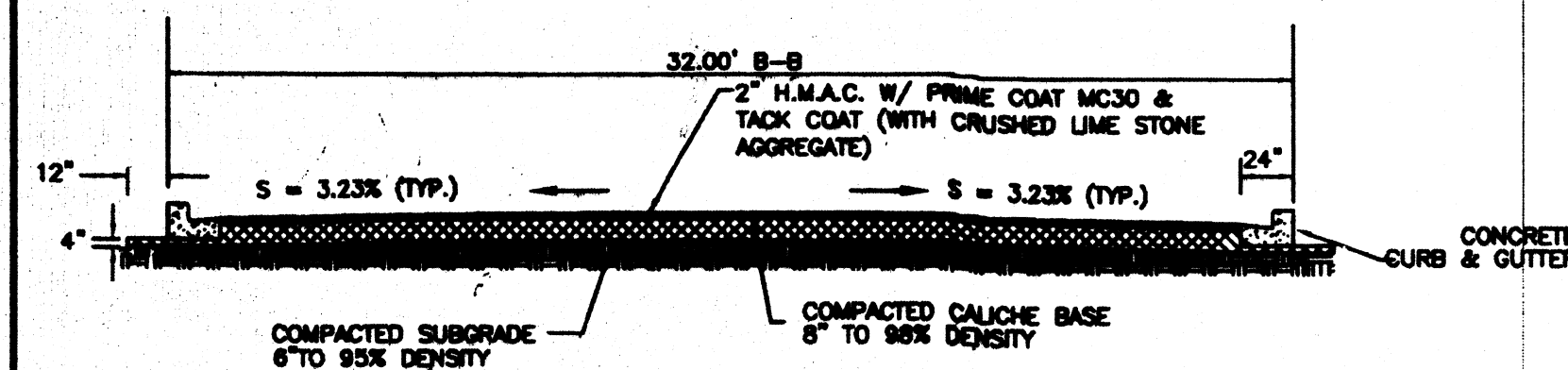




CONTRACTOR SHALL TRIM ASPHALT TO A NEAT STRAIGHT LINE
EXISTING ASPHALT
EXISTING BASE
PROPOSED FLEXIBLE BASE 8" MINIMUM
SELECT BACKFILL COMPACTED TO 90% STD. PROCTOR DENSITY (MIN.)
USE RELATIVE DENSITY TEST PER ASTM D-1555 & ASTM D-698
A/B GRAVEL 3/4" MAX. 3/8" MIN. SIZE
6" MIN. TO BELL
6" MIN. A
6" MIN. A
NOTE: BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 2321.

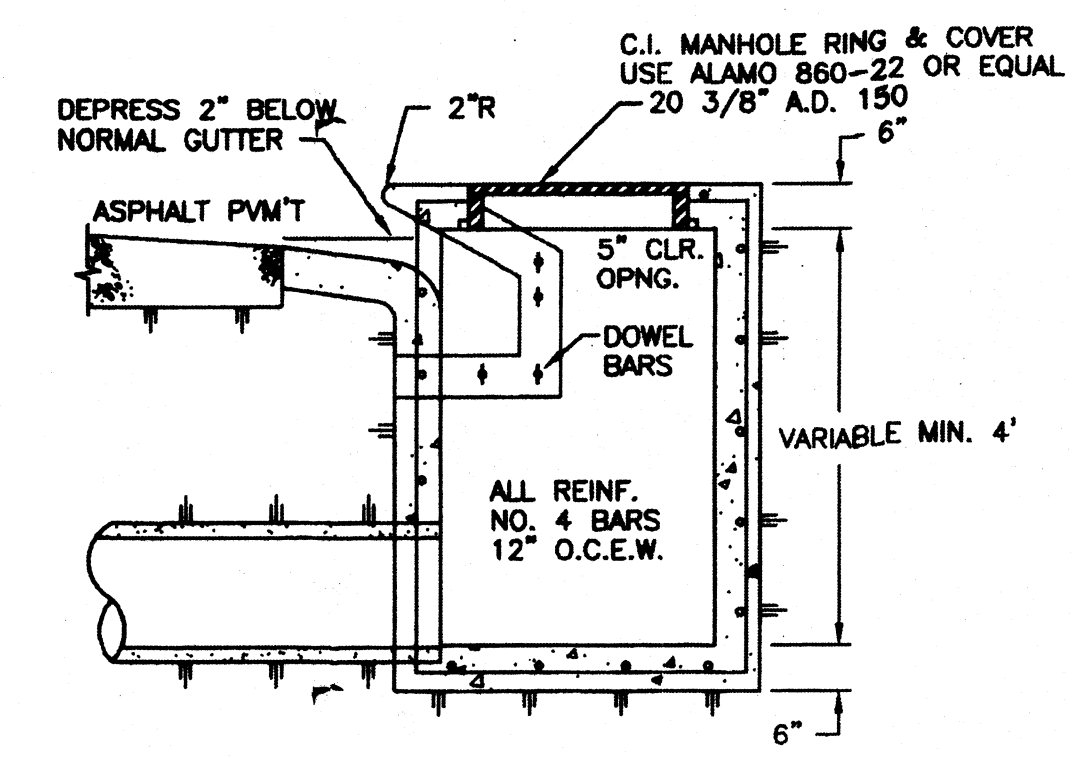
A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.
C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% STD. 6" LIFTS, MECHANICAL COMPACTION.
C-2. (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7.5 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 90% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-1555 & ASTM D-698). THE THICKNESS OF EACH 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.

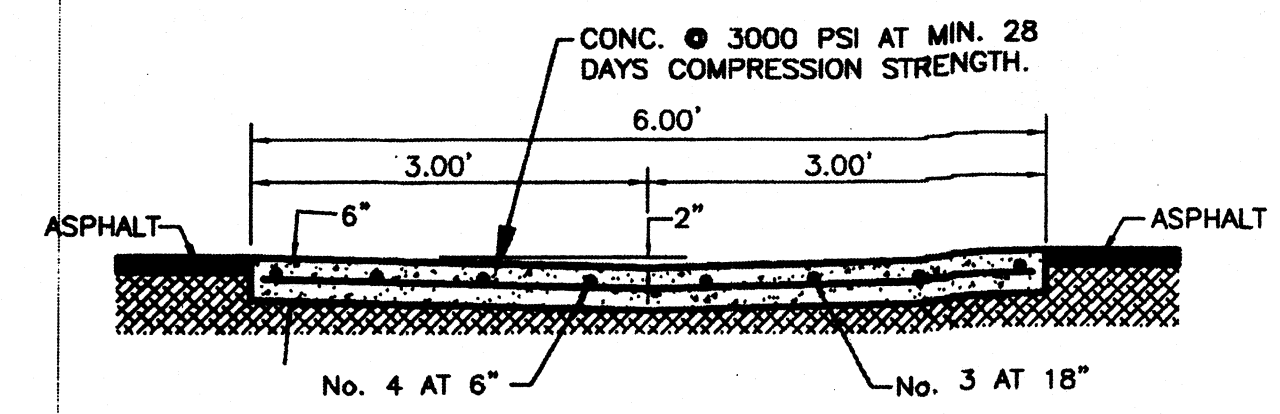


NOTE: IF PI IS 20 OR GREATER, 3.0% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR IS REQUIRED

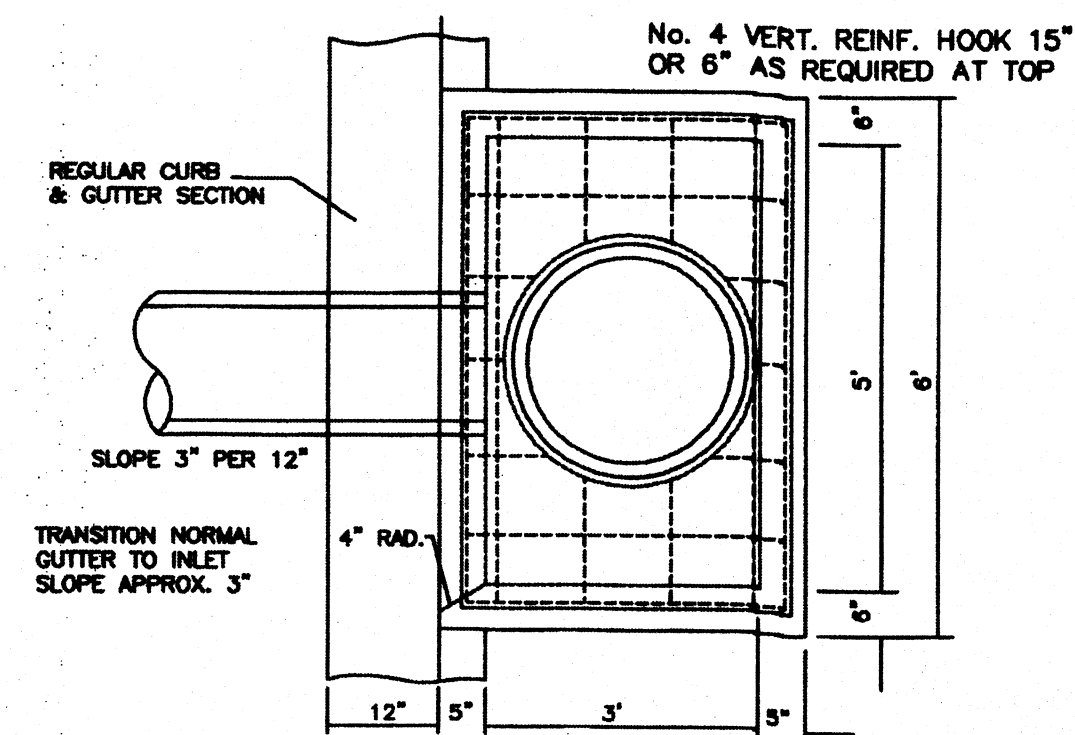
INTERIOR STREET SECTION
NOT TO SCALE



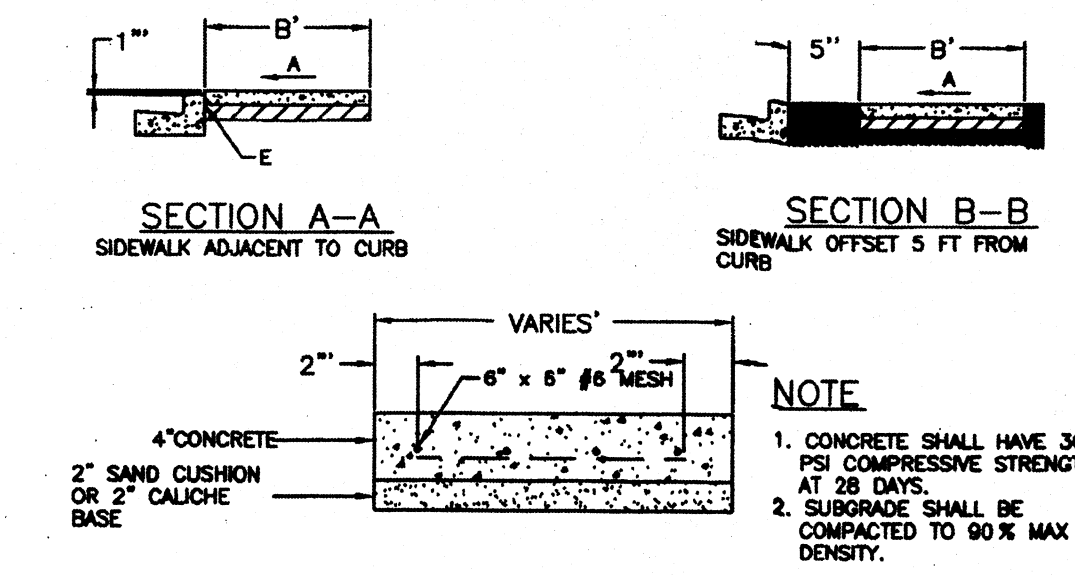
TYPE "A" INLET DETAIL
NOT TO SCALE



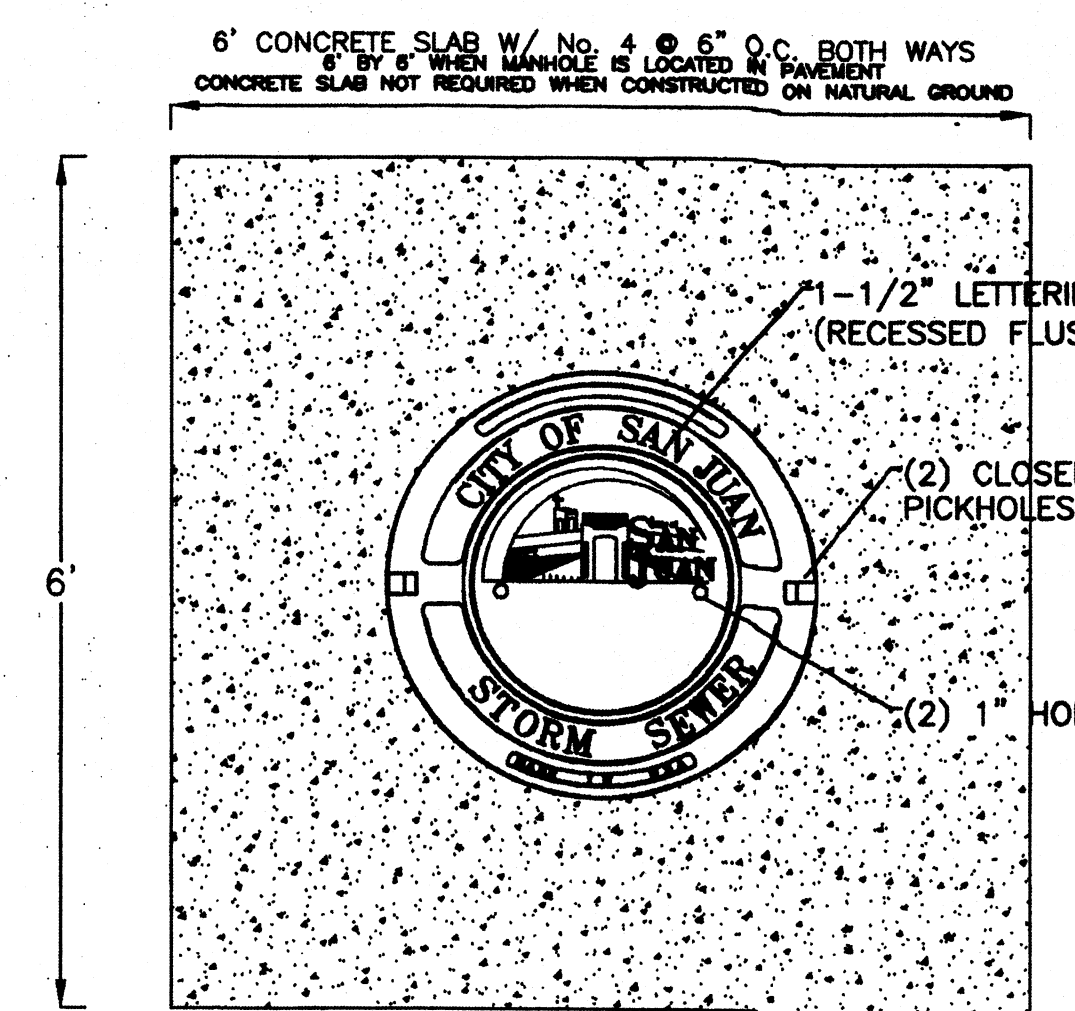
CONC. VALLEY GUTTER
NOT TO SCALE



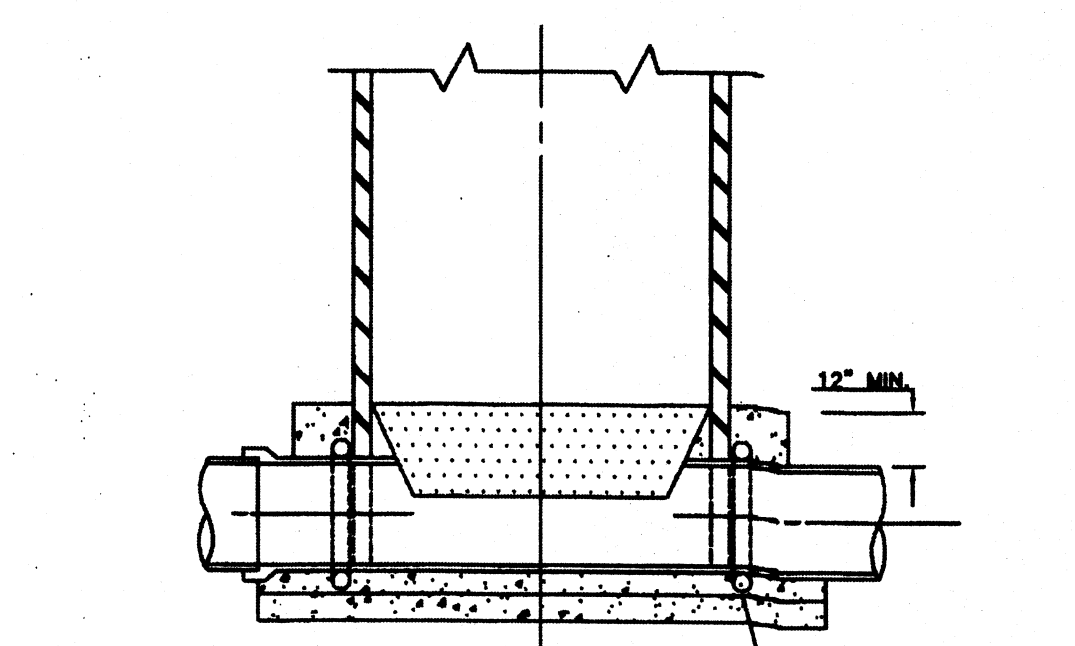
SIDEWALK DETAIL
N.T.S.



SIDEWALK DETAIL
N.T.S.

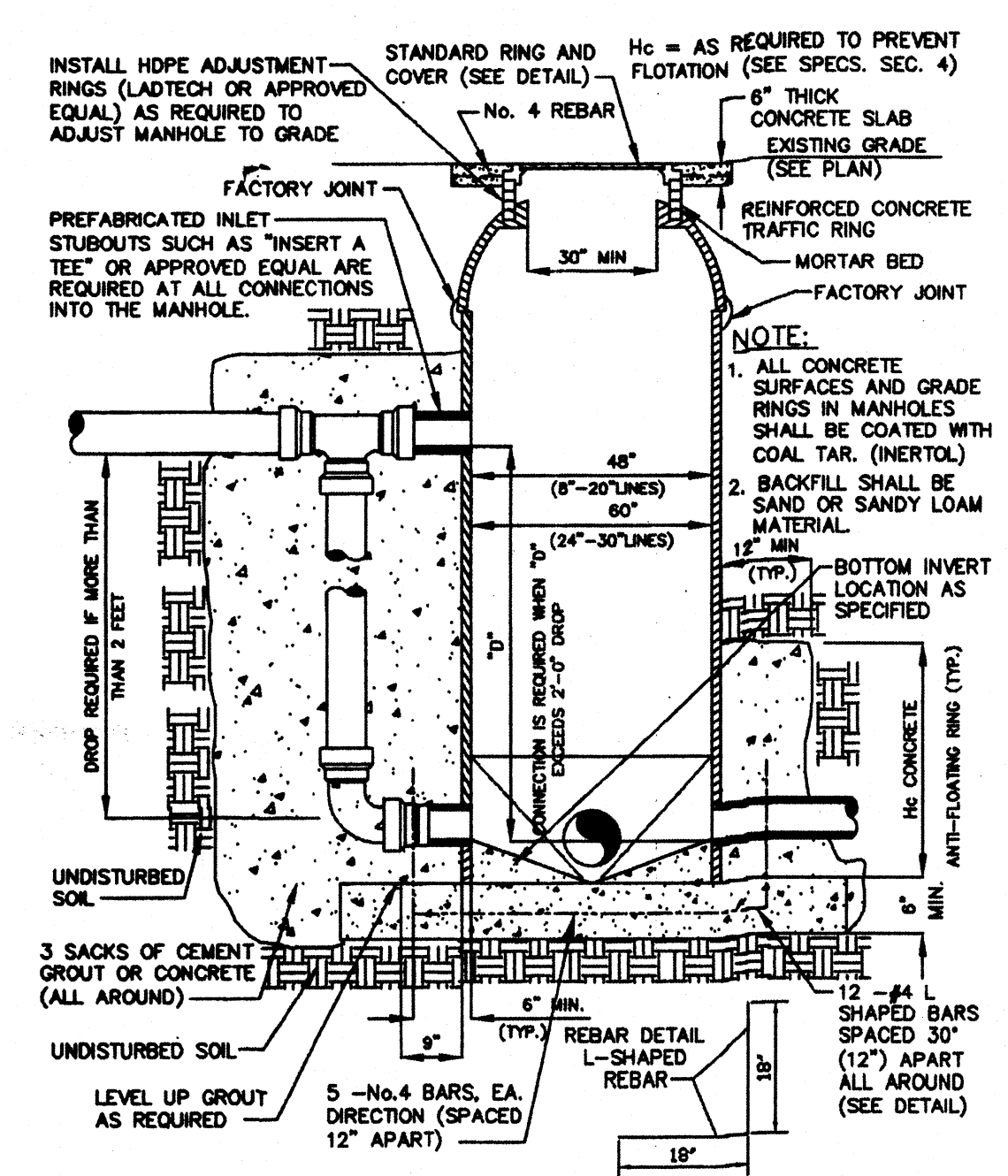


WHEELCHAIR CORNER RAMP
FOR ALL INTERSECTIONS N.T.S.



RAMP SECTION
N.T.S.

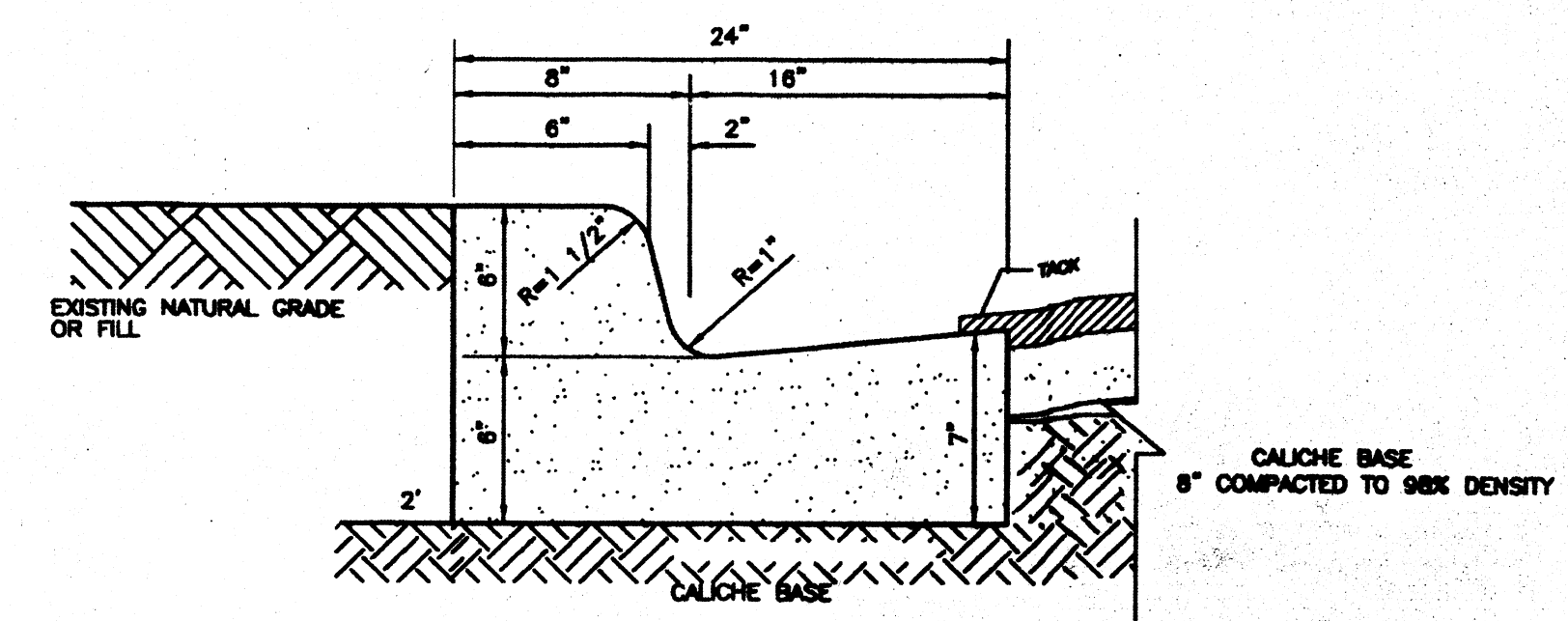
NOTE: FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING



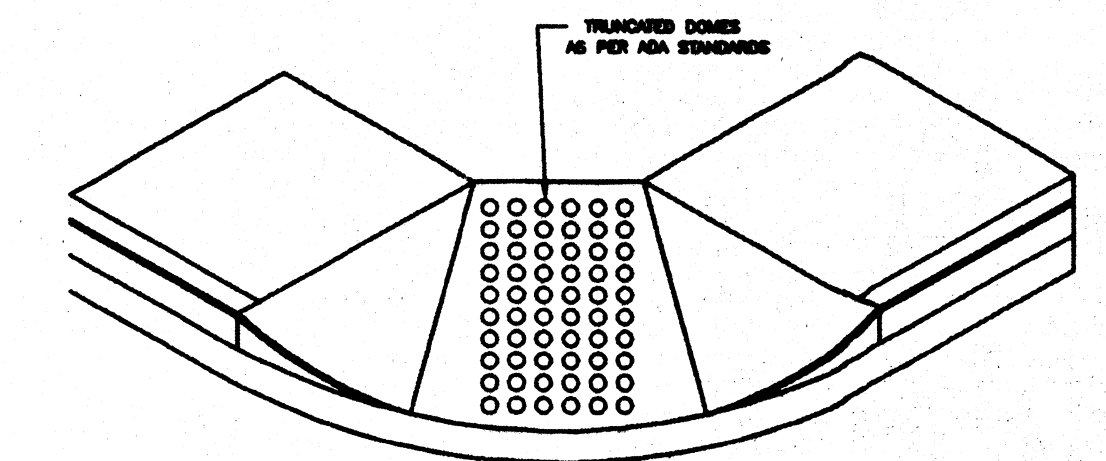
TYPICAL FIBERGLASS MANHOLE
NOT TO SCALE

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 "SW5840RTV" SILICONE SEALANT OR EQUAL.

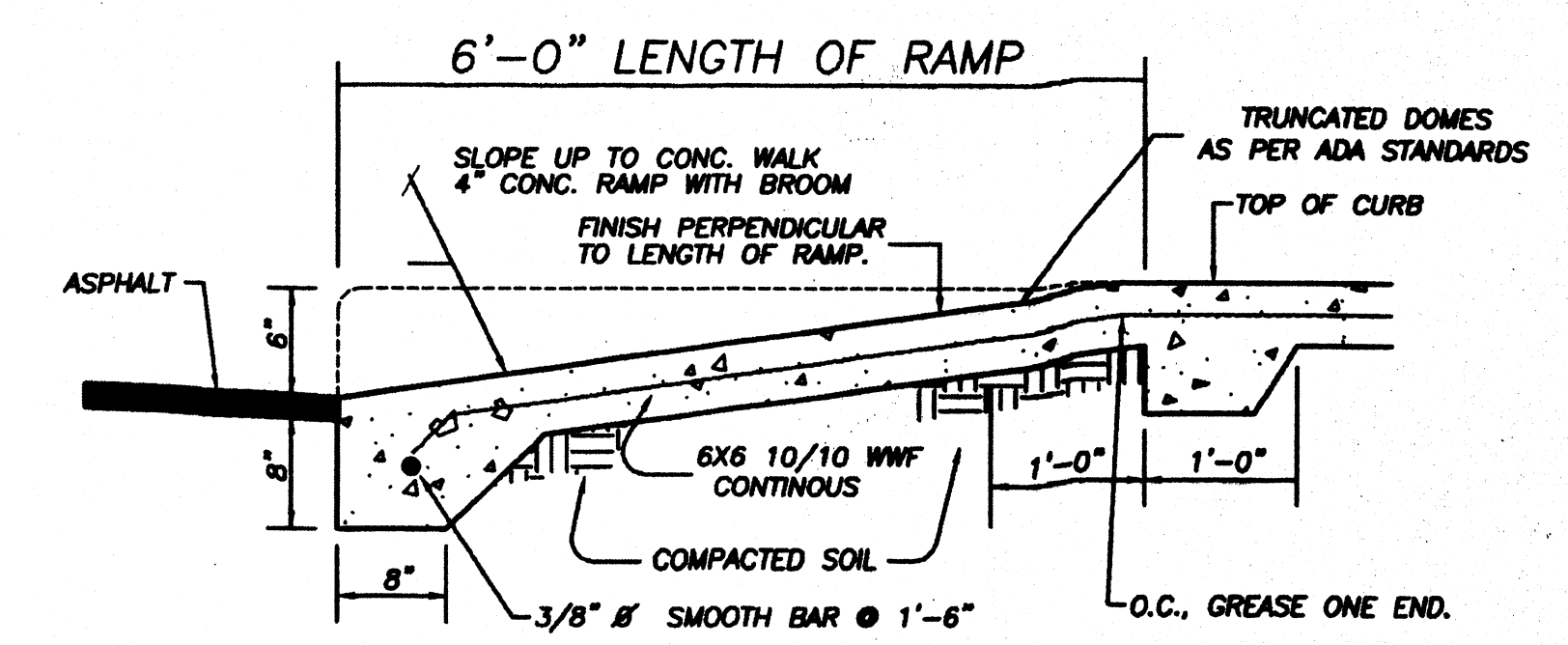
CONCRETE NOTE:
ALL CONCRETE SHALL BE 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



INTEGRAL 24" CURB & GUTTER
(NOT TO SCALE)



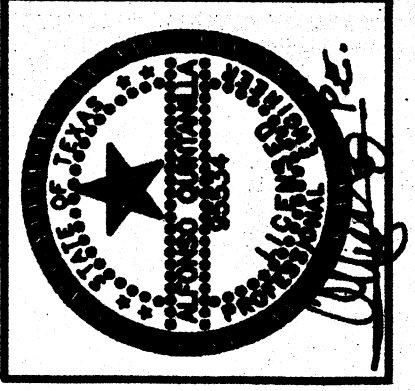
WHEELCHAIR CORNER RAMP
FOR ALL INTERSECTIONS N.T.S.



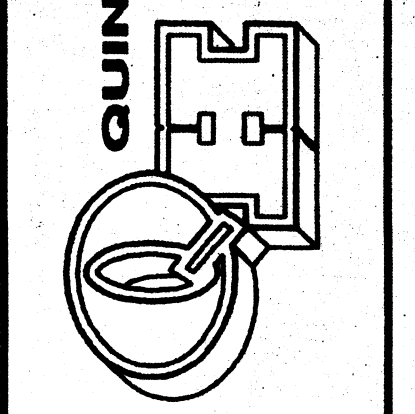
RAMP SECTION
N.T.S.

JOB NO.	DATE	REVISION	SCALE	DRAWN BY	CHECKED BY

CITY OF SAN JUAN
PAVING AND DRAINAGE
DETAIL SHEET
11-18-2020



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-8480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



DESIGNED BY	CHECKED BY	APPROVED BY
DATE	DATE	DATE

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Preliminary and Final Plat Approval for Villas de Angelina Subdivision being a 14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 14.64-acre tract of land located approximately a quarter of a mile West from Cesar Chavez Road along the Southside of Hall Acres Road. He is proposing a sixty-nine (69) residential 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 part of the subdivision is located outside the city limits and a voluntary annexation petition were received. City Staff initiated the annexation process and the City Commission accepted the petition on October 22, 2024.

The developer is requesting the following variances:

1. To not comply with the 60-foot frontage for interior lots. They are proposing 55 feet.
2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet for Lots 19, 50 and 51; and 62 feet for Lots 39 and 62.
3. To not comply with the 600-foot block length. They are proposing 722 feet.
4. To not comply with the 15-foot utility easement. They are proposing 10 feet.
5. To not comply with the 20-foot rear setback. They are proposing 10 feet.
6. To not comply with the 6-foot side setback for interior lots. They are proposing 5 feet.
7. To not comply with the 6,500 square feet for lot area for corner lots for Single Family Residential District (R-S). They are proposing 6,370 square feet for Lots 50 and 51.
8. To not comply with a secondary access.
9. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place.

Additional fire hydrants shall be located every 500 feet of the existing fire hydrant for residential use and 300 feet for the commercial use. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements. Secondary access road should be required as per Fire Department.

Water service belongs to the Military Water Supply Corporation. Sewer service by the City of San Juan.

RECOMMENDATION:

Staff recommends denial of the preliminary and final plat subdivision along with variances.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/21/2024
CITY COMMISSION – 11/26/2024
DATE PREPARED – 11/18/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval for Villas de Angelina Subdivision

APPLICANT: Esponjas Development, LTD.

AGENT: Quintanilla, Headley and Associates, Inc.

LEGAL: Being a 14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company's Subdivision.

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

**EXISTING LAND USE/
ADJECENT ZONING** *North* – Residential; Single-Family Residential District (R-S)
South – Outside city limits
East - Residential; Single-Family Residential District (R-S)
West – Residential; Single-Family Residential District (R-S)

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

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

VARIANCE REQUESTED: The developer is requesting the following variances:

1. To not comply with the 60-foot frontage for interior lots. They are proposing 55 feet.
2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet.
3. To not comply with the 600-foot block length. They are proposing 722 feet.
4. To not comply with the 15-foot utility easement. They are proposing 10 feet.
5. To not comply with the 20-foot rear setback. They are proposing 10 feet.
6. To not comply with the 6-foot side setback for interior lots. They are proposing 5 feet.
7. To not comply with the 6,500 square feet for lot area for corner lots for Single Family Residential District (R-S). They are proposing 6,370 feet.
8. To not comply with a secondary access.
9. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place.

RECOMMENDATION: Staff recommends denial of the preliminary and final plat subdivision along with variances.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 14.64-acre tract of land located approximately a quarter of a mile West from Cesar Chavez Road along the Southside of Hall Acres Road. He is proposing a sixty-nine (69) residential 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 part of the subdivision is located outside the city limits and a voluntary annexation petition were received. City Staff initiated the annexation process and the City Commission accepted the petition on October 22, 2024.

The developer is requesting the following variances:

1. To not comply with the 60-foot frontage for interior lots. They are proposing 55 feet.
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8. To not comply with a secondary access.
9. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place.

Additional fire hydrants shall be located every 500 feet of the existing fire hydrant for residential use and 300 feet for the commercial use. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements. Secondary access road should be required as per Fire Department.

Water service belongs to the Military Water Supply Corporation. Sewer service by the City of San Juan.

ATTACHMENTS:	Location Map Zoning Map Variance Request Letter Comments from City Engineer, Fire and Utilities Department Subdivision Plat
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FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/21/2024 Commissioner Salinas made a motion to approve all variances except number eight regarding the secondary access as requested by the Fire Department. Commissioner Yzaguirre seconded the motion. Motion passed with a 5-1 vote, with Vice-Chair Castillo voting nay and Chairwoman Cardenas abstained of vote.

Ms. Gomez explained Esponjas Development is requesting the Preliminary and Final Plat Approval of the Villas de Angelina Subdivision, being a 14.64-acre tract of land, located on Cesar Chavez and Hall Acres Road. The developer is proposing a 69 single family residential subdivision. Water service is provided by the Military Water Supply Corporation and sewer by the city of San Juan. The subdivision is located in a flood zone “B” which is not considered a flood zone area. Ms. Gomez listed all the variances and explained to which ordinance they oppose.

1. To not comply with the 60-foot frontage for interior lots. They are proposing 55 feet. *(opposes to the subdivision ordinance)*
2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet for Lots 19, 50 and 51; and 62 feet for Lots 39 and 62. *(opposes to the subdivision ordinance)*
3. To not comply with the 600-foot block length. They are proposing 722 feet. *(opposes to the Standard Manual, the block length is 600 feet)*
4. To not comply with the 15-foot utility easement. They are proposing 10 feet. *(opposes to the subdivision ordinance)*
5. To not comply with the 20-foot rear setback. They are proposing 10 feet. *(opposes to the subdivision ordinance)*
6. To not comply with the 6-foot side setback for interior lots. They are proposing 5 feet. *(opposes to the subdivision ordinance)*
7. To not comply with the 6,500 square feet for lot area for corner lots for Single Family Residential District (R-S). They are proposing 6,370 square feet for Lots 50 and 51.
8. To not comply with a secondary access. *(opposes to the fire code)*
9. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place.

Ms. Gomez noted that variances that all variances were granted by the city at different subdivisions but not for variance number 3, regarding the block length. Since it is part of the Standard Manual and the block length is now 600 feet.

Ms. Gomez explained that Fire Department and the City Commission granted a variance on the secondary access at Valley Ranch No. 1 Subdivision which has 39 lots and Valley Ranch No. 4 Subdivision which has 31 lots. At that time the variances were granted because it was exceeding a couple of lots but at this time, they are proposing 69 lots.

RECOMMENDATION: Staff recommends denial of the subdivision plat along with variances since it opposes to the subdivision ordinance, fire code and the subdivision standard manual. Chairwoman Cardenas stated these are similar variances to the previous subdivision.

**PRELIMINARY AND FINAL PLAT APPROVAL
VILLAS DE ANGELINA SUBDIVISION
NOVEMBER 26, 2024**

PAGE 4

Mr. Cantu stated they did not meet with the ordinances in other subdivisions.

Chairwoman Cardenas asked who TRIMAD Consultants is representing. Ms. Gomez answered they are the city engineers. Both TRIMAD and Fire Department recommend denial of the variances and letters were included on the packet for reference.

Mr. Cantu informed the board they are putting a stub out to the east as requested by the Fire Department.

Commissioner Sanchez stated sixty-nine lots without a second entrance is a bad predicament. He questioned how the Fire Department would access the subdivision in case of an emergency.

Chairwoman Cardenas stated the city will be liable in case of an accident occur. The solution is to reconfigure the subdivision.

Vice-Chair Castillo questioned if the stub out is the best option. Ms. Gomez answered that they will need to redesign the subdivision since Fire Department is requesting the secondary access.

Commissioner Yzaguirre asked what is to the East of the property. Mr. Cantu responded is an empty property.

Mr. Cantu said all these variances were approved in the past. Ms. Gomez responded yes, with a couple of extra lots, thirty-one (31) and thirty-nine (39) lots, not sixty-nine (69).

Chairwoman Cardenas stated they can motion on each variance and not altogether.

Mr. Ramirez, representing Quintanilla, Headley and Associates, stated they are proposing a stub out to the East as requested by the Fire Department.

Mr. Cantu explained why they did not comply at the other subdivisions.

Commissioner Sanchez stated first responders will not be able to go through a private property.

Commissioner Yzaguirre mentioned they have widened the roadway in the past.

Vice-Chair Castillo asked if this is a normal entrance.

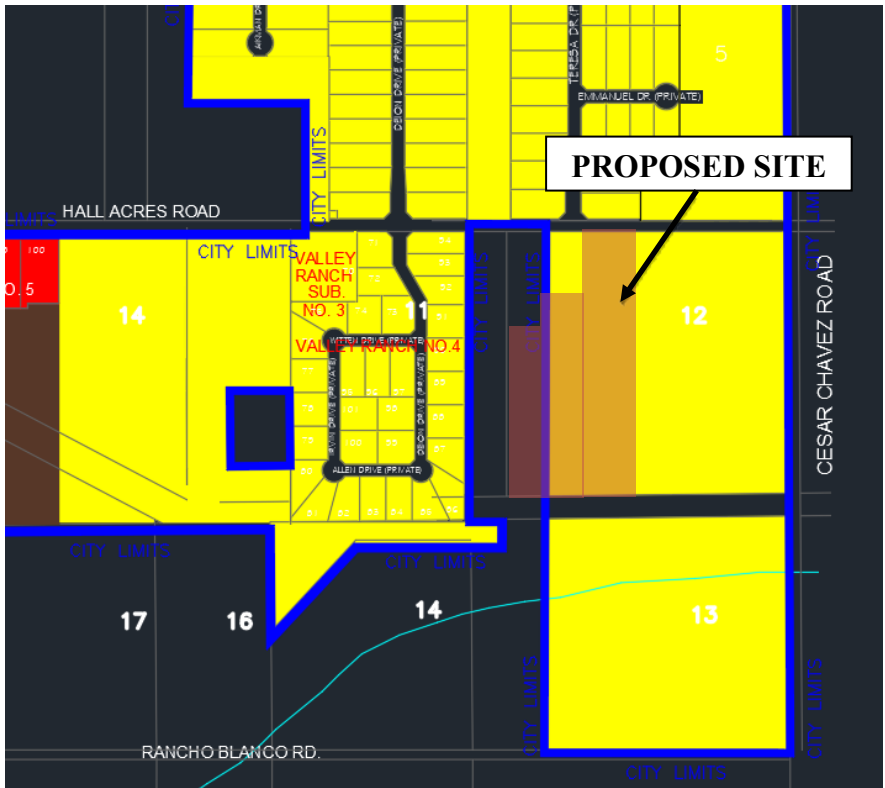
Chairwoman Cardenas asked if developers are allowed to speak to everyone at the city. Ms. Gomez answered, yes.

Mr. Cantu does not understand why the fire department sent a letter on November 18, 2024 denying the variance request to not comply with a secondary access. He believes the fire department will be okay with the variance request after he speaks with them.

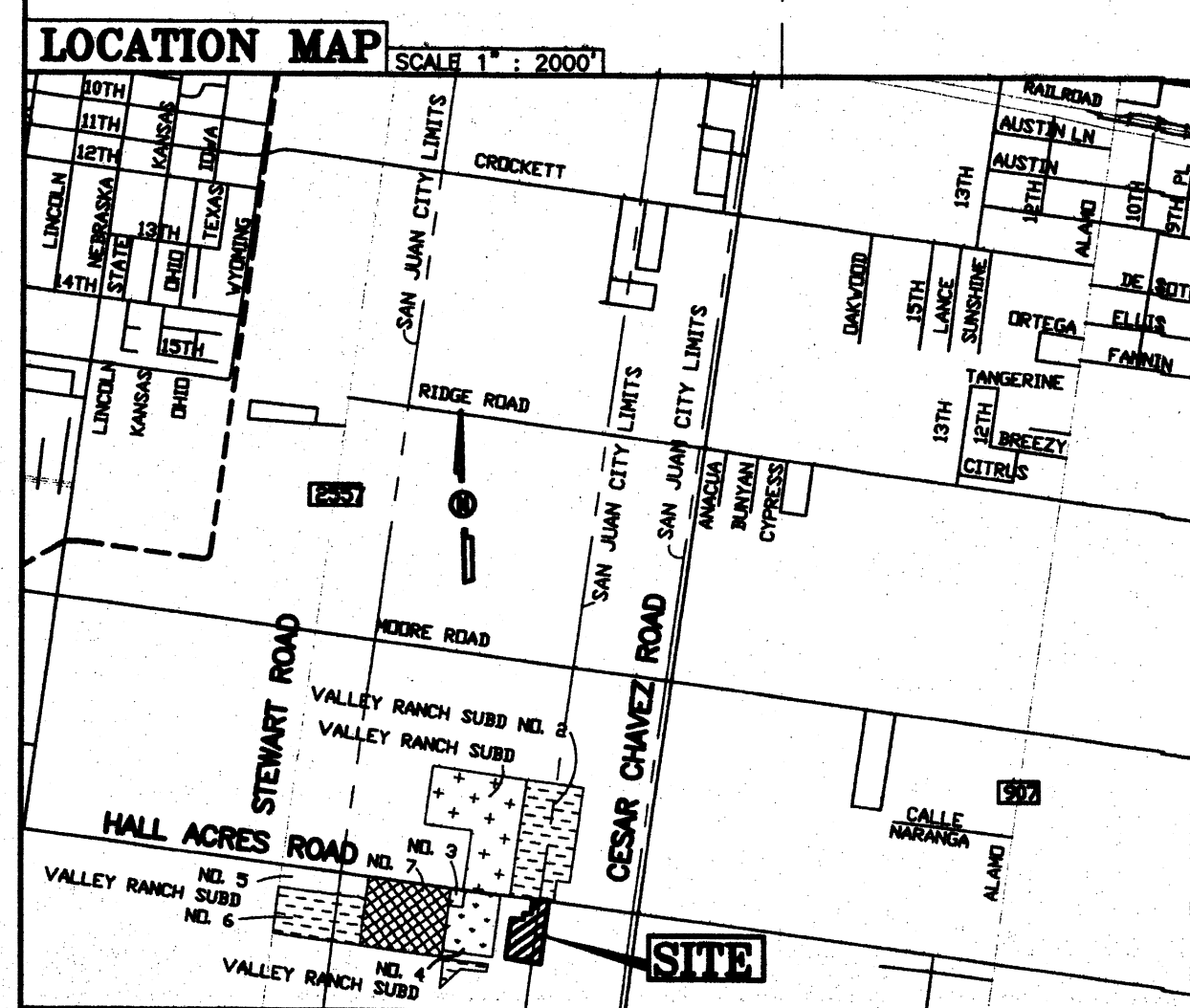
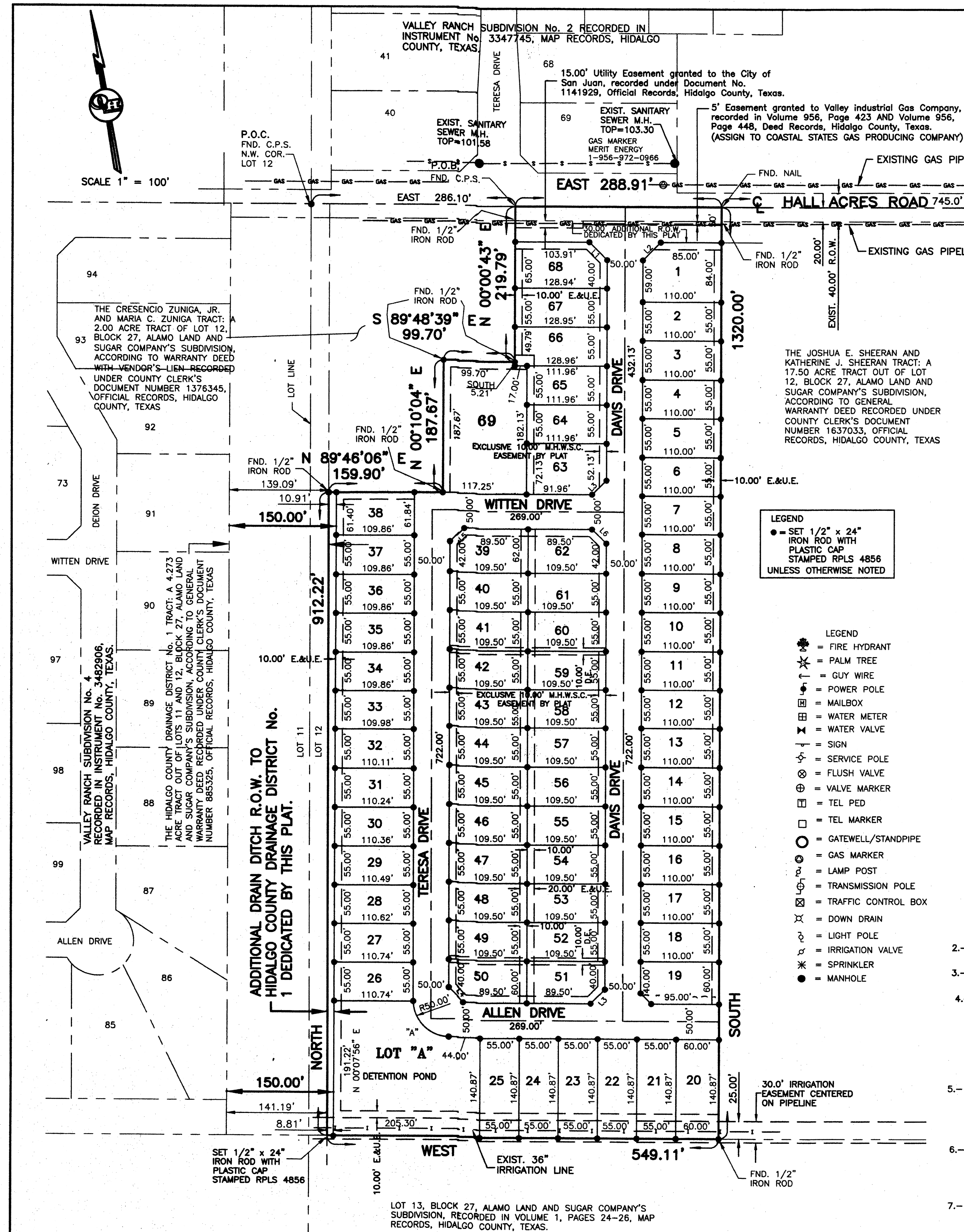
Commissioner Sanchez asked if Mr. Cantu has reached out to the property owners to the East. Mr. Cantu answered he has not.



Location Map



Zoning Map



CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"A"	78.54'	50.00'	90°00'00"	78.71'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45°00' E	35.36'
L2	N 45°00' E	35.36'
L3	S 45°00' W	28.28'
L4	N 45°00' W	28.28'
L5	N 45°00' E	28.28'
L6	S 45°00' E	28.28'

AREA TABLE		
LOT	AREA (S.F.)	AREA (AC.)
1	8837.50	0.157
2-18	6050.00	0.139
19	6501.73	0.149
20	8452.24	0.194
21-25	7747.89	0.178
26	6093.81	0.140
27	6066.83	0.140
28	6079.85	0.140
29	6072.87	0.139
30	6065.89	0.139
31	6058.91	0.139
32	6061.93	0.139
33	6044.95	0.139
34	6037.97	0.139
35	6030.99	0.138
36	6024.01	0.138
37	6017.02	0.138
38	6732.78	0.155
39	6589.00	0.151
40-49	6022.50	0.138
50-51	6370.00	0.146
52-61	6022.50	0.138
62	6589.00	0.151
63	7875.53	0.181
64-65	6157.75	0.141
66	7092.49	0.163
67	7091.86	0.163
68	8067.98	0.185
69	21842.93	0.501
LOT "A"	34980.32	0.803

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
- 2.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- 3.- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 4.- MINIMUM BUILDING SETBACK LINES:
FRONT 20.00' FRONT CUL. DE SAC 20.00'
REAR 20.00'
CORNER 10.00'
SIDE 6.00'
GARAGE 20.00'
- OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 5.- 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.
- 6.- DRAINAGE DETENTION REQUIRED FOR THE VILLAS DE ANGELINA IS 100,432.82 C.F. (2.31 ACRE- FEET). AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA LOCATED ON LOT "A" AND BUILT DURING THE SUBDIVISION CONSTRUCTION.
- 7.- BENCH MARK = ELEV. 103.30 TOP OF M.H. LOCATED WEST 65.78 FEET AND 61.42 FEET NORTH FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. NAVD. 88 DATUM.
- 8.- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE. A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE SOUTH SIDE OF HALL ACRES ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- 9.- THERE SHALL BE NO ACCESS ALLOWED TO HALL ACRES ROAD FROM LOTS 1 AND 68.
- 10.- 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.
- 11.- 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.
- 12.- E.E. DENOTES ELECTRICAL EASEMENT. U.E. DENOTES UTILITY EASEMENT.
- 13.- 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.
- 14.- SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.
- 15.- RESIDENTIAL TOTAL PARKLAND FEE PER LOT IS \$725.00: 60% OF THIS AMOUNT TOTALING \$382.50 WILL BE DUE AND PAID DURING SUBDIVISION PROCESS BY DEVELOPER. THE REMAINING 40% OF PARKLAND FEE \$322.50 TO BE PAID AT THE TIME THE BUILDING PERMIT IS SUBMITTED BY CONTRACTOR.
- 16.- LOT "A" (DETENTION POND) TO BE MAINTAIN BY HOMEOWNER ASSOCIATION.

VILLAS DE ANGELINA

A 14.64 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3076373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 14.64 ACRE TRACT OF LAND OUT OF LOT 12, 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 RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3076373, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 12 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHEAST CORNER OF THE CRESCENCIO ZUNIGA, JR. TRACT (A 2.00 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1376345, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 286.10 FEET FROM THE NORTHWEST CORNER OF LOT 12.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 12 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 288.91 FEET TO A NAIL FOUND FOR THE NORTHWEST CORNER OF THE JOSHUA E. SHEERAN TRACT (A 17.50 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1637033, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF THE JOSHUA E. SHEERAN TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF LOT 12 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 549.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT (A 4.273 ACRE TRACT OF LAND 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 SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, A DISTANCE OF 912.22 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE CRESCENCIO ZUNIGA, JR. TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 89°46'06" E, ALONG THE SOUTH LINE OF THE CRESCENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 159.90 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 00°10'04" E, ALONG THE EAST LINE OF THE CRESCENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 187.67 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 89°48'39" E, ALONG THE EAST LINE OF THE CRESCENCIO ZUNIGA, JR. TRACT, A DISTANCE OF 99.70 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 00°00'43" E, ALONG THE EAST LINE OF THE CRESCENCIO ZUNIGA, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 199.79 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 219.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.64 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VAN EYESTATES, RECORDED IN VOLUME 45, PAGE 125, 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
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

DECEMBER 12, 2023
DATE

CERTIFICATION OF POTABLE WATER SUPPLY

THIS PLAT, VILLAS DE ANGELINA, 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

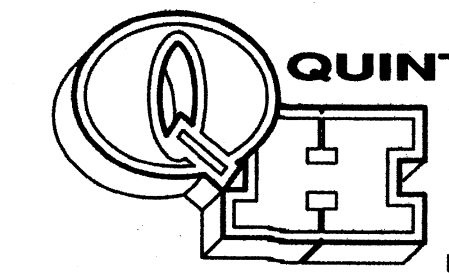
APPROVED BY DRAINAGE DISTRICT:

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 77539
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

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLAS DE ANGELINA SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

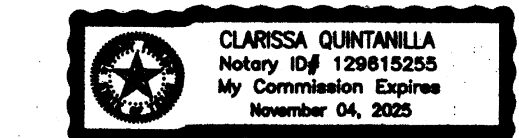
DATE

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 purpose and consideration therein expressed.

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



CLARISSA QUINTANILLA-- NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

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

ATTEST: _____
PRESIDENT SECRETARY

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

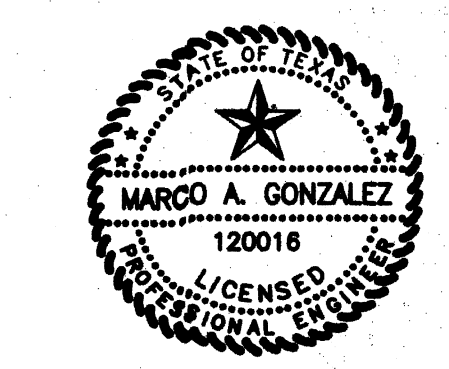
I, THE UNDERSIGNED, MAYOR OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY SECRETARY MAYOR

DATE

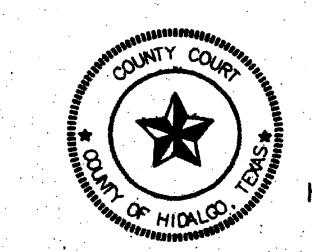
STATE OF TEXAS
COUNTY OF HIDALGO

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
MARCO A. GONZALEZ
P.E. No. 120016

10-15-24
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

DATE OF PREPARATION: DECEMBER 12, 2023

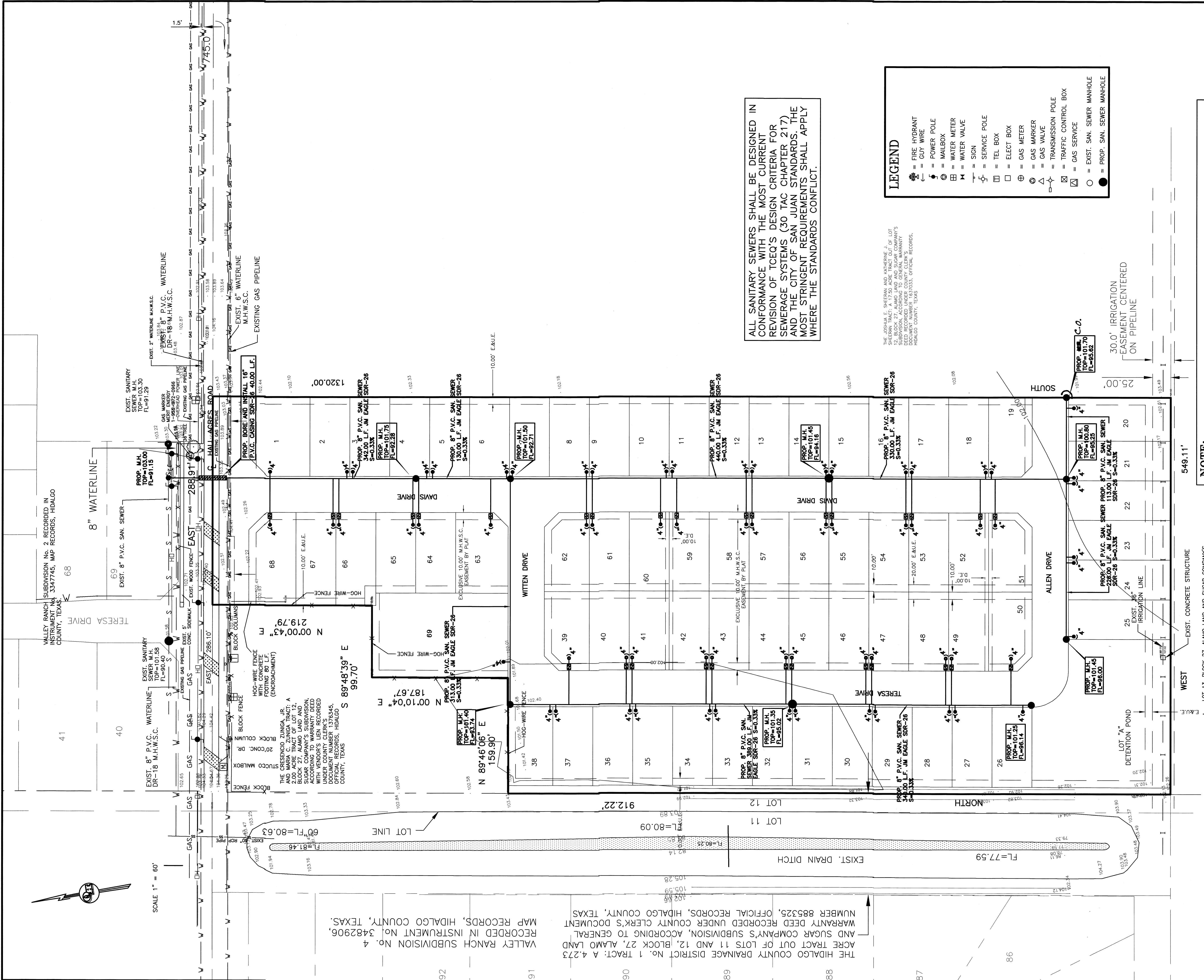
DATE PREPARED			
DEC 12, 2023	US/NO	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

70 LOTS



JOB NO.	
DATE	12-22-23
REVISION	
SCALE	1" = 60'
DRAWN BY	JLUIS CVZS
SHEET	

F:\DATA\SUBD.\SAN JUAN\VALLEY RANCH SUBDIVISION No. 8\UTILITIES				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
121-22-23	JULIUS CVZS			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

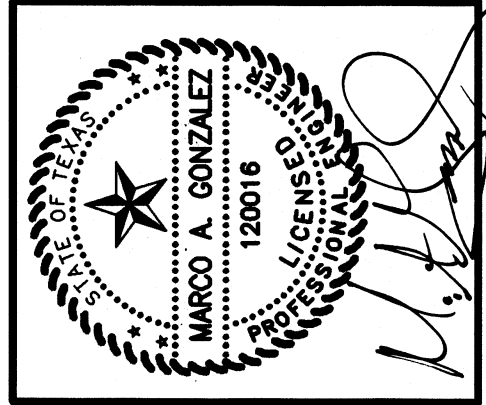


- NOTE:**
- 1.- MANHOLE COVERS MUST BE COMPOSITE
 - 2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H2O RATING
 - 3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
 - 4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
 - 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
 - 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
 - 7.- STRIKE 1&1/2" BARRIER ON ALL MANHOLES
 - 8.- ALL SANITARY SEWER MANHOLES MUST BE PREMANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE
 - 9.- EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEAN OUT AT PROPERTY LINE.
 - 10.- SANITARY SEWER LINES MUST BE SDR26 JM EAGLE OR APPROVED EQUAL

DATE PREPARED	12-22-23	DATE REVIEWED	12-22-23
DATE PREPARED	12-22-23	DATE REVIEWED	12-22-23
DATE PREPARED	12-22-23	DATE REVIEWED	12-22-23

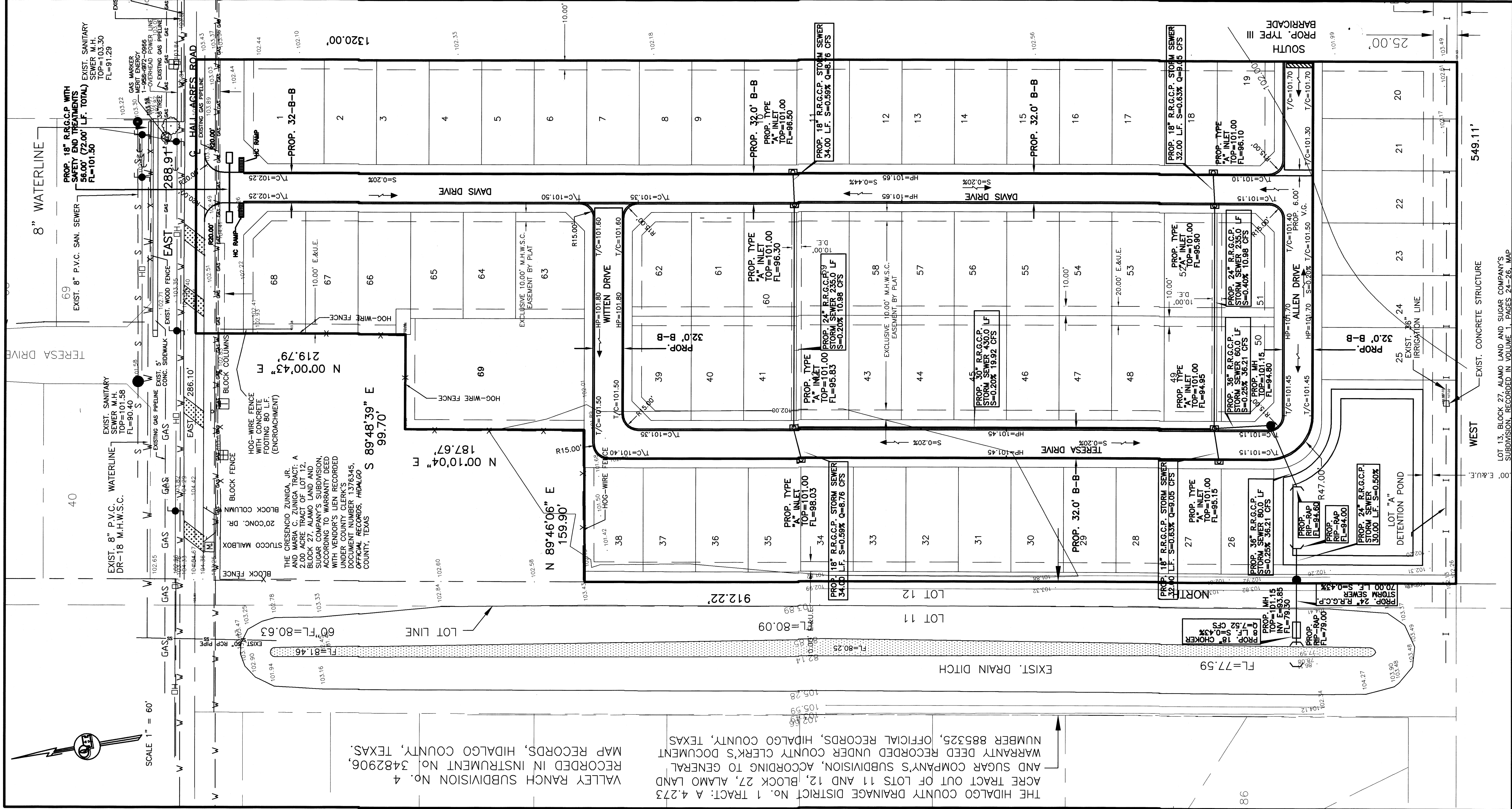
JOB NO.	12-22-23
DATE	12-22-23
REVISION	1"-60'
SCALE	1"-60'
DRAWN BY	JULIE OYIS
SHEET	

VILLAS DE ANGELINA SANITARY SEWER LAYOUT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-15133
SURVEYING REGISTRATION NUMBER 100411-00

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



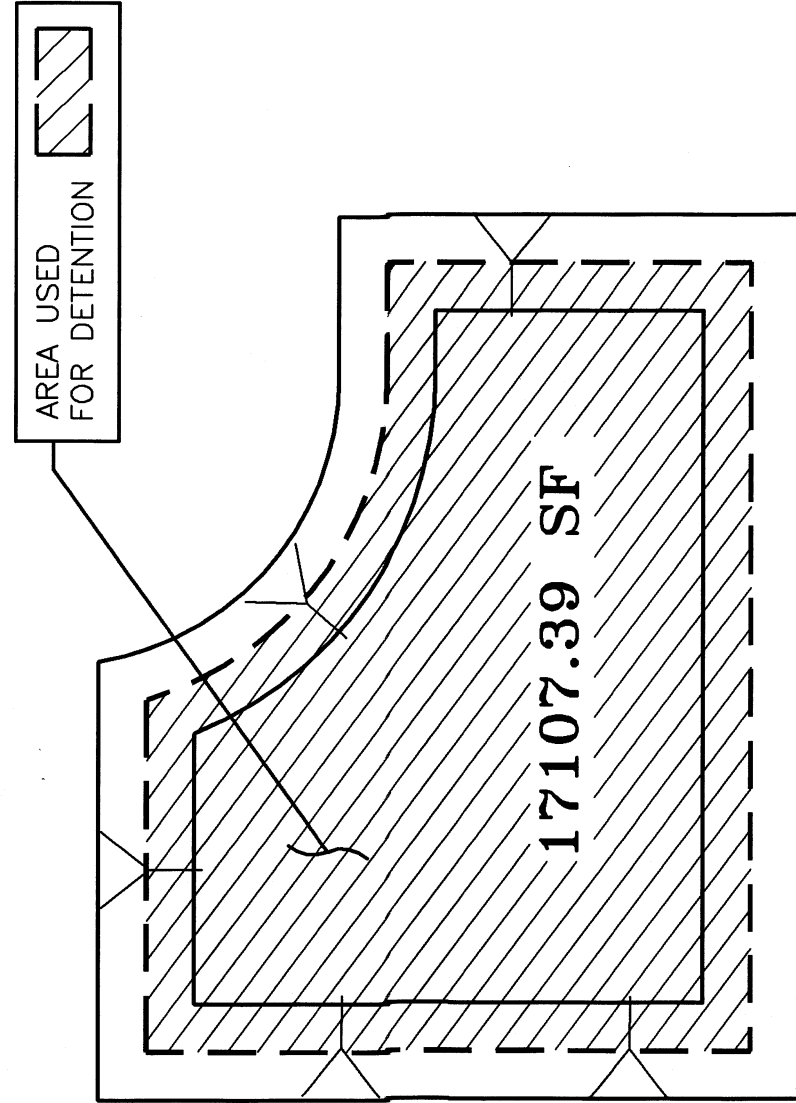
THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT: A. 2.73 ACRE TRACT OUT OF LOTS 11 AND 12, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 885325, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT: A. 2.73 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.

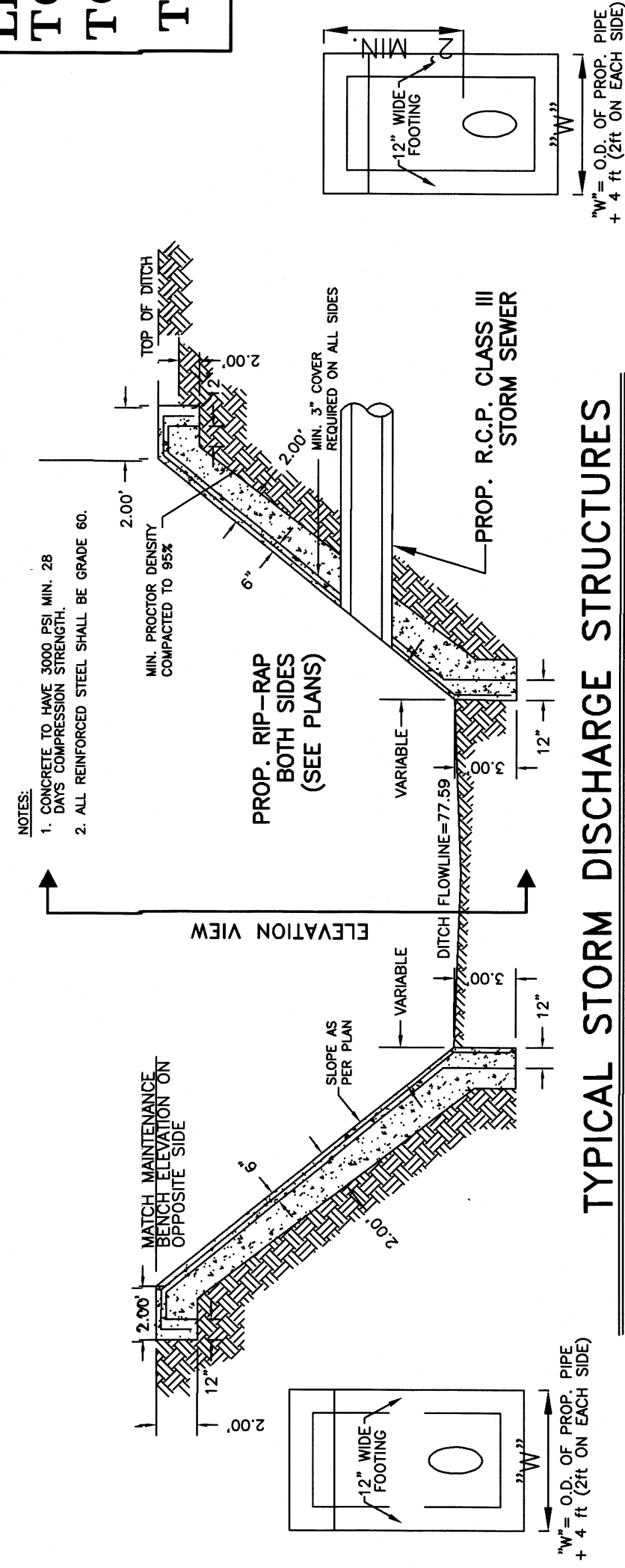
DETENTION POND STORAGE 119,751.73 C.F.
(17107.39 S.F. x 7.0' DEPTH)

DETENTION CALCULATIONS
SCALE: 1"=40'

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



LEGEND
TOTAL DETENTION REQUIRED - 100,432.82 C.F.
TOTAL DETENTION PROVIDED - 119,751.73 C.F.
TOTAL EXCAVATION REQUIRED - 136,859.12 C.F.
(17107.39 S.F. x 7.0' DEPTH)
(17107.39 S.F. x 8.0' DEPTH)



TYPICAL STORM DISCHARGE STRUCTURES

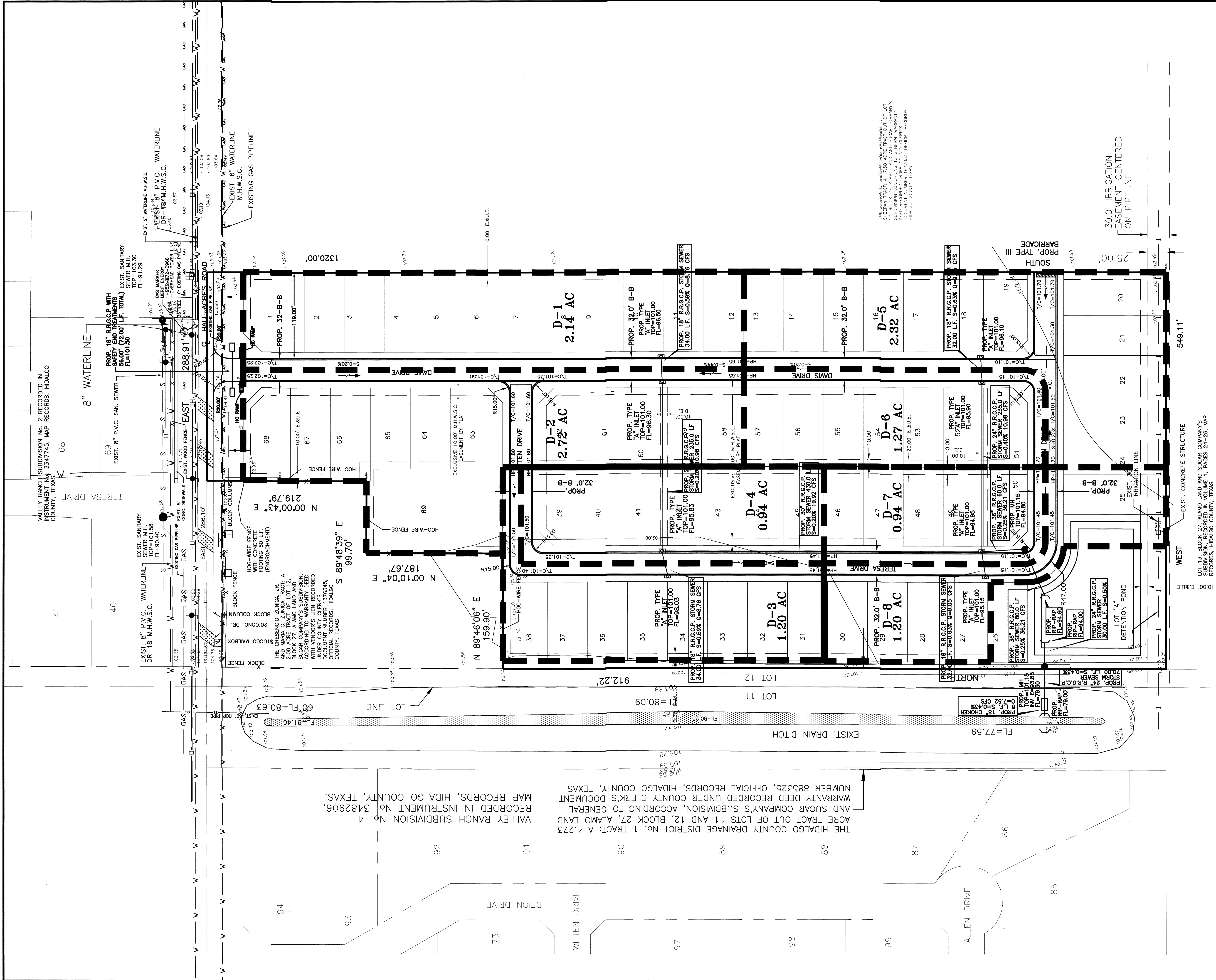
NOT TO SCALE

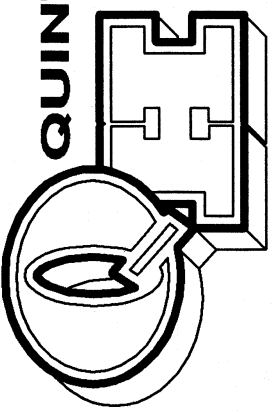
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

MARCO A. GONZALEZ
120016
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

VILLAS DE ANGELINA
PAVING & DRAINAGE LAYOUT

JOB NO. _____
DATE 12-22-23
REVISION _____
SCALE 1"=60'
DRAWN BY JULIS OYZ
SHEET _____





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480

FAX 956-381-0527

ALFONSO@QHA-ENG.COM

JOB NO. _____

DATE 4-13-2022

REVISION _____

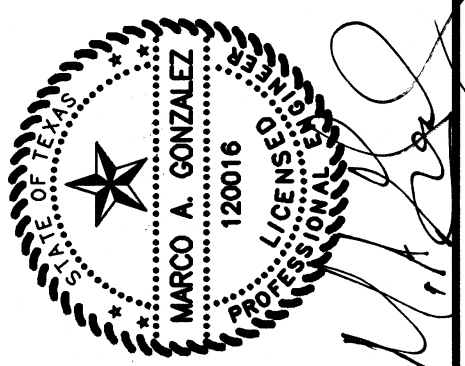
SCALE 1"=60'

DRAWN BY ALEX G.

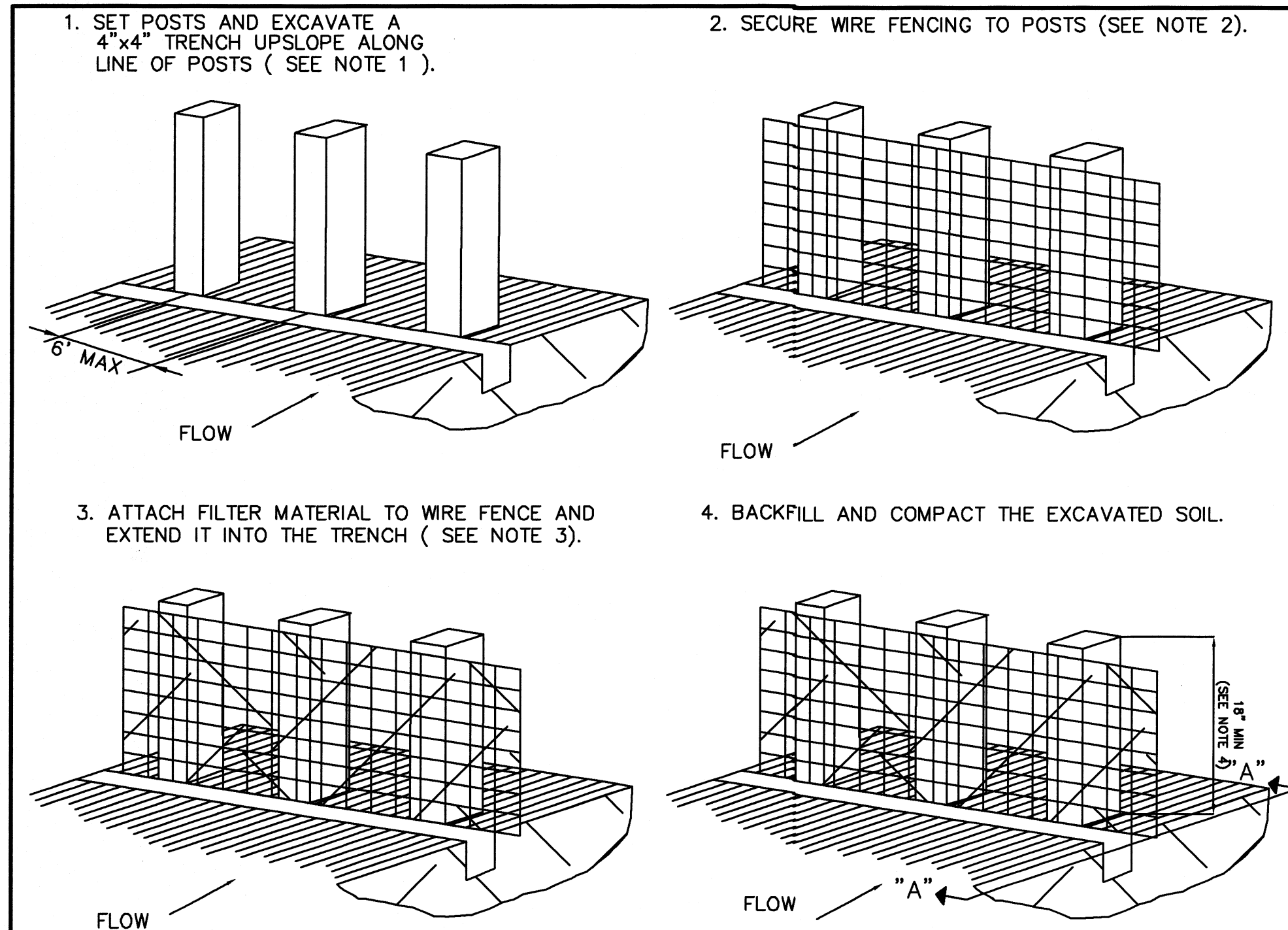
SHEET _____

VILLAS DE ANGELINA DRAINAGE AREAS

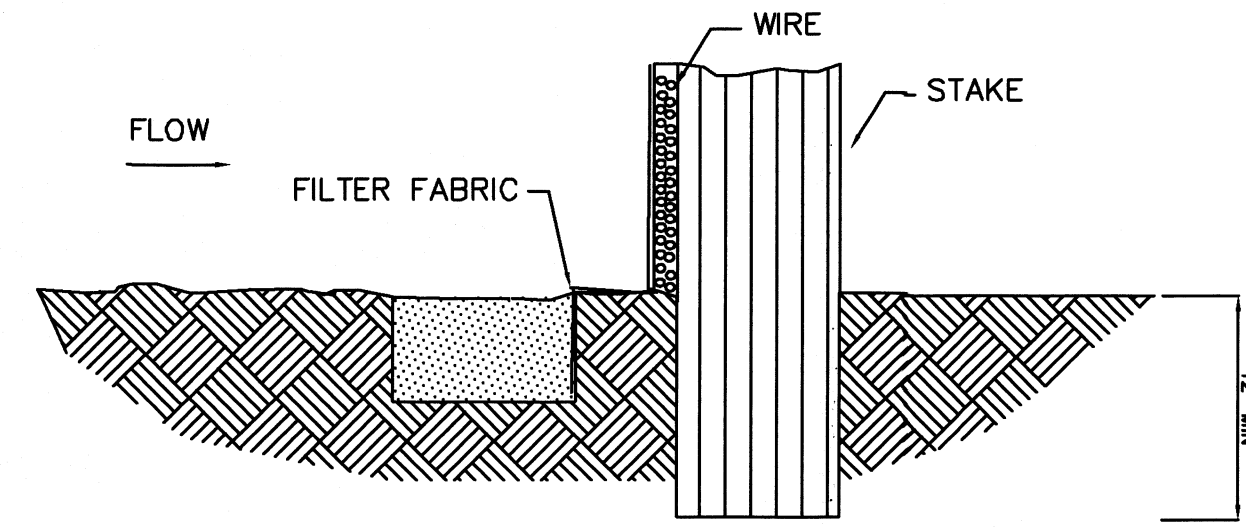
10-K-24



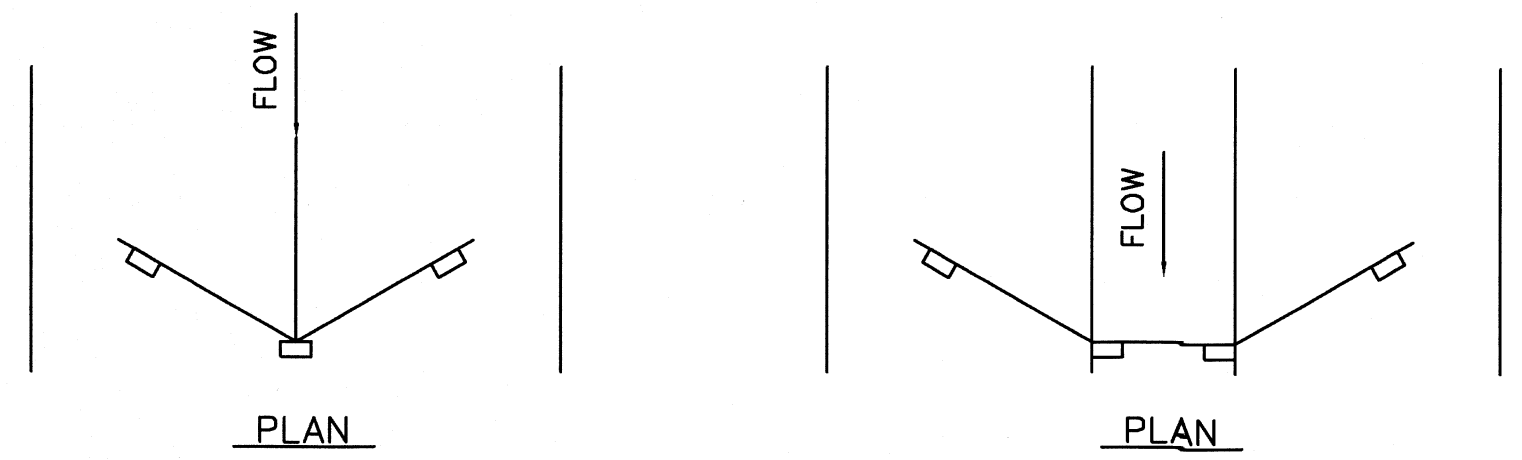
MARCO A. GONZALEZ
120016
STATE OF TEXAS



EXTENSION OF FABRIC INTO TRENCH

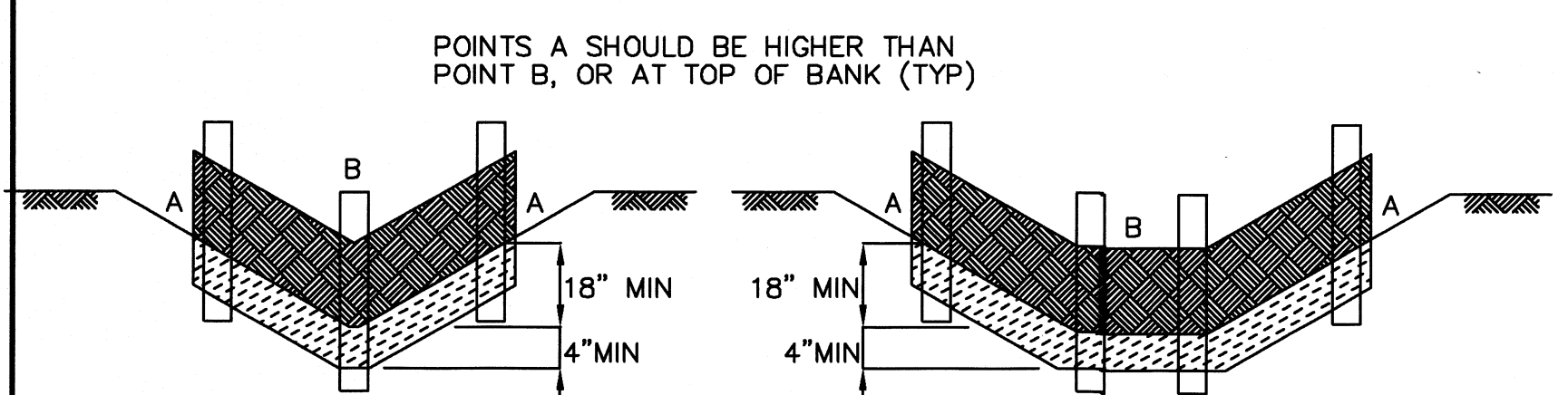


SECTION "A"



PLAN

PLAN

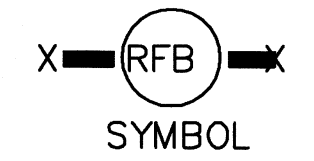


"V-DITCH" SECTION/ELEVATION

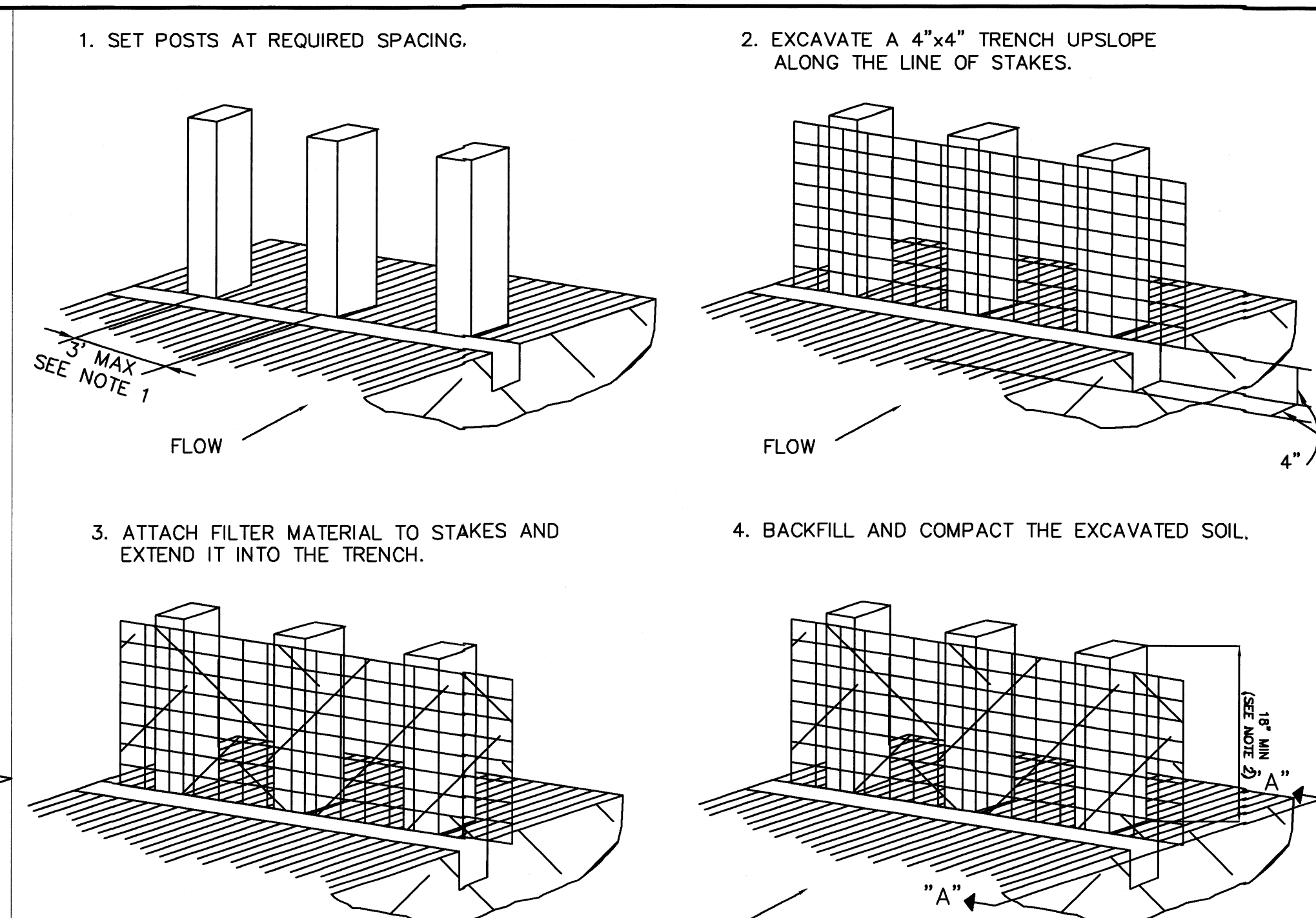
TRAPEZOIDAL SECTION/ELEVATION

CONSTRUCTION NOTES:

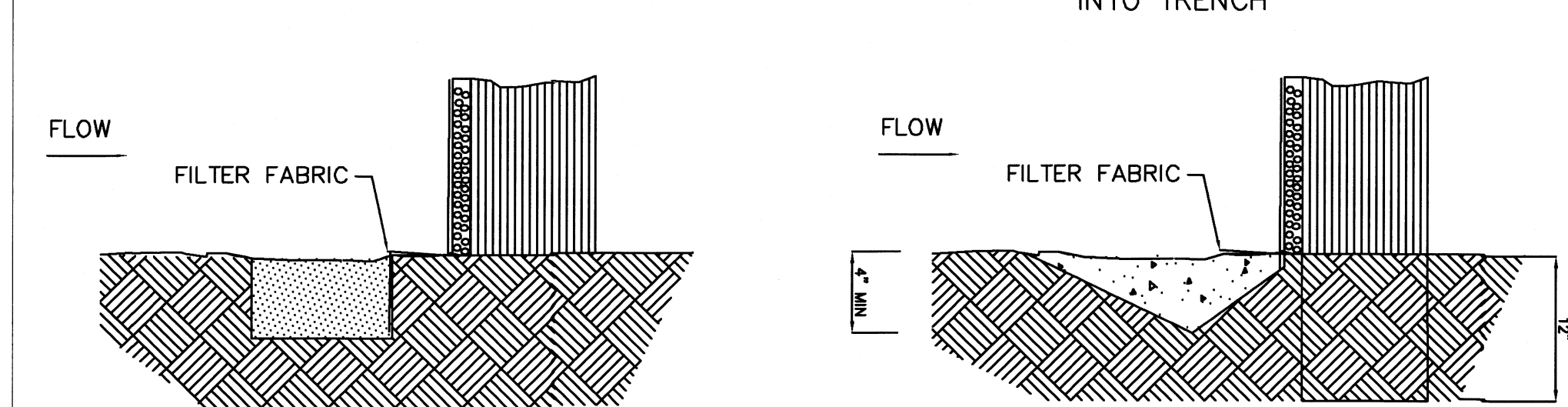
- 1.- SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
- 2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.
- 3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
- 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 POSTS, AND FOLDED.
- 6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.



REINFORCED FILTER FABRIC BARRIER

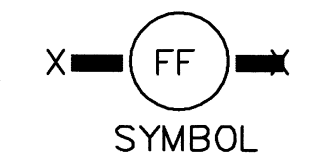


EXTENSION OF FABRIC INTO TRENCH



SECTION "B"

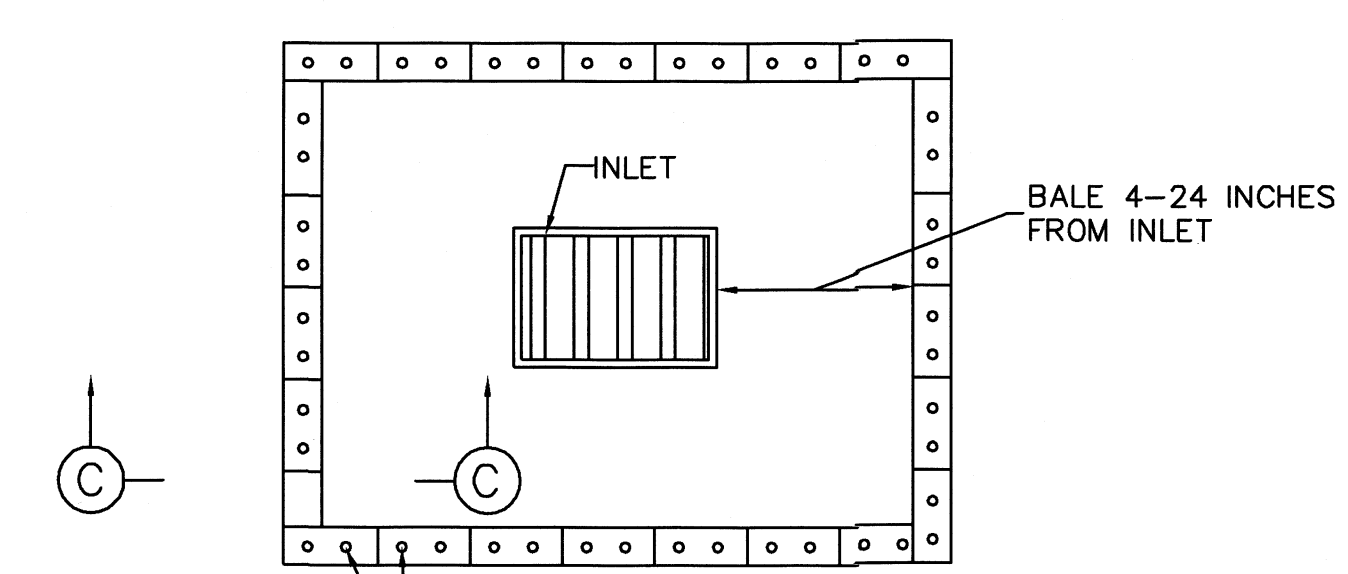
SECTION "B" ALTERNATE



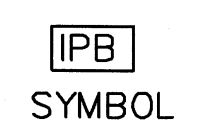
CONSTRUCTION NOTES:

- 1.- 2 INCH BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN 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 WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN 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 POST, AND FOLDED.
- 4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

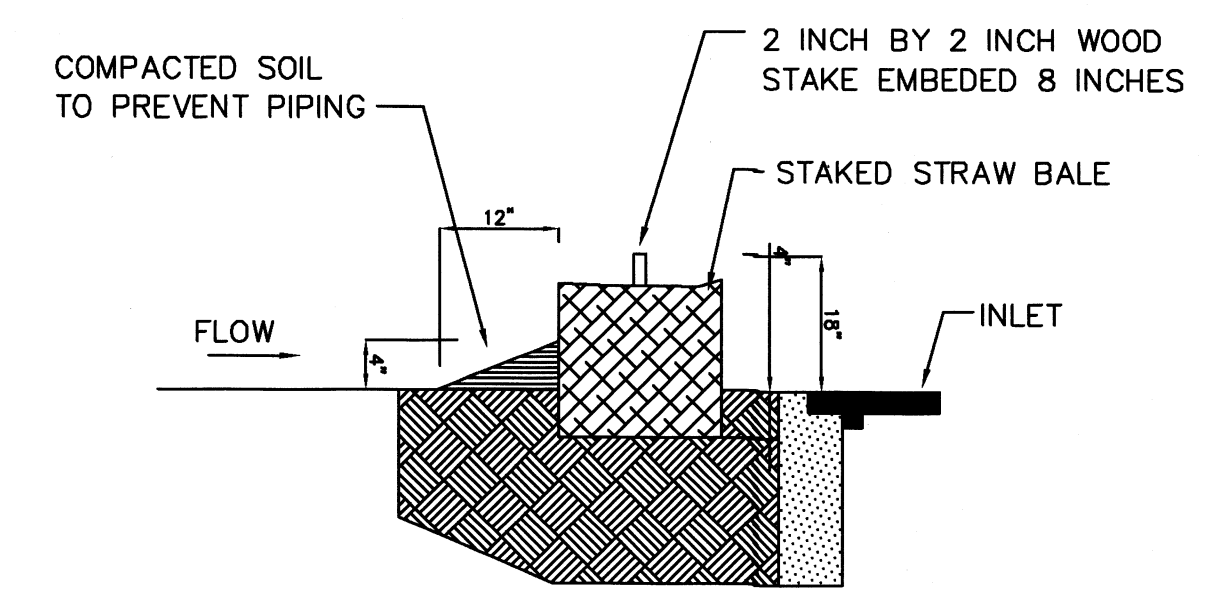
FILTER FABRIC FENCE



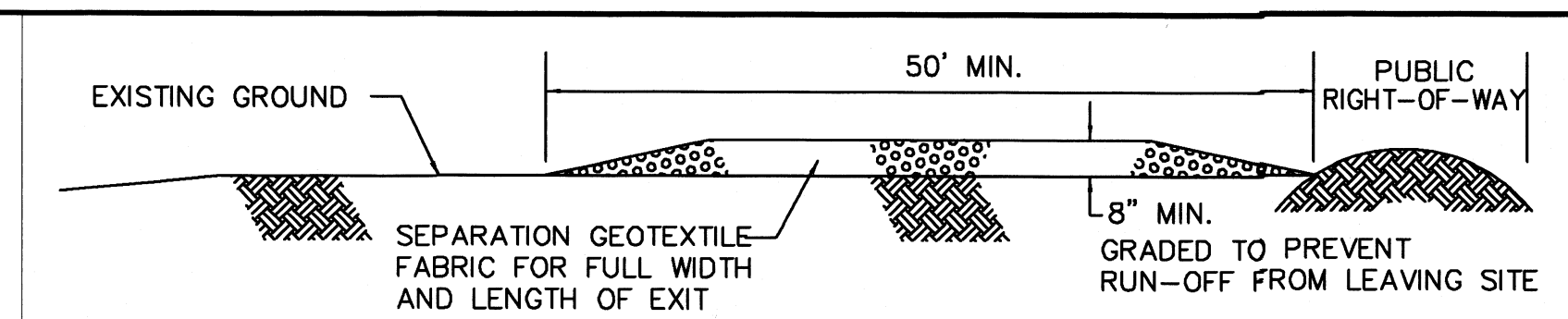
PLAN



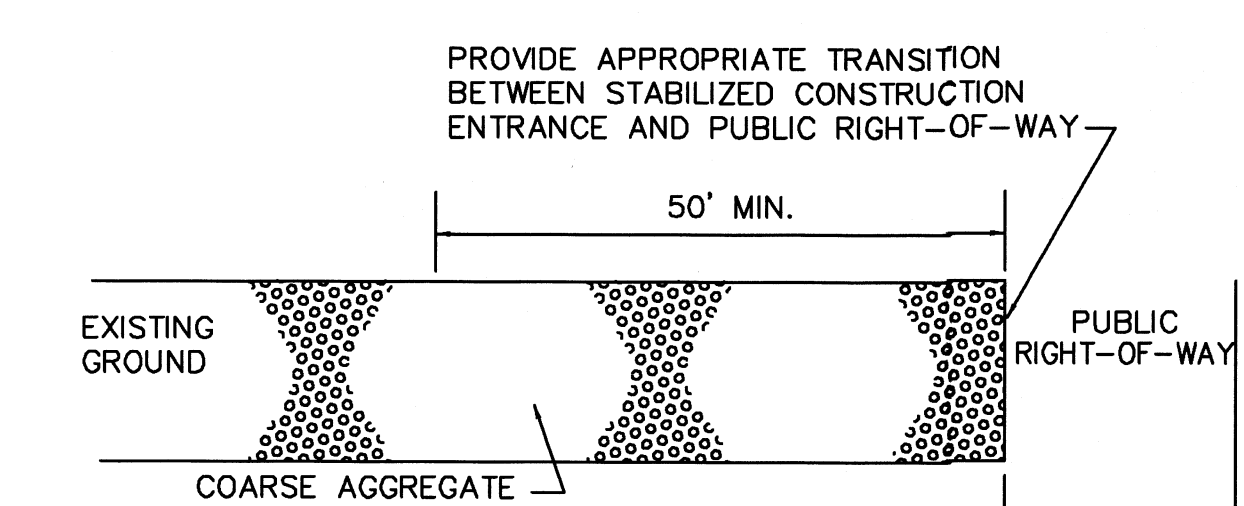
STRAW BALE DROP INLET PROTECTION BARRIER



SECTION C



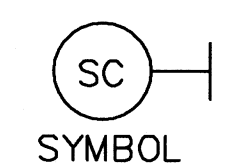
PROFILE



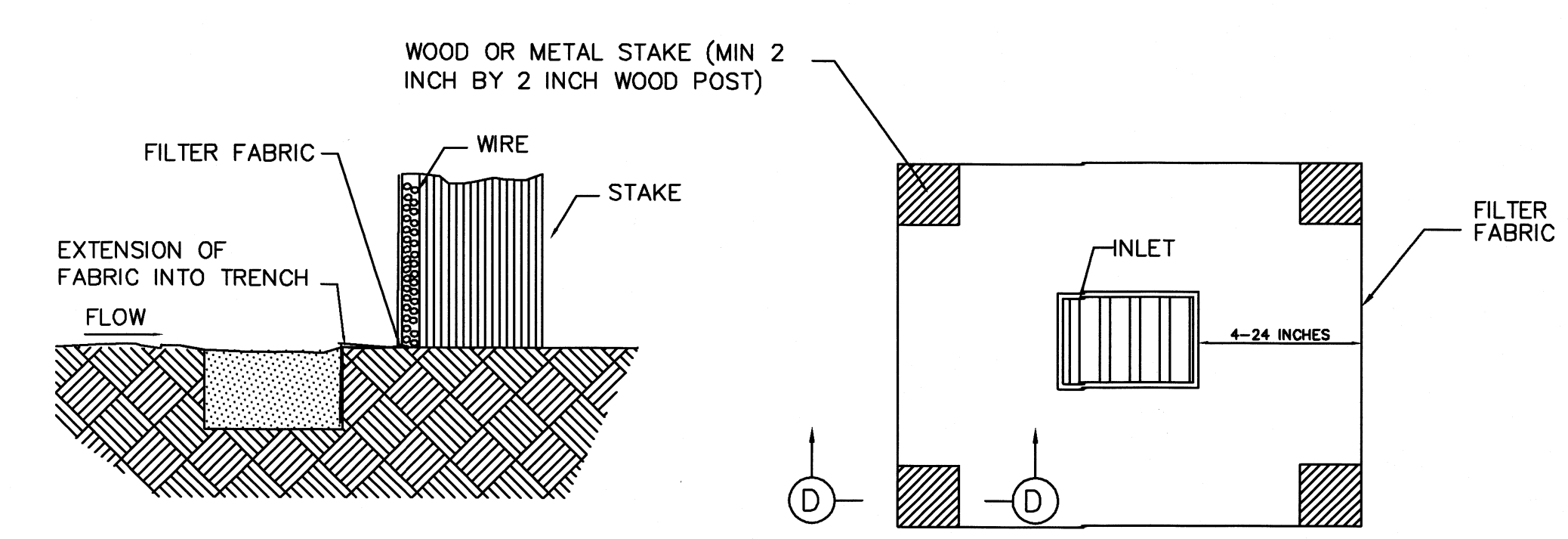
PLAN VIEW

CONSTRUCTION NOTES:

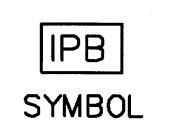
- 1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
- 2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
- 3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- 4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS 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



SILT FENCE INLET PROTECTION BARRIER

PLAN

CONSTRUCTION NOTE:

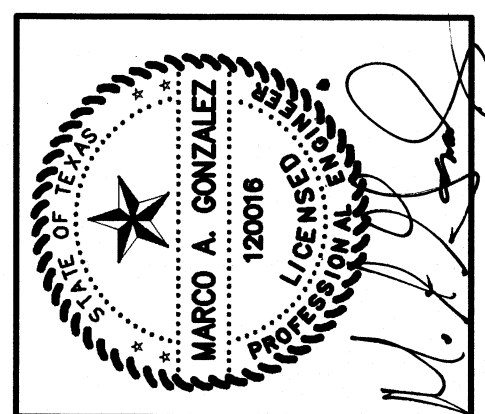
- 1.- SEE CONSTRUCTION NOTES FOR RFB.

DATE PREPARED	1-11-2024	PREPARED BY	ALEX G	CHECKED BY		APPROVED BY	
DATE REVISED		REVISED BY		CHECKED BY		APPROVED BY	

JOB NO.	1-11-2024
DATE	1-11-2024
REVISION	1-11-2024
SCALE	1"=60'
DRAWN BY	M. GONZALEZ
SHEET	

VILLAS DE ANGELINA & POLLUTION PREVENTION & EROSION CONTROL DETAILS

7-3-24



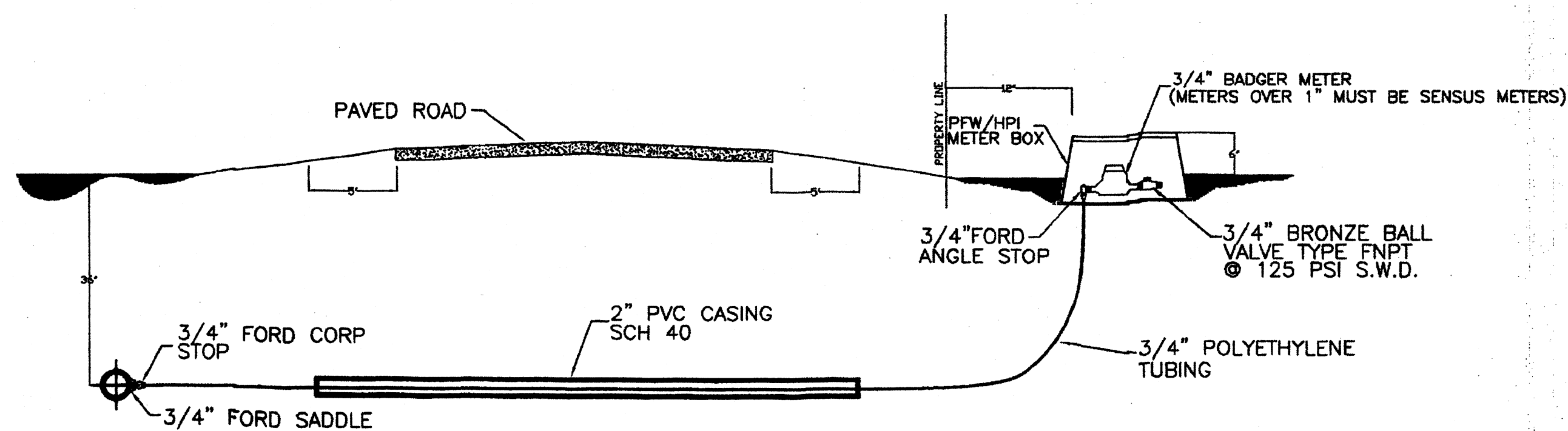
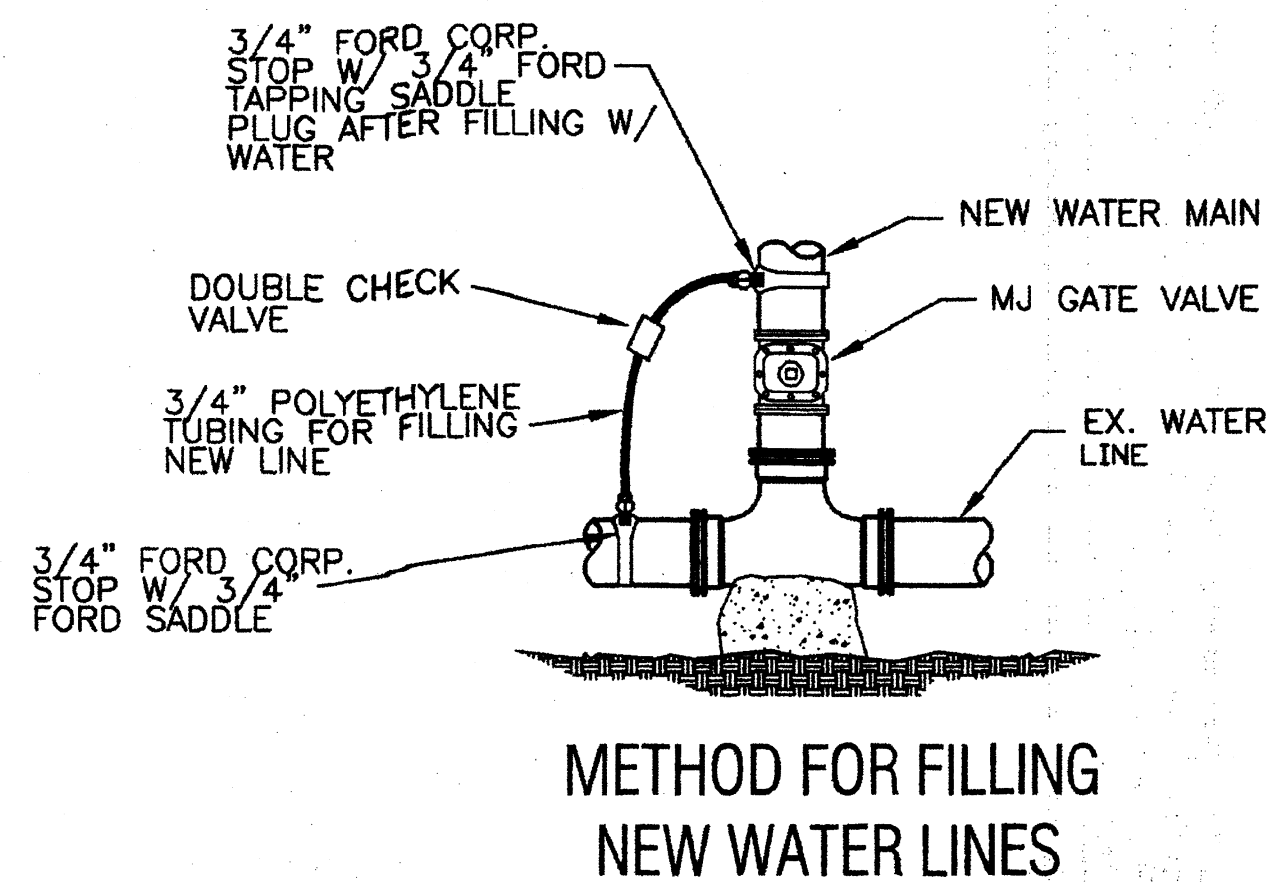
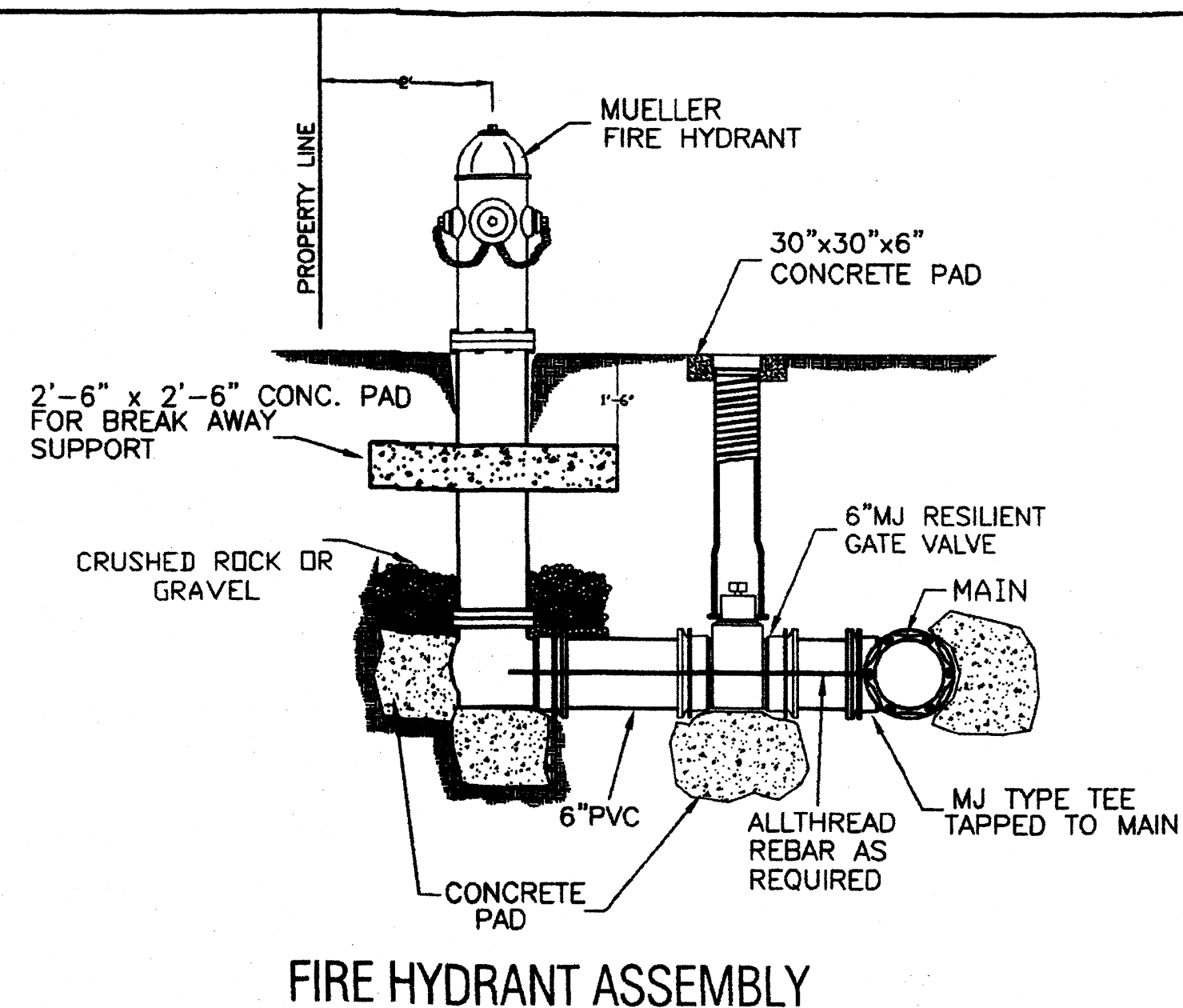
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

LAND SURVEYORS

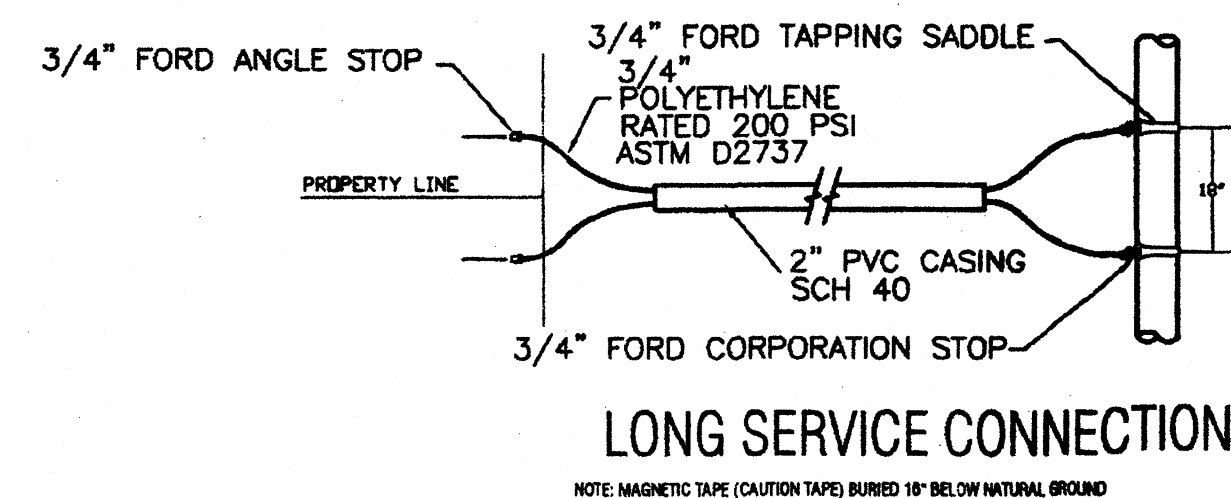
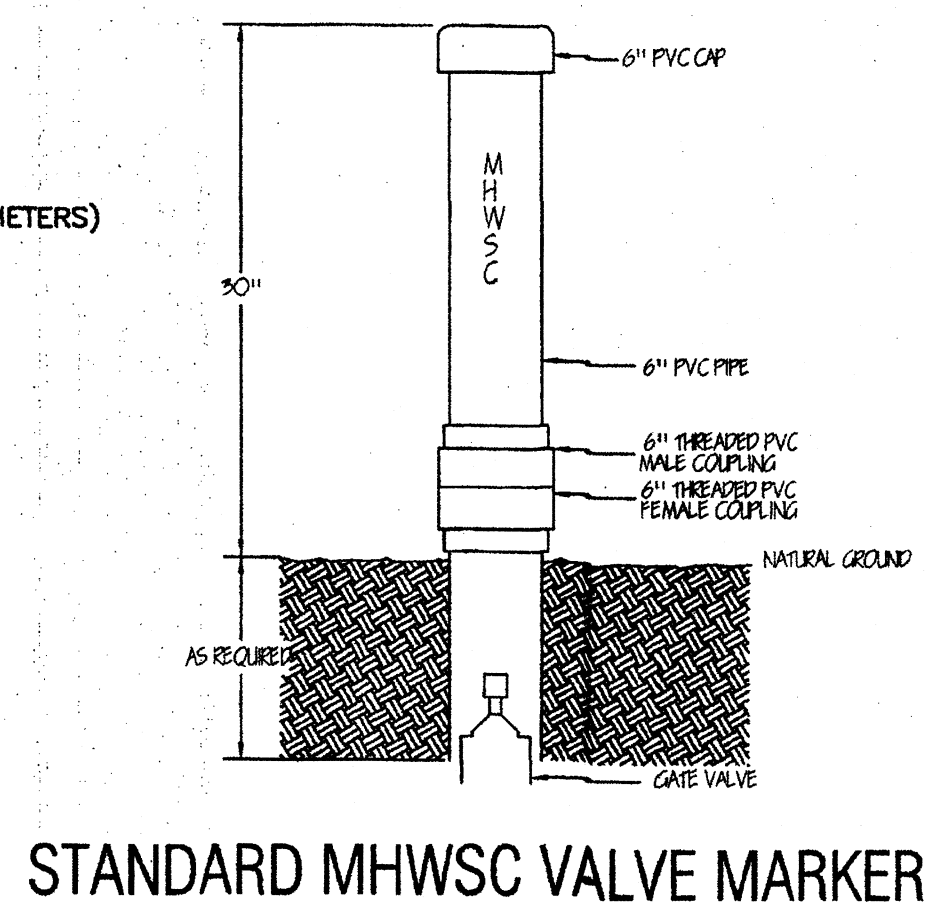
CONSULTING ENGINEERS

124 E. STUBBS ST. #480
HOUSTON, TEXAS 77053
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

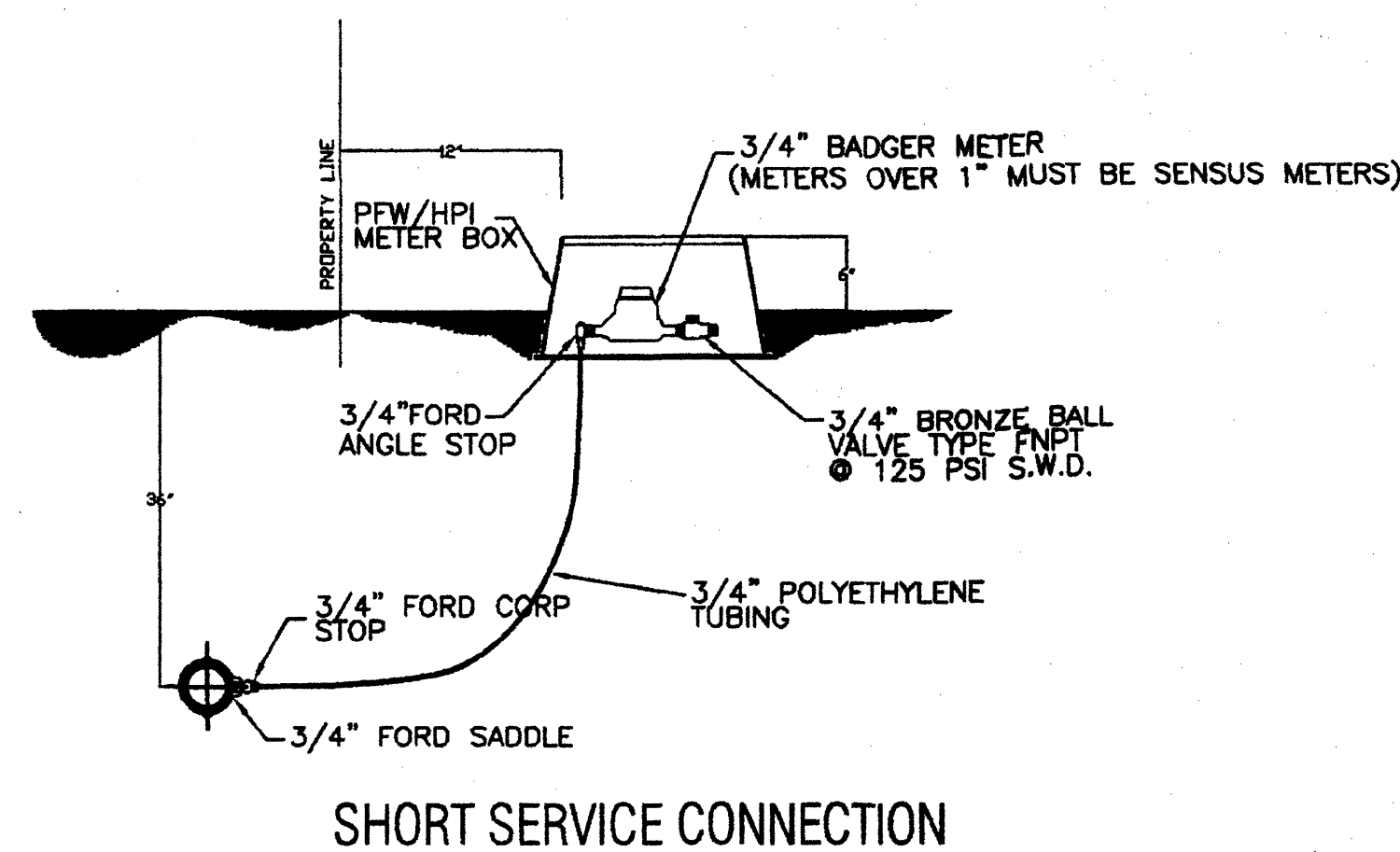
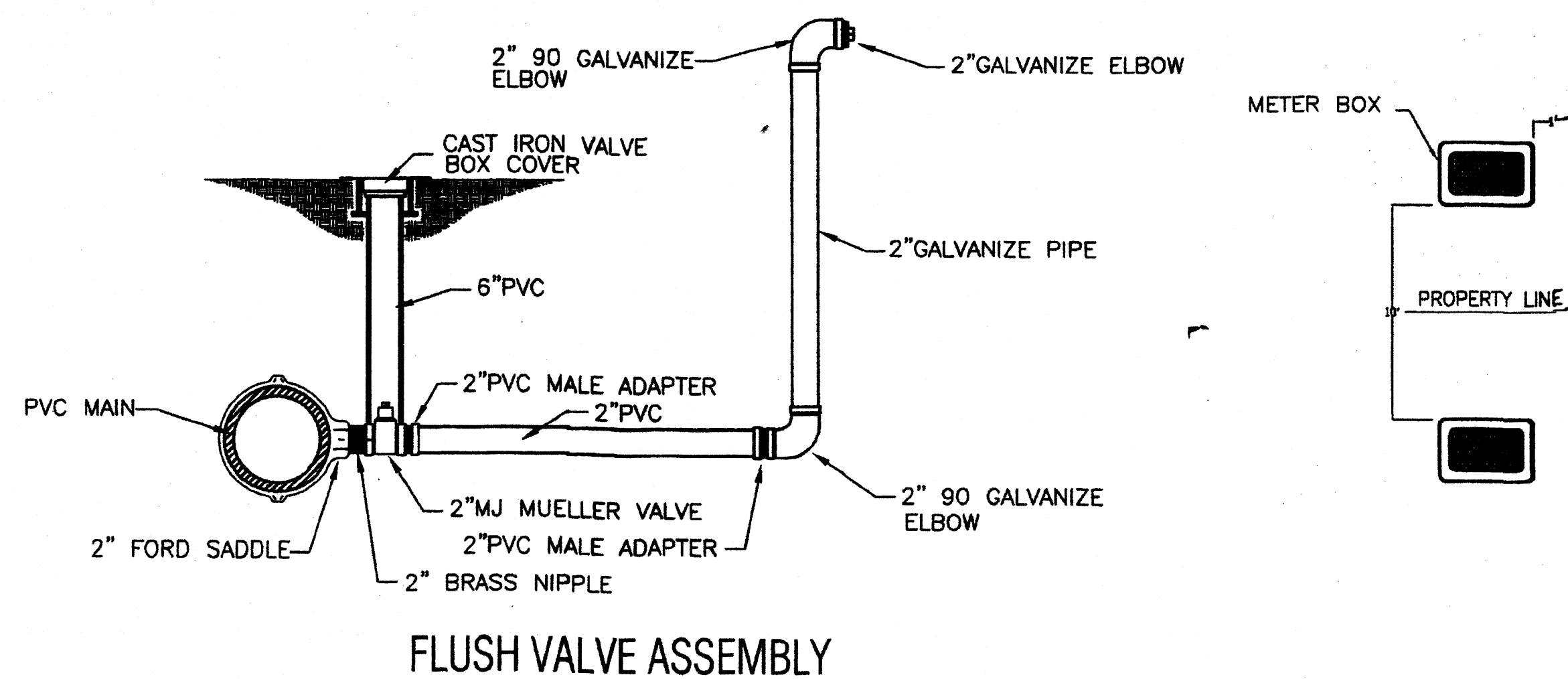
REGISTRATION NUMBER F-1513



NOTE: PVC ENCASMENT 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

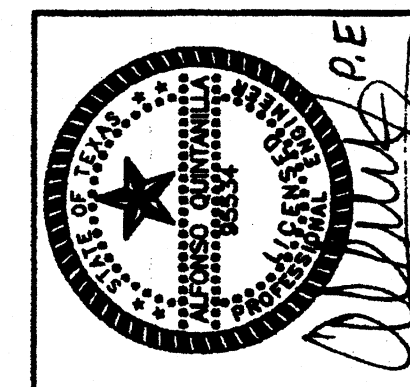


DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 24, 2020			
DATE REVIEWED	REVIEWED BY	CHECKED BY	APPROVED BY

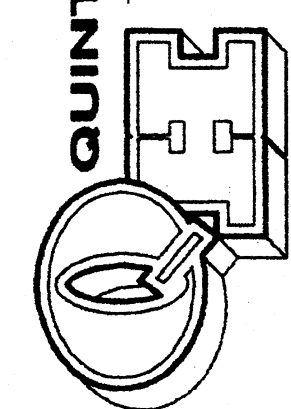
JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	FEBRUARY 13, 2001		N.T.S.		

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

4-17-2020



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
CONSULTING ENGINEERS
PHONE 956-381-6480
FAX 956-381-0527
124 E. STUBBS ST.
EDINBURG, TEXAS 78539

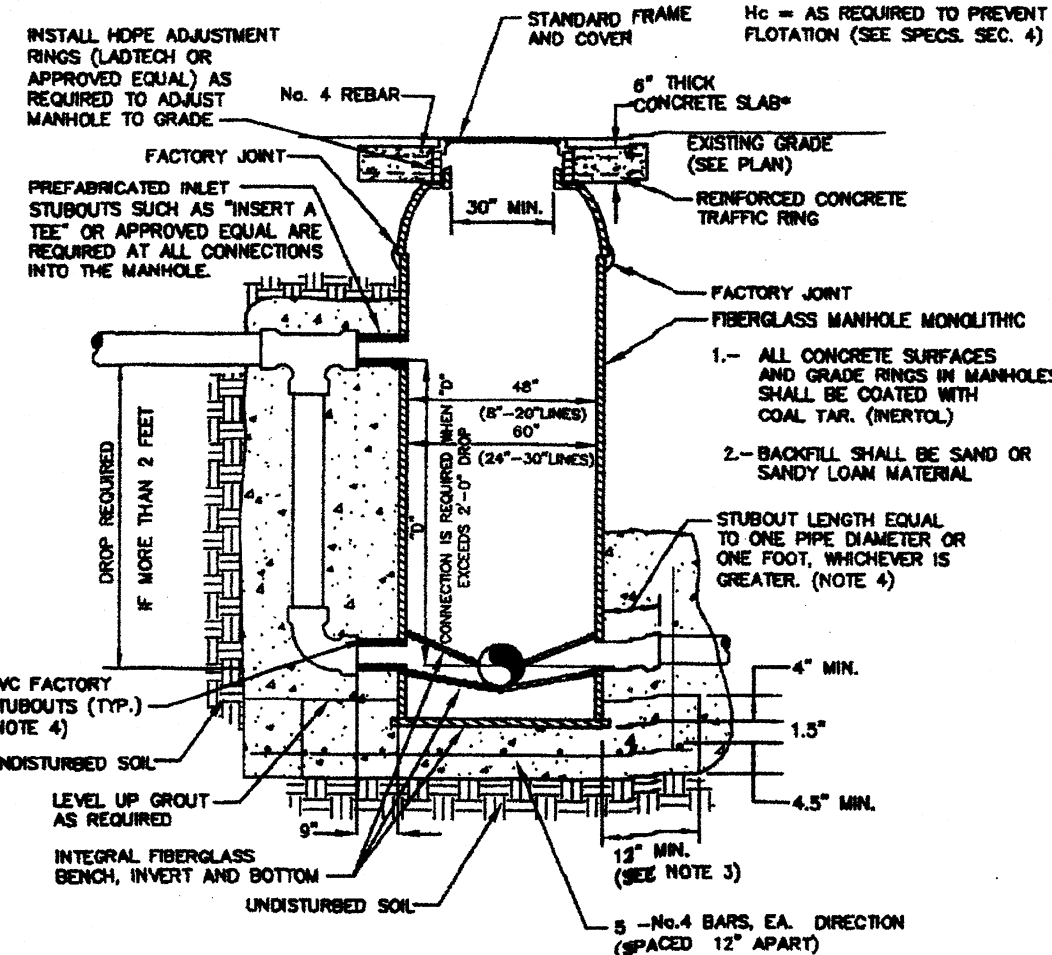


SANITARY COLLECTION SYSTEM NOTES:

- 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 1&I 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

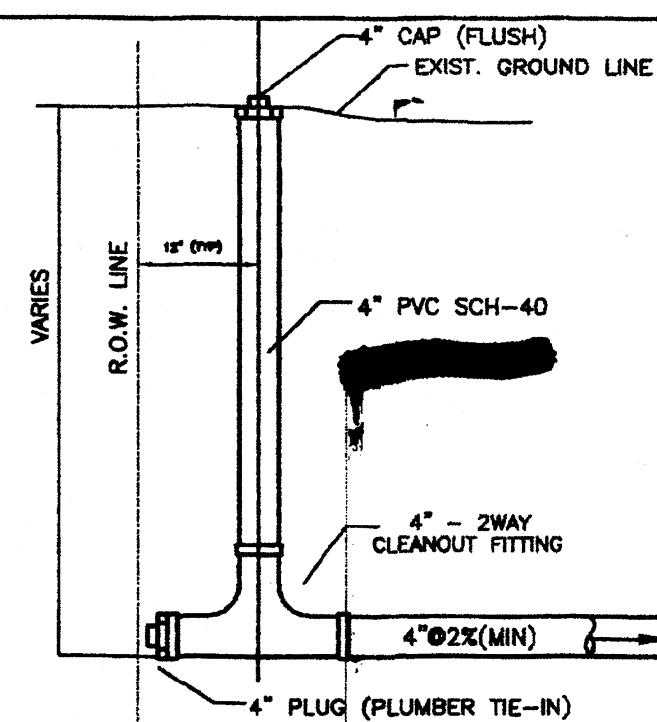


NOTES:

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL SHALL BE SAND COMPACTED TO SIDE STANDARD PROCTOR OR CLM 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.

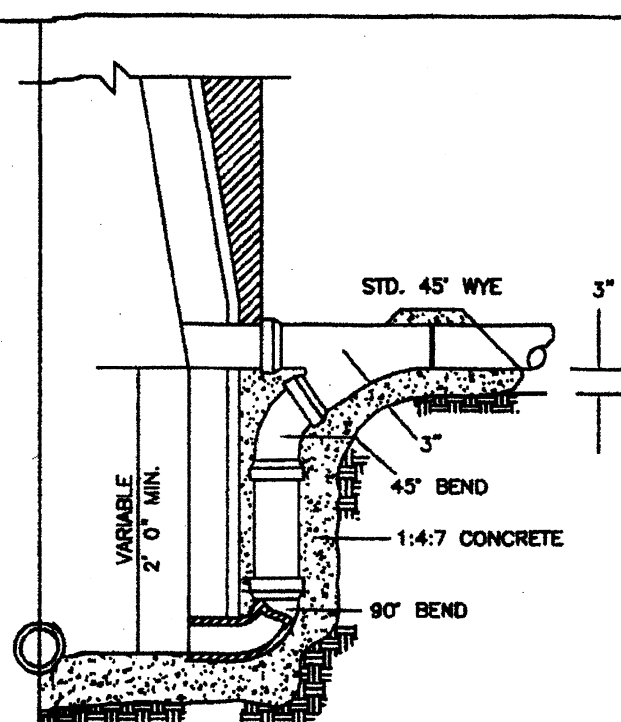
TYPICAL FIBERGLASS MANHOLE

(NOT TO SCALE)



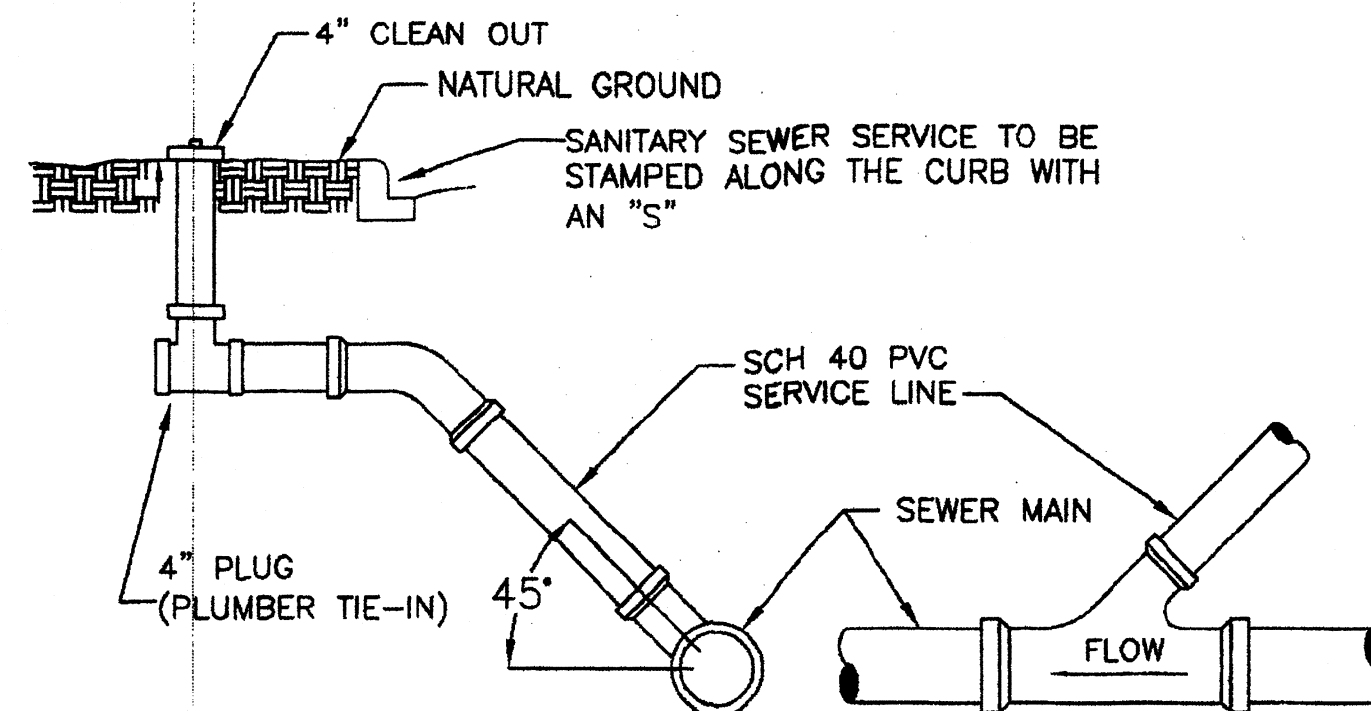
TYPICAL DOMESTIC SINGLE SANITARY SEWER SERVICE DETAIL

Two-Way Cleanout



STANDARD DROP CONNECTION TO MANHOLE

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

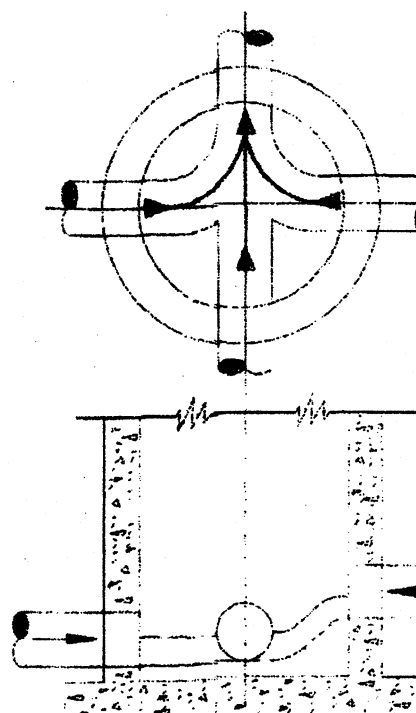
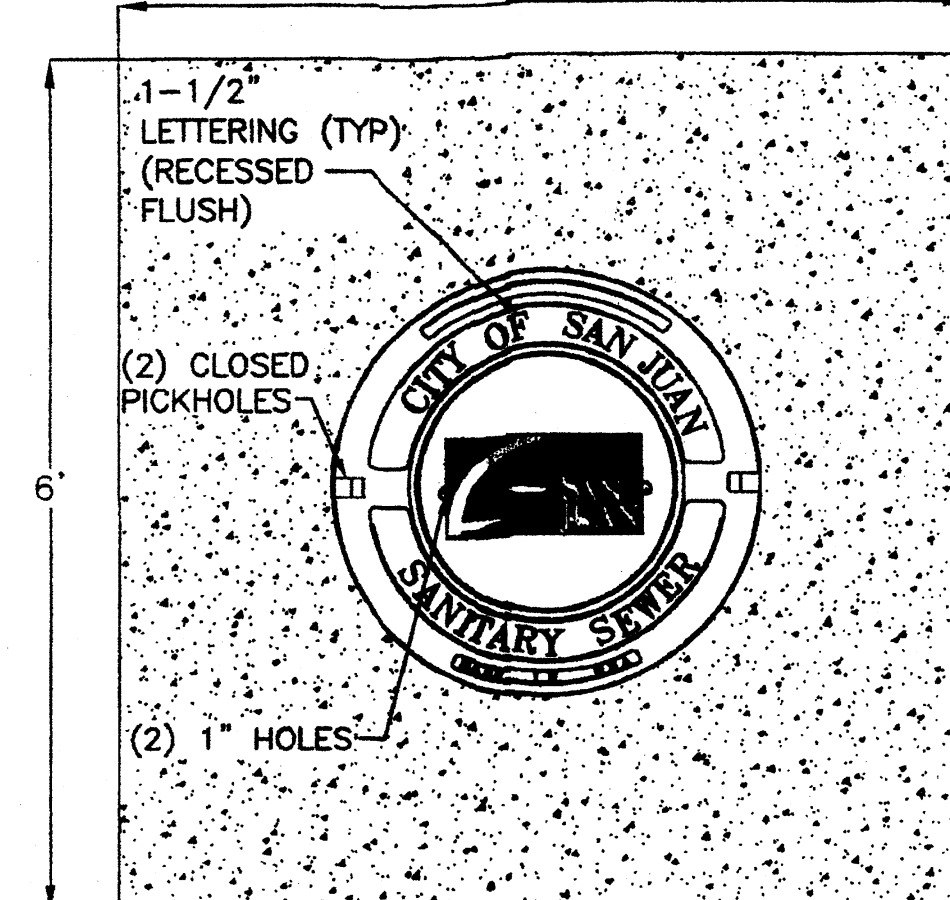


STANDARD SANITARY SEWER SERVICE

(NOT TO SCALE)

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

6" CONCRETE SLAB W/ No. 4 @ 8" O.C. BOTH WAYS
BY 6" WHEN MANHOLE IS LOCATED IN PAVEMENT
CONCRETE SLAB NOT REQUIRED WHEN CONSTRUCTED ON NATURAL GROUND

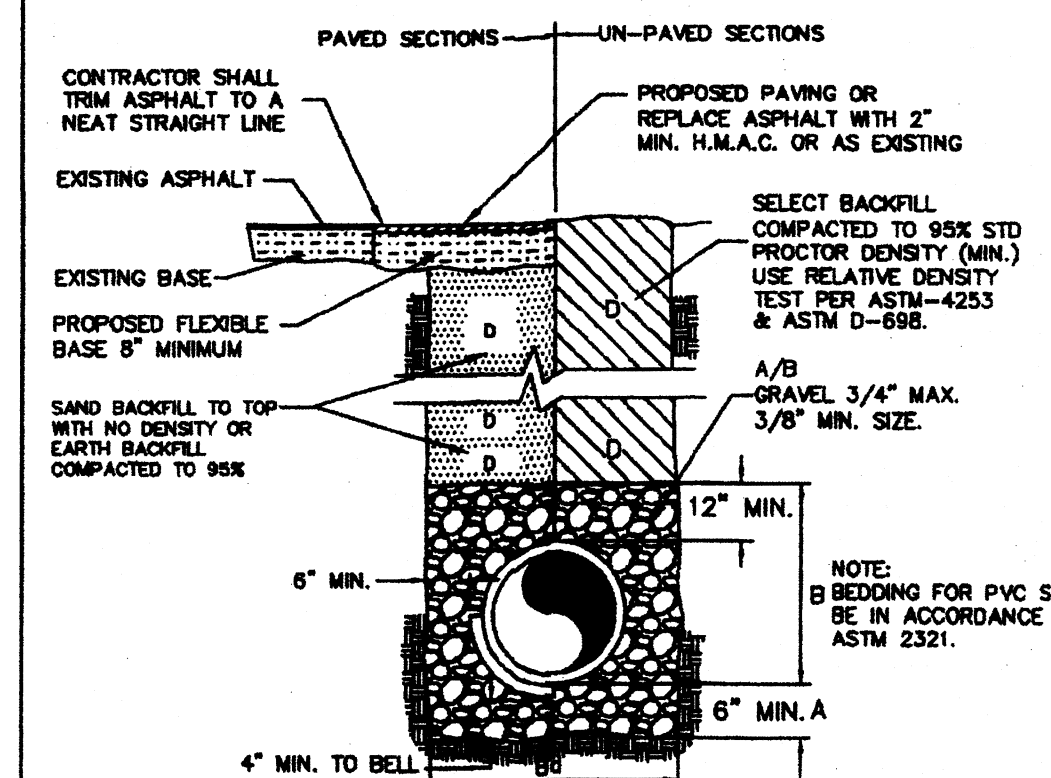


NOTES:

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 FLOW.
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)



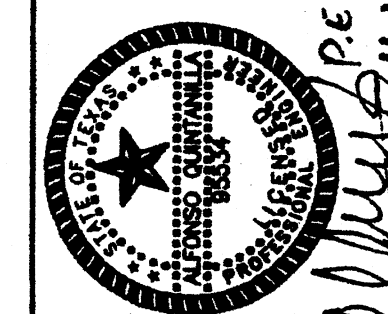
SANITARY SEWER (LOW PRESSURE PIPE)

SCALE: N.T.S.

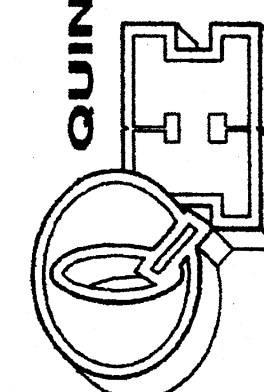
- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=8") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 6" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.
- C-1. (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95 % 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)

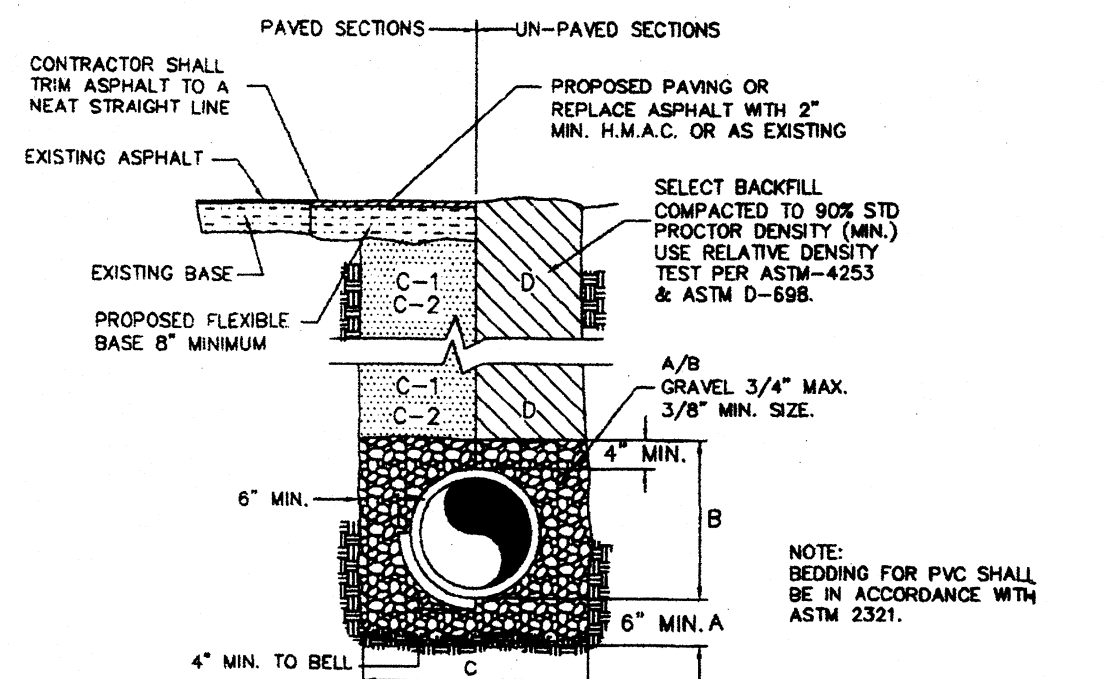
JOB NO.	5-3-16
DATE	03/23/20
REVISION	ALUS CVC
SCALE	AS SHOWN
DRAWN BY	M. GONZALEZ
SHEET	

CITY OF SAN JUAN
SANITARY SEWER
DETAIL SHEET



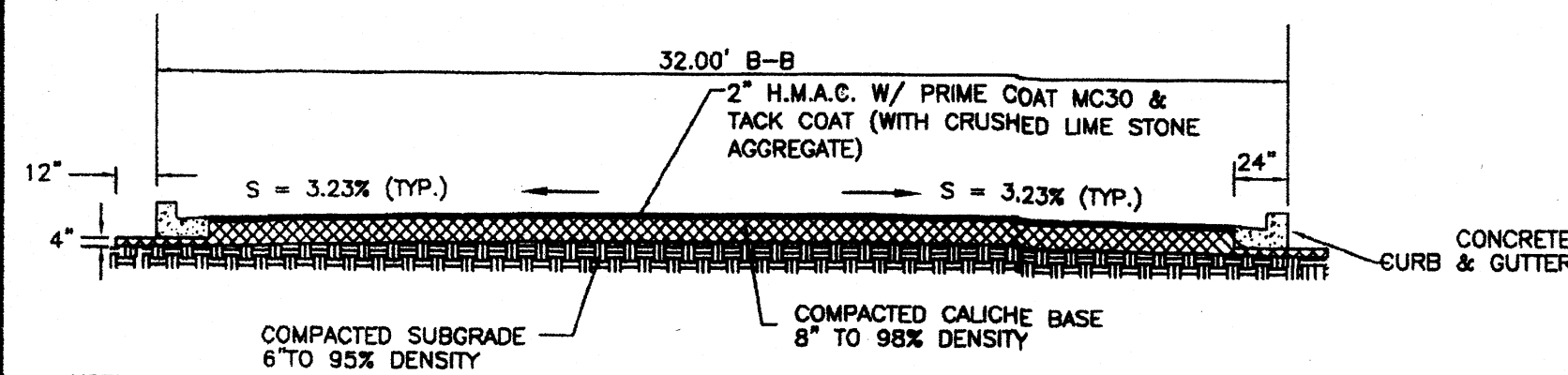
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
ALFONSO@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00





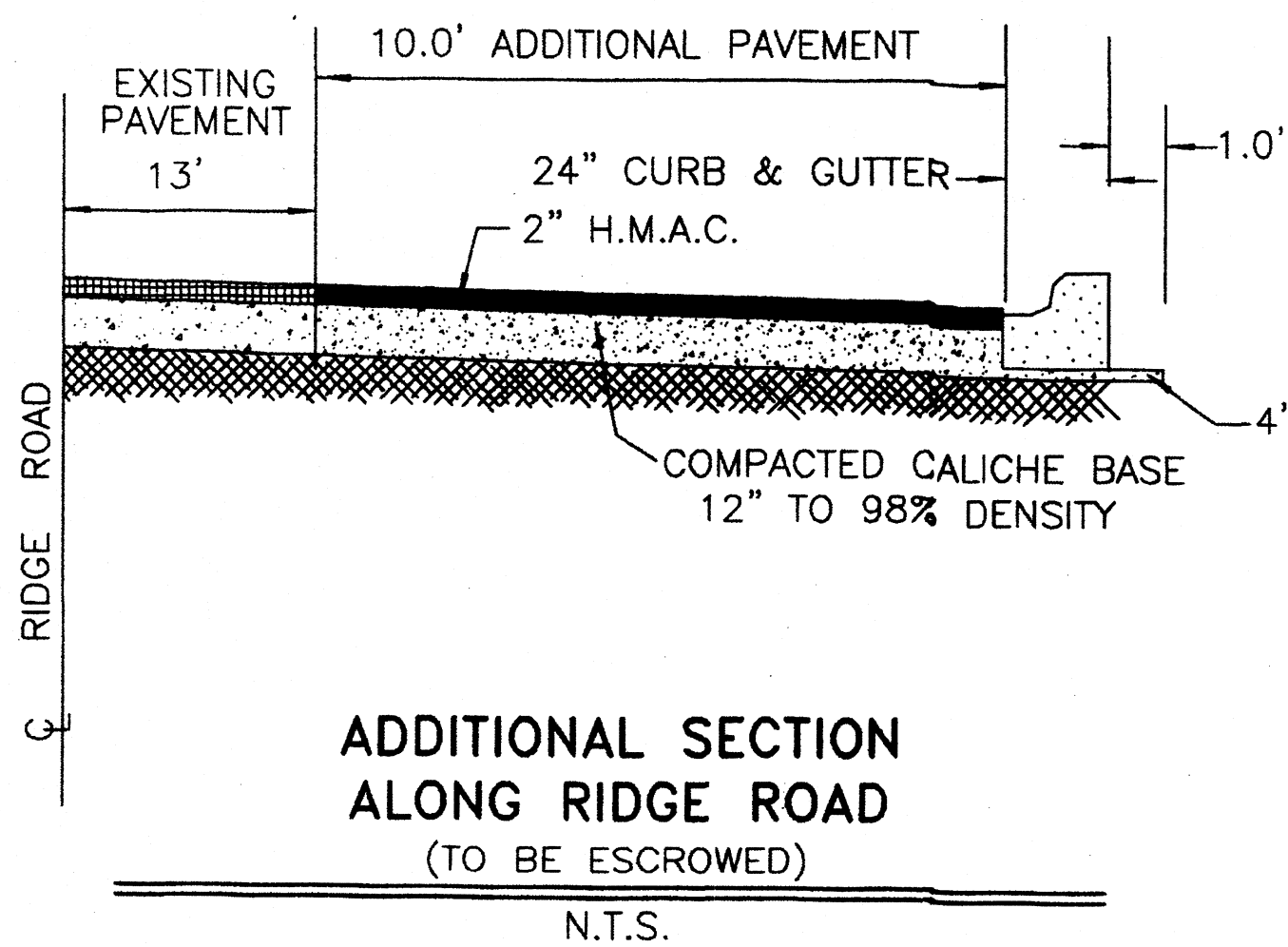
- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=5") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 4" ABOVE THE TOP OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTHS SHALL BE PIPE BELL O.D. + 12" OR IN ACCORDANCE 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% 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. 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 APPROPRIATE 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 8". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

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

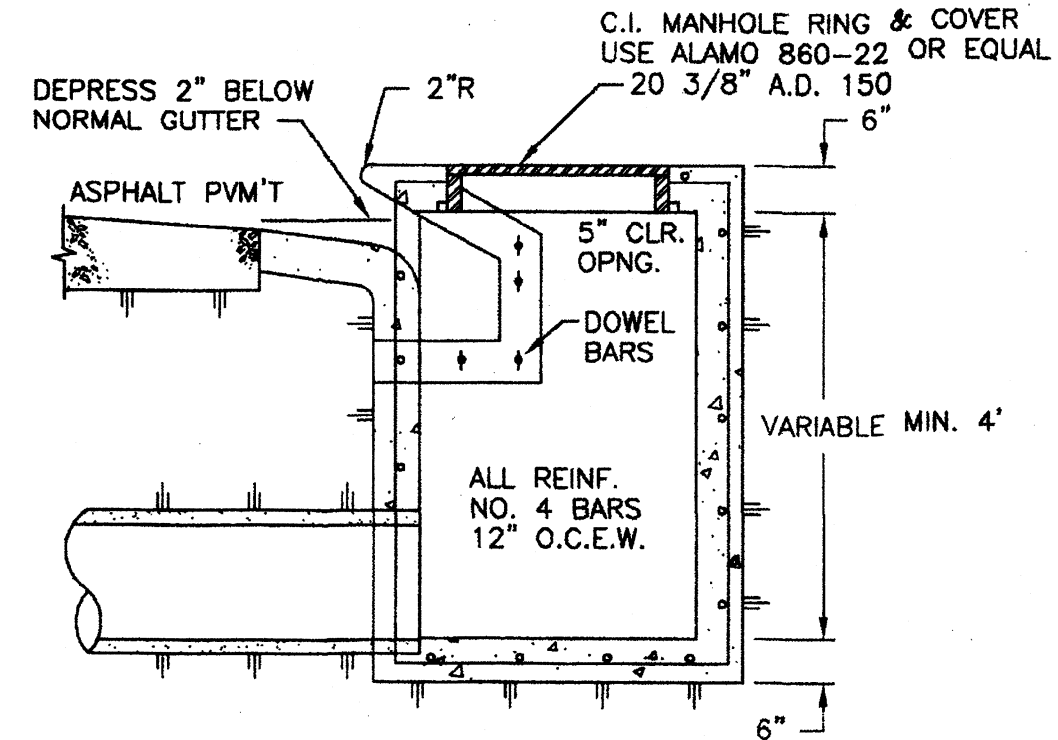


NOTE: IF PI IS 20 OR GREATER, 3.0% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR IS REQUIRED

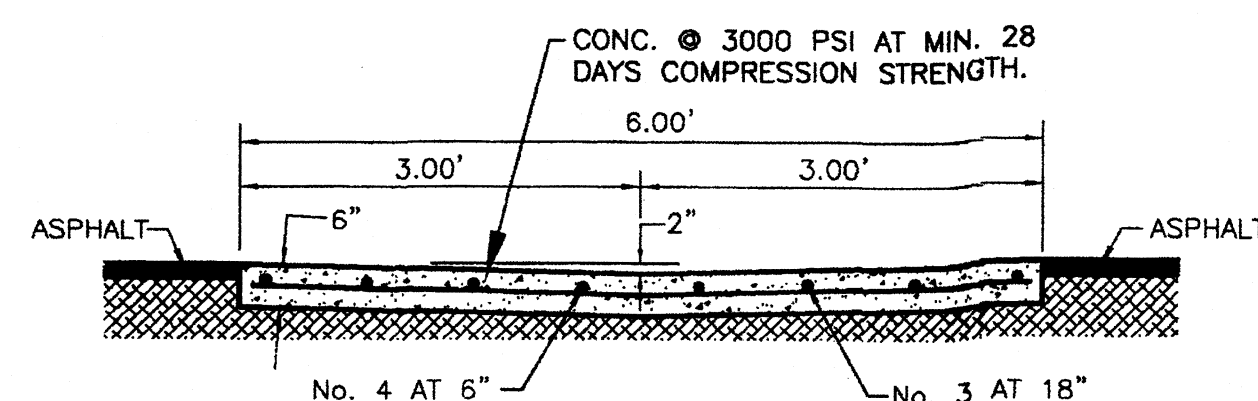
INTERIOR STREET SECTION
NOT TO SCALE



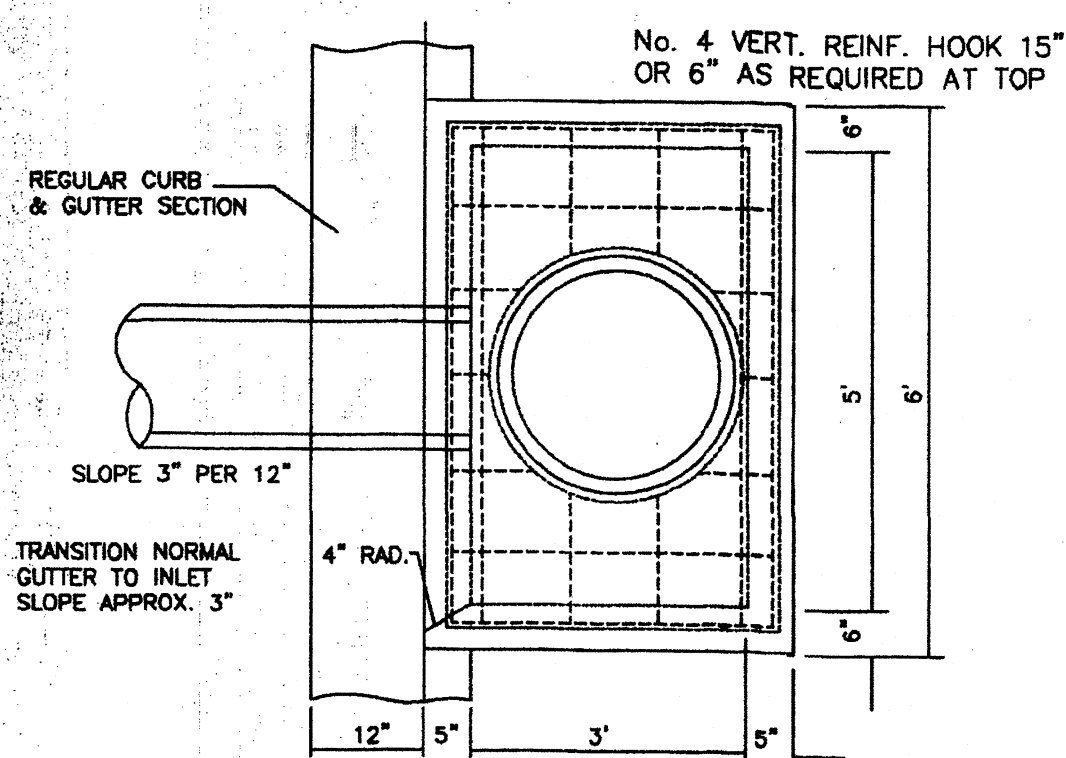
**ADDITIONAL SECTION
ALONG RIDGE ROAD
(TO BE ESCROWED)**
N.T.S.



TYPE "A" INLET DETAIL
NOT TO SCALE



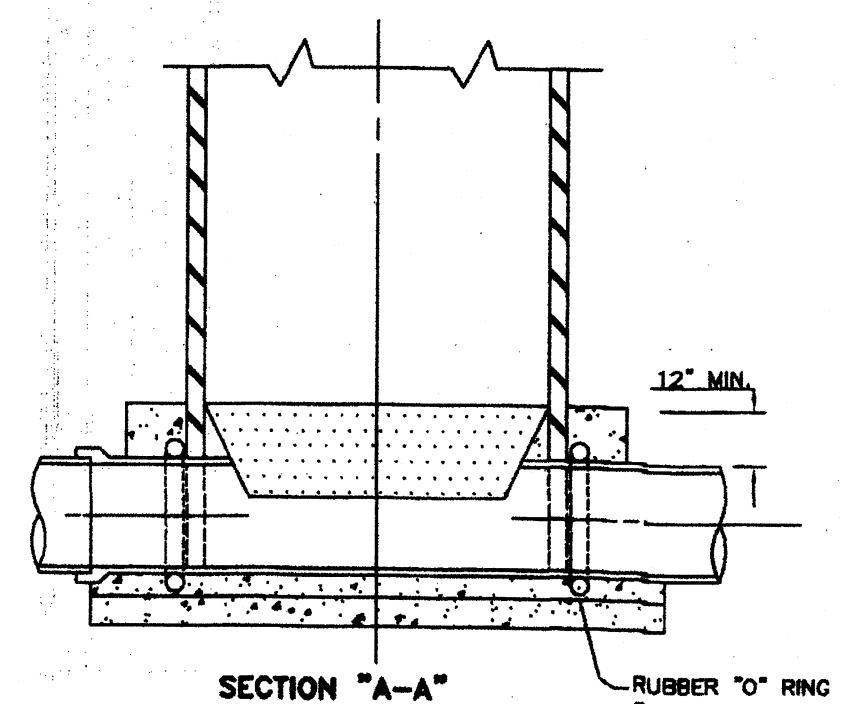
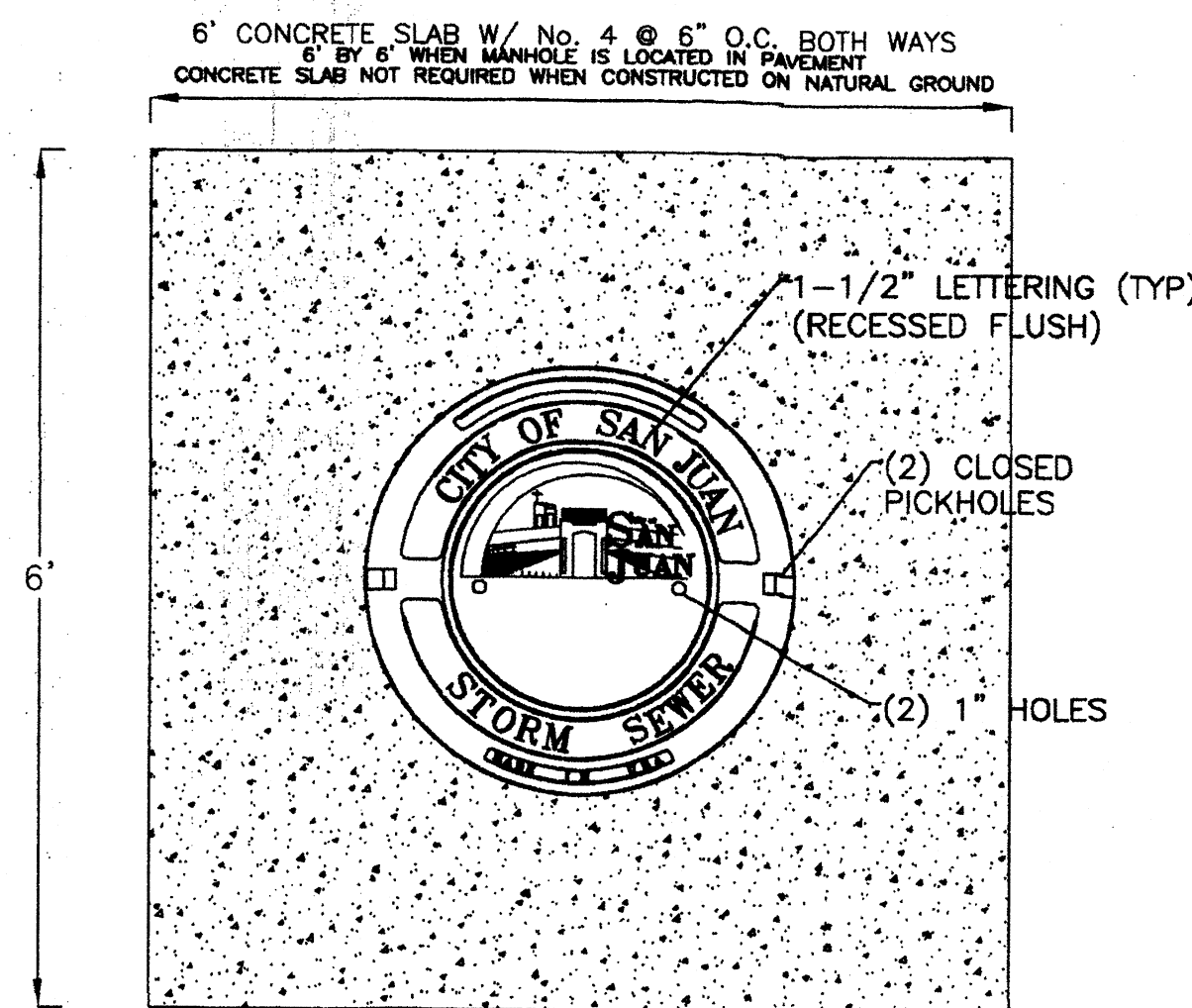
CONC. VALLEY GUTTER
NOT TO SCALE



SECTION A-A
SIDEWALK ADJACENT TO CURB

SECTION B-B
SIDEWALK OFFSET 5 FT FROM CURB

SIDEWALK DETAIL
N.T.S.

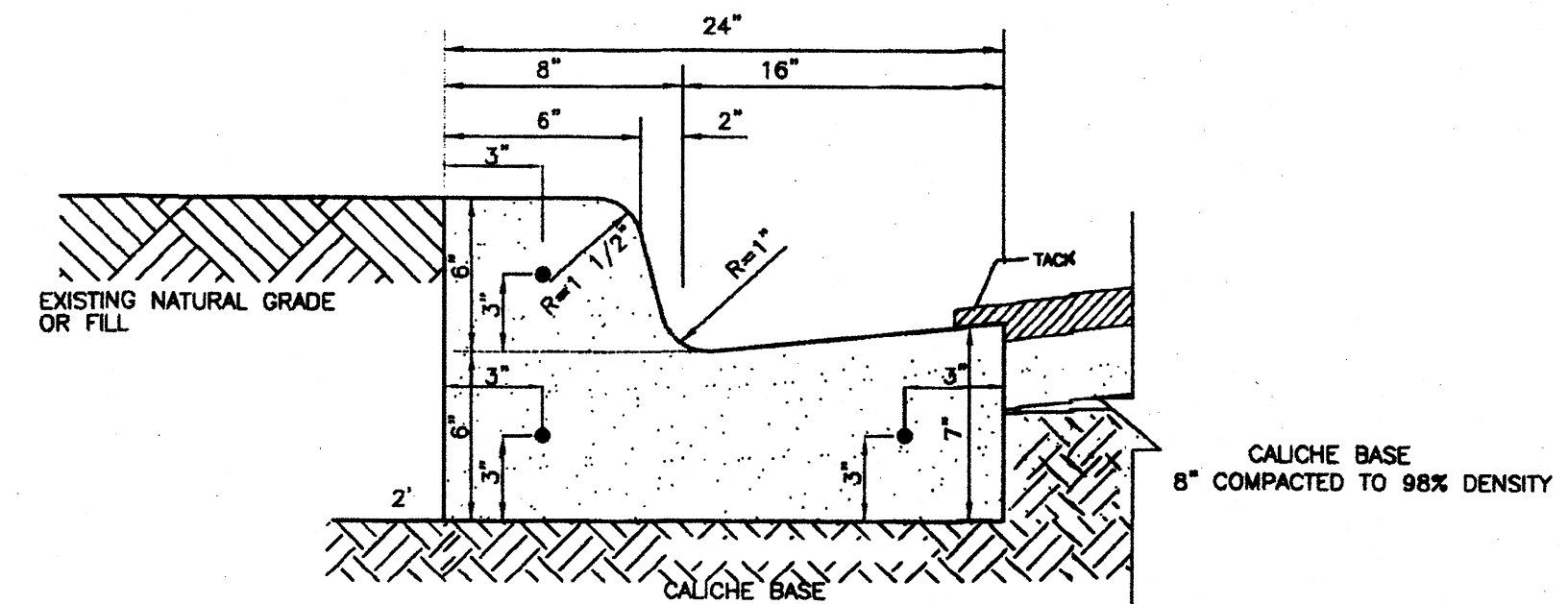


SECTION "A-A"

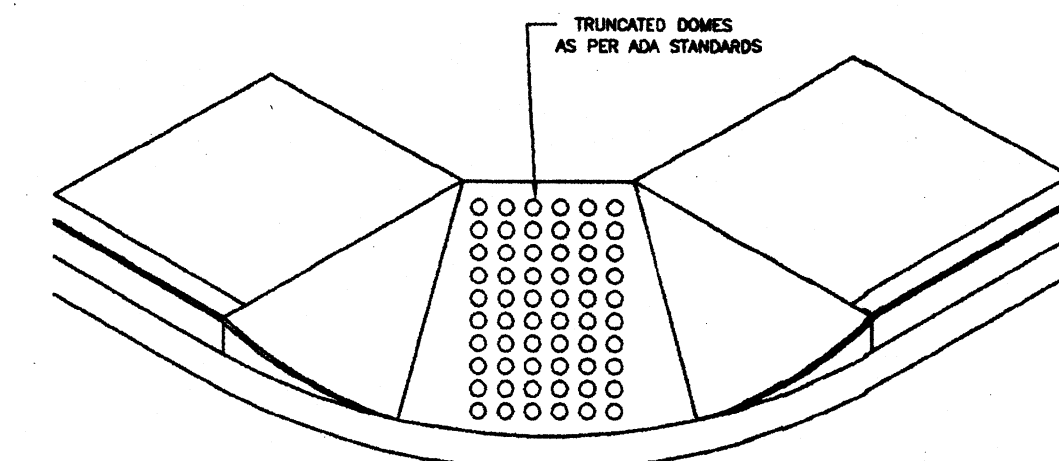
GENERAL NOTES:

BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY. CONCRETE BASE TO BE POURED IN PLACE IN TRENCH. MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION. MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE. FUTURE CONNECTIONS. IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED USE STAUFER CHEMICAL "SW5840RTY" SILICONE SEALANT OR EQUAL.

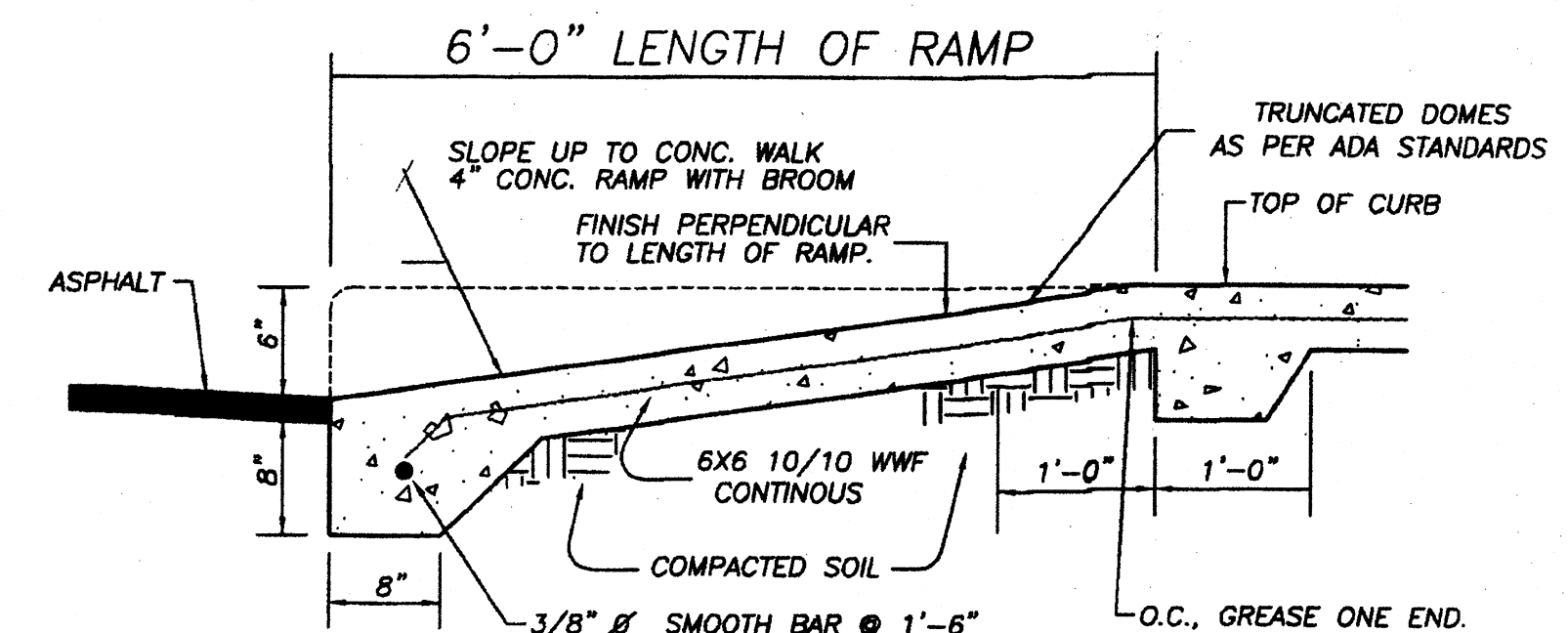
CONCRETE NOTE:
ALL CONCRETE SHALL BE @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



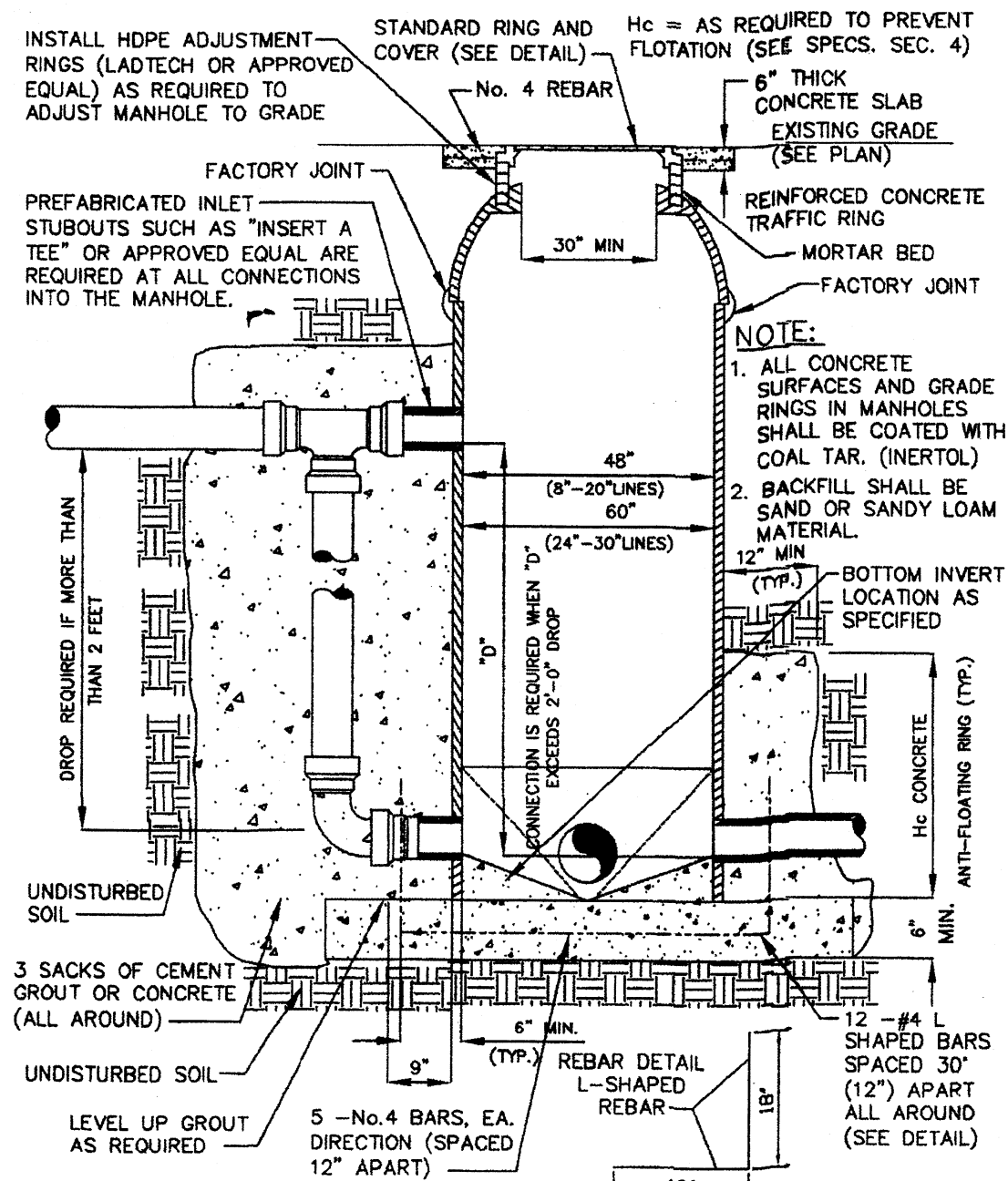
INTEGRAL 24" CURB & GUTTER
(NOT TO SCALE)



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



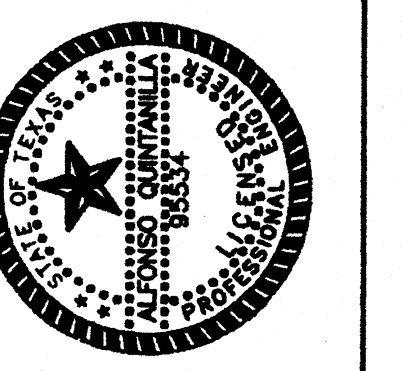
RAMP SECTION
N.T.S.



TYPICAL FIBERGLASS MANHOLE
(NOT TO SCALE)

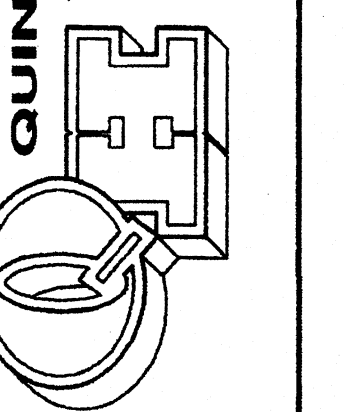
JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	9-25-17	M. GONZALEZ			

**CITY OF SAN JUAN
PAVING AND DRAINAGE
DETAIL SHEET**



Alfonso P.E. 5-7-21

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 361-0550
FAX 361-0550
ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



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



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

October 15, 2024

Ms. Monica Gomez
Assistant Director of Planning
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589

Re: Villas De Angelina

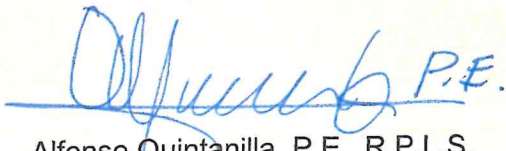
Dear Ms. Gomez,

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

- Lot Frontage Interior Lots: Required 60.0', proposed 55.0'
- Lot Frontage Corner Lots: Required 65.0', proposed 60.0' for Lots 19, 50 and 51; 62.0' for Lots 39 and 62
- Block Length: Required 600.0', proposed 722.0'
- Utility Easement: Required 15.0', proposed 10.0'
- Rear Setback: Required 20.0', proposed 10.0'
- Side Setback for Interior Lots: Required 6.0', proposed 5.0'
- Lot area for corner lots for Single Family Residential District (R-S) require 6,500.0 SF; proposed 6,370.00 SF for Lots 50 and 51
- Secondary access: We are proposing a stub out to the east
- Allow sanitary sewer manholes fiberglass monolithic open bottom with concrete foundation poured in place

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

Respectfully,


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



November 19, 2024

Monica Gomez
Assistant Director
Planning & Zoning Department
City of San Juan
512 S. Nebraska Ave.
San Juan, Texas 78589

SUBJECT: Villas de Angelina Subdivision Response Letter

Dear Ms. Gomez,

Trimad Consultants hereby rejects the requested variances in accordance with the City of San Juan's Standards Subdivision Manual.

The rejection is based on the following:

1. **Noncompliance with Minimum Requirements:** The proposed lot dimensions and areas do not meet the minimum standards outlined in the Subdivision Manual.

We strongly recommend that the Engineer submit a revised layout that complies with the required standards and addresses all previously issued comments. Once received, we will promptly review the updated documents.

Should you have any questions or need further clarification, please feel free to contact us.

Best regards,

A handwritten signature in blue ink that reads "Ricardo Salazar".

Ricardo Salazar
Trimad Consultants



Tirso Garza, Fire Chief
Carlos Alaniz, Assistant Chief
Sandra Guajardo, Administrative Assistant

November 18, 2024

Alfonso Quintanilla, P.E., R.P.L.S.
124 E. Stubs
Edinburg, Texas 78539

Dear Mr. Alfonso Quintanilla:

After reviewing the Variance Request submitted for Villa De Angelina it has been denied as per the Fire Protection System per IFC 2018 and the City of San Juan Subdivision Standard Design Manual due to the following:

- Section D107 One – or two-Family Residential Developments – One or two family dwelling residential development. Development of one-or two-family dwelling where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- Section 11-6-G One – or two-Family Residential Developments – One or two family dwelling residential development. Development of one-or two-family dwelling where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- Section VI 7-D-1 Cul-de-sacs -Length of the entrance road to the cul-de-sac should not exceed 600 feet.

Should you have any questions, do not hesitate to contact us at 956-223-2470.

Sincerely,

Jose "JJ" Salinas
Fire Inspector/Plans Examiner

Fire Station No. 1 – 707 S. Nebraska Ave., San Juan, Texas 78589
Fire Station No. 2 - 2301 N. Raul Longoria, San Juan, TX 78589
•Phone: (956)223-2470 • Fax: (956)783-3441



Monica Gomez <mgomez@sjtx.us>

VILLAS DE ANGELINA

Juan Martinez <jmartinez@sjtx.us>

Tue, Nov 19, 2024 at 11:04 AM

To: Monica Gomez <mgomez@sjtx.us>, Miguel Gracia <mgracia@sjtx.us>

Department of Utilities has no issues with allowing the use of fiberglass sanitary sewer manholes monolithic open bottom with concrete foundation poured in place.

Juan Carlos Martinez
Director of Utilities
City of San Juan
Office: 956-223-2301
Cell: 956-310-1670
jmartinez@sjtx.us

[Quoted text hidden]



"Villas de Angelina Subdivision" 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. As per the City of San Juan, the front of the lots needs to 60-ft minimum
2. Teresa Drive does not meet the 600-ft or less requirement for a street. It is recommended to move down Witten Dr., so Teresa Dr. meets the requirements.
3. Verify if the property in the south is not landlocked. If landlocked, Davis Dr. needs to be extended for access.
4. Date on the Engineer's Signature Block needs to be updated.
5. Details must be updated as per the City of San Juan's Subdivision Standard Manual.

RECEIVED

NOV 19 2024

Planning Department



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

To: Director of Planning Zoning, Monica Gomez
From: Israel Garza Director of Public Works Department
Date: November 19, 2024
Subject: Villas de Angelina

Department of Public Works Department reviewed the plans for Subdivision comments are as follow:

- 4x8 Signs with all Permits
- MS4 Permits
- SWP-3
- NTP
- Silk fence all around construction site
- 98% compaction tested
- Asphalt at 3 inches, as per standard manual, approved by the City Commission
- Cul-de-sac 3 inches of asphalt
- Detention Ponds must have 6 foot cedar fence or chain link fence with (2) 12ft gates safety ends with cement canales or bull rock running from inlet and discharge
- Asphalt speed bumps, up to standard, (Qty5) painted yellow (NO Exceptions No Variance)
- Detention ponds will have cement safety ends with bull rock for sediment control
- Both detention ponds will have hydro seeding for erosion control NO EXCEPTIONS
- All storm drain covers will have City of San Juan logo
- Sidewalk must be green area in between
- If HOA on the pond or in subdivision, the city will require a letter of compliance for the life span releasing the City of San Juan of any responsibilities



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Derek Cantu,
Fire Marshall

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: Villas De Angelina

Address: _____

Date Reviewed: 8/1/2024

After reviewing plans, the following requirements shall be needed as per the Fire Protection System per IFC 2018:

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.
6. Should there be an island in the entrances there shall be 20 feet from entrance and 20 feet from the exit.
7. Should there be more than 30 lots a secondary entrance is required.
8. The street name must continue the name of existing streets on adjoining plats to maintain street name continuity.

Note: Section D107.1 - One- or Two-Family dwelling residential developments. Development of once or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

RECEIVED

AUG 01 2024

PLANNING DEPARTMENT

Plans Reviewed By,
Jose J. Salinas, Fire Inspector

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Discussion and Possible Action to Authorize the City Manager to Declare as Surplus and for Final Disposal For Auction. [Israel Garza, Director of Sanitation]

STAFF COMMENTS AND RECOMMENDATIONS:

Staff Recommends The Approval Of The 21 Vehicles On The Attached List For Auction. These Vehicles Are Outdated And Are Requiring Too Much Maintenance, Costing The City A High Amount Of Money.

RECOMMENDATION:

Staff Recommends Approval As Presented.

PREPARED BY:

Israel Garza,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

UNIT #	TAG #	YEAR	MAKE	MODEL
11	4233	2013	Chevrolet	Tahoe
20	4443	2014	Ford	Explorer
	3390	1993	Chevrolet	P30 Van
49*	2972	2007	Ford	Crown Victoria
SW27	4126	1991	Chevrolet	Kodiak LPG 2400 Gal Water Tanker
SW719	3509	1988	GMC	International S Series 1754
SW708	4314	2013	Peterbilt	320 Sideload
SW718	3968	2011	Peterbilt	320 Sideload
SW723	4778	2017	Peterbilt	320 Sideload
SW716	4779	2017	Peterbilt	320 Sideload
SW714	3967	2012	Peterbilt	Conventional 348
SW747	2991	2006	Ford	F-150
SW715	2995	2005	Ford	F-150
PK331	3560	2009	Chevrolet	Tahoe
PK316	2966	2007	Ford	Expedition
PK315	2971	2007	Ford	Expedition
PK305	3563	2008	Chevrolet	Tahoe
PU257	4230	2013	International	7500 SBA 6x4 Vactor
CE501	2990	2005	Ford	F-150
CE507	5043	2014	Chevrolet	Sonic Sedan
CE508	5044	2012	Chevrolet	Cruze

VIN
1GNLC2E01DR262966
1FM5K8AR9EGB79824
1GCGP32J2P3319670
2FAFP71W27X126847
1GBM7H1P9MJ102912
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AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Discussion and Possible Action to Request Assistance from the Health and Environmental Services within the San Juan City Limits. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan is requesting assistance from the Hidalgo County Health Department to conduct Food Establishment Inspections within the city limits in accordance to Chapter 437 of the Texas Health and Safety Code and the Hidalgo County Health and Human Services Environmental Health Division Rules. The Hidalgo County Health Department will be in charge of conducting health inspections of restaurants and businesses that require it.

According to the City of San Juan Ordinance 2019-04, health inspection fees are based on the number of employees that each business has:

- Temporary permits, not to exceed 14 days - \$25.00
- Establishment employing ten employees or less - \$100.00
- Establishment employing eleven to twenty employees - \$125.00
- Establishment employing twenty-one or more employees - \$150.00
- Follow-up Inspection Fee- \$25.00

On October 17, 2024, a letter was submitted to the Honorable Richard Cortez, County Judge, and Eduardo Olivarez, Hidalgo County Health & Human Services Administrator, requesting assistance with the Food Establishment Inspections. The Hidalgo County Health Department is working on an Interlocal Agreement with the City of San Juan to start assisting the city.

RECOMMENDATION:

Staff is recommending approval of this item in order to move forward with the Health Inspections within the City Limits of San Juan.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Benjamin Arjona, City
Manager



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

October 17, 2024

The Honorable Richard Cortez, County Judge
Eduardo Olivarez, Hidalgo County Health & Human Services Administrator
1304 South 25th Street
Edinburg, TX 78542

Re: Health / Environmental Services for the City of San Juan

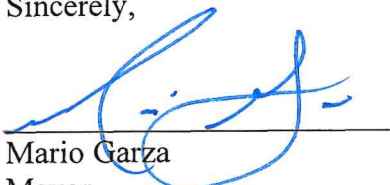
To whom it may concern,

Please allow this letter to serve as written notification that the City of San Juan is requesting assistance with the Health and Environmental Services within our city limits. The City of San Juan conducts approximately thirty (30) health inspections monthly and fees varies depending on the number of employees. According to Ordinance 2019-04 fees are the follows:

1. Temporary permit, not to exceed 14 days - \$25.00
2. Establishments employing ten employees or less - \$100.00
3. Establishments employing eleven to twenty employees - \$125.00
4. Establishments employing twenty -one or more employees - \$150.00
5. Follow up Inspection Fee - \$25.00

If you have any questions, please contact Planning Department (956) 223-2200.

Sincerely,



Mario Garza
Mayor
City of San Juan

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



Monica Gomez <mgomez@sjtx.us>

City of San Juan

Eduardo Olivarez <eduardo.olivarez@hchd.org>

Mon, Sep 23, 2024 at 3:12 PM

To: Monica Gomez <mgomez@sjtx.us>

Cc: Richard Cortez <richard.cortez@co.hidalgo.tx.us>, Dairen Sarmiento <Dairen.sarmiento@hchd.org>, Guillermo Palacios <guillermo.palacios@hchd.org>, Martin Ramirez <martin.ramirez@hchd.org>, Miguel Escaname <mike.escaname@hchd.org>, Jose Gonzalez <jose.gonzalez@hchd.org>, Jennifer Alvarez <jennifer.alvarez@hchd.org>

Ms. Gomez,

Per our telephone conversation, I am following up with you in regards to the City's request to assist with Health / Environmental services within your municipality. We would need a written request addressed to our County Judge, the Honorable Richard Cortez, and to Eduardo Olivarez, Hidalgo County Health & Human Services Administrator, requesting assistance. Please add within the body of the correspondence the exact type of assistance you will need, such as the following...

- the average number of Health Inspections / OSSF Inspections per month
- the current fees for your various inspections and permits per month
- documentation showing City Council action in regards to the status of the City Health Department
- anticipated start date
- the establishment of an MOU / ILA

We have attached an example of an agreement; however, this was for assistance involving OSSF inspections, you would have to modify it to include health inspections and OSSF. Please include all the above individuals listed on the email header during your response.

We look forward to assisting you within our means.

Have a Blessed Day.



Eduardo "Eddie" Olivarez
Chief Administrative Officer
1304 South 25th Ave.
Edinburg, Texas 78542
956 383 8858
eduardo.olivarez@hchd.org



Monica Gomez <mgomez@sjtx.us>

Health Inspections and

Martin Ramirez <martin.ramirez@hchd.org>

Wed, Nov 6, 2024 at 10:40 AM

To: Monica Gomez <mgomez@sjtx.us>

Cc: Antonio Jaramillo <ajaramillo@sjtx.us>, Guillermo Palacios <guillermo.palacios@hchd.org>, Dairen Sarmiento <Dairen.sarmiento@hchd.org>, Robert Vina <robert.vina@da.co.hidalgo.tx.us>, Victor Garza <victor.garza@da.co.hidalgo.tx.us>, Jose Gonzalez <jose.gonzalez@hchd.org>

Good Morning Ms. Gomez. Hope all is well with you. We met with our legal department and we are ready to start doing inspections within the city limits of San Juan. They asked that we get with you concerning the items below that we are requesting of you.

- Place on your agenda that as per the City's request, the Hidalgo County Health and Human Services Department will conduct Food Establishment Inspections within its municipal jurisdiction in accordance with chapter 437 of the Texas Health and Safety Code and the Hidalgo County Health and Human Services Environmental Health Division Rules.
- Advise food establishments that the County will be conducting inspections.
- Ask that the City provide a point of contact of Food Establishment Inspection related issues with the city.

On our part we will be placing an acknowledgement on our Commissioner Court's agenda that the Health Department will be starting to conduct Food Establishment Inspections in the City of San Juan.

[Quoted text hidden]

ORDINANCE NO. 2019-04

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF THE CITY OF SAN JUAN, TEXAS, BY ADDING ARTICLE 4.11 FOOD ESTABLISHMENT REGULATIONS TO CHAPTER 4 BUSINESS REGULATIONS TO PROVIDE FOR THE REGULATION OF FOOD ESTABLISHMENTS INCLUDING FOOD SERVICE ESTABLISHMENTS, RETAIL FOOD STORES, AND TEMPORARY FOOD ESTABLISHMENTS, AND FOOD HANDLERS AND PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, it is the desire of the City of San Juan to adopt in all respects, the regulation of food establishments and standards on food sanitation; and

WHEREAS, the adoption of these rules is done to facilitate the proper inspection activities of food service and retail food store establishments within the corporate limits of San Juan and to protect the public safety, health and general welfare of the community.

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

SECTION I: AMENDMENT. The Code of Ordinances of the City of San Juan, Texas is hereby amended by adding Article 4.11 Food Establishment Regulations to Chapter 4 Business Regulations and shall read in its entirety as follows:

ARTICLE 4.11 FOOD ESTABLISHMENT REGULATIONS

DIVISION 1. IN GENERAL

Sec. 4.11.100 Enforcement.

These sections of this article shall be enforced by the health inspector, or his/her designated representative, in accordance with the interpretations thereof, and provided further, that where the provisions of the laws of the State of Texas are in conflict with such compliance provisions, the state law shall govern and shall control the interpretation given any of the provisions of this article. This ordinance is intended for further the public's health, safety, and welfare.

DIVISION 2. FOOD ESTABLISHMENTS

Sec. 4.11.200 Adoption of Texas Food Establishment Rules.

- A. The City of San Juan adopts by reference the provisions of the current rules or rules as amended by The Executive Commissioner of the Health and Human Services Commission found in Title 25 Texas Administrative Code, Chapter 228, regarding the regulation of food establishments in this jurisdiction.

- B. Definitions: The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Authorized agent or employee means the employees of the regulatory authority.

Food establishment means food service establishment, a retail food store, a temporary food establishment.

Municipality of San Juan in this article shall be understood to refer to the City of San Juan.

Regulatory authority means the City of San Juan Health Division.

State rules means the state rules found in Title 25 Texas Administrative Code, Chapter 228. These rules are also known as the Texas Food Establishment Rules.

Sec. 4.11.201 Permits and Exemptions.

- A. A person may not operate any food establishment without a permit issued by the regulatory authority. Permits are not transferable from one location to another location, except as otherwise permitted by this ordinance. A valid permit must be posted in or on every food establishment regulated by this article.
- B. A food establishment operated solely by a non-profit organization is exempt from the permitting requirements of this article, but is not exempt from compliance with the state rules. The regulatory authority may require any information necessary to determine whether an organization is non-profit for purpose of this exemption.

Sec. 4.11.202 Application for Permit and Fees.

- A. Any person desiring to operate a food establishment must make a written application for a permit on forms provided by the regulatory authority. The application must contain the name and address of each applicant, the location and type of the proposed food establishment and the applicable fee. An incomplete application will not be accepted. Failure to provide all required information, or falsifying information required may result in denial or revocation of the permit. Renewals of permits are required on an annual basis and the same information is required for a renewal permit as for an initial permit.
- B. Prior to approval of an initial permit or the renewal of an existing permit, the regulatory authority shall inspect the proposed food establishment to determine compliance with state laws and rules. A food establishment that does not comply with state laws and rules will be denied a permit or the renewal of a permit.

C. The following fee schedule applies to permits issued under this article:

1. Temporary permit, not to exceed 14 days.....\$25.00
2. Establishments employing (10) ten employees or less.....\$100.00
3. Establishments employing eleven to twenty employees.....\$125.00
4. Establishments employing twenty-one or more employees....\$150.00
5. Follow up Inspection Fee.....\$25.00

Sec. 4.11.203 Inspections.

- A. Inspection Frequency: An inspection of a food or retail food service establishment shall be performed at least once every six (6) months. Additional inspection of food or retail food service establishment shall be performed as often as necessary for the enforcement of these rules.
- B. Access: The city health inspector, after proper identification, shall be permitted to enter any food service or retail food establishment at any reasonable time, for the purpose of making inspections to determine compliance with these rules. The health inspector shall be permitted to examine the records of the establishments to obtain information pertaining to food and supplies purchased, received, or uses, or to persons employed.

Sec. 4.11.204 Review of Plans.

- A. Whenever a food establishment is constructed or extensively remodeled and whenever an existing structure is converted to use as a food establishment, properly prepared plans and specifications for such construction, remodeling or conversion shall be submitted to the regulatory authority for review before work is begun. Extensive remodeling means that 20 % or greater of the area of the food establishment is to be remodeled. The plans and specifications shall indicate the proposed layout, equipment arrangement, mechanical plans, construction of material of work areas, the type and model of proposed fixed equipment and facilities. The plans and specifications must be followed in construction, remodeling or conversion.
- B. Failure to follow the approved plans and specifications will result in a permit denial, suspension, or revocation.

Sec. 4.11.205 Suspension of Permit.

- A. The regulatory authority may, without warning, notice, or hearing suspend any permit to operate a food establishment if the operation of the food establishment constitutes an imminent hazard to public health. Suspension is effective upon service of the notice required by subsection (b) of this section. When a permit is suspended, the holder of the permit shall be afforded an opportunity for a hearing within 20 days of receipt of a request for a hearing.
- B. Whenever a permit is suspended, the holder of the permit or the person in charge shall be notified in writing that the permit is, upon service of the notice, immediately suspended and that an opportunity for a hearing will be provided if a written request for hearing is filed within ten days. If no written

request for hearing is filed within ten days, the suspension is sustained. The regulatory authority may end the suspension at any time if reasons for suspension no longer exist.

Sec. 4.11.206 Revocation of Permit.

- A. The regulatory authority may, after providing opportunity for a hearing, revoke a permit for serious or repeated violations of any of the requirements of these rules or for the interference with the regulatory authority in the performance of its duties. Prior to revocation, the regulatory authority shall notify the holder of the permit or the person in charge, in writing, of the reasons for which the permit is subject to revocation and that the permits shall be revoked at the end of ten days following service of such notice unless a written request for a hearing is filed with the regulatory authority by the holder of the permit within such ten-day period.
- B. If no request for hearing is filed within the ten-day period, the revocation of the permit becomes final.

Sec. 4.11.207 Administrative Fees.

- A. A notice as required in these rules is properly served when it is delivered to the holder of the permit or the person in charge, or when it is sent by registered or certified mail, return receipt requested, to the last known address of the holder of the permit. A copy of the notices shall be filed in the records of the regulatory authority.
- B. The hearings provided for in these rules shall be conducted by the regulatory authority at a time and place designated by it. Based upon the recorded evidence of such hearing, the regulatory authority shall make final findings, and shall sustain, modify or rescind any notice or order considered in the hearing. A written report of the hearing decision shall be furnished to the holder of the permit by the regulatory authority.

DIVISION 3. FOOD HANDLERS

Sec. 4.11.300 Definition & Adoption of Food Service Sanitation Code.

- A. The definition as set out in Texas Food Establishment Rules, Texas Administrative Code, Title 25, Chapter 229, shall be given the same meaning as if it set out herein.
- B. For the purpose of regulating food service establishments, the current rules or rules amended by the Texas Department of State Health Services found in Texas Administrative Code Title 25, Chapter 229, Rule 229.172-Rule 229.178 regarding the regulations of food establishments is hereby adopted and made part of this article as if fully set out in this article, and the provisions thereof shall govern all matters covered therein within the city, except those provisions which may be in conflict with other provisions of this Code. A copy of such administrative code is on file in the city secretary's office.

Sec. 4.11.301 Permit Required; Transfer Prohibited; Posting; Temporary Permit.

- A. It shall be unlawful for any person to operate a food establishment or retail food store within the city without a valid permit issued by the regulatory authority of the city. Only a person who complies with provisions of this article shall be entitled to receive and retain such a permit.
- B. Permits shall not be transferable from one person to another person or from one food establishment or retail food store to another such establishment or retail food store.
- C. A valid permit shall be posted in a conspicuous place in every food establishment and retail food store.
- D. Permits for temporary food service establishments shall be issued for a period of time not to exceed 14 days.

Sec. 4.11.302 Food Handlers Application; Inspection by Health Division; Issuance Fee.

- A. Application. Any person desiring to operate a food service establishment or retail food store within the city shall submit a written application for such permit on forms to be provided by the city health division. Such application shall include the following information:
 - (i) The applicant's full name, office address and telephone number, including address and telephone of the home office, if any, and whether such applicant is an individual, firm or corporation; and., if a partnership, the names, addresses and telephone numbers of the general and/or limited partners.
 - (ii) The location and type of food establishment or retail food store; markets that offer only fresh fruits and vegetables for sale, food vending machines, or religious or charitable organization's bake sales.

Sec. 4.11.303 Issuance.

- A. A food manager's permit may be issued by any state, municipality, agency or school of instruction whose food manager's certificate program of certification has been accredited by the Texas Department of Health. The certificate shall provide evidence that the applicant attended and satisfactorily completed a course of instruction. Such course shall include, as a minimum, not less than 15 hours of training, the contents of which cover minimum essential knowledge of safe food handling practices, the biological basis of food borne infection and transmission, the safe preparation, handling and storage of food by all employees found in food service operations. The permit shall be issued and be on a form designed by the regulatory authority and shall remain the property of the regulatory authority if revoked.

B. A graduate of an institution of higher education who has completed all requirements for an associates or high degree in hotel and restaurant management may be issued a permit without taking the food manager's course upon providing satisfactory proof of graduation from an approved school. A dietician currently registered by A.D.A. and licensed by the Texas State Board of Examiners of Dieticians may be issued a permit without taking the food manager's course upon providing satisfactory proof of current license and registration.

C. A fee of \$15.00 will be charged for each food manager's permit issued by the health division.

Sec. 4.11.304 Term.

A food manager's permit shall be valid for a period of three years from the date of course completion certification, unless said permit is sooner revoked by the health inspector. A permit issued to a dietician shall be valid for three years from the date of issuance.

Sec. 4.11.305 Revocation.

The city health inspector may revoke or suspend a food manger's permit upon a material violation of food service sanitation ordinances, rules or regulations. Notice of revocation of a food manger's permit shall be by written notice to the permittee, send or delivered to address or location of the food establishment or that of the permittee, and after affording the permittee an opportunity for hearing before the city manager.

Sec. 4.11.306 Food Handling Certification.

A. The definitions as set out in Texas Food Establishment Rule, Texas Administrative Code Title 25, Chapter 229, Rule 229.178.

B. Certification. It shall be unlawful for any employee of a food establishment to begin work without obtaining a food handling certification. A minimum of two hours of food sanitation training is required every two years to ensure employee performance of their duties in accordance with food service sanitation ordinances, rules and regulations.

C. This training shall be an approved regulatory authority course. The certificate shall provide evidence that the applicant attended and satisfactorily completed a course of instruction. A fee of \$15.00 will be charged for each food handler permit issued by the regulatory authority. The City of San Juan requires a City of San Juan Health Division issued I.D. card permit. A food handler's food handling certification permit shall be valid for a period of two years from date of issuance, unless the city health inspector sooner revokes permit.

D. Posting. Each food handler's food handling certification permit shall be posted at all times, filed or otherwise readily available for viewing by the health inspector or a designated representative.

Sec. 4.11.307 Revocation.

The city health inspector may revoke or suspend a food handler's food handling certificate permit upon a material violation of food service sanitation ordinances, rules or regulations. Notice of revocation of a food handler's food handling certification permit shall be by written notice to the permittee, sent or delivered to the address or location of the food establishment or that of the permittee, and after affording the permittee and opportunity for a hearing before the city manager.

Sec. 4.11.308 Remedies.

- A. Any person who violates a provision of these rules or any person who is the permit holder of or otherwise operates a food service establishment that does not comply with the requirements of these rules or any responsible officer of that permit holder or those persons shall be fined not more than \$1,000.
- B. The regulatory authority may seek to enjoin violations of these rules.

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

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

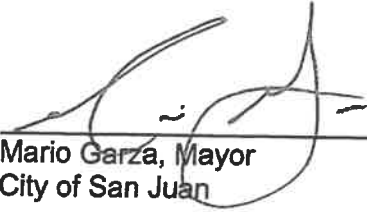
SECTION IV. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas.

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

SECTION VI. 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.

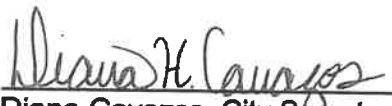
READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 8th day of January, 2019.

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 12th day of February, 2019.



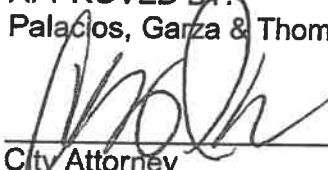
Mario Garza, Mayor
City of San Juan

ATTEST:



Diana Cavazos, City Secretary
City of San Juan

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



City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Consider Second and Final Reading of an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit) at Home2 Suites by Hilton, Located at 1003 E. Carroll Road, Legally Described as Lot 4, Plaza San Juan Subdivision, as Requested by San Juan Foodservice, LLC. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on November 12, 2024, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is requesting a Conditional Use Permit for the Sale of Mixed Beverages for On-Premise Consumption and Late Hours Permit until 2:00 a.m. at the Home2 Suites Hotel. The property is located approximately a quarter of a mile West from Cesar Chavez Road, along the North side of Carroll Road. The property has about 487.23 feet of frontage along East Carroll Road and a depth of 265.03 for a lot area of 3.43 acres. The location currently has the hotel and the surrounding area has a commercial plaza with several retail businesses and restaurants. Zoning at this location is Expressway Corridor District (EC).

Adjacent zoning is Expressway Corridor District (EC) to the North, East and West. To the South there is a residential use, Single-Family Residence District (R-S). The applicant is proposing to sell mixed beverages inside the hotel. The proposed hours of operation are Monday through Sunday from 7:00 a.m. to 2:00 a.m. Staff received a Conditional Use Permit Application: Mixed Beverages for On-Premise Consumption and Late Hours Permit on October 8, 2024. If approved, the applicant will proceed to obtain the necessary licensing and permits from the Texas Alcoholic Beverage Commission (TABC). Additional permits may be required with the City of San Juan for different alcohol permits.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fourteen (14) neighboring property owners within a two hundred (200) foot radius on Friday, October 25, 2024 and have received no comments in favor or against this request at the time this report was prepared. Notice of the public hearing was published in the newspaper on Wednesday, October 23, 2024.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to comply with the list of requirements in the attached report.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 09/07/2024
CITY COMMISSION – 09/12/2024
DATE PREPARED – 10/28/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages (*MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit*) at Home2 Suites by Hilton

APPLICANT: San Juan Foodservice, LLC.

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 4, Plaza San Juan Subdivision

LOCATION: 1003 E. Carroll Road

EXISTING ZONING: *North* – Restaurants (Starbucks, Chili’s and Olive Garden; Expressway Corridor District (EC)

ADJACENT ZONING: *South* – Residential; Single-Family Residence District (R-S)
East – Commercial Retail; Expressway Corridor District (EC)
West – Car dealership; Expressway Corridor District (EC)

ACCESS AND CIRCULATION: This property has access along Carroll Road.

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

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

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a Conditional Use Permit for the Sale of Mixed Beverages for On-Premise Consumption and Late Hours Permit until 2:00 a.m. at the Home2 Suites Hotel. The property is located approximately a quarter of a mile West from Cesar Chavez Road, along the North side of Carroll Road. The property has about 487.23 feet of frontage along East Carroll Road and a depth of 265.03 for a lot area of 3.43 acres. The location currently has the hotel and the surrounding area has a commercial plaza with several retail businesses and restaurants. Zoning at this location is Expressway Corridor District (EC).

Adjacent zoning is Expressway Corridor District (EC) to the North, East and West. To the South there is a residential use, Single-Family Residence District (R-S). The applicant is proposing to sell mixed beverages inside the hotel. The proposed hours of operation are Monday through Sunday from 7:00 a.m. to 2:00 a.m. Staff received a Conditional Use Permit Application: Mixed Beverages for On-Premise Consumption and Late Hours Permit on October 8, 2024. If approved, the applicant will proceed to obtain the necessary licensing and permits from the Texas Alcoholic Beverage Commission (TABC). Additional permits may be required with the City of San Juan for different alcohol permits.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fourteen (14) neighboring property owners within a two hundred (200) foot radius on Friday, October 25, 2024 and have received no comments in favor or against this request at the time this report was prepared. Notice of the public hearing was published in the newspaper on Wednesday, October 23, 2024.

Staff recommends approval of the conditional use permit based the location and intent for this activity. The proposed use should not present a conflict with existing adjacent uses. If approved, the applicant will be required to comply with the additional following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of beer, wine and mixed beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, landscaping, parking, and all other City requirements.
4. The applicant must comply with the City's *Security Cameras Ordinance*.
5. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license permits.
6. No loading or unloading of merchandise in a public street.
7. There shall be no smoking inside the premises at any time.
8. The business must comply with the city's noise ordinance.

9. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Site Plan
- Subdivision Plat
- Letter from property owner
- List of neighboring property owners receiving notice
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/07/2024 Commissioner Sanchez made a motion to approve the conditional use permit as presented by staff. Commissioner Yzaguirre seconded the motion. Motion passed unanimously with a 5-0 vote.

Ms. Gomez explained that the conditional use permit is to sell mixed beverages and late hours permit until 2:00 am at the Home2 Suites Hotel, which is located at 1003 E. Carroll Road. The surrounding uses consists of restaurants and commercial retail. To the north the Starbucks, Chili's and Olive Garden are located, to the East a commercial plaza, to the west a car dealership and to the south, residential use. If the application gets approved, the applicant would need to obtain a license with Texas Alcoholic Beverage Commission (TABC) and city permits for different alcohol permits. Staff mailed a notice of the public hearing to 14 property owners and no comments were received in favor or against the request. Attached to the packet is a list of requirements for your reference. Staff recommends approval of the conditional use permit subject to comply with the list of requirements in the attached report.

No discussion took place on this item.



Home2 Suites Hotel



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (MB - MIX BEVERAGE PERMIT AND LB – MIXED BEVERAGE LATE HOURS PERMIT) AT HOME2 SUITESBY HILTON, LOCATED AT 1003 E. CARROLL ROAD, LEGALLY DESCRIBED AS THE LOT 4, PLAZA SAN JUAN SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, San Juan Foodservice, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (*MB – Mix Beverage Permit and LB – Mix Beverage Late Hurs Permit*) for On-Premise Consumption at the Home2 Suites Hotel, located at 1003 E. Carroll Road, San Juan, Texas.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to San Juan Foodservice, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*MB – Mix Beverage Permit and LB – Mix Beverage Late Hurs Permit*) for On-Premise Consumption at the Home2 Suites Hotel, subject to the following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of beer, wine and mixed beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, landscaping, parking, and all other City requirements.
4. The applicant must comply with the City's *Security Cameras Ordinance*.
5. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license permits.
6. No loading or unloading of merchandise in a public street.
7. There shall be no smoking inside the premises at any time.
8. The business must comply with the city's noise ordinance

9. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.

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

PASSED and **APPROVED** on first reading on the 12th day of November, 2024.

PASSED and **APPROVED** on second and final reading on the 26th day of November, 2024.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

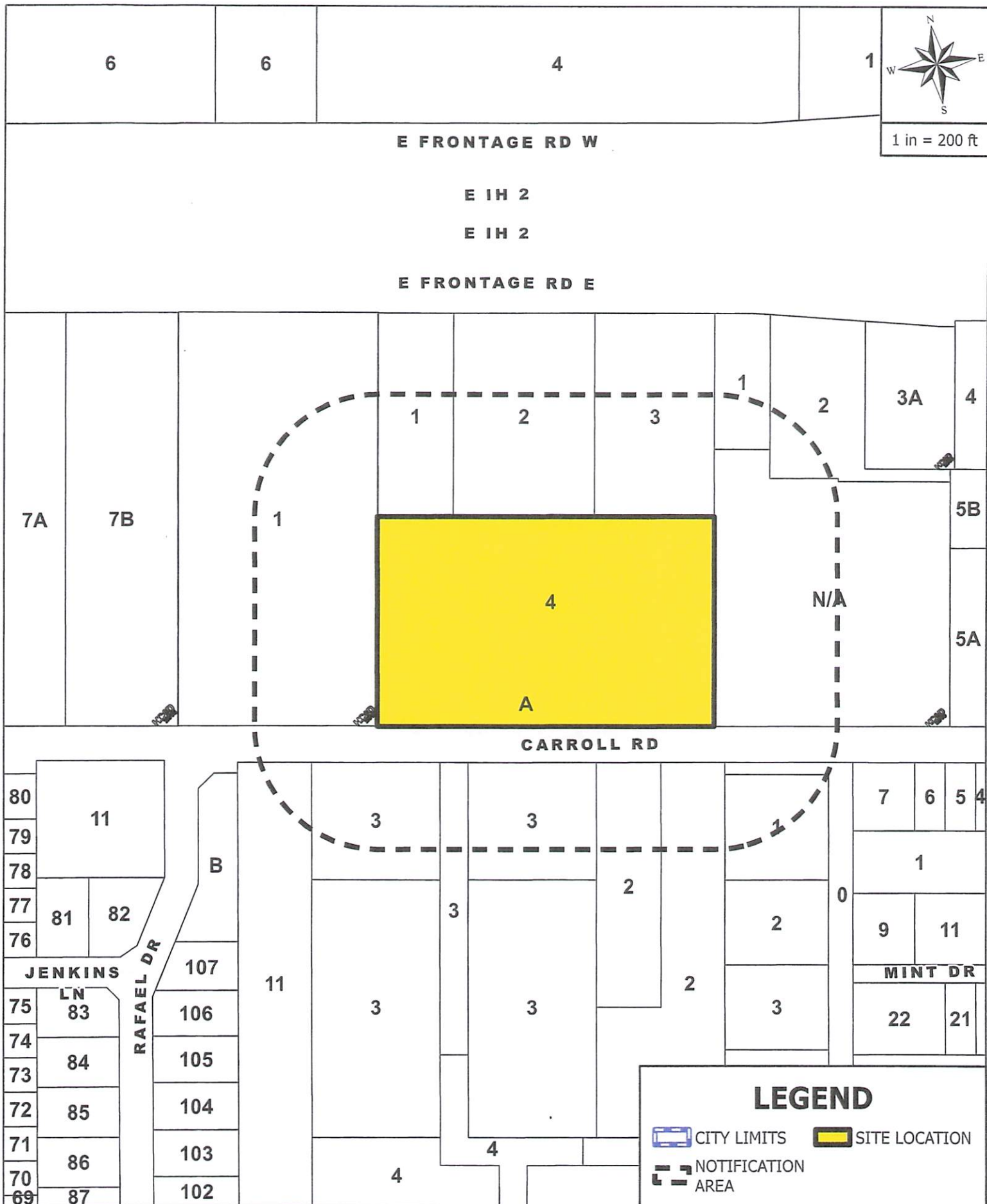
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

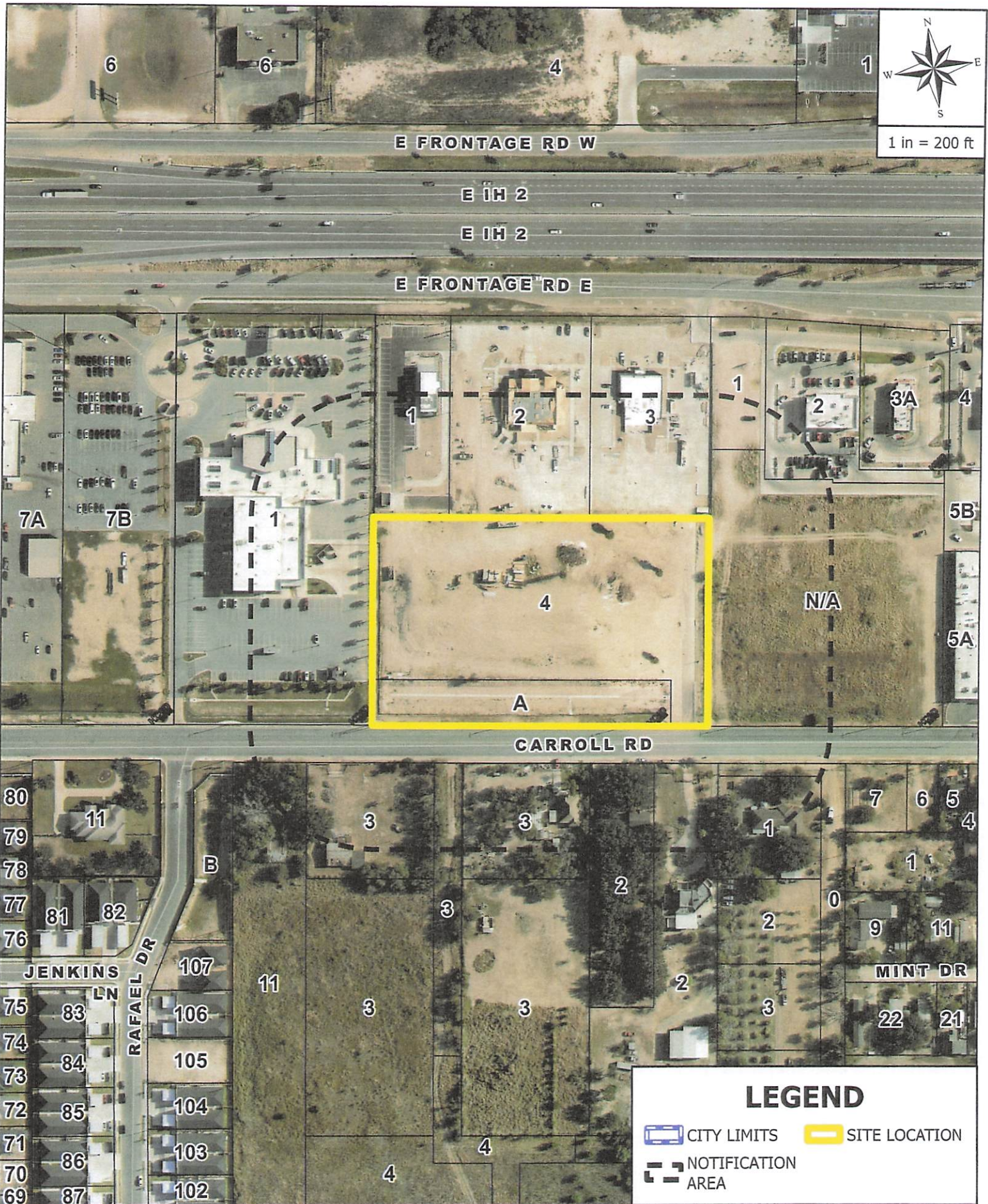
CITY ATTORNEY



MAILOUT & SITE MAP

CASE ADDRESS:

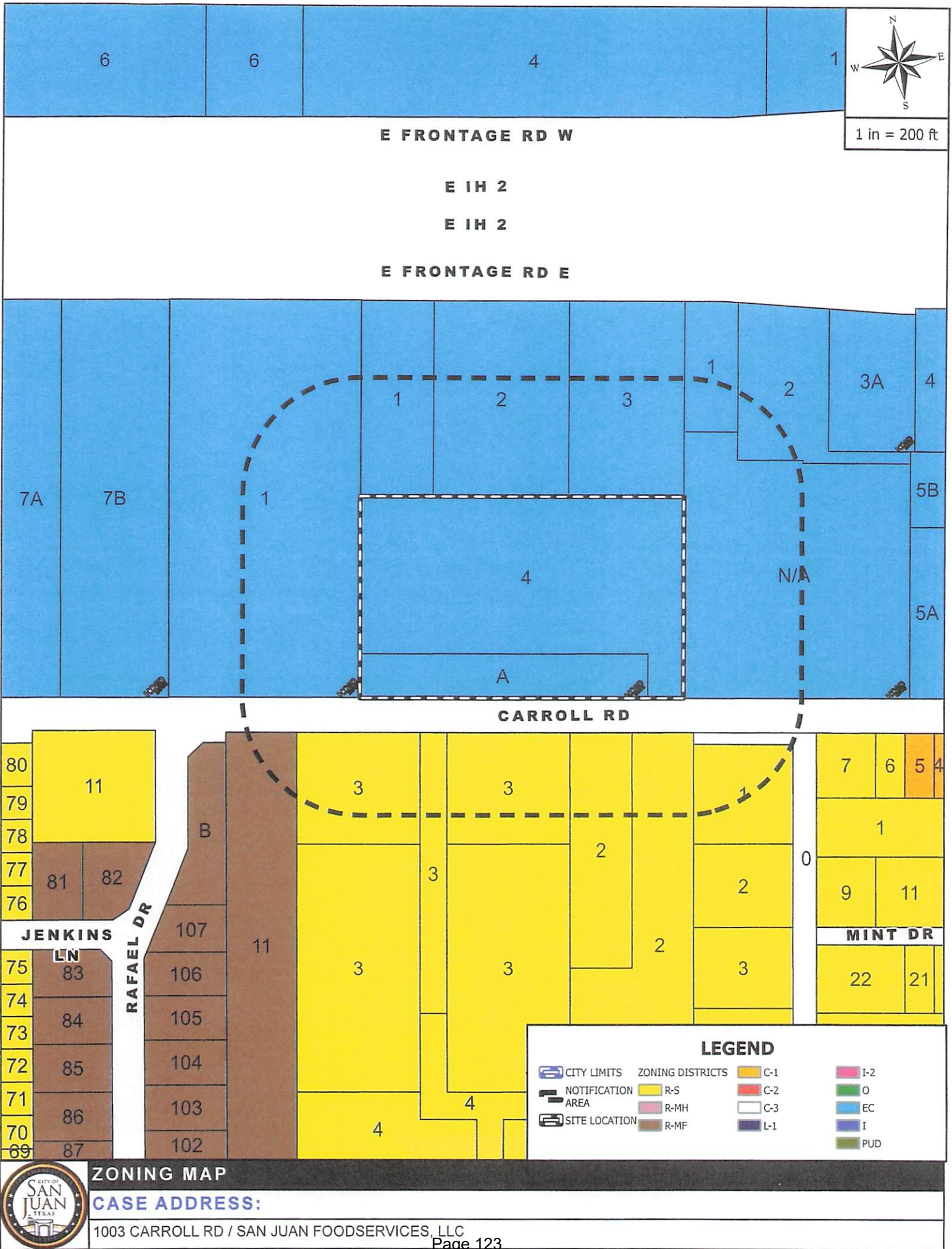
1003 CARROLL RD / SAN JUAN FOODSERVICES, LLC

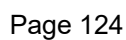


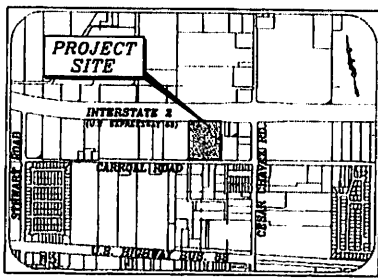
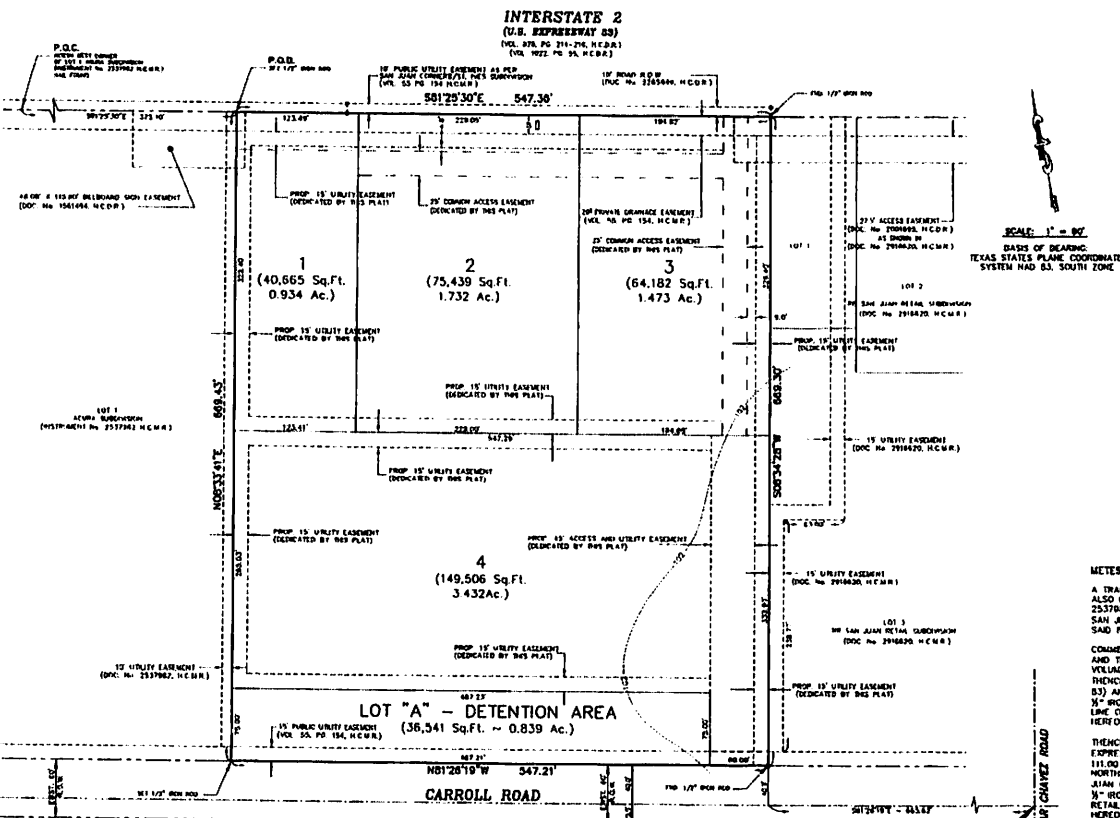
AERIAL MAP

CASE ADDRESS:

1003 CARROLL RD / SAN JUAN FOODSERVICES, LLC







- GENERAL NOTES:**
- THIS PROPERTY IS LOCATED IN ZONE "C" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 40334-0425 C, REVISED NOV. 10, 1987.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 10' ABOVE 100% OF FLOOD AS MEASURED FROM THE CENTER OF THIS LOT.
 - A TOTAL OF 1,547 ACRES FEET (68,547 C.F.) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.
 - NO PERMANENT STRUCTURES OR FENCES SHALL BE CONSTRUCTED ON ANY EASEMENTS AS PER CITY OF SAN JUAN ORDINANCE.
 - STANDARD BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF SAN JUAN ZONING ORDINANCE.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHALL BE PROPERLY MAINTAINED BY THE OWNER AS PER CITY ORDINANCE.
 - DEMONSTRATE: 111V-102.82 TOP OF EXISTING CURB INLET LOCATED ALONG THE NORTH SIDE OF CARROLL ROAD APPROXIMATELY 230' WEST OF THE SOUTHEAST CORNER OF THIS SUBDIVISION.
 - A 5' FOOT SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF INTERSTATE 2 (U.S. EXPRESSWAY 83) AND THE NORTH SIDE OF CARROLL ROAD.
 - AN ENGINEERED DETENTION PLAN MUST BE APPROVED BY THE CITY OF SAN JUAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - A 6' BUFFER IS REQUIRED BETWEEN COMMERCIAL/RESIDENTIAL USES.
 - ACCESS FROM THE SOUTH SIDE OF U.S. EXPRESSWAY 83 SHALL BE FROM AN EXISTING ENTRANCE PREVIOUSLY CONSTRUCTED.
 - ACCESS TO CARROLL ROAD TO BE DETERMINED DURING SITE PLAN APPROVAL PROCESS BY THE CITY OF SAN JUAN.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM-WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHALL BE PROPERLY MAINTAINED BY THE OWNER AS PER CITY ORDINANCE.

METERS AND BOUNDS

A TRACT OF LAND CONTAINING 8.41 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF LOT 1, ACURA SUBDIVISION, MAP REFERENCE: DOCUMENT NO. 2537882, H.C.M.R., AND SAID 8.41 ACRES OF LAND ALSO BEING A PART OF PORTION OF LOT 8, SAN JUAN CORNERS/ST. IVES SUBDIVISION, MAP REFERENCE: VOLUME 55, PAGE 154, H.C.M.R., AND SAID 8.41 ACRES OF LAND ALSO BEING ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON AN N.W. CORNER OF THE NORTHWEST CORNER OF SAID LOT 1, ACURA SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 2 (U.S. EXPRESSWAY 83) AS RECORDED IN VOLUME 978, PAGE 214-216, VOLUME 1022, PAGE 55 AND DOCUMENT NO. 2288449, H.C.M.R.; THENCE S81°25'20"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 2 (U.S. EXPRESSWAY 83) AND THE NORTH LINE OF SAID LOT 1, ACURA SUBDIVISION, A DISTANCE OF 325.10 FEET TO A 3" IRON ROD WITH A PLASTIC CAP STAMPED "2015" SET ON THE PROJECTION LINE OF THE EAST LINE OF A 100 FOOT UTILITY EASEMENT OF SAID ACURA SUBDIVISION, FOR THE NORTHWEST CORNER HEREOF AND THE POINT OF BEGINNING;

THENCE S81°25'20"E CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 2 (U.S. EXPRESSWAY 83) AND THE NORTH LINE OF SAID LOT 1, ACURA SUBDIVISION, AT A DISTANCE OF 111.00 FEET TO A 3" IRON ROD WITH A PLASTIC CAP STAMPED "2015" FOUND ON THE NORTHEAST CORNER OF SAID LOT 1, ACURA SUBDIVISION AND THE WEST LINE OF SAID LOT 6, SAN JUAN CORNERS/ST. IVES SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 547.38 FEET TO A 3" IRON ROD WITH A YELLOW PLASTIC CAP FOUND ON THE NORTHWEST CORNER OF SAID SAN JUAN RETAIL SUBDIVISION, RECORDED IN DOCUMENT NO. 2816450, H.C.M.R., FOR THE NORTHEAST CORNER HEREOF;

THENCE S 00°34'28"E ALONG THE WEST LINE OF SAID RR SAN JUAN RETAIL SUBDIVISION, A DISTANCE OF 688.30 FEET TO A 3" IRON ROD WITH A PLASTIC CAP STAMPED "3" & "H" FOUND ON THE SOUTHWEST CORNER OF SAID RR SAN JUAN RETAIL SUBDIVISION, THE NORTH RIGHT-OF-WAY LINE OF CARROLL ROAD, AND THE SOUTH LINE OF SAID LOT 8, SAN JUAN CORNERS/ST. IVES SUBDIVISION, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81°24'18"E ALONG THE SOUTH LINE OF SAID LOT 8, SAN JUAN CORNERS/ST. IVES SUBDIVISION AND THE NORTH RIGHT-OF-WAY LINE OF SAID CARROLL ROAD, AT A DISTANCE OF 436.21 FEET PASS A 3" IRON ROD WITH A PLASTIC CAP STAMPED "3" & "H" FOUND ON THE COMMON SOUTH CORNER OF SAID LOT 8, SAN JUAN CORNERS SUBDIVISION AND SAID LOT 1, ACURA SUBDIVISION, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, ACURA SUBDIVISION, A TOTAL DISTANCE OF 547.21 FEET TO A 3" IRON ROD WITH A PLASTIC CAP STAMPED "2015" SET ON THE PROJECTION LINE OF THE EAST LINE OF SAID 100 FOOT UTILITY EASEMENT OF SAID ACURA SUBDIVISION, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 00°35'41"E, AT A DISTANCE OF 150 FEET PASS THE INTERSECTION OF THE NORTH LINE OF A 150 FOOT PUBLIC UTILITY EASEMENT AND THE SOUTHWEST CORNER OF SAID 100 FOOT UTILITY EASEMENT OF SAID ACURA SUBDIVISION, AND CONTINUING ALONG THE EAST LINE OF SAID 100 FOOT UTILITY EASEMENT OF SAID ACURA SUBDIVISION, AT A DISTANCE OF 849.43 FEET PASS THE INTERSECTION OF THE NORTH LINE OF SAID 100 FOOT UTILITY EASEMENT AND THE SOUTH LINE OF A 200 FOOT DRAINAGE EASEMENT OF SAID ACURA SUBDIVISION, AND CONTINUING A TOTAL DISTANCE OF 868.43 FEET THE POINT OF BEGINNING, CONTAINING 8.41 ACRES OF LAND, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRIGATION DISTRICT NO. 7 ON THIS 11th DAY OF OCTOBER, 2021 A.D. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, DICES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRIGATION DISTRICT NO. 7 RIGHTS OF WAY OR EASEMENTS.

[Signature]
PRESIDENT

[Signature]
SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
[Signature]
PAUL E. BROWN, P.E., C.E.M.
GENERAL MANAGER

PRINCIPAL CONTACTS:

OWNER	AGENT	PHONE	ADDRESS
JOHN & JILL L.L.C.	JOHN CAMP CRAFT, JR., SUITE 100	(512) 751-8748	AUSTIN, TEXAS 78746
JOHN & JILL L.L.C.	JOHN CAMP CRAFT, JR., SUITE 100	(512) 751-8748	AUSTIN, TEXAS 78746
JOHN & JILL L.L.C.	JOHN CAMP CRAFT, JR., SUITE 100	(512) 751-8748	AUSTIN, TEXAS 78746

**SUBDIVISION PLAT OF
PLAZA SAN JUAN
SUBDIVISION**

A TRACT OF LAND CONTAINING 8.41 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF LOT 1, ACURA SUBDIVISION, MAP REFERENCE: DOCUMENT NO. 2537882, H.C.M.R., AND SAID 8.41 ACRES OF LAND ALSO BEING A PART OF PORTION OF LOT 8, SAN JUAN CORNERS/ST. IVES SUBDIVISION, MAP REFERENCE: VOLUME 55, PAGE 154, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

[Signature]
STEVE HELBLE

500 S.W. L.L.C.
301 CAMP CRAFT, JR., SUITE 100
AUSTIN, TEXAS 78746
BY: STEVE HELBLE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STEVE HELBLE, PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED, ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF OCTOBER, 2021 A.D.

[Signature]
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 10-14-23

I, THE UNDERSIGNED, THE 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.

[Signature]
MAYOR CITY OF SAN JUAN
MARIO GARZA

ATTEST: *[Signature]*
CITY SECRETARY DEANA CAVAZOS

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

THIS 9th DAY OF November, 2021 A.D.

[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

[Signature]
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

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

[Signature]
CARLOS VASQUEZ, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4606
C.V.O. LAND SURVEYORS L.L.C.
517 DECAUWANT AVENUE
MCALLEN, TEXAS 78502
TELEPHONE 918-1501
DATE SURVEYED 1/20/2021

Narrative for Request of a Conditional Use Permit for San Juan Foodservice LLC d/b/a Home2 Suites by Hilton

San Juan Foodservice, LLC D/B/A HOME2 SUITES BY HILTON

1003 Carrol Road, San Juan, Texas 78589

(956) 373-2377

Home2 Suites by Hilton is owned by San Juan Foodservice, LLC operated by Bharat R. Patel located at 1101 Carroll Road, San Juan, Hidalgo County, Texas 78589. The Hotel will be managed by Bharat R. Patel who is the Managing Member of this business.

The Hotel Business will operate seven days a week and will be open 24 hours a day.

Our lounge will be open Mondays to Sundays from 07:00 AM till 2:00 AM

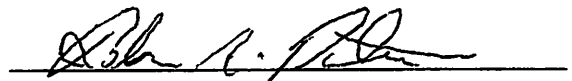
We will employ approximately forty (40) to Sixty (60) employees depending on the Season including front desk, wait staff, cashiers, janitorial staff, maintenance and housekeeping.

We feel we can operate a First-Class Hotel with experienced and top-quality employees as we operate multiple hotels and motels throughout the Rio Grande Valley including the Embassy Suites in McAllen and THE WINDDAM Resort on South Padre Island and we have built a new building affording a comfortable atmosphere resulting in a professional and positive shopping experience. Customers, Family, Friends, and guests can visit our facility to enjoy our new building where our lounge will offer Mixed Drinks, Domestic and Imported Beer, Wine and Wine Coolers.

Alcoholic Beverage sales will be for on-premises consumption on our property.

Our Hotel is with in walking distance to several popular restaurants such as Star Bucks, Olive Garden, Chili's and Denny's.

We will have adequate parking for our guests.

A handwritten signature in black ink, appearing to read 'Bharat R. Patel', is written over a horizontal line.

Bharat R. Patel

Conditional Use Permit for the for the Sale of Alcoholic Beverages (*MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit*) at Home2 Suites by Hilton, located at 1003 E. Carroll Road, legally described as Lot 4, Plaza San Juan Subdivision, as Requested by San Juan Foodservice, LLC.

San Juan Foodservice LLC
1003 E. Carroll Road
San Juan, TX 78589

DJP III LLC
Attn: Ronald Heller
312 Pearl Pkwy, Apt. 4902
San Antonio, TX 78215

Cabrera Brenda Lizette &
Wilmer Josue
1102 E. Carroll Rd
San Juan, TX 78589

BHM Pharr Hospitality LLC
Ruby Red Hospitality – JD Garcia
7010 Padre Blvd.
South Padre Island, TX 78597

Arnulfo V. Garcia & Irene ET AL
303 Carroll Ln.
San Juan, TX 78589

SCC SJC LLC
301 Camp Craft Rd, Ste. 100
Austin, TX 78746

Francisco Martinez
PO BOX 992
San Juan, TX 78589

2008 Bank Family Trust ETAL
PO BOX 320725
Los Gatos, CA 95032

Laura C. Guerra & Roumaldo S.
301 Carroll Ln.
San Juan, TX 78589

RRG Revocable Trust
Rigney John A. Trustee
5354 N. Seminary
Edinburg, TX 78541

Omar Zarate
2811 Victoria St.
Hidalgo, TX 78557

Heriberto & Mirna Perez
310 N. Cage
Pharr, TX 78577

Ricardo Martinez Sr. & Petra
Co-Trustees Revocable Trust
2710 N. Shary Rd.
Mission, TX 78574

Bramble Real Estates LTD
6101 N. 23rd St, Ste. H
McAllen, TX 78504

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Consider Second Public Hearing of an Ordinance Providing for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lot 2, Nadia Estates Subdivision, as Requested by Chris Lee. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on September 24, 2024, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The property is located approximately 270 feet East of Raul Longoria Road, along the South side of Nadia Street. The property has a total frontage of 100 feet along Nadia Street and a lot depth of 173.69 feet for a total of 0.39 Acres (gross). The requested zoning designation is the General Business District (C-2), which allows any retail business. The lot is currently vacant and the applicant is seeking a zone change to build a parking area for the proposed retail business that is located on the adjacent property (Nadia Street and Raul Longoria Road).

The property is currently zoned Single-Family Residence District (R-S), which is for a one-family dwelling. Surrounding zoning districts are for residential use along Nadia Street and commercial along Raul Longoria Road. The future land use designation for this property is commercial use.

Staff mailed a notice of the public hearing to fourteen (14) neighboring property owners within the two hundred (200) foot radius on Friday, October 25, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of the public hearing was published in the newspaper on Wednesday, October 23, 2024.

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/07/2024
CITY COMMISSION – 11/12/2024
DATE PREPARED – 10/29/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2)
APPLICANT:	Chris Lee
AGENT:	N/A
LEGAL:	Lot 2, Nadia Estates Subdivision
LOT/TRACT SIZE:	The lot is 100 feet by 173.69 feet
CURRENT USE OF PROPERTY:	Vacant Lot
PROPOSED USE OF PROPERTY:	General Business District (C-2)
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residential District (R-S) <u>South</u> – Educational; Single-Family Residential District (R-S) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access along Nadia Street.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation and sewer by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The property is located approximately 270 feet East of Raul Longoria Road, along the South side of Nadia Street. The property has a total frontage of 100 feet along Nadia Street and a lot depth of 173.69 feet for a total of 0.39 Acres (gross). The requested zoning designation is the General Business District (C-2), which allows any retail business. The lot is currently vacant and the applicant is seeking a zone change to build a parking area for the proposed retail business that is located on the adjacent property (Nadia Street and Raul Longoria Road).

The property is currently zoned Single-Family Residence District (R-S), which is for a one-family dwelling. Surrounding zoning districts are for residential use along Nadia Street and commercial along Raul Longoria Road. The future land use designation for this property is commercial use.

Staff mailed a notice of the public hearing to fourteen (14) neighboring property owners within the two hundred (200) foot radius on Friday, October 25, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of the public hearing was published in the newspaper on Wednesday, October 23, 2024.

ATTACHMENTS:

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

FINAL RESOLUTION OF REQUEST & COMMENTS:

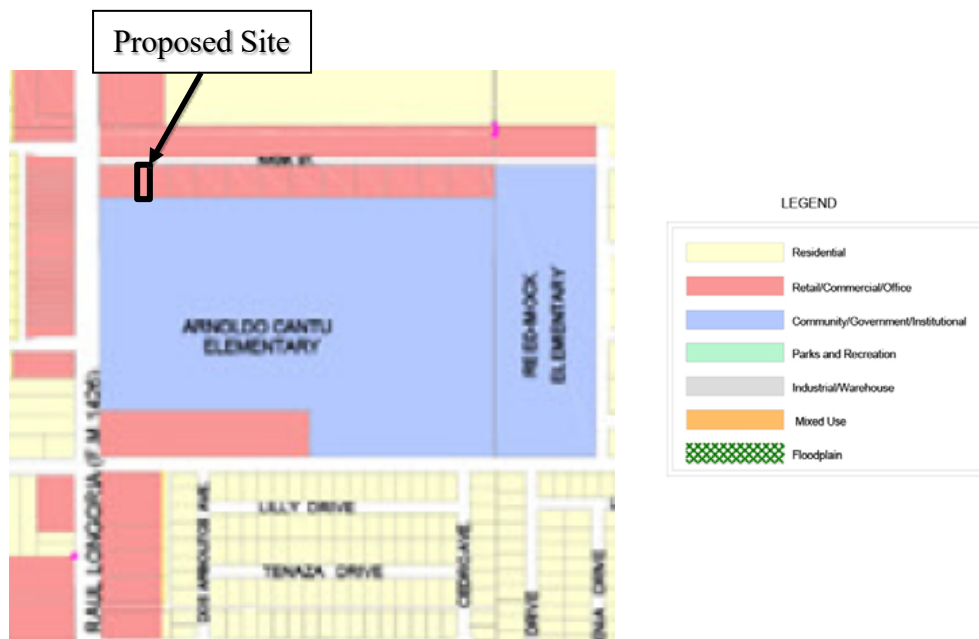
P&Z – 11/07/2024 Commissioner Sanchez made a motion to approve the rezoning request as presented by staff. Vice Chair Castillo seconded the motion. Motion passed unanimously with a 5-0 vote.

Ms. Gomez explained that the rezoning request is for Lot 2, Nadia Estates Subdivision from residential to commercial district. Nadia Estates Subdivision is residential subdivision which has a commercial lot, (Lot 1) at corner of Nadia and Raul Longoria Road destined for commercial use. Surrounding uses along Nadia Street are for residential and along Raul Longoria Road as commercial use. A new commercial retail is proposed at Lot 1 and Lot 2 will be used for parking area for employees. Staff recommends approval of the rezoning request since property is adjacent to a commercial lot. Notices were sent to 14 property owners and no comments were received in favor or against the request.

Mr. Donato Sanfilippo, manager of Casa Kevin, stated that retail store Casa Kevin is coming to San Juan, and the reason of this rezoning request is to have parking area for employees at this lot. He said that store and parking for customers is at Lot 1, which is already a commercial lot.



Proposed Site





ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) OF A PROPERTY LEGALLY DESCRIBED AS LOT 2, NADIA ESTATES 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 commercial 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, Nadia Estates Subdivision, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 12th day of November, 2024.

PASSED and **APPROVED** on second and final reading on the 26th day of November, 2024.

CITY OF SAN JUAN

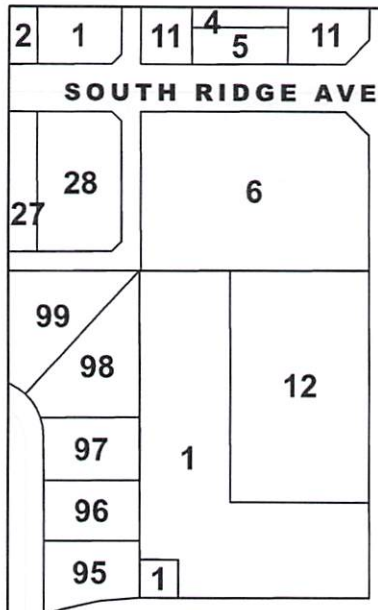
MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

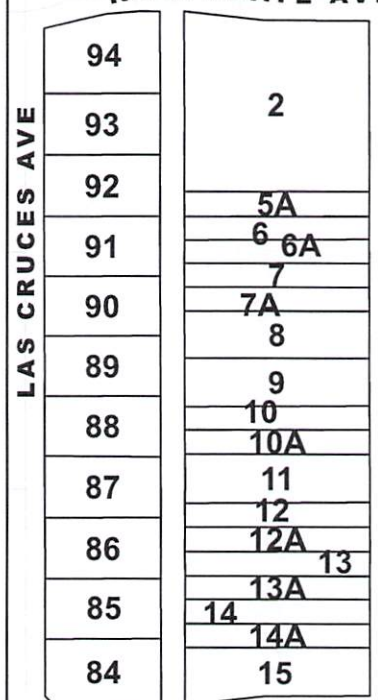
CITY ATTORNEY



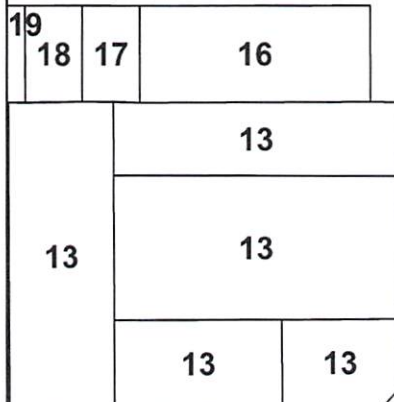
SOUTH RIDGE AVE

LAS CRUCES AVE

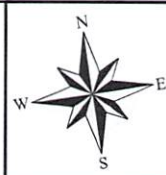
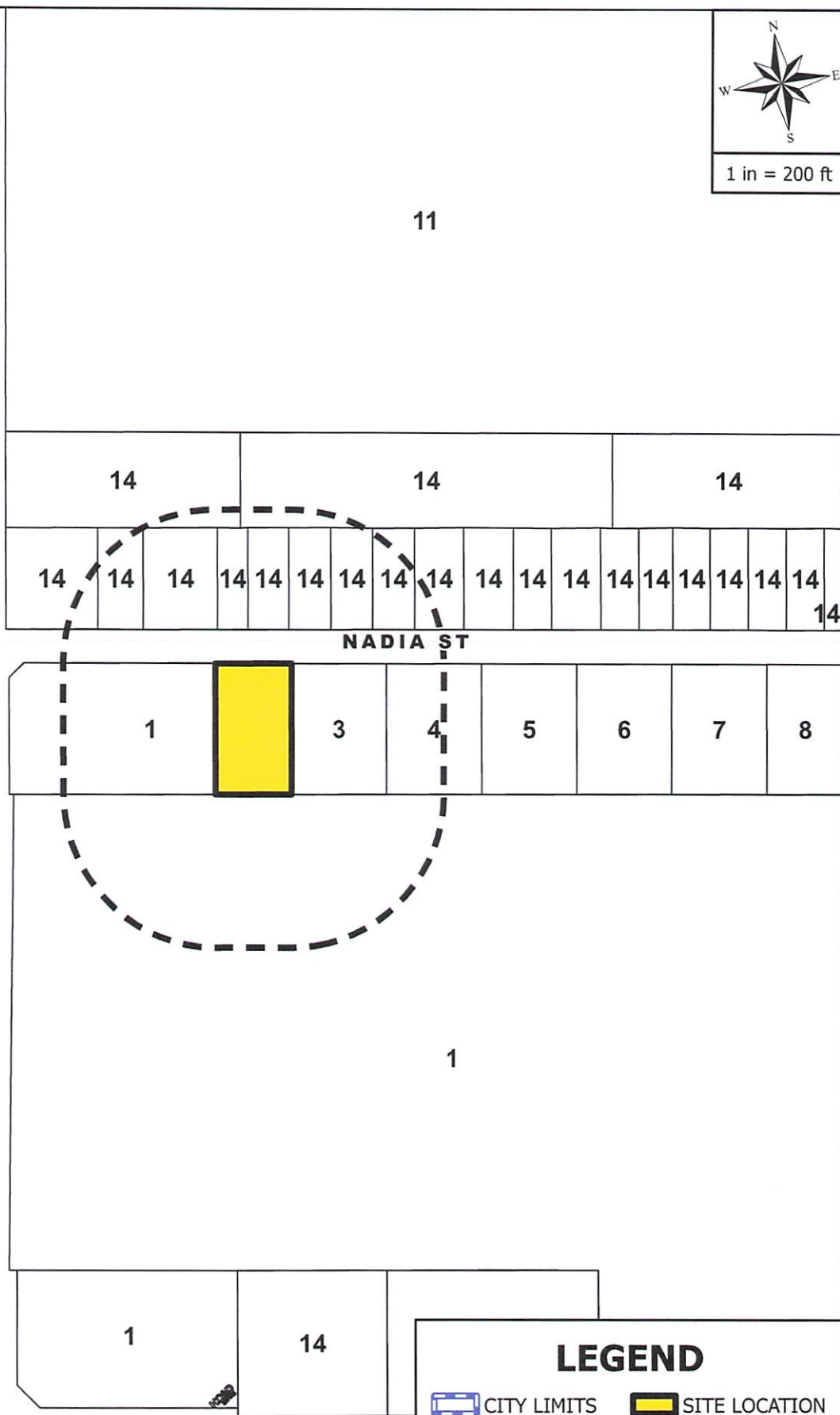
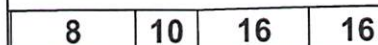
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SOUTHGATE AVE



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$$1 \text{ in} = 200 \text{ ft}$$

LEGEND

 CITY LIMITS SITE LOCATION

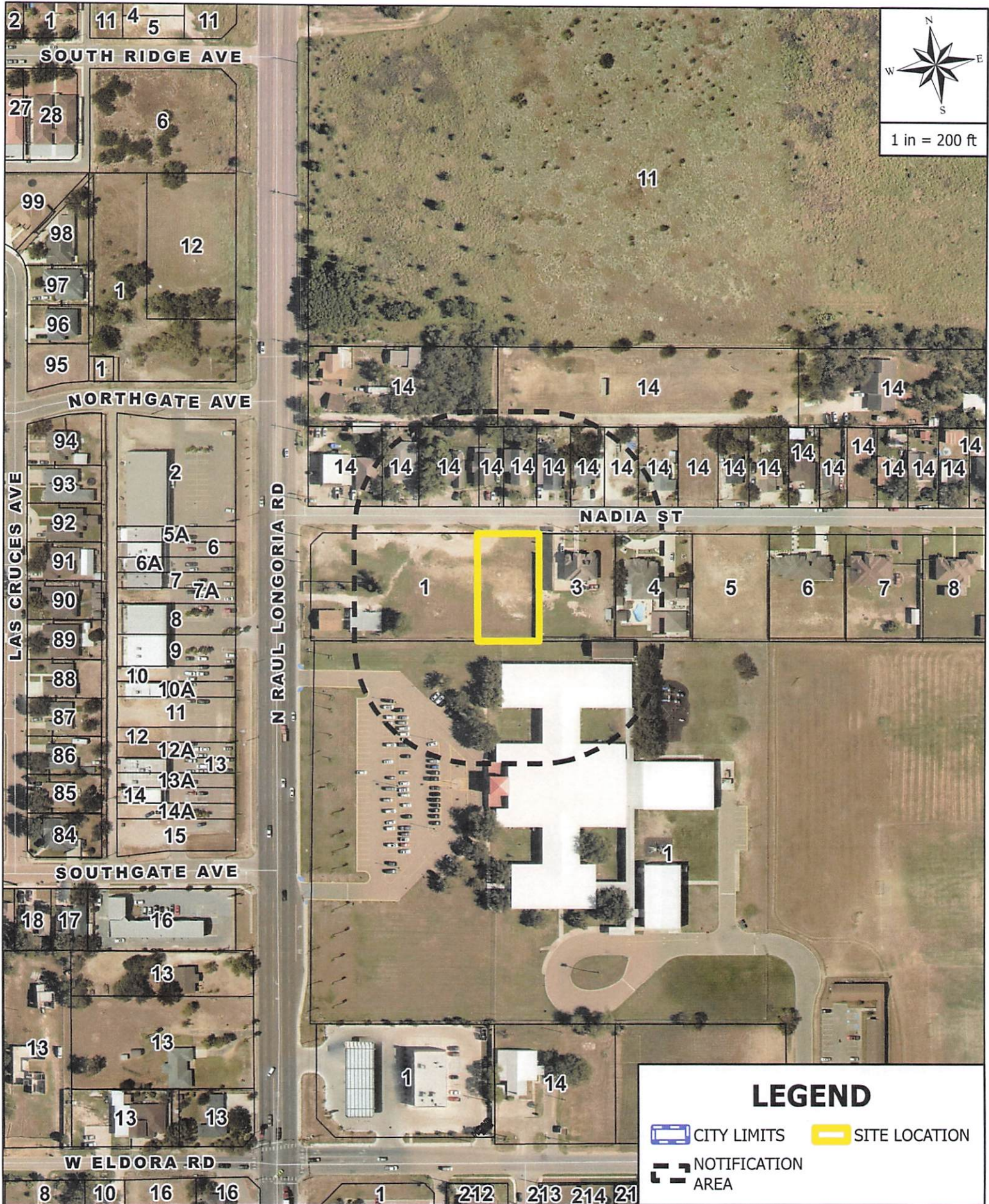
**NOTIFICATION
AREA**



MAILOUT & SITE MAP

CASE ADDRESS:

109 NADIA ST / CHRIS LEE



AERIAL MAP

CASE ADDRESS:

109 NADIA ST / CHRIS LEE



ZONING MAP

CASE ADDRESS:

109 NADIA ST / CHRIS LEE

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RUE D'ONGOREA

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lot 2, Nadia Estates Subdivision, as Requested by Chris Lee

Chris Lee
120 N. 17th St.
McAllen, TX 78501

Martinez Jose Raudel A.
PO BOX 121
San Juan, TX 78589

Moreno Valentin & Rosario
3205 N. Raul Longoria Rd.
San Juan, TX 78589

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

Jorge Sepulveda
321 Expressway 83
Penitas, TX 78576

Silva Jesus & Esther
PO BOX 1678
San Juan, TX 78589

PSJA School District
PO BOX Y
Pharr, TX 78577

Alvarado Leeroy
113 Nadia St.
San Juan, TX 78589

Reyes Brandon & Giselle Fernandez
200 Nadia St.
San Juan, TX 78589

Martinez Irma & Francisco Prado Sr.
PO BOX 2306
San Juan, TX 78589

Silva Edith
PO BOX 1678
San Juan, TX 78589

Saenz Berta O
204 Nadia St.
San Juan, TX 78589

Escandon Rosario Adriana Lopez
8003 S. Encinos Ave.
Pharr, TX 78577

Gamez Jesus & Margarita
PO BOX 1223
Lithonia, GA 30058

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 26, 2024

Consider Approval of the City of San Juan 2024 Tax Roll Certificate.[Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

In Accordance with Property Tax Code, Section 26.09 (e), I do hereby submit the 2024 City Property Tax Roll for your Approval. Pablo "Paul" Villarreal, Jr. RTA Assessor and Collector for Hidalgo County and the City of San Juan, has Calculated the Taxes Imposed on each Property listed in the Certified Appraisal Roll, as submitted by the Hidalgo County Appraisal District Chief Appraiser.

RECOMMENDATION:

Approve the City of San Juan 2024 Tax Roll Certification.

PREPARED BY:

Leroy Gonzales,
Director of Finance

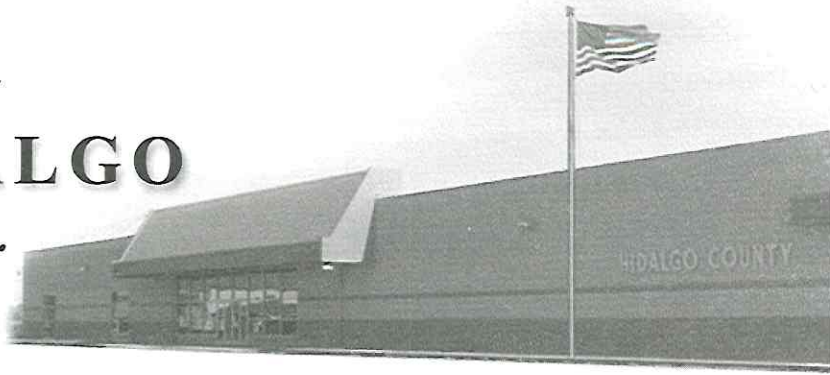
APPROVED BY:

Benjamin Arjona, City
Manager

Office of Tax Assessor-Collector

COUNTY of HIDALGO

Pablo "Paul" Villarreal, Jr. PCC.



October 31, 2024

Benjamin Arjona, City Manager
City of San Juan
709 S. Nebraska St.
San Juan, TX. 78589

P.O. Box 178
Edinburg, Texas 78540-0178
Ph. (956) 318-2157
Fax (956) 318-2733
www.hidalgocountytax.org

Dear Mr. Arjona,

Enclosed please find the 2024 Tax Roll Totals for your district.

Be advised these totals do not include totals for accounts currently under protest. Those totals will be added once the protests are resolved.

Please place this item on the agenda of your next meeting for approval by your governing body, as per Section 26.09(e), of the Texas Property Tax Code.

Should you have any questions in regards, do contact our office.

Sincerely,

Pablo (Paul) Villarreal Jr., PCC
Hidalgo County Tax Assessor-Collector

Xc: Hon. Letty Chavez
Hidalgo County Auditor



CITY OF SAN JUAN

ENTITY

The Following information is furnished as requested.

NOTE: IT IS IMPORTANT YOU COMPLETE EACH SECTION SEPARATELY.

Itemized 2024 Tax Rate (per \$100 valuation):

(A) Maintenance and Operation (M and O) \$ 0.4608

(B) Debt Service (I and S) \$ 0.2157

Total TAX RATE (A + B) FOR 2024 \$ 0.6765

Total TAX LEVY FOR 2024 \$ 12,852,250.17

No-New-Revenue Rate 2024 \$ 0.6331

Voter-Approval Rate 2024 \$ 0.6775

De Minimis Rate 2024 \$ 0.6837

Average Residential Value 2024 \$ 146,672

10/10/2024

DATE


SIGNATURE

HIDALGO COUNTY TAX ASSESSOR-COLLECTOR

TITLE

PLEASE RETURN AS SOON AS POSSIBLE TO:

HIDALGO COUNTY APPRAISAL DISTRICT
Attn: Lydia Elizondo, Finance/Personnel Director
PO BOX 208
EDINBURG, TX 78540-0208
FAX: (956) 289-2120

ENTITY CITY OF SAN JUAN (CSJ)

2024

JURISDICTION 37

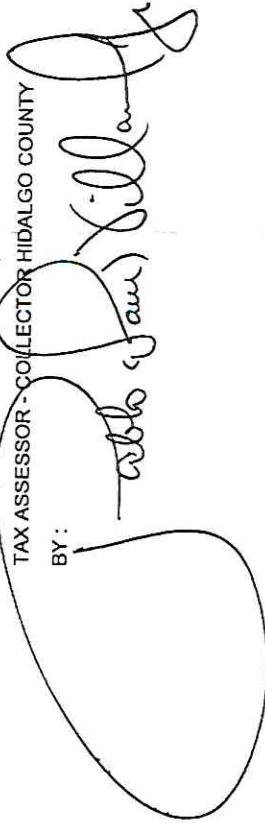
EXEMPT VALUE (EXXV)		TOTAL PARCELS		14,004
AG EXCLUSION	54,370,279	TOTAL MARKET VALUE		2,456,018,137
HS CAPPED AMOUNT	133,672,896	TOTAL EXEMPT PROPERTY	-	467,295,173
NHS CAPPED	5,164,251	TAXABLE VALUE	=	1,988,722,964
FREEPORT VALUE	1,125,183	TAX RATE PER \$100	*	0.6765
HB366 VALUE	115,801	LEVY (Before Frozen Levy Loss)	=	13,453,710.85
POLLUTION VALUE	52,250	LEVY LOSS DUE TO FREEZE	-	611,811.12
HISTORICAL VALUE		LATE AG	+	275.10
CHDO EXEMPTION	3,819,976	LATE RENDITION	+	10,074.32
PRO SCHOOLS	2,181,374	LEVY	=	12,852,249.15
100% EXEMPT VET OVER 65 HOMESTEAD EXEMPTION	24,926,872 10,742,350	TOTAL LEVY (From TC502)	=	12,852,250.17
OVER 65 HOMESTEAD SURVIVING SPOUSE	550,000	VARIANCE	+/-	-1.02
DISABLED	1,235,000			
VETERAN EXEMPTIONS	1,851,756			
PRO CHARITABLE FUNCT	69,437			
PRORATED EXXV	226,020,495			
SOLAR	173,568			
PRO NON PROFIT	1,219,535			
EXEMPT	4,150			
TOTAL EXEMPT PROPERTY	467,295,173			

CERTIFIED TAX ROLL AS OF OCTOBER 1, 2024

TAX ASSESSMENT ROLLS OF CITY OF SAN JUAN FOR THE YEAR 2024 SHOW THE FOLLOWING SUMMARIES:

ROLL	NUMBER ACCTS	MARKET VALUE	TAXABLE VALUE	FREEZE LOSS	TOTAL LEVY
REAL PROPERTY	13,110	2,327,264,090	1,862,551,604	611,811.12	11,988,626.58
PERSONAL PROPERTY	894	128,754,047	126,171,360	.00	863,623.59
MOBILE HOME PROPERTY	0	0	0	.00	.00
MINERAL PROPERTY	0	0	0	.00	.00
OTHER PROPERTY	0	0	0	.00	.00
TOTAL	14,004	2,456,018,137	1,988,722,964	611,811.12	12,852,250.17

RATE OF TAXATION ASSESSMENT RATIO 100%
TOTAL TAX RATE 00.676500

PABLO (PAUL) VILLARREAL JR., PCC
TAX ASSESSOR - COLLECTOR HIDALGO COUNTY
BY: 

Total Parcels: 14,004

Market Value: 2,456,018,137

Tax Rate: 0.6765000

State Hom: 0

State O65: 0

Disabled: 0

Opt Hom: 0.0000000

Opt O65: 5,000

Opt Disabled: 5,000

AG Exclusion Count: 192

Timber Exclusion Count: 0

HS Capped Count: 5,107

NHS Capped Count: 285

Assessed Value: 2,262,810,711

AG Exclusion Amt: 54,370,279

Timber Exclusion Amt: 0

HS Capped Amt: 133,672,896

NHS Capped Amt: 5,164,251

Exempt Cnt/Amt: 9

Hb366 Cnt/Amt: 105

Prorated-Exxv Cnt/Amt: 277

100% Exempt Vet Cnt/Amt: 128

Pro Non Profit Cnt/Amt: 3

Inmed Residential Homestead Cnt/Amt: 30

Freeport Cnt/Amt: 4,150

Solar Exemption Cnt/Amt: 115,801

Pollution Control Cnt/Amt: 226,020,495

Pro Charitable Functions Cnt/Amt: 24,926,872

Pro Schools Cnt/Amt: 1,219,535

Chdo Cnt/Amt: 0

1,125,183

173,568

52,250

69,437

2,181,374

3,819,976

State Homestead Count: 6,905

Local Homestead Count: 0

State Over 65 Count: 0

Local Over 65 Count: 2,213

Surviving Spouse Count: 116

State Disabled Count: 0

Local Disabled Count: 251

Total VET Count: 176

*VET Surviving Spouse Count: 15

*Included in the Total VET Count/Amt

State Homestead Amt: 0

Local Homestead Amt: 0

State Over 65 Amt: 0

Local Over 65 Amt: 10,742,350

Surviving Spouse Amt: 550,000

State Disabled Amt: 0

Local Disabled Amt: 1,235,000

Total VET Amt: 1,851,756

*VET Surviving Spouse Amt: 136,500

Partial Exempt Values: 14,379,106

Taxable Value: 1,988,722,964

Total Levy Amt: 12,852,250.17

Late AG Penalty Count: 1

Late Rendition Penalty Count: 366

Frozen Account Count: 2,497

Frozen Homesite Value: 282,307,425

Frozen Taxable Value: 258,575,536

Unfrozen Levy Amt: 1,749,263.58

Frozen Levy Amt: 1,137,452.46

Frozen Levy Loss Amt: 611,811.12

Total Non-Exempt Parcel Count: 13,995

Late AG Penalty Amt: 275.10

Late Rendition Penalty Amt: 10,074.32