

From: [John & Terry Carrillo](#)
To: [Cory Nikolaus](#)
Cc: debbie@co.hays.tx.us; [Walker, Susan](#); [Gonzales, Saul](#); [T.L. Torres](#)
Subject: [EXTERNAL] Board of Directors of San Pedro Cemetery (SPC)
Date: Monday, March 7, 2022 9:33:57 PM

Cory Nikolaus, these SPC comments are submitted in response to your email 3/3/2022 10:48 AM that referenced comments from the San Marcos City Council meeting of March 1, 2022 6:30 PM on Case #PDD-15-01(B), ZC-22-05 dated February 7, 2022 1:13 PM.

The Board of Directors, San Pedro Cemetery, acknowledge your commitment for an 8 ft. privacy wall and a 15 ft. open space buffer at the border of the cemetery. With this covenant being binding to this development and any subsequent owners goes a long way to assuring us that the cemetery grounds will be safe. Also, your commitment to us to be accountable for any unforeseen problems that arise attributable to the development and to take corrective measures adds to our assurance.

The commitments mentioned above plus the existing requirements that water flow from developments must stay at or below current levels should suffice to safeguard the cemetery grounds. We recommend that the water flow be planned to be lower than current levels in order to prevent any problems that arise due to engineering miscalculations, that occur more frequently than expected.

If the City does their job well and requires that you adhere to all requirements and your company manages the development properly, then there should be no problems. At the present time, the Board of Directors do not foresee or expect anything less than everyone doing their best work and having efficacious results.

Rest assured that we do not want to stand in the way of your development. Our focus is to safeguard the integrity and sanctity of this Historical Texas Cemetery. Beyond that, we hope that all owners of bordering properties will also be protected.

Thankfully yours,

Board of Directors, San Pedro Cemetery

PS,

Any email correspondence should be made to: John Carrillo - via email John & Terry Carrillo <[\[REDACTED\]](#)> and TL Torres - via email T.L. Torres <[\[REDACTED\]](#)> and mail copy to: T.L. Torres <[\[REDACTED\]](#)>

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From: [Debbie Ingalsbe](#)
To: [Moyer, Laurie](#)
Cc: [John & Terry Carrillo](#); [Walker, Susan](#); [Gonzales, Saul](#); [T.L. Torres](#); [REDACTED]
Subject: [EXTERNAL] Fwd: Drainage concerns on Posey and CR 266
Date: Tuesday, March 8, 2022 1:58:07 AM

Laurie,

I understand the City has been working with a developer, who is planning a single family residential subdivision off of Posey Road. I have also become aware of concerns the San Pedro Cemetery BOD have regarding the safeguard of the Historic Cemetery and I appreciate the considerations and actions the developer has agreed to take to ensure the protection and preservation of the San Pedro Cemetery.

I also wanted to make you aware of continued drainage issues, we have had in this area, in hopes the City and Developer will pay close and special attention to this matter and ensure the residents are burdened with additional drainage issues, as a result of this residential development.

I have provided a list of actions, the County has taken, to help lessen the drainage issues occurring in this area, as provided by our Transportation Director, Jerry Borcharding:

- Regrade ditch along the south side of Posey from the Trace pond to 266
- Engineer provided grading plan for area along easement next to County cemetery/Almendarez property. We excavated and regraded accordingly.
- Install step wall/apron at cross culvert on Posey
- Install removeable plates at cross culvert, preventing flow across Posey to the north
- check grades at Posey/266 intersection to make sure drainage is flowing south
- Install one additional 4x2 box culvert at the 266 culverts near the Cemetery/Almendarez properties
- We convinced Trace to reduce the size of their detention pond outflow culvert

Thank you,

Debbie G. Ingalsbe

Hays County Commissioner, Pct. 1

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