



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Monday, November 8, 2021

REGULAR MEETING AGENDA
5:30 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. City Manager's Report

B. H-E-B/Central Market Green Bag Grant Program Award Notification.

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

1. Planning and Zoning Monthly Report.

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

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing to Solicit Input from Interest Parties on the City of San Juan Needs under the Urban County Program Fiscal Year 35 (2022).
- B. Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo. *TABLED*.
- C. Hold Second Public Hearing for a Voluntary Annexation Petition of the 10.28-acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision, located approximately 800 feet South of Sam Houston Boulevard, along the East side of Stewart Road, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by 193 S. Heathwood Drive, LLC.

VII. APPOINTMENTS

- A. Consider the Removal and/or Appointment of Board Members related to the Civil Service Board.

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

- A. Discussion and Possible Action to Accept the City of San Juan Fire Station Preliminary Design & Conceptual Plan and Authorize City Manager to Proceed with ERO on the Schematic Design Phase Contract.

IX. CONTRACTUALS/RESOLUTIONS

- A. Consider Resolution Adopting the Hidalgo County, Texas Multi-Jurisdiction Hazard Mitigation Plan.

- B.** Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for the 13.41 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24 thru 26, Map Records, as Requested by AAAR Family, LTD.
- C.** Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC) and the City of San Juan for the Sioux Coves Subdivision.

X. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow “Verdin Snacks” at 2100 N. Raul Longoria Road, legally described as Lot 61, Ebano Heights Phase 1 Subdivision, located at the Northwest corner of Raul Longoria and Sioux Roads, as Requested by Javier Verdin.
- B.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “MexiCocina Café” located at 711 Alameda Street, legally described as Lot 1, Cedillo Subdivision, located approximately 500 feet East of Veterans Boulevard, along the South side of Hackberry Avenue, as Requested by Norma Cedillo.
- C.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Richard’s Fence and Backyards Unlimited” located at 302 W. IH 2, legally described as Lot 1, Block 2, Santa Fe Subdivision, located at the Northeast corner of Santa Fe Drive and Frontage Road, as Requested by Raquel Cardenas.

XI. 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 Section §551.071 Consultation with Attorney.
 - 1.** Discussion and Possible Action Regarding Cause No. C-2414-20-A Styled Hall-Mark Fire Apparatus-Texas, LLC v. City of San Juan, Texas in 92nd Judicial District Court, Hidalgo County, Texas.
 - 2.** Pursuant to Section 551.074 Personnel Matter, Discussion and Possible Action Regarding a Complaint Against the Parks and Recreation Director.

3. Pursuant to Section 551.074 Personnel Matters, Discussion and Possible Action Regarding Possible Reappointment of an Interim City Secretary.

XII. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to take Vote or Take Final Action in Open Meeting.
 1. Action Regarding Cause No. C-2414-20-A Styled Hall-Mark Fire Apparatus-Texas, LLC v. City of San Juan, Texas in 92nd Judicial District Court, Hidalgo County, Texas.
 2. Pursuant to Section 551.074 Personnel Matter, Discussion and Possible Action Regarding a Complaint Against the Parks and Recreation Director.
 3. Pursuant to Section 551.074 Personnel Matters, Discussion and Possible Action Regarding Possible Reappointment of an Interim City Secretary.

XIII. ADJOURNMENT

CERTIFICATION

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

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the _____ of _____, 2021.

OFFICE OF THE CITY SECRETARY



We run out of toys before we
run out of children.

DONATE TO TOYS FOR TOTS

Because every child
deserves a little Christmas!

FOR DROP-OFF LOCATIONS & INFORMATION:

HARLINGEN-TX.TOYSFORTOTS.ORG

Marine Corps Reserve: GySgt Victor Galvan

(956) 425-9643 OR (760) 547-6444

Marine Corps League: Sean Downey

(956) 566-0382



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Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, Aide

DATE: 11/4/2021

SUBJECT: H-E-B/Central Market Green Bag Grant Program Award Notification.

On November 1, 2021, the Keep San Juan Beautiful received and accepted an award notification for the amount of \$3,000.00 from Keep Texas Beautiful. KTB was able to offer this grant thanks to the generous support and partnership of H-E-B/Central Market.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Monica Gomez, Planner II

DATE: 11/1/2021

SUBJECT: Planning and Zoning Monthly Report.

The City of San Juan Planning Department is busy processing subdivision plats, rezoning applications, applications for special/conditional use permits, applications for variances and undertaking other duties as listed below.

- 68 building permits were issued during the month of October, \$3,836,949.00 in total valuation.
- 201 garage sale permits were issued \$3,015.00 in total valuation.
- Provide customer service and support to 811 people and handled approximately 2,226 calls.
- The building inspectors made approximately 631 inspections.
- Thirteen (13) building permits were issued for new houses \$1,936,160.00 in total valuation.
- Four (4) building permits were issued for apartment units \$1,000,000.00 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational license and health permits were up to date. A total of twenty (20) yearly letters were sent out to existing businesses to renew their licenses. A total of thirteen (13) business permits were renewed with \$600.00 in total valuation and nine (9) health inspections were issued during the month of October with \$825.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Cafe D’ Rut at 213 W Business 83
- N&K Electronic Tax Center at 901 W. 1st Street
- Rolling Kitchen Trailers at 304 W. IH 2
- S Ban’ca Barber Shop at 2003 N. Veterans Boulevard, Suite 5

CODE ENFORCEMENT

Code Enforcement Inspectors issued two (2) illegal dumping, forty five (45) work orders for weedy lots, ten (10) abandoned and junk vehicles, seven (7) garage sale without a permit, seven (7) rubbish, two (2) fowl odor, five (5) building without a permit, forty-two (42) certified letters, five (5) complaints filed in court and two (2) street vendor without a permit.

SUBDIVISIONS IN PROCESS

- The Orchards of San Juan – Phase 1
- Gutierrez-Duncan
- San Juan City Hall
- Cantu Subdivision
- Christian Estates
- Plaza San Juan
- Arguello Subdivision
- Hinojosa Subdivision
- Sioux Coves Subdivision
- Meadows on Ridge
- Valley Ranch Phase 2
- Starlite Subdivision
- The R.G. Complex
- Re-Plat of Texas National
- Uresti Subdivision
- Black Hills Estates Subdivision
- Hacienda San Fernando Subdivision

CONDITIONAL USE PERMIT

1. Amaro's Repair Shop at 1310 Sgt. Leonel Trevino Road
2. Verdin Snacks at 2100 N. Raul Longoria Road
3. MexiCocina Café at 711 Alameda Street
4. Richard's Fence and Backyards Unlimited at 302 W. IH 2

REZONING REQUEST

1. Saul Salinas at 504 W. Sioux Road
2. Perla Castillo at 7th Street and Veterans Boulevard

NEW SUBDIVISIONS

1. San Juan City Hall Subdivision

PLANNING AND ZONING MEETINGS

October 7, 2021

October 21, 2021

**The City of San Juan Planning & Zoning
October 7, 2021 Meeting Minutes
Page 1 of 3**

Commissioners Present: Adan Magallan
Irma Castillo
Eliza Yzaguirre
Valerie Cardenas
Eddie Alaniz - 6:01 pm

Commissioners Absent: Victor Perez Jr.

Guests: Jose Garza
Lizbeth Hernandez
Jorge Lazo

Staff Present: Monica Gomez, Interim Director of Planning

THERE BEING A QUORUM, CHAIRWOMAN CASTILLO CALLED THE MEETING TO ORDER AT 6:00 P.M.

1. CALL TO ORDER

2. APPROVAL OF MINUTES: September 16, 2021 Regular Meeting.

Commissioner Magallan made a motion to approve the minutes as presented by staff. Commissioner Cardenas seconded the motion. Motion passed unanimously with 5-0 vote.

3. PUBLIC HEARINGS

A. Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) for property located at 504 W. Sioux Road, legally described as the 5.0-acre tract out of the West 165 feet, of the East 463 feet of Lot 9, Block 6, John Closner Subdivision, as Requested by Saul Salinas.

Ms. Gomez explained that applicant is proposing to rezone his property into Heavy Commercial District in order to relocate his trucking company to this property. The property is located at Sioux Road, where La Posada Lounge was located. Advertisements and letters were mailed out and several calls were received about the proposed business. One person was in favor of the request since property was always established as commercial area. Staff recommendation was denial based on the request will be considered a spot zoning and Sioux Road is not a truck route.

Chairwoman Castillo asked how long the property has been used as commercial use. Ms. Gomez said approximately two months. Commissioner Yzaguirre asked if none of the neighbors had complaint about the request. Ms. Gomez responded only one resident at Doe Drive was in favor of the request.

The City of San Juan Planning & Zoning
October 7, 2021 Meeting Minutes
Page 2 of 3

Chairwoman Castillo asked about previous business in the property. Ms. Gomez responded, La Posada Lounge, which was established back in 1970, when property was located outside the city limits of San Juan.

Mr. Jose Garza, resident of 502 Leticia Street, said that he owns two lots along Leticia and wants to build apartments on his property. Ms. Gomez said that she spoke to Mr. Garza and explained those two lots in a residential subdivision and plat notes said that subdivision is for residential use only. Chairwoman Castillo said that they are discussing only what is on the agenda.

Commissioner Alaniz reminded the board that they are discussing only the zone change. If zone change was approved, everything listed on that Heavy Commercial District use can be allowed.

Commissioner Yzaguirre added that Sioux Road is not designated for heavy traffic and it is not wide enough to carry those loads.

Commissioner Alaniz made a motion to follow staff's recommendation and denied the rezoning request. Commissioner Cardenas seconded the motion. The motion passed unanimously with a (5-0) vote.

B. Conditional Use Permit to allow "Amaro's Mechanic Repair Shop" at 1310 Sgt. Leonel Trevino Road, legally described as 1.5 acre tract of land out of the East 300 feet of the South 218.2 feet of Lot 13, Block 39, Alamo Land and Sugar Company Subdivision, as Requested by Cesar Amaro.

Ms. Gomez explained the Conditional Use Permit is to allow a repair shop in a commercial area located at corner of Sgt. Leonel Trevino Road and Cesar Chavez Road. The 5.00 acre tract has a residence with two commercial buildings, which were built back in the 1970's. The property is zoned as General Business District and Mr. Amaro is renting one of the buildings to operate his repair shop. If the permit is approved, he would need to comply with the following requirements:

1) service and maintain area shall be take in an enclosed area, 2) there shall be no storage of material outside, 3) new buildings needs a building permit, 4) conditional and occupational permit required and 5) must comply with noise ordinance.

Commissioner Alaniz asked if request is for an automotive mechanic shop. Ms. Gomez said not, it is to repair small appliances like lawnmower, weed eaters, etc.

Chairwoman Castillo asked if the applicant can open a mechanic shop if the request is approved. Ms. Gomez said yes, since it is in a commercial area.

Commissioner Cardenas made a motion to approve the conditional use permit. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (5-0) vote.

The City of San Juan Planning & Zoning
October 7, 2021 Meeting Minutes
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4. SUBDIVISIONS

- A. Preliminary and Final Plat Approval of the San Juan City Hall Subdivision being a 1.47-acre tract of land out of Lots 19 through 36, Block 28, San Juan Original Townsite, located at the Northwest corner of Nebraska Avenue and 6th Street, as Requested by SAMES Engineering.*

Ms. Gomez said SAMES Engineering is requesting a Preliminary and Final Plat for the San Juan City Hall Subdivision located at the Northwest corner of Nebraska and 6th Street, where the old hospital was located. It is a 1.47-acre tract located in a flood zone “C” area of minimum flooding according to FEMA. Water and sewer services are available and one additional fire hydrant was requested within the 300 feet of the existing fire hydrant and shall be looped to the 8-inch water line.

Commissioner Alaniz asked if they are going to abandon the alley. Ms. Gomez said yes, the alley will be abandoned and utilities are going to be relocated.

Commissioner Alaniz made a motion to approve the preliminary and final plat as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (5-0) vote.

5. NEXT MEETING – October 21, 2021

6. ADJOURNMENT

There being no further items to discuss, Commissioner Cardenas made a motion to adjourn; Commissioner Alaniz seconded the motion. The motion passed unanimously with a (5-0) vote and the meeting was adjourned at 6:20 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



Mayor: Mario Garza
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Commissioners: Adina “Dina” Santillan
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Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 11/2/2021

SUBJECT: Parks and Recreation Monthly Report.

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

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

- Staff has been maintaining our athletic fields, watering, fertilizing and mowing in preparation for the fall programs.
- Assisted PSJA High School with the Homecoming Parade.
- Put up tent for the Annual St. John Jamaica.
- Daily preparations at our parks and athletic fields for the fall programs.
- Decorated City Hall for our Annual Halloween Festival.
- Keeping up with parks and city buildings and properties.
- Staff has been doing some basic maintenance to our equipment, trailers and vehicles.

Recreation Division,

FALL YOUTH LEAGUES: The Flag Football, Volleyball and Tackle Football league have started league play. In Flag Football there is 16 teams, Volleyball there is 21 teams and Tackle Football there is 4 teams, High School Softball there is 10 teams and High School Baseball there is 6 teams.

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

Games and practices are ongoing for volleyball, flag football and tackle football.

-

ADULT SOFTBALL: The Adult Softball Leagues are ongoing for Men's Class E with six teams and Co-Ed with four teams. All games are played at Municipal Park Softball Fields on Thursdays and Fridays.

-

HOMECOMING PARADE: Thursday, October 14, Staff assisted with the coordination of the PSJA High School Homecoming Parade lineup from 5:30 pm – 6:30 pm in front of City Hall.

-

COLLEGE SHOWCASE BASEBALL TOURNAMENT: Staff worked the concession stand during the college showcase baseball tournament on Saturday & Sunday, October 23 & 24, 2021 at Municipal Park.

-

YOUTH SPORTS DAY: Thursday, October 21, the Flag Football and Tackle Football participants were invited to attend the PSJA Bears vs La Joya Coyotes game. The Parks & Recreation Department youth participants were recognized at the football game.

Saturday, October 23, the volleyball participants were invited to attend the PSJA Lady Bears vs Edinburg North Lady Cougars game. The youth participants and coaches were recognized at the game.

-

TEAM PICTURE DAY: On Wednesday, October 27 5:30 pm-6:30 pm the Tackle Football took their team and individual pictures. On Saturday, October 30 8:30 am-1:30 pm the Volleyball and Flag Football took their team and individual pictures. All pictures were taken at Amigos del Valle.

-

HALLOWEEN FESTIVAL: On Friday, October 29, our department hosted the 2021 Halloween Festival. Staff assisted with the layout & set up, concessions stand, movie and the costume contest.

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

- Replacing new air filters throughout the city and preparing for the winter months.
- Patched up roof, installed new thermostat, and installed new hardware at the back gate at Recycle Center.
- Attended to roof leaks at Northside Fire Department.

- Began trenching to install wireless internet at Municipal Park.
- Serviced A/C unit at Fire Department and cleaned out the coil.
- Began stripping and waxing city buildings.

Upcoming Events:

Winter Programs- Boys Soccer, Girls Basketball and Winter Baseball are set to begin later this month.

City Thanksgiving Luncheon- Wednesday November 24th , 2021 at 12:00pm at the Amigos Del Valle.

Lighting of the Christmas Tree- Wednesday December 1, 2021 at 6pm.

Noche De Paz- Friday and Saturday December 17 & 18, 2021 at San Juan Municipal Park.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roel Garza, Sanitation Director

DATE: 11/2/2021

SUBJECT: Department of Sanitation Monthly Report.

Sanitation Department (Oct. 2021)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site – 11,029 Residents
- Residential – 1,075.83 Tons
- Commercial – 726.49 Tons
- Roll-Off Containers – 148.63 Tons 35 loads
- Brush – 569.62 Tons 197 loads of brush

Central Garage (Oct. 2021)

- Tickets Open 49
- Tickets Closed 104
- 5 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 2 Brush trucks operating
- 1 Brush tractor (grapple) operating
- 2 Brush Grapple Trucks operating
- 2 Roll- Off Trucks operating and 1 down

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Recycling (Oct. 2021)

- Cardboard: 13.18 tons / \$2,672.70
- Mixed White Paper: 0.00 tons / \$0.00
- Office Paper: 0.00 tons / \$0.00
- Newspaper: 0.00 tons / \$0.00
- Books/Magazines: 0.00 tons / \$0.00
- Aluminum Cans: 0.03 tons / \$25.50
- Tin Cans: 0.12 tons / \$18.96
- E-Waste: 0.00 tons / \$ 0.00
- Metal: 0.00 tons / \$0.00
- Plastic: 0.99 tons / \$0.00
- Curbside Recycle: 5.06 tons / \$0.00
- Total Tons/Revenue: 19.38 tons / \$2,672.16
- Savings of \$387.60
- Walk-Ins: 671

Code Enforcement (Oct. 2021)

- Violation Notices Issued: 12
- Illegal Dumping: 15
- In Person contacts: 35
- Construction Material: 11
- Tires: 18



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 11/2/2021

SUBJECT: San Juan Memorial Library Monthly Report,

Enclosed is the October monthly report including statistics and programs:

For the month of October, we had, 1,822 visitors. Out of those visitors, 393 were here for computer use only. The library checked out a total of 783 items both adult and children. We had 51 in-house circulation items. We requested and received fifteen (15) Interlibrary Loans (ILL). We had 55 new patrons added to our circulation system. We helped the public with an estimated 324 reference/informational questions. We had 38 fax transactions. The monthly amount deposited was \$833.45 both fines and fees.

Please see the attached statistical report.

During the month of October

- Attended the Library Board meeting
- Attended the City Commission meetings
- Attended the Directors' meetings
- Attended the Ribbon Cutting for South TX Nutrition
- Attended the Ribbon Cutting for 956 Gaming and Collectibles
- Attended the Hidalgo County Library System (HCLS) meeting at the McAllen Public Library
- Went to City Hall to make the money deposits for the library
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in November 2021

Multipurpose Room

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Election Day, November 2nd

Library Board meeting, November 3rd

City Commission meetings, November 9th & 23rd

Directors' meetings, November 10th & 24th

Lion's Club meeting, November 10th

Purchasing Bid Opening, November 12th

EDC meeting, November 16th

Training Room:

Keep San Juan Beautiful meetings, November 4th & 18th

**San Juan Memorial Library
October 2021 Statistics**

Statistics	
Total Visitors	1,822
Computer Users	393
Total Checkouts	783
In-House Use	51
Inter-Library Loans	15
New Patrons	55
Reference\ Informational Questions	324
FAX transactions	38
Children's Programs	1
Attendance	20

Multipurpose Room Reservations	Attendance
4th Special Called Meeting	9
5th EDC Meeting	10
6th Library Board Meeting	6
12th City Manager - Executive Room	11
12th City Commission	24
13th Directors Meeting	14
13th Lions Club Meeting	4
15th Human Resources - Executive Room	3
15th Civil Service	15
18th Early Voting	5
19th Early Voting	5
20th Early Voting	2
21st Early Voting	5
22nd Early Voting	5
23rd Early Voting	5
24th Early Voting	0
25th Early Voting	6
26th Early Voting	8
27th Early Voting	13
28th Early Voting	19
29th Early Voting	3
Total	172

Training Room Reservations	Attendance
18th Human Resources	3
19th Human Resources	5
19th EDC	7
20th City Manager	9
20th KSJB	6
25th Civil Service Exam	6
27th Directors Meeting	14
27th San Juan Housing Authority	8
28th Human Resources	3
29th Human Resources	6
30th Library Director	9
30th Library Director	2
Total	78

Checkouts	
DVDs	95
Books Juvenile	505
Books Adult	183
Total	783

WiFi Usage	
LibGuest	480
LibStaff	186
Total	666

Study Room Attendance	
Study Rooms	70

Facebook Page	
Likes	12
Visitors	0

SJML Homepage	
Visitors	1,002

Deposits	
Fines	\$ 117.70
Copies	\$ 715.75
Total	\$ 833.45

Youth & Children's Programs/Attendance

Date	Program	Attendance
Friday, October 1, 2021	0	0
Monday, October 4, 2021	0	0
Tuesday, October 5, 2021	0	0
Wednesday, October 6, 2021	0	0
Thursday, October 7, 2021	0	0
Friday, October 8, 2021	0	0
Tuesday, October 12, 2021	0	0
Wednesday, October 13, 2021	0	0
Thursday, October 14, 2021	0	0
Friday, October 15, 2021	0	0
Monday, October 18, 2021	0	0
Tuesday, October 19, 2021	0	0
Wednesday, October 20, 2021	0	0
Thursday, October 21, 2021	0	0
Friday, October 22, 2021	0	0
Monday, October 25, 2021	0	0
Tuesday, October 26, 2021	0	0
Wednesday, October 27, 2021	0	0
Thursday, October 28, 2021	0	0
Friday, October 29, 2021	1	*
Total	1	0
*Halloween Packets	20	20

**San Juan Memorial Library Advisory
Board Meeting
Sign in Sheet**

DATE: October 6, 2021

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library

Board Members:

1. Maria Estella Ayala
2. Nadia Baughman
3. Iris Lara
4. María Alicia Navarro
5. George Rodea
6. Elizabeth Saldaña
- 7.

Maria E. Ayala

Iris Lara

George Rodea by. Ed.
Elizabeth Saldaña

Liaison:

Commissioner

Library Director:

Armandina A. Sesín

A.A. Sesin

Visitors:

Minutes of the Meeting of the San Juan Library Advisory Board

Date: September 1, 2021

Time: 6:00 p.m.

Place: San Juan Memorial Library

Members Present: Maria Estella Ayala Iris Lara
Maria A. Navarro Elizabeth Saldaña

Members Absent: Nadia Baughman, George Rodea

Liaison:

Library Director: Armandina A. Sesín

Visitors:

ORDER OF BUSINESS

I Invocation

Maria A. Navarro led the Invocation.

II Pledge of Allegiance

Maria Estella Ayala led the Pledge of Allegiance.

III Call Meeting to Order

Elizabeth Saldaña called the meeting to order at 6:12 p.m.

IV Roll Call

All Board Members were present with the exception of Nadia Baughman and George Rodea. Iris Lara made a motion to excuse Mrs. Baughman, Estella Ayala seconded the motion. All in favor. Maria Navarro made a motion to excuse George Rodea and Estella Ayala seconded the motion. All in favor.

V Review of Minutes

A motion to approve the minutes as presented was made by Iris Lara and seconded by Maria A. Navarro.

VI Old Business

Resignation of Teresa Sloss

Iris Lara made a comment that Teresa Sloss had approached her to let her know that she no longer could attend the meetings of the Board. Mrs. Lara suggested for Mrs. Sloss to go to the library and talk to the director about this situation. The director informed the board that Mrs. Sloss had come to the library to let her know that she was resigning from the Library Board. Mrs. Sesin helped her by writing a letter addressed to the city secretary explaining that she no longer could be a part of such board. Mrs. Sesin took the letter and handed it to the city secretary.

VII New Business

Appointment of new Liaison from the City Commission

The director told the board that she was going to talk to the city secretary to let her know of the need to appoint a new liaison from the city commission.

Meeting Dates

The board agreed to continue meeting the first Wednesday of each month, according to the By-Laws. No meetings will take place in January, July and August.

Presentation by Christina Perez

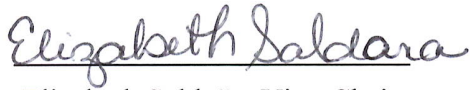
Christina. presented a report of the activities held at the library for the children post COVID-19.

VIII Director's Report

The library director presented the August monthly report, including statistics. A motion was made by Elizabeth Saldaña to approve the director's monthly report and seconded by Maria Alicia Navarro.

IX Adjournment

A motion to adjourn was made at 6:43 p.m. by Elizabeth Saldaña and seconded by Estela Ayala. All in Favor. Next meeting will be Wednesday, October 6, 2021.


Elizabeth Saldaña, Vice-Chair


Iris Lara, Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Hold a Public Hearing to Solicit Input from Interest Parties on the City of San Juan Needs under the Urban County Program Fiscal Year 35 (2022).

STAFF COMMENTS AND RECOMMENDATIONS:

To be in compliance with the Consolidated Plan for Community Planning & Development Grant (CDBG) the City of San Juan is required to conduct a public hearing to solicit input from interested parties on the City's needs under the Urban County Program Fiscal Year 35 (2022).

\$300,037.00 will be available in funds to the City of San Juan.

RECOMMENDATION:

Conduct the public hearing as required by the Hidalgo County Urban County Program.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

**HIDALGO COUNTY - PRECINCT NO. 2 &
CITY OF SAN JUAN RESIDENTS
REVISED PUBLIC HEARING NOTICE
HIDALGO COUNTY - URBAN COUNTY PROGRAM
Publication Date: Wednesday, October 27, 2021**

In compliance with the Consolidated Plan for Community Planning & Development (CDBG), the **Cities listed below** will conduct a public hearing to solicit input from interested parties on the **Cities'** needs under the **Urban County Program Fiscal Year 35 (2022)**.

The overall goals for the Consolidated Plan are to strengthen partnerships with jurisdictions, to extend and strengthen partnerships among all levels of government and the private sector, including profit and nonprofit organizations, to enable them to provide decent housing, to establish and maintain a suitable living environment, and to expand economic opportunities for every citizen, particularly for very low income persons.

The public hearing for the **City of San Juan** will be held on **Tuesday, November 9, 2021 at 6:00 P.M. (Revised Date)** at the following location: **City of San Juan Public Library at 1010 S. Standard Avenue, San Juan, Texas 78589**. For more information, please come by our city office or call **(956) 223-2200**. Written comments can be forwarded to: **Mayor Mario Garza - City of San Juan, 709 S. Nebraska St., San Juan, Texas 78589**. Expected allocation is **\$ 300,037.00**.

Listed below is a partial listing of eligible activities.

Public Facilities Needs	Child Care Services
Senior Centers	Accessibility
Youth Centers	Economic Development Needs
Neighborhood Facilities	Technical Assistance
Parks and Recreation Facilities	Lead-Based Paint/Hazard Abatement
Health Facilities	Code Enforcement
Child Care Facilities	Emergency Shelter Needs
Parking Facilities	Housing Needs
Infrastructure Improvement Needs	Community Planning
Flood Drain Improvements	Program Administration
Water Improvements	
Sewer Improvements	
Street Improvements	
Public Service Needs	
Senior Services	
Handicapped Services	
Youth Services	

It is the objective of Hidalgo County to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) who may require an interpreter shall be provided upon request by calling (956) 787-8127 at least three (3) days in advance. Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 735-2989 to call the Hidalgo County Urban County Program (UCP) and request arrangements in order to participate in the citizen participation process. Hidalgo County Urban County Program does not discriminate on the basis of disability status in the admission of, or access to, or treatment in its federally assisted programs or activities.

**Patricio R. Avila, Director
Hidalgo County – Urban County Program
1916 Tesoro Street
Pharr, Texas 78577**



**RESIDENTES DEL CONDADO DE HIDALGO PRECINTO NO. 2
Y LA CIUDAD DE SAN JUAN**

**REVISIÓN DE AVISO DE AUDENCIA PÚBLICA
PROGRAMA URBANO DEL CONDADO DE HIDALGO**

Fecha de publicación: miércoles día 27 de octubre del 2021

En cumplimiento con el Plan Consolidado para la Planificación y Desarrollo Comunitario (CDBG), **las ciudades** mencionadas debajo llevarán a cabo una audiencias públicas para solicitar la opinión de las partes interesadas en las necesidades de la ciudades bajo **El Programa Urbano del Condado de Hidalgo, del año fiscal 35 (2022)**.

Los objetivos generales del Plan Consolidado son el fortalecimiento de las asociaciones con jurisdicciones a fin de ampliar y fortalecer las alianzas entre todos los niveles del gobierno y el sector privado, incluyendo las organizaciones sin fines de lucro y, a fin de que puedan proporcionar una vivienda digna, para establecer y mantener una vida adecuada en el medio ambiente, y para ampliar las oportunidades económicas para todos los ciudadanos, en particular para las personas con ingresos muy bajos.

La audiencia pública para **la Ciudad de San Juan** se llevará a cabo el **Martes 9 de noviembre 2021 a las 6:00 P.M. (Fecha Revisada)** en la siguiente ubicación: **La Biblioteca Pública de la Ciudad de San Juan ubicada en el 1010 S. Standard Avenue, San Juan, Texas 78589**. Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 223-2200**. Los comentarios escritos pueden hacer enviados a: **Alcalde Mario Garza de la Ciudad de San Juan al 709 S. Nebraska St., San Juan, Texas 78589**. Asignación esperada de **\$ 300,037.00**.

A continuación se muestra una lista parcial de las actividades elegibles.

Necesidades de establecimientos públicos	Servicios de cuidado infantil
Centros para personas de la tercera edad	Accesibilidad
Centros para jóvenes	
Instalaciones del vecindario	Necesidades de desarrollo económico
Instalaciones de parques y recreación	Asistencia Técnica
Instalaciones de salud	
Instalaciones para el cuidado de niños	Pintura con base de plomo / Reducción de Riesgos
Instalaciones de estacionamiento	
Necesidades de mejoras de infraestructura	Aplicación del código
Mejoras de drenaje de inundaciones	
Mejoras de agua	Necesidades de vivienda de emergencia
Mejoras de alcantarillado	
Mejoras de calles	Necesidades de vivienda
Necesidades de Servicios Públicos	Planificación de la Comunidad
Servicios para personas de tercera edad	
Servicios para discapacitados	Administración del Programa
Servicios para jóvenes	

Es el objetivo del Condado de Hidalgo para cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, los Americanos con Discapacidades de la Ley de barreras arquitectónicas (ADA) de 1990 y la Ley ADA Enmienda de 2008, la Ley de Equidad de Vivienda, y Con todo respeto. Las personas con discapacidades / minusválidos, que no hablan inglés o con un dominio limitado del inglés (LEP) que pueden requerir un intérprete se les proporcionarán previa solicitud llamando al (956) 787-8127 por lo menos con tres (3) días de anticipación. Las personas sordas, con problemas de audición, sordo-ciegos o del habla discapacitados pueden utilizar Relay Texas al (800) 735-2989 para llamar al Programa del Condado de Hidalgo Condado Urbano (UCP) y los arreglos de solicitud con el fin de participar en el ciudadano proceso de participación. El Programa Urbano del Condado de Hidalgo no discrimina en base al estado de discapacidad en la admisión, el acceso o el tratamiento en sus programas o actividades con asistencia federal.

**Director Patricio R. Avila
Programa Urbano del Condado de Hidalgo
1916 Tesoro Street,
Pharr, Texas 78577**





**"Providing 47 Years of Service"
1974 - 2021**

4138 Crosspoint Boulevard
Edinburg, Texas 78539

Phone: (956) 213-9400

Fax: (956) 213-8119

www.advrgv.org

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Executive Director - Amigos Del Valle, Inc.
ALEJANDRO GUERRA



October 22, 201

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

Re: Letter of request for CDBG Funds FY 2022-2023

Dear Mr. Arjona,

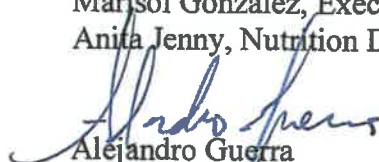
Amigos Del Valle, Inc. is respectfully requesting \$20,000 in CDBG funds for Fiscal Year 2022-2023. These funds will continue to be utilized to provide home delivered meals to 23 eligible citizens for 165 days that reside within the City of San Juan area.

With your continued financial support, we will be able to continue providing much needed meals to the homebound seniors to assist them to continue living as healthy, independent, productive and self-sufficient lives as possible.

Please be assured that we are very grateful for your proven generous, valuable financial and moral support for our agency's projects throughout our forty-seven (47) years of experience.

If you have any questions or concerns, please do not hesitate to contact us at (956)213-9400 or by email:

Alejandro Guerra, Executive Director: aguerra@advrgv.org
Marisol Gonzalez, Executive Admin. Asst.: mgonzalez@advrgv.org
Anita Jenny, Nutrition Director: ajenny@advrgv.org


Alejandro Guerra
Executive Director



"Providing 47 Years of Service"

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Court Appointed Special Advocates
FOR CHILDREN

CASA of Hidalgo County, Inc

1001 South 10th Ave

Edinburg, Texas 78539

TEL: 956-381-0346 FAX: (956) 381-9232

Executive Committee

Rick Villarreal
Board Chair

Dr. Richard Gillette
Vice-Chair

Emilio Santos, Jr.
Treasurer

Yvette Padilla
Secretary

Advisory Board Members

Albert Lopez
Letty Garza

Board Members

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Alya Vasquez
Lulu Gaby Vela
Elias Longoria
Priscilla Torrero
Simon Cardenas
Alexis Villarreal
Sofia Ramon
Mike Sanchez

Honorary Board Member

Alonzo Cantú

Executive Director
Veronica Whitacre

January 26, 2021

Benjamin Arjona
San Juan City Manger
709 S. Nebraska
San Juan, Texas 78589

Dear Mr. Arjona,

Court Appointed Special Advocates (CASA) is a non-profit organization whose mission is to speak for the best interests of the children in the courts by promoting and supporting quality volunteer representation to provide each child a safe, permanent, nurturing home. When a child enters the foster care system because his or her home is no longer safe, a judge may appoint a committed volunteer to help them. That volunteer is called a Court Appointed Special Advocate, or CASA. We recruit, train, and supervise more than sixty community members also referred to as CASA's to advocate in court for children who have been placed in foster care because of abuse and/or neglect.

CASA volunteers are each assigned to help one child or set of siblings at a time, so they can focus on giving that child or sibling group the individualized advocacy and attention they need. CASA volunteers save taxpayers money and children's futures by helping children find a safe, permanent homes as soon as possible.

For twenty-five years (26) our program has made a difference in the lives of over 4,000 abused and neglected children, who have been placed in the foster care system. The need for our program is evident as currently there are over 600 children in the foster care system in Hidalgo County.

We would like to kindly request \$2,000.00 from the Urban County Program. The amount is used for paying the CASA Volunteer Supervisors salaries when they are assisting current Advocates in servicing the children in this precinct.

Respectfully,

Veronica Whitacre
Veronica Whitacre
Executive Director

NUESTRA CLINICA DEL VALLE, INC.

ADMINISTRATIVE OFFICES
P.O. BOX 1689 PHARR, TEXAS 78577
956-787-8915

October 27, 2021

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

Dear Mayor Garza:

Please accept this as Nuestra Clinica del Valle's letter of intent to seek funds in the amount of \$25,000 from Urban County/CDBG funds for program year 35 (2022-2023).

Nuestra Clinica del Valle, Inc. (NCDV) will provide medical, dental and behavioral services to uninsured, economically disadvantaged residents in the City of San Juan. NCDV will provide medical, dental and behavioral services to 300 adults and children who would otherwise have no access to these services.

Please contact our office regarding additional information required in order to expedite our request.

Sincerely,



Lucy Torres
Chief Executive Officer

1518 E Santa Rosa Ave.
Edcouch, TX 78538
956-262-1363

1500 First Street
Mercedes, TX 78570
956-565-3191

611 N. Bryan Rd.
Mission, TX 78572
956-580-3303

105 South 10th Street
Donna, TX 78537
956-464-5809

801 W. 1st Street
San Juan, TX 78589
956-787-0787

201 S. Los Ebanos
Alton, TX 78574
956-519-1800

300 N. 86th St.
San Carlos, TX 78539
956-287-8850

600 N. Garza, Suite A
RG. Tex. 78582
956-487-0346

2891 E. Grant St.
Roma, Texas 78584
956-849-2100

2900 Raul Longoria
San Juan, TX 78589
956-781-6077

806 W. 3rd St.
San Juan, Texas 78589
956-787-0787

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

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

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 26, 2021, the City Commission tabled the item and requested more information about the future use of the property.

Previously, staff provided the following background:

Ms. Castillo is applying to rezone a property into General Business District (C-2). The property is located at the corner of 7th Street and Veterans Boulevard, next to Popeye's Snow Cone Stand. The property is zoned as Neighborhood Commercial District (C-1) which only allows retail businesses which supply the adjacent residential areas. If approved, the building would need to comply with the city's requirements, as applicable.

The surrounding properties consist of mixture of residential, multi-family and commercial uses and Veterans Boulevard is conducive of commercial traffic.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifty-three (53) property owners within a two hundred (200) foot radius and received four comments against the request.

RECOMMENDATION:

During the regular meeting on October 21, 2021, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 4-0 vote.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 10/21/2021
CITY COMMISSION – 11/09/2021
DATE PREPARED – 11/13/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2)
APPLICANT:	Perla Castillo
AGENT:	N/A
LEGAL:	Lots 19 thru 21, Block 4, Tierra del Sol Subdivision
LOCATION:	The property is located at the Northeast corner of 7 th Street and Veterans Boulevard
LOT SIZE:	25 feet by 155 feet (each lot) 75 feet by 155 feet = 230 square feet total
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Retail/Commercial
EXISTING ZONING:	Neighborhood Commercial District (C-1)
PROPOSED ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; Neighborhood Commercial District (C-1) <u>South</u> – Residential; General Business District (C-2) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Outside city limits
ACCESS AND CIRCULATION:	This property has access onto Veterans Boulevard and 7 th Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval based on that area is considered as commercial use.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Castillo is applying to rezone a property into General Business District (C-2). The property is located at the corner of 7th Street and Veterans Boulevard, next to Popeye's Snow Cone Stand. The property is zoned as Neighborhood Commercial District (C-1) which only allows retail businesses which supply the adjacent residential areas. If approved, the building would need to comply with the city's requirements, as applicable.

The surrounding properties consist of mixture of residential, multi-family and commercial uses and Veterans Boulevard is conducive of commercial traffic.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifty-three (53) property owners within a two hundred (200) foot radius and received four comments against the request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Subdivision Plat
Section of Ordinance – Neighborhood Commercial District
Section of Ordinance – General Business District
List of neighboring property owners receiving notice
Ordinance





FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/21/2021 Commissioner Cardenas made a motion to approve the rezoning request as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a (4-0) vote.

Ms. Gomez explained the board that Ms. Castillo is applying for the rezoning to General Business District at property located at corner of 7th and Veterans Boulevard, next to Popeye's Snow Cone. The property is zoned as Neighborhood Commercial District, which is a light commercial. The surrounding properties consist of mixture of residential and commercial uses. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius and three comments were received against the request. Staff recommends approval of the rezoning request since Veterans Boulevard is conducive of commercial traffic.



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 NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO GENERAL BUSINESS DISTRICT (C-2) FOR A PROPERTY LEGALLY DESCRIBED AS LOTS 19 THRU 21, BLOCK 4, TIERRA DEL SOL INC. NO. 2 SUBDIVISION, LOCATED AT THE NORTHEAST CORNER OF 7TH STREET AND VETERANS BOUELVARD, 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 general business district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

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

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

CITY OF SAN JUAN

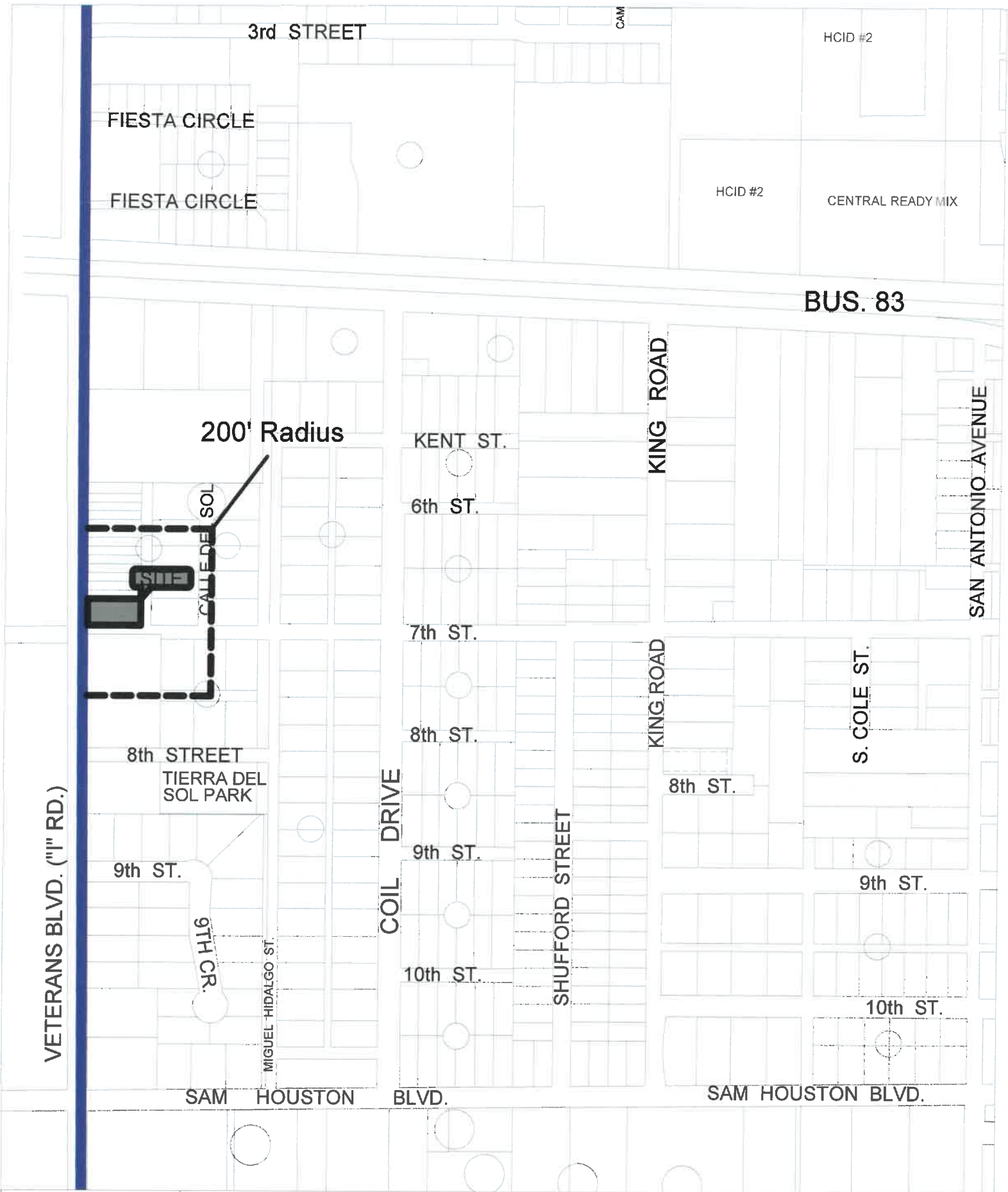
MARIO GARZA
MAYOR

ATTEST:

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

NAYELI GUERRERO
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

-  CITY LIMITS
-  Proposed area

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





Legend

- CITY LIMITS
- Proposed area

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



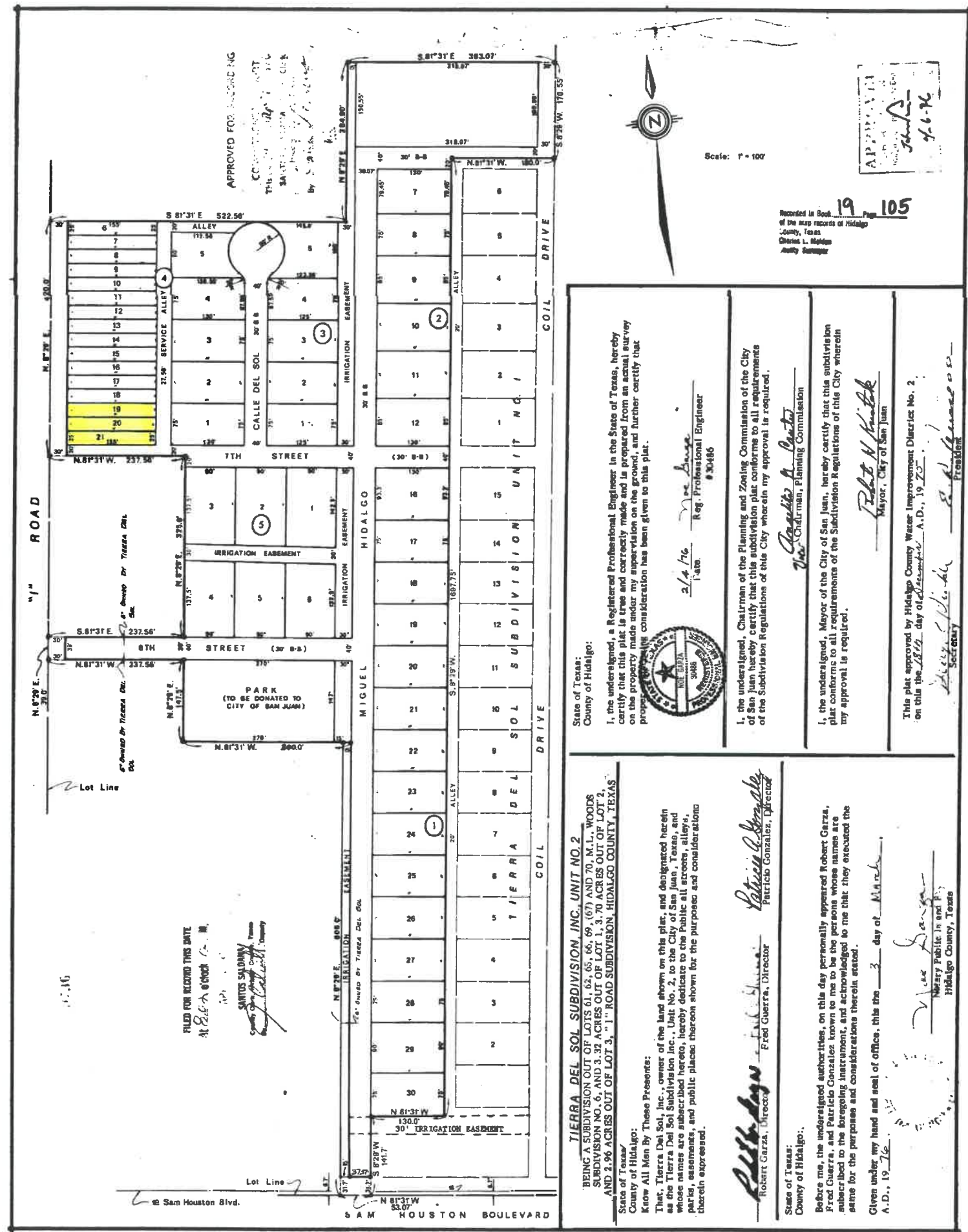


Zoning Districts

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

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





State of Texas:
County of Hidalgo:

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper consideration has been given to this plat.



I, the undersigned, Chairman of the Planning and Zoning Commission of the City of San Juan hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Angelita A. Castro
Chairman, Planning Commission

I, the undersigned, Mayor of the City of San Juan, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Robert H. Knick
Mayor, City of San Juan

This plat approved by Hidalgo County Water Improvement District No. 2, on this 14th day of September, A.D., 1976.

Shirley M. White
Secretary

TIERRA DEL SOL SUBDIVISION, INC. UNIT NO. 2
BEING A SUBDIVISION OUT OF LOTS 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, M.L., WOODS SUBDIVISION NO. 6, AND 3.32 ACRES OUT OF LOT 1, 3.70 ACRES OUT OF LOT 2, AND 2.96 ACRES OUT OF LOT 3, "1" ROAD SUBDIVISION, HIDALGO COUNTY, TEXAS

State of Texas:
County of Hidalgo:

Know All Men By These Presents:
That, Tierra Del Sol, Inc., owner of the land shown on this plat, and designated herein as the Tierra Del Sol Subdivision Inc., Unit No. 2, to the City of San Juan, Texas, and whose names are subscribed hereto, hereby dedicate to the Public all streets, alleys, parks, easements, and public places thorough shown for the purposes and considerations therein expressed.

Robert Garza
Robert Garza, Director

State of Texas:
County of Hidalgo:

Before me, the undersigned authorities, on this day personally appeared Robert Garza, Fred Guerra, and Patricia Gonzalez known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 3 day of March, A.D., 1976.

Noe Buge
Notary Public in and for
Hidalgo County, Texas

SECTION 4.00: (C-1) NEIGHBORHOOD COMMERCIAL DISTRICT:

- (a) Generally recognized retail businesses which supply commodities on the premises primarily for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses;
- (b) Personal services establishments which perform services on the premises such as repair shops (watches, radios, T.V., shoes, etc.), tailor shops, beauty parlors or barbershops, photographic studios and self-service laundries; and similar uses but not including automotive or other repair services and armature repair services;
- (c) Dry-cleaning establishments or pickup stations dealing directly with the consumers. Central dry-cleaning plants servicing more than one retail outlet are not permitted;
- (d) Business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices;
- (e) Personal services including the following: Outpatient medical clinics, offices of doctors, dentists, osteopaths and similar or allied professions;
- (f) On-premises signs, including those that are animated or illuminated;
- (g) Commercial parking lots; or
- (h) Other uses similar to the above.

SECTION 4.01: CONDITIONAL USES (REQUIRE "CONDITIONAL" USE PERMITS):

- (a) All R-MF uses including conditional uses, except manufactured homes;
- (b) Gasoline service stations or retail outlets where gasoline products are sold;
- (c) Drive-in business establishments serving nearby residences which are so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles, rather than within a building or structure, including drive-in restaurants;
- (d) Restaurants or bars in accordance with the adopted policies of the City, provided the site is not larger than four acres and that access be provided from a collector or larger street;
- (e) Planned neighborhood convenience centers, including any or all of the above permitted or conditional uses, provided the site is not larger than four (4.0) acres and that access to such center be from a designated collector or larger street;
- (f) Accessory structures and uses customarily incidental to the above permitted uses;
- (g) Portable buildings that meet applicable conditions (See [Art. VIII Section 8.00\(c\)](#))[.]

SECTION 4.02: REQUIRED CONDITIONS:

- (a) All business establishments shall be retail service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail prices on premises where produced;
- (b) All businesses, servicing or processing shall be conducted within a completely enclosed building (except for off-street parking or loading) excluding drive-in businesses or gasoline service stations or retail outlets where gasoline products are sold;

(c) Gasoline service stations or retail outlets where gasoline products are sold at retail prices, are limited in their activity to the sale of gasoline, oil and minor accessories only, and incidental service. Repair work, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted;

(d) The curb cut, or ingress and egress to gasoline service stations, retail outlets for gasoline products and/or drive-in businesses shall not be permitted at locations where it will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than thirty (30) feet from any street intersection (measured from right-of-way);

(e) A front setback of sixty (60) feet from the right-of-way of any existing or proposed street shall be maintained by gas service stations or retail outlets where gasoline products are sold unless otherwise approved by the Planning and Zoning Commission. Gas pumps or driveway covers may be placed within the setbacks.[:]

(f) All lighting shall be shielded from adjacent residential districts;

(g) A six-foot-high, completely obscuring wall shall be provided by all gasoline service stations, retail outlets where gasoline products are sold, or drive-in businesses, when abutting or adjacent to districts zoned for any residential use;

(h) The minimum lot area for a gas service station or a retail outlet where gasoline products are sold should be twenty thousand (20,000) square feet and so arranged that ample space is available for motor vehicles which are required to wait, except that gasoline service stations intended solely for the purpose of selling gasoline, oil and minor accessories and having no facilities for repair or servicing automobiles may be permitted on lots of less than twenty thousand (20,000) square feet subject to all other provisions required;

(i) Veterinary hospitals or clinics are subject to the limitation that all activities be conducted within a totally enclosed building with no open-air impoundment and no external effects such as noise or odor which could adversely extend beyond the property lines; and

(j) The City may require a building line along any streets.

SECTION 4.03: PROHIBITED USES:

(a) Any building erected or land used for other than one or more of the preceding specified uses;

(b) Off-premises signs;

(c) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in [Article VI](#).

SECTION 5.00: (C-2) GENERAL BUSINESS DISTRICT:

SECTION 5.01: PERMITTED USES:

- (a) All uses listed as permitted uses in C-1 districts;
- (b) Any retail business, personal services, business services except the following: Lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing and storage. Household goods warehousing and storage in individually rented storage units is permitted;
- (c) Hotel, motel and/or eating places;
- (d) Printing, publishing and allied products manufacturing;
- (e) Rail and motor vehicle transportation passenger terminals;
- (f) Telephone, telegraphs, television, radio or similar media stations, centers, studios, but not including public microwave, radio and television towers;
- (g) Any wholesale trade or wholesale trade accessory to any permitted retail operation except the following: Raw cotton, grain, hide, skins and raw furs, tobacco, wool or mohair, livestock, commercial or industrial machinery or supplies, metals and minerals, petroleum bulk stations and terminals, scrap or junk waste materials;
- (h) Signs in accordance with adopted ordinances; or
- (i) Automotive repair as an accessory use to a permitted retail use, such as retail sale of automobiles or retail sale of automotive parts.

SECTION 5.02: CONDITIONAL USES (REQUIRE USE PERMITS):

- (a) Gasoline service stations or retail outlets where gasoline products are sold;
- (b) Drive-in businesses;
- (c) Planned shopping centers;
- (d) Bars, nightclubs and social event centers in accordance with adopted policies;
- (e) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations and ordinances;
- (f) Portable buildings;
- (g) Owner-occupied residence in compliance with the setback requirements of this zoning district;
- (h) Automotive repair and service as a primary use, including auto paint and body work as a primary use, subject to required conditions. (See conditions listed in Section 5.04 hereof).⁽¹⁾

⁽¹⁾ All establishments engaged in automotive repair, services, maintenance, or paint and body work that are under construction or in existence and located in C-2 zone as of the date of adoption of this subsection shall hereby be classified as conforming uses and shall not be denied the right to expand, repair or rebuild such establishments.

SECTION 5.03: REQUIRED CONDITIONS:

Gasoline service stations or retail outlets where gasoline products are sold, drive-in businesses, and veterinary hospitals shall be subject to the same limitations as set forth in the C-1 district for these types of uses. Access lane shall be clearly designated on subdivision plat.

SECTION 5.04: REQUIRED CONDITIONS FOR AUTOMOTIVE REPAIR AS A PRIMARY USE:

- (a) Such establishments shall be located on a lot or tract of land of sufficient size to accommodate the proposed use. In no case shall the building site be less than twenty thousand (20,000) square feet;
- (b) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- (c) There shall be no outside storage of materials;
- (d) The building where the proposed work is to take place shall be at least one hundred (100) feet from the nearest residence;
- (e) A six-foot wall or opaque fence buffering the proposed use from any residential use of residentially zoned area may be required; and
- (f) All new buildings and all conversions of existing buildings to such uses shall meet current building code and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

SECTION 5.05: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses; or
- (b) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in [Article VI](#).

 SECTION 6.00: (C-3) HEAVY COMMERCIAL DISTRICT:

SECTION 6.01: PERMITTED USES:

- (a) All uses listed as permitted uses in the C-2 district;
- (b) Drive-in business;
- (c) Gasoline service stations, automotive and other repair services or retail outlets where gasoline products are sold;
- (d) Lumberyards or contractor yards, farm equipment or other heavy equipment sales and service, farm products warehousing and storage, general warehousing and storage;
- (e) Motor vehicle transportation freight terminals;
- (f) Any wholesale trades or wholesale trade accessory to any permitted retail operation including raw cotton, grain, hides, skins and raw furs, tobacco, wool or mohair, commercial or industrial machinery or synthetics, metals and minerals, petroleum bulk stations and terminals;
- (g) Those uses of a commercial retail or wholesale nature requiring large outdoor loading areas, generating heavy truck or rail traffic and requiring access to major transportation channels and/or creating influences not acceptable in the C-2 district;

- (h) Accessory structures and uses customarily incident to the above permitted uses, including the residence for night watchman or caretaker employed on the premises;
- (i) Other uses of similar character; and
- (j) Signs in accordance with adopted regulations and ordinances;[.]

SECTION 6.02: CONDITIONAL USES (REQUIRE USE PERMITS):

- (a) Planned shopping center;
- (b) Amusement parks, circus or carnival grounds, commercial amusement or recreation development or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations and ordinances;
- (c) Facilities for railroads or those utilities holding a franchise under the City; or
- (d) Owner-occupied residence in compliance with the setback requirements of this zoning district.

SECTION 6.03: REQUIRED CONDITIONS:

All -

- (a) Gasoline service stations;
- (b) Retail outlets where gasoline products are sold;
- (c) Drive-in businesses; and
- (d) Veterinary hospitals -

shall be subject to the same limitations as set forth in subsections (c), (d), (e), (f), (g), and (h) of [Article IV section 4.02](#) herein.

No permit shall be issued unless an access lane has been clearly designated on the subdivision plat.

SECTION 6.04: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses.
- (b) Any use of property that does not meet:
 - (1) the required minimum lot size;
 - (2) front, side and rear yard dimension; and/or
 - (3) lot width; or
 - (4) exceeds the maximum height, building coverage or density per gross acre as required in [Article VI](#).

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

Garza, Virginia
619 S. Veterans Blvd.
San Juan, TX 78589

Hernandez, Rigoberto
701 S Veterans Blvd.
San Juan, TX 78589

Alvarado, Edelmira and Juventino
825 W 7th Street
San Juan, TX 78589

Garcia, Manuel Jr.
823 W. 7th Street
San Juan, TX 78589

Popeye's Snow Cone LLC.
1302 S Ebony St.
Pharr, TX 78577

Acosta, Graciela Cantu
Dba The Learning Express
2006 S Cesar Chavez
San Juan, TX 78589

RJ Mask LLC.
1305 E. Nolana Avenue Suite A
McAllen, TX 785004

De la Cerda Reynaldo Jr. and
Sylvia
607 Calle del Sol
San Juan, TX 78589

Garza, Ernesto and Elva
605 Calle del Sol
San Juan, TX 78589

Alaniz, Corina L.
601 Calle del Sol
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Hold Second Public Hearing for a Voluntary Annexation Petition of the 10.28-acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision, located approximately 800 feet South of Sam Houston Boulevard, along the East side of Stewart Road, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by 193 S. Heathwood Drive, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at corner of Sam Houston Boulevard and Stewart Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On September 14, 2021, the City Commission approved a Resolution 21-21 accepting petition for voluntary annexation and setting dates and times for public hearings.

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

RECOMMENDATION:

Hold the Second Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Monica Gomez,
Planner II

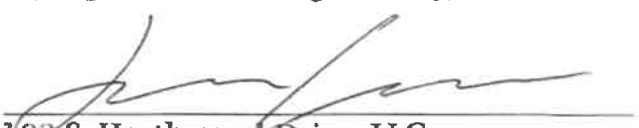
APPROVED BY:

Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

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

The undersigned, owner of land or representative of the majority of landowners hereby petitions the Mayor and City Council of the City of San Juan, Texas to annex a tract of land being the S483.80' of the W500' out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas as per map thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas.

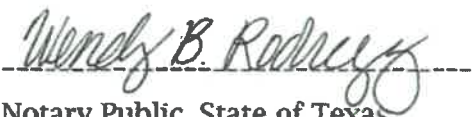

193 S. Heathwood Drive, LLC,
Jorge Cuevas, Manager
3381 White Boulevard
Naples, Florida 34117

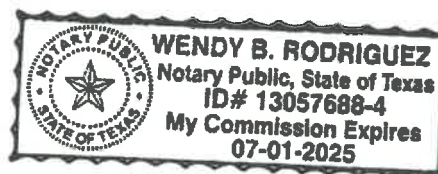
STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day personally appeared Jorge Cuevas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 30th day of August, 2021.


Notary Public, State of Texas



March 29, 2021

**METES AND BOUNDS DESCRIPTION
10.280 ACRES OUT OF
LOT 2, BLOCK 31,
ALAMO LAND AND SUGAR COMPANY
HIDALGO COUNTY, TEXAS**

A tract of land containing 10.280 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 2, Block 31, Alamo Land and Sugar Company, according to the plat thereof recorded in Volume 1, Pages 24-25, Hidalgo County Map Records, which said 10.280 acres were conveyed to 193 S. Heathwood Drive LLC, by virtue of a General Warranty Deed recorded under Document Number 3026488, Hidalgo County Official Records, said 10.280 acres also being more particularly described as follows;

COMMENCING at the Southeast corner of said Lot 2, Block 31;

THENCE, N 08° 36' 01" E a distance of 40.00 feet to a No. 4 rebar set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 81° 24' 54" W at a distance of 979.88 feet pass a No. 4 rebar set on the Southeast corner of Hidalgo County Irrigation District No. 2 Save & Except by virtue of a Deed recorded in Volume 25, Page 312, Hidalgo County Deed Records, at a distance of 1,059.88 feet pass a No. 4 rebar set on the Southwest corner of said Save & Except and on the existing East right-of-way line of Stewart Road, continuing a total distance of 1,089.88 feet to a Nail set for the Southwest corner of this tract;
2. THENCE, N 08° 35' 06" E within the existing Stewart Road right-of-way, a distance of 443.80 feet to a Nail set for the Northwest corner of this tract;
3. THENCE, S 81° 22' 29" E along the South line of New South San Juan Elementary School Subdivision, according to the plat thereof recorded in Instrument Number 2394084, Hidalgo Map County Records, at a distance of 30.00 feet pass a No. 4 rebar found [Northing:16591082.998, Easting:1099659.699] on the East right-of-way line of Stewart Road and the Northwest corner of said Save and Except, at a distance of 110.00 feet pass a No. 4 rebar set for the Northeast corner of said Save and Except, at a distance of 1,088.82 feet pass a No. 4 rebar found in line, continuing a total distance of 1,090.00 feet to a No. 4 rebar set for the Northeast corner of this tract;
4. THENCE, S 08° 36' 01" W along the East line of said Lot 2, Block 31, a distance of 443.03 feet to the POINT OF BEGINNING and containing 11.095 acres, of which 0.815 of one acre lies within the said Save & Except, leaving a Gross of 10.280 acres, of which 0.306 of one acre lies within the existing right-of-way of Stewart Road and 0.103 of one acre lies within a right-of-way claimed by the Hidalgo County Irrigation District No. 2, leaving a net of 9.871 acres of land, more or less.

SAVE & EXCEPT:

A tract of land containing 0.815 of one acre situated in the County of Hidalgo, Texas, being a part or portion out of Lot 2, Block 31, Alamo Land and Sugar Company, according to the plat thereof recorded in Volume 1, Pages 24-25, Hidalgo County Map Records, which said 0.815 of one acre being conveyed to Hidalgo County Irrigation District No. 2 by virtue of a Deed recorded in Volume 25, Page 312, Hidalgo County Deed Records, said 0.815 of one acre also being more particularly described as follows;

COMMENCING at the Southeast corner of said Lot 2, Block 31;

THENCE, N 08° 36' 01" E a distance of 40.00 feet;

THENCE, N 81° 24' 54" W a distance of 979.88 feet to a No. 4 rebar set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 81° 24' 54" W a distance of 80.00 feet to a No. 4 rebar set for the Southwest corner of this tract;
2. THENCE, N 08° 35' 06" E along the existing East right-of-way line of Stewart Road, a distance of 443.78 feet to a No. 4 rebar found [Northing: 16591082.998, Easting: 1099659.699] for the Northwest corner of this tract;
3. THENCE, 81° 22' 29" E a distance of 80.00 feet to a No. 4 rebar set for the Northeast corner of this tract;
4. THENCE, S 08° 35' 06" W a distance of 443.72 feet to the POINT OF BEGINNING and containing 0.815 of one acre of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 02/26/2021 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750

3-29-21
DATE:





**PLAT SHOWING
10.280 ACRES OUT OF
LOT 2, BLOCK 31
ALAMO LAND AND SUGAR COMPANY
VOLUME 1, PAGE 24-25 H.C.M.R.,
HIDALGO COUNTY, TEXAS**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 02/28/2021 UNDER MY DIRECTION. THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA. I SHOWED THAT THERE ARE NO OTHER SURVEYS OR EASEMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

John A. Wood 3-27-21

FILED SURVEY FILE NO. 2789 PAGE 2

JOB NO. 20222.02-08
PAGE 3 OF 3
DRAWING DATE 3/28/2021
DRAWN BY: J.C.Y.B.
File Name: 20222.02.08
T-1118, PG. 21

MEMBER NAME: **MEMBER & HUNT INC**
 ADDRESS: **118 W. Main Street**
 CITY: **NEWBURGH, NY 10954**
 PHONE: **(914) 338-1000**
 FAX: **(914) 338-1000**

RESOLUTION NO. 21-21

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF 10.28-ACRE TRACT OF LAND, OUT OF LOT 2, BLOCK 31, ALAMO LAND AND SUGAR COMPANY SUBDIVISION; SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

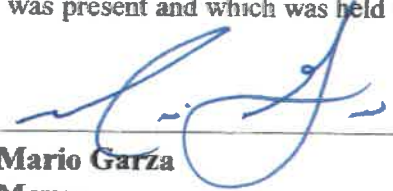
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on October 12, 2021. The second public hearing shall be held at the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on November 9, 2021 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this 14th day of September, 2021, at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

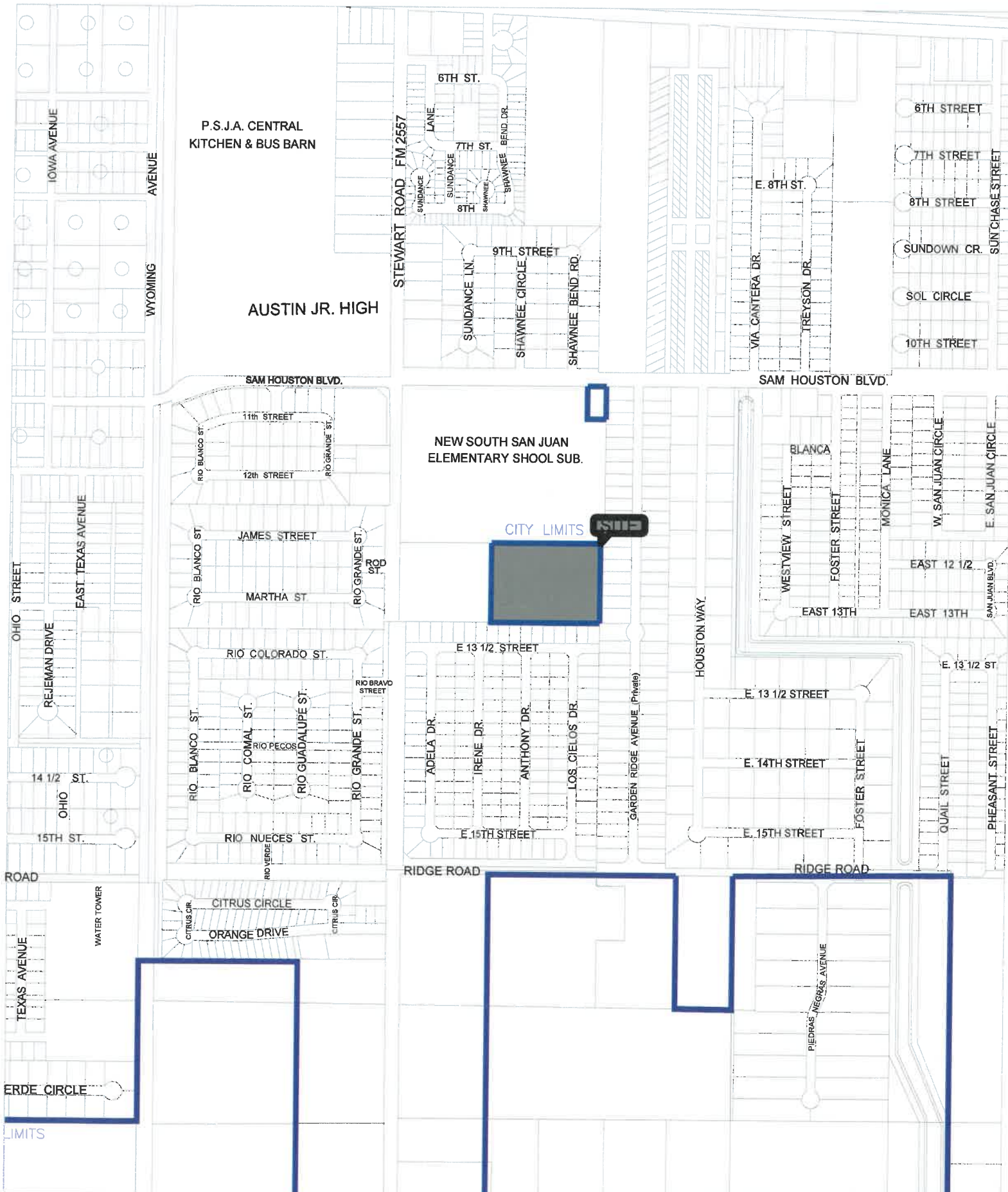


Mario Garza
Mayor

Attest:



Diana Cavazos
City Secretary



Legend

- CITY LIMITS
- Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for the 10.28-acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24-25, Map Records.



EXHIBIT C

ANNEXATION MUNICIPAL SERVICE PLAN AGREEMENT

POLICE

Existing Services: None by the City of San Juan

Services to be provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of San Juan Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

FIRE PROTECTION & AMBULANCE SERVICE

Existing Services: None by the City of San Juan

Services to be provided: Fire protection will be available to the area upon annexation. Primary fire response will be provided by the San Juan Fire Department staff and personnel located at 709 S. Nebraska Avenue, San Juan, Texas and 2301 N. Raul Longoria Road, San Juan, Texas. Adequate fire protection activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Inspector's office as needed. Ambulance service will be provided with response to all dispatched calls and request for service on assistance within the newly annexed areas.

BUILDING INSPECTION & CODE ENFORCEMENT DIVISION

Existing Services: None by the City of San Juan

Services to be provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permit for any new construction and remodeling, and enforcing all other applicable codes with regulated building construction within the City of San Juan.

PLANNING AND ZONING

Existing Services: None by the City of San Juan

Services to be provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of San Juan Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Juan Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: Areas are currently being serviced by the City of San Juan.

Services to be provided: Library use privileges are currently available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

The San Juan Memorial Library serves as a community resource to the citizens of San Juan and surrounding communities. The library has a collection of over 34,000 books along with a variety of DVD movies available for check out. We also provide fifty personal computers with internet access as well as MS Office and four children's computers with many fun and educational programs.

STREET

Existing Services: County Street Maintenance

Services to be provided: Maintenance to the street facilities will be provided by the City of San Juan upon the effective date of the annexation. This service can be provided within the current budget appropriation. For streets that will require major improvements the service plan will address those concerns within two and a half (2 ½) years and complete the work within four and a half (4 ½) years.

STORM WATER MANAGEMENT

Existing Services: None by the City of San Juan

Services to be provided: For new areas to be developed, developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City of San Juan will then maintain the drainage upon approval. For existing development the City will conduct public awareness and education activities on **Storm Water Management Plan** (MS4 Permit) and the **Clean Water Act**.

STREET LIGHTING

Existing Services: None by the City of San Juan

Services to be provided: The City of San Juan will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy. The city will be installing additional street lighting in areas that are below standards.

TRAFFIC ENGINEERING

Existing Services: None by the City of San Juan

Services to be provided: The City Engineer will work with Texas Department of Transportation (TxDOT) to provide, after the effective date of annexation, any additional traffic control devices, such as traffic lights and stop signs to improve the safety of traffic in the area.

WATER SERVICE

Existing Services: Areas are currently being serviced by the City of San Juan.

Services to be provided: Water service is currently provided to the area in accordance with the applicable codes and department policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinance. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICES

Existing Services: Sewer services currently being provided by on site sewer facilities (OSSF).

Service to be provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICE

Existing Services: None

Service to be provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures. Such Service will be required no later than expiration of any current contract citizen has in effect at the time of annexation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of San Juan established policies governing extension of municipal services to newly annexed areas.

Furthermore, the City of San Juan, Texas, finds and determines the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of San Juan, Texas. Consequently, because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from series provided in other areas of the City of San Juan, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of San Juan, Texas, will undertake to perform consistent with the contract so as to provide this newly annexed area the same type, kind and quality of service presently enjoyed by the citizens of the City of San Juan, Texas, who reside in areas of similar topography, land utilization and population.

Legal Description: Being a 10.28-acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company Subdivision, as per Volume 1, Page 24-26, Map Records of Hidalgo County, Texas.

EXECUTED this 17th day of September, A.D. 2021.



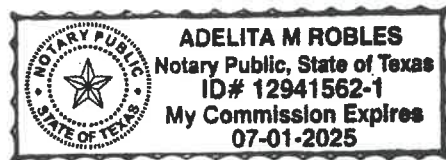
193 S. Heathwood Drive, LLC.
Jorge Cuevas, Manager
3381 White Boulevard
Naples, Florida 34117

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

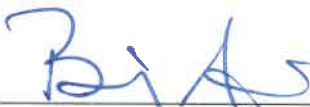
This instrument was acknowledged before me on the 17th day of September 2021.



Notary Public – State of Texas

Accepted by:

CITY OF SAN JUAN

By: 
Benjamin Arjona, City Manager

Approved as to form:

By: 
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Consider the Removal and/or Appointment of Board Members related to he Civil Service Board.

STAFF COMMENTS AND RECOMMENDATIONS:

The Civil Service Board consists of three (3) members serving staggered terms. As per the Civil Service By-laws if absent more than three (3) consecutive times the individual shall be dropped from membership. At the time the current members are Eric Sanchez, David Alvarado and Juan Jose Vasquez.

On August 21, 2017 Eric Sanchez was appointed for a term that expired on August 2, 2021. Also Juan Jose Vasquez was reappointed on March 10, 2020 and his term expired on March 10, 2021.

RECOMMENDATION:

Consider Appointment/Reappointment/Removal form the Civil Service Board.

PREPARED BY:

Nayeli Guerrero,
Records Manager

APPROVED BY:

Benjamin Arjona, City
Manager

CIVIL SERVICE BOARD

#	NAME	POSITION	EMPLOYMENT/BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	MOBILE NUMBER	EMAIL ADDRESS	APPLICATION	APPLICATION DATE
1	Eric Sanchez	Chair	Hidalgo County Fire Marshall	3 Yrs.	8/21/2017	8/2/2021	956-225-3361	esanchezsfid@yahoo.com	Y	5/22/2017
2	David Alvarado	Vice-Chair	Texas Dept. of Criminal Justice	2 Yrs.	3/10/2020	3/10/2022	956-460-7230	d.alva6717@gmail.com	Y	2/21/2020
3	Juan Jose Vasquez	Commissioner	Hidalgo County Sheriff	1 Yr.	3/10/2020	3/10/2021	956-867-4809	joe.vasquez1972@yahoo.com	Y	2/21/2020

City of San Juan

Application for Appointment

Date: 10/28/2021

Board / Commission / Committee: Civil Service

Name: Alexis Ira Zuniga

Mailing Address: 1117 Houston Way San Juan, Tx 78589

Preferred Phone and Fax: 956-457-2424

Employer: Retired State of Texas **Occupation:** Retired Texas Game Warden

Email Address: izuniga317@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? ☒ Yes ☐ No

Are you a City of San Juan resident? ☒ Yes ☐ No **How Long?** 12

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

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

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

List Professional or Social Membership(s)

<u>TMPA</u>	<u></u>
<u>Ridge Heights HOA Board Member</u>	<u></u>
<u></u>	<u></u>

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

I am a 30 yr service retired State of Texas employee
Texas Parks and Wildlife Department-Texas Game Warden Honorable Retired
Texas Department of Criminal Justice Senior State Parole Officer (5yrs)
Currently working contract work at Mcallen Federal Building thru the US Marshals as a district security officer

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Discussion and Possible Action to Accept the City of San Juan Fire Station Preliminary Design & Conceptual Plan and Authorize City Manager to Proceed with ERO on the Schematic Design Phase Contract.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action to Accept the City of San Juan Fire Station Preliminary Design & Conceptual Plan and Authorize City Manager to Proceed with ERO on the Schematic Design Phase Contract.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

CITY OF SAN JUAN FIRE STATION

PRELIMINARY DESIGN & CONCEPTUAL PLAN

11/09/21



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BUILDING PROGRAM

SITE SURVEY

BUBBLE DIAGRAM

SITE PLAN

FLOOR PLAN

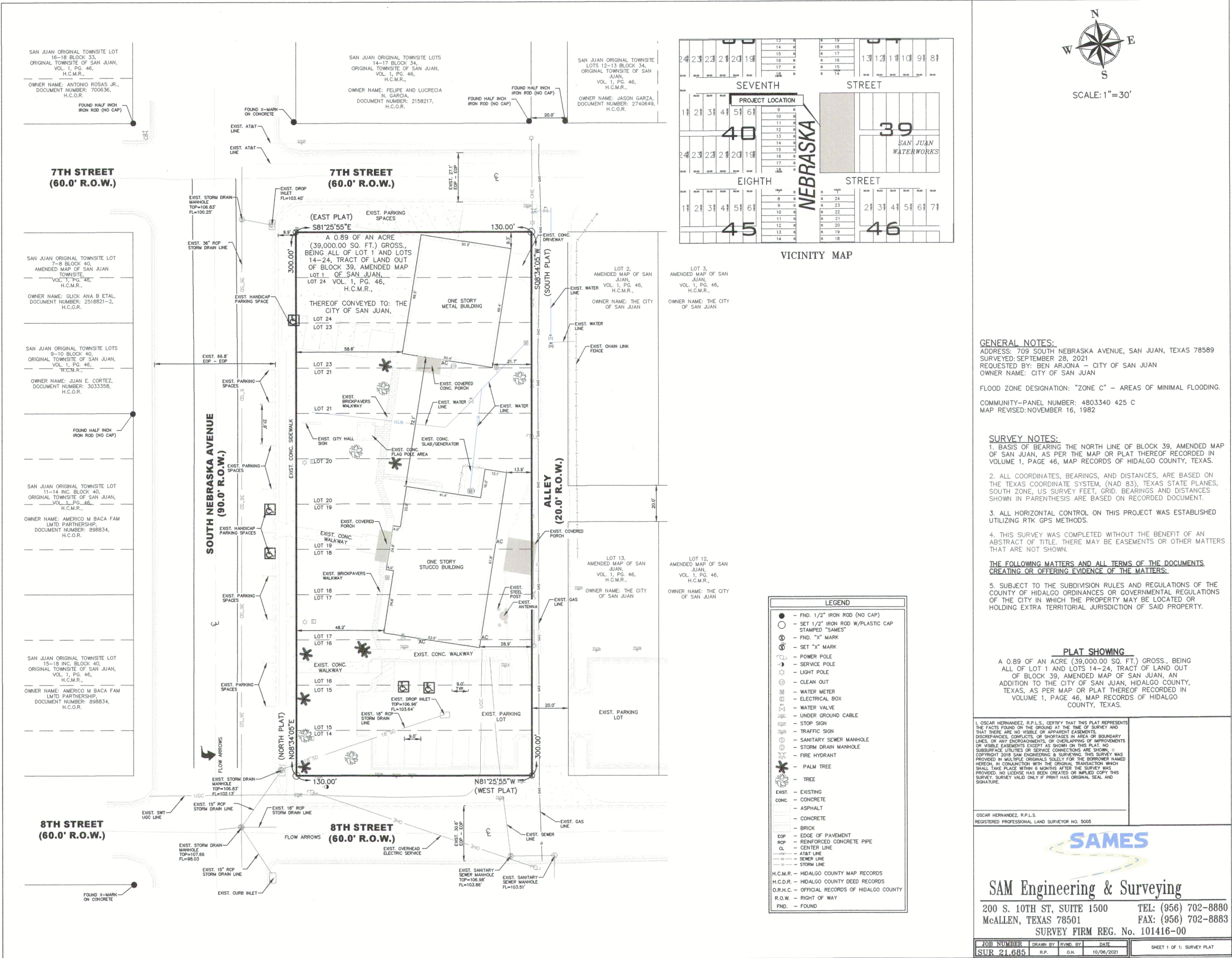
COST ESTIMATE

DESIGN SCHEDULE

RENDERINGS

City of San Juan Fire Station

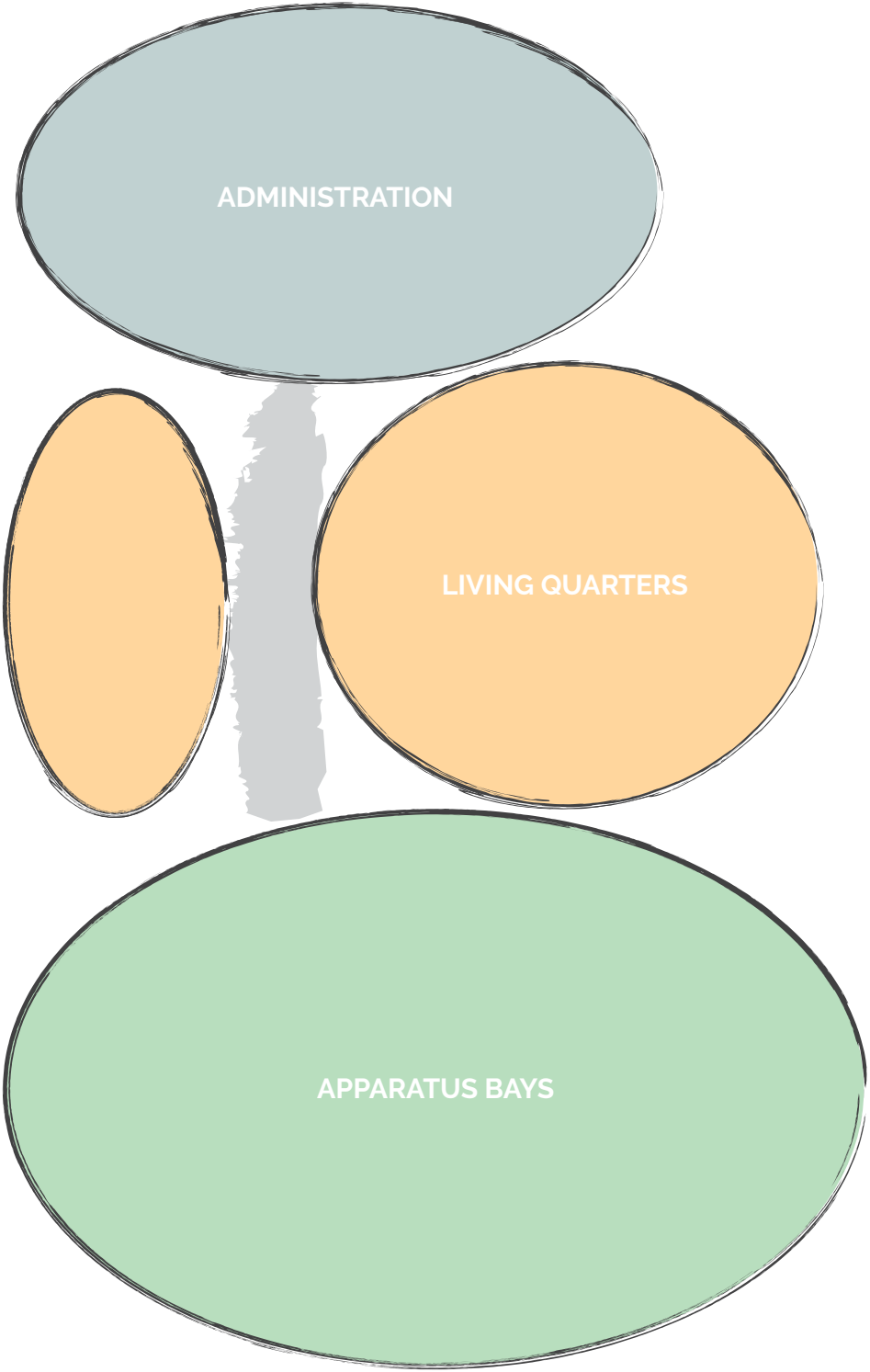
		Needed				Comments
		Quantity	Area	Total	Design	
1.00	Administration					
1.01	Lobby	1	80	80	20	100
1.02	Reception Area	1	100	100	25	125
1.03	Public Restroom	1	60	60	15	75
1.04	Conference Room	1	180	180	45	225
1.05	Fire Marshall Office	1	120	120	30	150
1.06	Fire Chief Office	1	120	120	30	150
1.07	Assistant Chief Office	1	120	120	30	150
1.08	Deputy Chief Office	1	120	120	30	150
1.09	Investigators - Open Area	1	120	120	30	150
Sub-Total Net Square Feet (NSF)				1,020		
Department Burden Factor					25%	
Sub-total Department Gross Square Feet (DGSF)						1,275
2.00	Fire Station					
2.01	Kitchen	1	140	140	35	175
2.02	Dining	1	180	180	45	225
2.03	Day Room	1	200	200	50	250
2.04	Report Writing	1	120	120	30	150
2.05	Captain/Private Sleeping Quarters	1	120	120	30	150
2.06	Station Officer/Private Sleeping Quarters	1	100	100	25	125
2.07	Womens Sleeping Quarters (2)	1	200	200	50	250
2.08	Mens Sleeping Quarters (6)	1	620	620	155	775
2.04	Womens Restrooms/Showers	1	160	160	40	200
2.04	Mens Restrooms/Showers	1	280	280	0	280
2.05	Laundry	1	80	80	20	100
Sub-Total Net Square Feet (NSF)				2,200		
Department Burden Factor					25%	
Sub-total Department Gross Square Feet (DGSF)						2,680
3.00	Services					
3.01	IT Room	1	60	60	0	60
3.02	Electrical Room	1	60	60	0	60
3.03	Mechanical Room	0	100	0	0	0
3.03	Riser Room	1	60	60	0	60
3.04	Janitors	1	60	60	0	60
Sub-Total Net Square Feet (NSF)				240		
Department Burden Factor					0%	
Sub-total Department Gross Square Feet (DGSF)						240
4.00	Garage Area					
4.01	Apparatus Bays	4	1,125	4,500	450	4,950
4.02	Storage	1	600	600	60	660
Sub-Total Net Square Feet (NSF)				5,100		
Department Burden Factor					10%	
Sub-total Department Gross Square Feet (DGSF)						5,610
Total Gross Department Area						9,805
Building Grossing Factor		20%			1,961	
Total Building Area						11,766



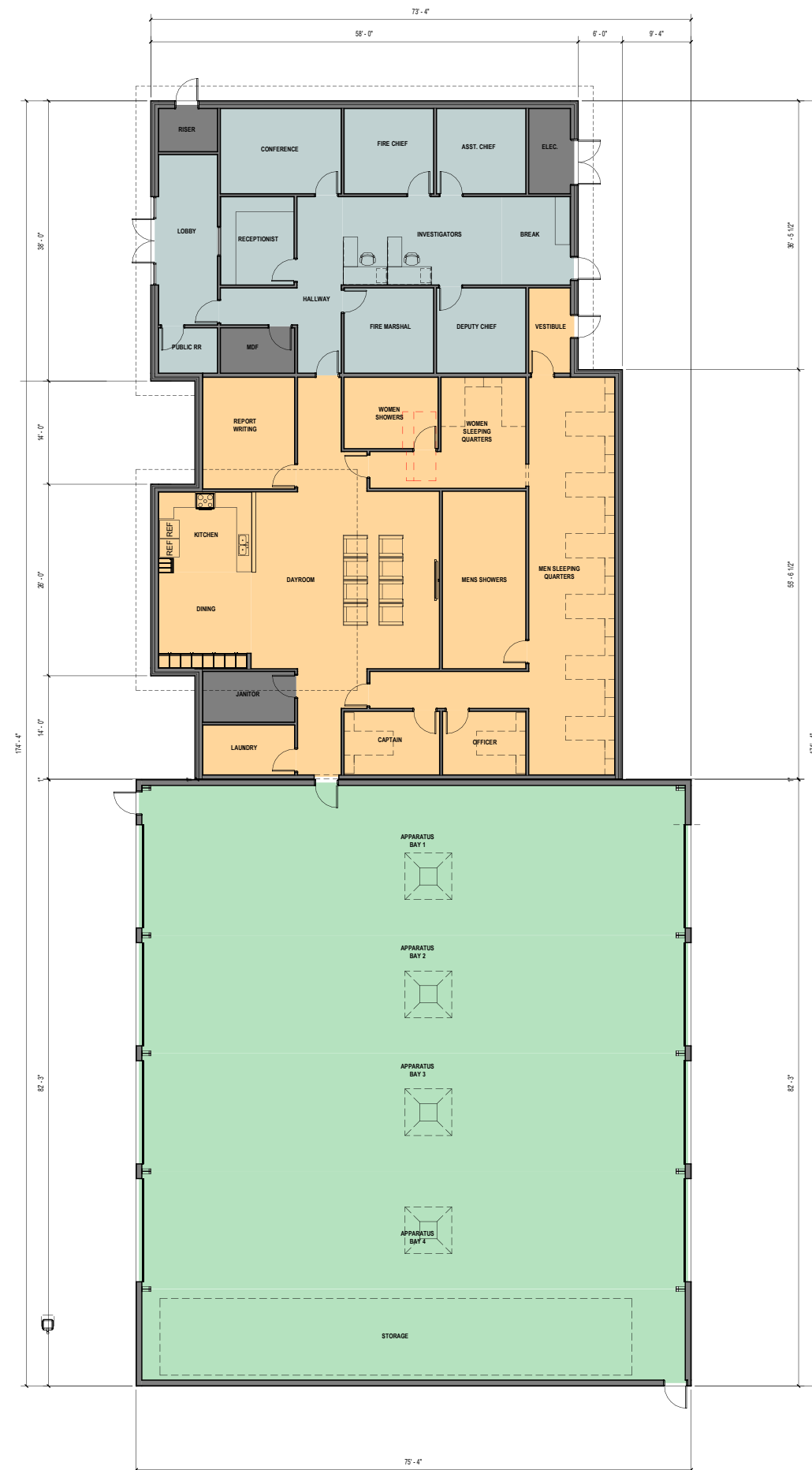
COLOR LEGEND



FLOOR PLAN







DEPARTMENT LEGEND

- ADMINISTRATION
- APPARATUS
- FIRE STATION
- SERVICES

We wish to inform you that because of the uncertainty in the construction industry, resulting from the effects of the COVID-19 pandemic, ERO Architects cannot and does not warrant or represent that bids or negotiated prices will not vary from the City of Weslaco budget for the Cost of the Work (CW), or from any Probable Costs of Construction (PCC) of the CW, or evaluation, prepared or agreed to by ERO Architects. It is acknowledged that ERO Architects has no control over market conditions, in general nor those resulting from COVID-19 responses, that affect; the availability of either contractors, sub-contractors, suppliers or vendors, the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, or negotiating conditions.

For further clarification, Cost of the Work (CW), is defined as the total cost to City of Weslaco to construct all elements of the projects designed or specified by ERO Architects, and includes contractors' general conditions costs, overhead and profit. The CW also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by City of Weslaco. The CW does not include the compensation of ERO Architects, the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of City of Weslaco.

- 1. This Probable Cost of Construction (PCC) report is based on the Pre Design Development Phase.
- 2. PCC Report is based on today's pricing available through RS Means and local pricing from contractors, sub-contractors, suppliers and vendors.
- 3. PCC Report includes a 10% drop-off on all items unless otherwise noted.
- 4. It is the ERO's opinion that the anticipated (PCC) in this report should be escalated through 50% of the anticipated construction period once the construction schedule is determined. The (PCC) provided on this report **does not** include any escalation.
- 5. PCC Report includes the following contingencies:
 - a. Pre Design Phase Contingency of 6%.
 - b. Owner Contingency of 6%.
- 6. PCC report does not include fixtures, furniture and equipment (FFE) similar but not limited to:
 - a. Desks and chairs.
 - b. Computers.
- 7. PCC Report does not include any utility deposits or inspection fees.
- 8. PCC Report does not include any costs associated with inspections or specialty inspectors of any kind. Owner will provide all required inspections and certified inspectors required in association with permits provided by TCEQ, TPDES and all other governing agencies that may be applicable to this project.
- 9. PCC Report does not include cost of demolition of existing buildings on site.
- 10. PCC Report does not include the cost of relocation or moving expenses.
- 11. PCC Report does not include materials testing, which shall be paid for and provided by the Owner and will be coordinated with the Contractor.
- 12. PCC Report does not include hazardous material surveys, abatement, handling and/or removal of any of any environmentally hazardous material encountered, removal or replacement of any unsuitable subsurface materials during the course of the work.
- 13. The following detailed prices are derived from projects in the Rio Grande Valley, TX.

SUMMARY INFORMATION
FIRE STATION

AREA INFORMATION

	Interior	Porches	Totals
LEVEL 1	11,702	0	11,702
LEVEL 2	0	0	0
	11,702	0	11,702 SF

COST ESTIMATE LEVEL I SUMMARY

System	Sub-Total	\$/SF	%
A. SUBSTRUCTURE	\$293,647	\$25.09	12.98%
B. SHELL	\$509,073	\$43.50	22.51%
C. INTERIORS	\$125,859	\$10.76	5.56%
D. SERVICES	\$412,149	\$35.22	18.22%
E. EQUIPMENT & FURNISHINGS	\$62,400	\$5.33	2.76%
F. SPECIAL CONSTRUCTION & DEMOLITION	\$116,064	\$9.92	5.13%
G. BUILDING SITEWORK	\$232,062	\$19.83	10.26%
	\$1,751,255	\$149.65	77.43%
H. CONTRACTOR FEES & CONTINGENCIES	\$510,362	\$43.61	22.57%
J. Total Building Cost Estimate for 11.03.21	\$2,261,617	\$193.27	100.00%

PROPOSED DESIGN SCHEDULE
 CITY OF SAN JUAN FIRE STATION
 ERO PROJECT NO. 21053

PROJECT PHASE	STARTING	ENDING
Schematic Design (8 weeks)	March 7, 2022	April 29, 2022
Owner Review (2 weeks)	May 2, 2022	May 13, 2022
Design Development (8 weeks)	May 16, 2022	July 8, 2022
Owner Review (2 Week)	July 11, 2022	July 22, 2022
Construction Documents (8 weeks)	July 25, 2022	September 16, 2022
Owner Review (2 weeks)	September 19, 2022	September 30, 2022
Bidding & Negotiations (4 weeks)	October 3, 2022	October 28, 2022
Construction (12 months)	October 31, 2022	November 3, 2023
Owner Move-in (4 weeks)	November 6, 2023	December 1, 2023

2022

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S
1 2	1 2 3 4 5 6	1 2 3 4 5 6	1 2 3	1	1 2 3 4 5
3 4 5 6 7 8 9	7 8 9 10 11 12 13	7 8 9 10 11 12 13	4 5 6 7 8 9 10	2 3 4 5 6 7 8	6 7 8 9 10 11 12
10 11 12 13 14 15 16	14 15 16 17 18 19 20	14 15 16 17 18 19 20	11 12 13 14 15 16 17	9 10 11 12 13 14 15	13 14 15 16 17 18 19
17 18 19 20 21 22 23	21 22 23 24 25 26 27	21 22 23 24 25 26 27	18 19 20 21 22 23 24	16 17 18 19 20 21 22	20 21 22 23 24 25 26
24 25 26 27 28 29 30	28	28 29 30 31	25 26 27 28 29 30	23 24 25 26 27 28 29	27 28 29 30
31				30 31	
JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S
1 2 3		1 2 3 4	1 2	1 2 3 4 5 6	1 2 3 4
4 5 6 7 8 9 10	1 2 3 4 5 6 7	5 6 7 8 9 10 11	3 4 5 6 7 8 9	7 8 9 10 11 12 13	5 6 7 8 9 10 11
11 12 13 14 15 16 17	8 9 10 11 12 13 14	12 13 14 15 16 17 18	10 11 12 13 14 15 16	14 15 16 17 18 19 20	12 13 14 15 16 17 18
18 19 20 21 22 23 24	15 16 17 18 19 20 21	19 20 21 22 23 24 25	17 18 19 20 21 22 23	21 22 23 24 25 26 27	19 20 21 22 23 24 25
25 26 27 28 29 30 31	22 23 24 25 26 27 28	26 27 28 29 30	24 25 26 27 28 29 30	28 29 30	26 27 28 29 30 31
	29 30 31		31		

2023

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S
1	1 2 3 4 5	1 2 3 4 5	1 2		1 2 3 4
2 3 4 5 6 7 8	6 7 8 9 10 11 12	6 7 8 9 10 11 12	3 4 5 6 7 8 9	1 2 3 4 5 6 7	5 6 7 8 9 10 11
9 10 11 12 13 14 15	13 14 15 16 17 18 19	13 14 15 16 17 18 19	10 11 12 13 14 15 16	8 9 10 11 12 13 14	12 13 14 15 16 17 18
16 17 18 19 20 21 22	20 21 22 23 24 25 26	20 21 22 23 24 25 26	17 18 19 20 21 22 23	15 16 17 18 19 20 21	19 20 21 22 23 24 25
23 24 25 26 27 28 29	27 28	27 28 29 30 31	24 25 26 27 28 29 30	22 23 24 25 26 27 28	26 27 28 29 30
30 31				29 30 31	
JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S	M T W T F S S
1 2		1 2 3	1	1 2 3 4 5	1 2 3
3 4 5 6 7 8 9	1 2 3 4 5 6	4 5 6 7 8 9 10	2 3 4 5 6 7 8	6 7 8 9 10 11 12	4 5 6 7 8 9 10
10 11 12 13 14 15 16	7 8 9 10 11 12 13	11 12 13 14 15 16 17	9 10 11 12 13 14 15	13 14 15 16 17 18 19	11 12 13 14 15 16 17
17 18 19 20 21 22 23	14 15 16 17 18 19 20	18 19 20 21 22 23 24	16 17 18 19 20 21 22	20 21 22 23 24 25 26	18 19 20 21 22 23 24
24 25 26 27 28 29 30	21 22 23 24 25 26 27	25 26 27 28 29 30	23 24 25 26 27 28 29	27 28 29 30	25 26 27 28 29 30 31
31	28 29 30 31		30 31		



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RENDERING

12



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RENDERING



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RENDERING

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Consider Resolution Adopting the Hidalgo County, Texas Multi-Jurisdiction Hazard Mitigation Plan.

STAFF COMMENTS AND RECOMMENDATIONS:

The Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes and FEMA requires that communities update hazard mitigation action plans every five years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes.

Adopting resolutions must be submitted to this agency for review and approval no later than one year from the date of this letter. Failure to submit these resolutions in a timely manner could lead to a required update of the plan prior to FEMA approval.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Nayeli Guerrero,
Records Manager

APPROVED BY:

Benjamin Arjona, City
Manager



FEMA

October 6, 2021

Jasper Cooke, Hazard Mitigation Section Chief
Texas Division of Emergency Management
P.O. Box 15467
Austin, TX 78761

RE: Approvable Pending Adoption of the Hidalgo County, Texas Multi-Jurisdiction
Hazard Mitigation Plan

Dear Mr. Cooke:

This office has concluded its review of the referenced plan, in conformance with the Final Rule on Mitigation Planning (44 CFR § 201.6). Formal approval of this plan is contingent upon the adoption by the participants on Enclosure A, as well as the receipt of the final draft of the plan containing all plan components.

Adopting resolutions must be submitted to this agency for review and approval no later than one year from the date of this letter. Failure to submit these resolutions in a timely manner could lead to a required update of the plan prior to FEMA approval.

Once this final requirement has been met, a letter of official approval will be generated. The Local Hazard Mitigation Planning Tool, with the reviewer's comments has been enclosed to further assist the jurisdictions in complying with planning requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald C. Wanhanen".

Ronald C. Wanhanen
Chief, Risk Analysis Branch

Enclosures

Enclosure A

Attached is the list of participating local governments included in the October 6, 2021 review of the referenced Hazard Mitigation plan.

Community Name

- | |
|--|
| 1) Alamo city |
| 2) Alton city |
| 3) Donna city |
| 4) Edcouch city |
| 5) Edinburg city |
| 6) Elsa city |
| 7) Granjeno city |
| 8) Hidalgo city |
| 9) Hidalgo County |
| 10) La Joya city |
| 11) La Villa city |
| 12) McAllen city |
| 13) Mercedes city |
| 14) Mission city |
| 15) Palmhurst city |
| 16) Palmview city |
| 17) Penitas city |
| 18) Pharr city |
| 19) Progreso city |
| 20) San Juan city |
| 21) Santa Cruz Irrigation District #15 |
| 22) Sullivan City city |

Adoption Submittal (Final)

Following the issuance this of Approvable Pending Adoption letter, all participants are provided one year to adopt the plan and submit it through the State to FEMA. For multi-jurisdictional plans, multiple adoptions should be submitted as a complete package as outlined below.

The State must submit the plan files via:

Floodmaps File eXchange (FFX): <https://www.floodmaps.fema.gov/ffx/>

Risk Management Directorate (RMD) SharePoint:

<https://rmd.msc.fema.gov/Regions/VI/Mitigation%20Planning/Forms/AllItems.aspx>

Note: You will be requested to register if you have not already done so.

All plans containing Protected Critical Infrastructure Information (PCII) must be submitted through the Floodmaps File Exchange (FFX) to ensure secure file submissions.

1. Final draft of the plan in MS Word or pdf format containing:
 - a. The final plan formatted as a single document.
 - b. Documentation demonstrating adoption by the participating jurisdictions seeking approval. (i.e. copies of signed resolutions, official meeting minutes, etc....) Note: Adoption resolutions can be separate files. Additional adoptions are not required to provide a copy of the plan.
 - c. Remove strikethroughs, highlights and all Track Changes must be accepted in the final plan.
2. Send an email addressed to r6-mtd-planning@fema.dhs.gov as notification that the electronic file has been submitted. Please DO NOT send plans to the email inbox as it has very strict size limitations which will lock the inbox and not allow additional emails to be received. The email must include the following information:
 - a. Include the follow when applicable: (Note: A submittal letter is no longer required.)
 - i. Subject line [Approval Review for Name of Plan, State]
 - ii. FEMA funding source, grant or disaster number, and project number (when applicable)
 - iii. list of adopting jurisdictions
 - iv. Plan File name (file name must include date submitted)
3. Submittals which do not conform to the above requirements will be returned to the State for resubmission



CITY OF SAN JUAN

RESOLUTION NO. _____

RESOLUTION FOR CITY OF SAN JUAN

APPROVAL OF HAZARD MITIGATION ACTION PLAN UPDATE

WHEREAS, natural hazards in the City of San Juan area historically have caused significant disasters with losses of life and property and natural resources damage; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, FEMA requires that communities update hazard mitigation action plans every five years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the City of San Juan has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the Hidalgo County Hazard Mitigation Action Plan Update outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Hidalgo County Hazard Mitigation Action Plan Update is approved in its entirety;
2. The City of San Juan will pursue available funding opportunities for implementation of the proposals designated therein, and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the mitigation strategies;
3. The City of San Juan vests with the Mayor the responsibility, authority, and means to inform all parties of this action; assure that the Hazard Mitigation Action Plan Update will be reviewed at least annually; and that any needed adjustments will be presented to the City Council for consideration; and
4. The City of San Juan to take such other action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Action Plan Update and report on progress as required by FEMA and the Texas Division of Emergency Management (TDEM).

ADOPTED this ____ day of____, 2021.

Mario Garza, Mayor

Nayeli Guerrero, Interim City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for the 13.41 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24 thru 26, Map Records, as Requested by AAAR Family, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Department is proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearing for a proposed subdivision, being a 13.41-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision.

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

RECOMMENDATION:

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

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF 13.41-ACRE TRACT OF LAND, OUT OF LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION; SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on January 11, 2022. The second public hearing shall be held at the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on February 8, 2022 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this 9th day of November, 2021, at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

Mario Garza
Mayor

Attest:

Nayeli Guerrero
Interim City Secretary

AAAR Family LTD
901 West 13th Street
San Juan, TX 78589
956-781-7771

October 22, 2021

City of San Juan
Planning Department
709 S. Nebraska Avenue
San Juan, Texas 78589

To the Mayor and Board of Commissioners, City of San Juan:

The undersigned inhabitant and qualified voter of the following described property which adjoins the city limits petitions the Board of Commissioners of the City of San Juan to Annex the following tract of land:

"SEE EXHIBIT A"

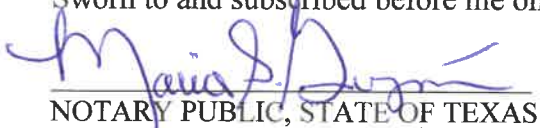


AAAR Family LTD
By: Alberto Treviño, (Owner)
901 West 13th Street
San Juan, Texas 78589

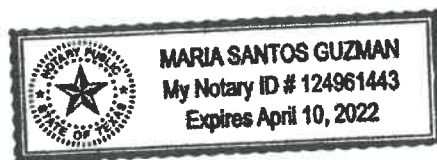
State of Texas
County of Hidalgo

Before me, on the undersigned authority, on this day personally appeared Alberto Treviño, (owner) of AAAR Family LTD being duly sworn; deposed and said that he/she is an inhabitant of the property described herein and is a qualified voter.

Sworn to and subscribed before me on this 22, day of October 2021.


NOTARY PUBLIC, STATE OF TEXAS

Notary's printed name: Maria S. Guzman
My commission expires: April 10, 2022



**METES AND BOUNDS DESCRIPTION
13.41 ACRES OF LAND
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
HIDALGO COUNTY, TEXAS**



(Proposed Annexation)

A 13.41 acre tract of land, more or less, being out of **LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION**, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 1 Pages 24-26 Map Records, Hidalgo County, Texas, and said 13.41 acres being more particularly describe as follows:

COMMENCING for reference at the southeast corner of said Lot 14, **THENCE** N 08° 34' 52" E, along the East line of said Lot 14, a distance of 500.00 feet to the North line of the existing city limits of **THE CITY OF SAN JUAN, TEXAS**, as per **ORDINANCE NO. 94-029**, **THENCE** N 81° 25' 08" W, along the existing North line of said **CITY OF SAN JUAN, TEXAS**, city limits a distance of 114.42 feet to the West line of Hidalgo County Irrigation District Number 2 right-of-way, recorded in Volume 25, Page 312, Deed Records, Hidalgo County, Texas for the **POINT OF BEGINNING** and the southeast corner of this tract;

THENCE N 81° 25' 08" W continuing along the existing North line of said **CITY OF SAN JUAN, TEXAS**, city limits a distance of 709.49 feet, to the East line of a tract of land deeded to Juan Maldonado, recorded in Document Number 625572, Deed Records, Hidalgo County, Texas for the southwest corner hereof;

THENCE N 08°33'16" E, along the East line of said Maldonado tract, a distance of 820.42 feet to the North line of said Lot 14, for the northwest corner hereof;

THENCE S 81° 26' 12" E, along the North line of said Lot 14, a distance of 714.25 feet to the West line of said Hidalgo County Irrigation District Number 2 right-of-way, for the northeast corner hereof;

THENCE S 08°51'59" W, along the West right-of-way line of said Hidalgo County Irrigation District Number 2 right-of-way, a distance of 820.61 feet to the **POINT OF BEGINNING**, containing 13.41 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone**.

**LOT 11, BLOCK 47
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION**
(VOL. 1, PGS. 24-26, H.C.M.R.)

APPARENT CENTER LINE
OF GAS LINE
AS PER GAS MARKERS
REI GAS COMPANY, LLC
(DOCUMENT No. 1039880, H.C.D.R.)

S 81°26'12" E 714.25'

N.E. CORNER
LOT 14

50.0' MAGIC VALLEY
ELECTRIC COOP. INC. EASEMENT
(DOCUMENT No. 706163, H.C.D.R.)



SCALE: 1" = 200.0'

N 08°33'16" E 820.42'

FLOOD ZONE "B"

13.41 ACRES

H.C.I.D. No. 2
CANAL & DRAINAGE DITCH R.O.W.
(VOL. 25, PG. 312, H.C.M.R.)
(25.0' FROM TOP OF BANK)

(BFE = 100)
FLOOD ZONE "A"

**LOT 13, BLOCK 47
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION**
(VOL. 1, PGS. 24-26, H.C.M.R.)

JUAN MALDONADO
(DOCUMENT No. 625572, H.C.D.R.)

BLOCK 47

N 81°25'08" W 709.49'

**LOT 14, BLOCK 47
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION**
(VOL. 1, PGS. 24-26, H.C.M.R.)

P.O.B.

**N 81°25'08" W
114.42'**

EXISTING
CITY LIMITS

500.0'

S 08°51'59" W 820.61'

N 08°34'52" E 500.00'

**P.O.C.
S.E. COR.
LOT 14**

NORTH
R.O.W.
LINE

E. EARLING ROAD (NOLANA LOOP)

(R.O.W. VARIES - 22.9' E-E)
(DOCUMENT No. 1242707, H.C.D.R.)
(DOCUMENT No. 1242708, H.C.D.R.)

LEGEND

- Z = COMMON OWNER
- L = LOT LINE
- ⋈ = POWER POLE
- = GUY WIRE
- ⊙ = GAS SIGN (G CHESAPEAKE)
- ⊙ = FENCE POST
- ⊙ = GUARD POST
- R = PROPERTY LINE
- HV- = HIGH VOLTAGE OVERHEAD POWER LINE
- G- = GAS LINE
- X- = HOG WIRE FENCE
- E-E = EDGE OF PAVEMENT TO
EDGE OF PAVEMENT DISTANCE
- R.O.W. = RIGHT OF WAY
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.I.D. = HIDALGO COUNTY IRRIGATION DISTRICT
- EDP = EDGE OF PAVEMENT
- BFE = BASE FLOOD ELEVATION
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING

JH JAVIER HINOJOSA ENGINEERING
Civil/Env. Engineers
and Surveyors
10101 N. Loop West, Suite 100
Houston, Texas 77057

PROJECT INFORMATION

JOB NO.:	191011
DRAWN BY:	GTG
CHECKED BY:	C.V.
REVISIONS:	



517 BEAUMONT AVE.
McALLEN, TEXAS 78501
Ph. (956) 618-1551
FAX (956) 618-1547
www.cvg@cvja.com
TBPELS FIRM No. 10119600

**13.41 ACRES
OUT OF LOT 14, BLOCK 47,
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION**



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Being 13.41-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by AAAR Family, LTD.
Tuesday, October 23, 2021	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Tuesday, October 23, 2021	Negotiate written service agreement with property owner and City.
Tuesday, November 9, 2021	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, December 29, 2021	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, January 11, 2022	City Commission holds public hearing on Voluntary Annexation.
Wednesday, January 26, 2022	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, February 8, 2022	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, February 22, 2022	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, March 8, 2022	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



 CITY LIMITS
 Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for the 13.41-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24-25, Map Records.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC) and the City of San Juan for the Sioux Coves Subdivision.

STAFF COMMENTS AND RECOMMENDATIONS:

The proposed property is within the North Alamo Water Supply Corporation (NAWSC) water service area. The NAWSC requires for an agreement between the corporation, the City of San Juan and the property owner be signed and executed before the corporation will allow the installation of fire hydrants and water lines.

The format of the agreement is consistent with previous agreements approved by the City Commission in the past years.

RECOMMENDATION:

Adopt a Resolution to Approve the Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC) and the City of San Juan.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS

COUNTY OF HIDALGO

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§
§
§
§

BETWEEN:
NORTH ALAMO WATER SUPPLY
CORPORATION AND CITY OF SAN
JUAN

**WATERLINE ACCESS AGREEMENT
(with City)**

WHEREAS, North Alamo Water Supply Corporation ("NAWSC") has a water distribution system which was designed for potable water distribution to rural communities, such system not designed specifically with the intent to provide water for fire protection purposes;

WHEREAS, the City of San Juan ("**City**") through its own forces or through the forces of those subject to a contract to provide services, may provide fire protection services to its citizens, some of which fall within the area of the Certificate of Convenience and Necessity granted to NAWSC;

WHEREAS, NAWSC and City are mindful of the benefits that can be received by the citizens of the City and the members of NAWSC with the availability of water for use in controlling fires and thereby for the protection of life and property;

WHEREAS, Riverside Development Services, LLC ("**Owner**") is constructing a subdivision on the property described in **Exhibit "A"**, Sioux Coves Subdivision (the "**Subdivision**") and the City requires fire protection for the Subdivision as part of the Subdivision process.

THEREFORE, in exchange for the recitals herein made, the consideration exchanged and the goodwill generated, NAWSC and City agree as follows:

1. This agreement pertains only to those areas in the Subdivision which also are within the boundaries of the Certificate of Convenience and Necessity granted to NAWSC in HIDALGO County, Texas and only **with respect to those areas specifically listed in Exhibit "A"**. No other parts of NAWSC lines shall be affected by this agreement unless specifically set forth in writing by the parties and adopted by official acts of their respective governing bodies.
2. City shall have access to NAWSC lines with no less than six inches (6") in diameter for the purpose of operating and maintaining a fire hydrant system in accordance with industry standards and all federal, state and local codes and as shown in **Exhibit "B" ("Fire Hydrants")**. Such Fire Hydrants to be used solely for the governmental purpose of fire-fighting filling stations. No other use of water shall be made under this agreement. City

shall determine if the pressure and volume available on such lines are suitable and sufficient. NAWSC shall gratuitously furnish to City's designated engineer, such waterline modeling information as it may have to the extent such information affects the lines and hydrants shown in Exhibit "A"; such information does not constitute any representation or warranty of any condition and is subject to all limitations, disclaimers, etc. found in this agreement.

3. Except as otherwise provided in this paragraph, all City fire hydrants on NAWSC waterlines or any part of NAWSC's system, shall be used for the governmental purposes of fire-fighting filling stations and shall be painted black with a white bonnet (cap) so as to be designated that they may be available for that limited use in a fire emergency and shall be operated by City such that a positive pressure of no less than 30 p.s.i. is maintained in NAWSC's water line at the point of connection between the water line and the fire hydrant. Should City perform annual testing of each hydrants subject to this agreement so as to determine the color coding attributable to each hydrant under City's fire hydrant coding scheme, City may paint the tested hydrants the appropriate color under that color coding scheme for a period of one (1) year following the test, after which a new test must be done or the hydrant shall be painted black with a white bonnet (cap) until the appropriate test is done. Should a tested and color coded hydrant's condition change after being tested and its condition be such that a different color code is appropriate, City will immediately repaint the hydrant accordingly or should a year expire without a hydrant being re-tested, City will immediately paint it black with a white bonnet (cap) and if City fails to so test and paint City's fire hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. By allowing a hydrant subject to this agreement to be painted any color other than black with a white bonnet (cap), NAWSC is not representing or warranting that the hydrant is available and suitable for use in a fire emergency.
4. The Fire Hydrants will be constructed by Owner and owned and maintained by City as set out in Exhibit "B." If concrete is used for additional stability, the hydrant weep holes should not be covered.
5. All water used from NAWSC system will be reported monthly to NAWSC by City. This report will state the estimated amount of water used, the date of use, the location of use and any problems encountered with the Fire Hydrants. Forms will be provided by City.
6. There may be an annual charge by NAWSC for water used in fire protection. Such charge will be established annually by the Board of Directors. However, in no case will water be used for any domestic use, equipment wash-downs or construction purposes or any other purpose other than the actual use in controlling fires and maintaining the Fire Hydrants.
7. Because NAWSC is a rural system that cannot patrol all locations daily, a problem may arise as to the abuse of Fire Hydrants by the taking of water for uses other than fire

protection. If this becomes a problem, NAWSC reserves the right to install security devices on all hydrants at the cost of City. Sufficient special wrenches, or keys, will be provided to NAWSC by City at no cost to NAWSC. Should City fail to install the required security devices, NAWSC may install such devices as it deems appropriate at a cost to the City.

8. All Fire Hydrants maintenance, inspection and flushing will be done by City personnel, or those under contract to City, for which City will retain responsibility. A schedule will be set up by City to perform flushing no less frequently than once every six (6) months; maintenance, inspection and testing according to National Fire Protection Association 291 shall be performed by City no less frequently than every twelve (12) months. Such schedule shall be provided to NAWSC in writing no later than thirty (30) days prior to any date shown on the schedule. City will maintain the Fire Hydrants such that they may be used as a temporary water sales point and as a flush valve by NAWSC and if City fails to so maintain the Fire Hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. NAWSC may use the Fire Hydrants as temporary water sales point and as flush valves in order to assure the sanitary conditions of the potable water. In order to assure the integrity of its system and to maintain the sanitary conditions of the potable water, NAWSC personnel will be present at the times of Fire Hydrants maintenance, inspection and flushing and no such activity will occur without such presence. All Fire Hydrants maintenance, inspection and flushing will be done at City's expense. NAWSC may require such maintenance, inspection, and/or flushing to be made at any time, and after notice of such is given to City, such will be conducted as soon as reasonably possible.
9. All installation and replacement of Fire Hydrants and appurtenances will be performed by those personnel approved by NAWSC and under City's authority and responsibility, but only under NAWSC's inspection for defects in construction that may affect water quality. No installation or replacement of Fire Hydrants and appurtenances may occur without the presence of NAWSC personnel. All expenses involved in the installation and replacement of Fire Hydrants and appurtenances will be borne by City, including a reasonable fee for the presence and administration of NAWSC's personnel.
10. CITY ACKNOWLEDGES AND AGREES THAT NAWSC, BY ALLOWING ACCESS TO ITS SYSTEM, ASSUMES A DUTY TO NOT INJURE A PERSON EMPLOYED BY OR OTHERWISE AUTHORIZED BY CITY TO USE, ACCESS, OR IN ANY WAY BENEFIT FROM THE FIRE HYDRANTS, THE WATER THEREIN OR ANY APPURTENANCES THERETO (THE "USER") BY WILLFUL OR WANTON CONDUCT OR BY GROSS NEGLIGENCE, AND THAT NAWSC ASSUMES NO OTHER DUTY OR STANDARD OF CARE. CITY UNDERSTANDS THAT THE STANDARD OF CARE ASSUMED UNDER THIS AGREEMENT DOES NOT REQUIRE NAWSC TO WARN THE USER OF AN UNSAFE CONDITION OR TO MAKE AN UNSAFE CONDITION SAFE SHOULD NAWSC BECOME AWARE,

EITHER ACTUALLY OR CONSTRUCTIVELY, OF A CONDITION WHICH RESULTS IN AN UNREASONABLE RISK TO THE USER. FURTHER, CITY UNDERSTANDS THAT NAWSC MAY CHANGE THE CONDITION OF ITS SYSTEM IN A MANNER THAT MIGHT RENDER THE SYSTEM UNSAFE FOR A USER WITHOUT INCURRING LIABILITY FOR SUBSEQUENT INJURY TO USER BY THE NEW DANGER. CITY AGREES TO USE THE WATER AND SYSTEM AT ITS OWN RISK AND AS IT IS FOUND. NAWSC, WITHOUT ACCEPTING ANY DUTY, GRATUITOUSLY WILL ENDEAVOR TO NOTIFY CITY OF ANY CONDITION THAT MIGHT RENDER THE SYSTEM UNSAFE FOR USE BY CITY SHOULD ITS MANAGER BECOME CONSCIOUSLY AWARE OF SUCH A CONDITION. NAWSC HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND CONDITION OF THE SYSTEM INCLUDING, WITHOUT LIMITATION, THE PIPELINES, HYDRANTS, FLUSH VALVES, APPURTENANCES, WATER AND REAL PROPERTY, THE SUITABILITY THEREOF FOR ANY AND ALL ACTIVITIES AND USES WHICH CITY MAY ELECT TO CONDUCT OR THE EXISTENCE OF ANY HAZARD OR CONDITION; (B) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE SYSTEM OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. CITY ACKNOWLEDGES BY USE OF THE SYSTEM THAT IT HAS AND WILL INSPECT THE SYSTEM AND CITY WILL RELY SOLELY ON ITS OWN INVESTIGATION OF THE SYSTEM AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF NAWSC. CITY FURTHER ACKNOWLEDGES THAT THE INFORMATION PROVIDED AND TO BE PROVIDED WITH RESPECT TO THE SYSTEM WAS OBTAINED WITHOUT CONSIDERATION BEING GIVEN AND NAWSC (1) HAS NOT MADE ANY INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; (2) DOES NOT MAKE ANY REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. ACCESS TO THE SYSTEM IS ALLOWED ON AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" BASIS, AND CITY EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THIS ACCESS, NAWSC MAKES NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION OR FITNESS FOR PARTICULAR PURPOSE WITH RESPECT TO THE SYSTEM OR ANY PORTION THEREOF.

CITY AGREES BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, THAT NAWSC SHALL NOT BE RESPONSIBLE OR LIABLE TO THE CITY FOR ANY DEFECT, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE SUBDIVISION, AS CITY MAKES USE OF THE

SYSTEM "AS-IS", "WHERE-IS", AND "WITH ALL FAULTS". CITY OR ANYONE CLAIMING BY, THROUGH, OR UNDER CITY, HEREBY FULLY RELEASES NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEY AND AGENTS FROM ANY COST, LOSS LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE SYSTEM. CITY BY THEIR USE OF THE SYSTEM, FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF THE EXPRESSED TERMS AND PROVISIONS.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY, IN CONSIDERATION FOR USING THE SYSTEM AND AS A MATERIAL INDUCEMENT TO NAWSC FOR ALLOWING SUCH USE, WAIVES THE PROVISIONS OF THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, AS WELL AS ALL OTHER STATUTORY PROVISIONS WHICH MIGHT CREATE A CLAIM AGAINST NAWSC AS A RESULT OF THE USE OF NAWSC'S SYSTEM. ACCORDINGLY, CITY BY AND THROUGH THE BELOW SIGNING REPRESENTATIVES WHO HAVE BEEN GIVEN THE APPROPRIATE AUTHORITY BY THEIR GOVERNING BODIES STATE:

I WAIVE MY RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ, BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF MY OWN SELECTION, I VOLUNTARILY CONSENT TO THIS WAIVER.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY, BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, AGREES TO INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM AND AGAINST ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, LOSSES, COST AND EXPENSES AND TO PAY ALL EXPERTS' AND ATTORNEYS' FEES AND EXPENSES AND COURT COSTS ASSERTED OR INCURRED BY NAWSC AT ANY TIME AND IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF THE CONDITION OF NAWSC'S SYSTEM AND THE USE OF THE FIRE HYDRANTS OR THE OPERATION, MAINTENANCE AND MANAGEMENT THEREOF, INCLUDING ANY CLAIMS, SUITS, OR CAUSES OF ACTION ARISING FROM ANY NEGLIGENCE, INCLUDING GROSS NEGLIGENCE OF NAWSC AND ITS AGENTS, OFFICERS AND EMPLOYEES AS THEY RELATE TO THE

PROVISION OF WATER AND ACCESS TO NAWSC'S SYSTEM UNDER THIS AGREEMENT.

IT IS THE EXPRESS INTENTION OF THE PARTIES THAT THE INDEMNITY PROVIDED FOR IN THIS AGREEMENT IS TO INDEMNIFY AND PROTECT NAWSC FROM THE CONSEQUENCES OF ITS OWN NEGLIGENCE AND GROSS NEGLIGENCE, EVEN WHEN THAT NEGLIGENCE AND GROSS NEGLIGENCE IS FOUND TO BE THE SOLE CAUSE OF THE INJURY, DEATH OR DAMAGES. CITY ALSO WAIVES ALL RIGHTS TO SUBROGATION AGAINST NAWSC.

11. This Agreement is intended to provide NAWSC with all the protections and limitations from liability allowed by the laws as they exist and will exist, including, but not limited to, Texas Water Code §67.0105, and the common law and all the terms and conditions hereof shall be liberally construed to effectuate this purpose and to sustain the validity of this Agreement. The parties agree that this Agreement shall not be construed in favor of or against either party on the basis that the party did or did not author the Agreement. This Agreement constitutes the entire agreement between the parties.
12. This agreement is effective upon execution by the parties and the recordation of Exhibit "A", with the official records of Hidalgo County and continues until terminated by either party in writing, such termination to occur only after written notice by the terminating party at least two (2) months prior to the termination date. All parties may terminate in the event of a default if such default is left uncured for 30 days after giving written notice.
13. Each person, signing below, warrants and represents to the parties to this Agreement, that he has been given full authority to execute this Agreement, such that it binds the party for which he signs to fully fulfill the terms of this Agreement.
14. This Agreement is not executed for the benefit of any third party and its terms shall not be enforceable by or in favor of any person or entity other than the express parties to the Agreement.
15. NAWSC shall have the right to locate the pipe and accessories necessary to provide water for the Fire Hydrants on the Subdivision at a point to be chosen by NAWSC, and shall have access to the Subdivision and equipment constructed by Owner and/or City at all reasonable and necessary times for any purpose with or in the furtherance of its business operations, and upon discontinuance of service, NAWSC shall have the right to remove any of its equipment from the Subdivision. NAWSC may inspect its valves, piping, and appurtenances to the supply line as well as the Fire Hydrants on an annual basis for a reasonable fee to be set by NAWSC (initially \$200.00), which may be increased based on future costs increases to provide this service. Where applicable, and upon notice, City shall have personnel present as necessary to assist in the inspection. NAWSC shall also have

access to the Subdivision for purpose of inspecting for possible illegal connections, cross-connections, potential contamination hazards, and illegal lead materials, and City agrees to annual inspections of its own facilities for these conditions.

16. City shall enforce the following restrictions to ensure the public health and welfare. The following undesirable practices are prohibited by State regulations and by this Agreement:
 - a. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contaminations shall be isolated from the Fire Hydrants by an air gap or an appropriate backflow prevention assembly in accordance with state regulations.
 - b. No cross-connection between the Fire Hydrants and a private water system is permitted. Potential threats to the public drinking water supply shall be eliminated at the service connection by the proper installation of an air gap or an appropriate backflow prevention assembly. Backflow assemblies require annual inspections and testing by a certified backflow prevention assembly tester and documentation of the inspections reflecting proper installation, maintenance, and operation must be provided to NAWSC no later than 30 days after the inspection.
 - c. No connection which allows condensing, cooling, industrial process water, or any water of unknown quality to be returned to the Fire Hydrants or the public drinking water supply is permitted.
 - d. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.
 - e. No solder or flux which contains more than 0.2% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.
17. NAWSC may notify City, as applicable, of any cross-connection or other undesirable practices which have been identified during the initial or subsequent inspection. City shall immediately correct any undesirable practice on the Subdivision. City shall, at its expense, properly install, test and maintain any backflow prevention device required by NAWSC. Copies of all testing and maintenance records shall be provided to NAWSC. Failure to comply with the terms of this Agreement shall cause NAWSC to terminate services or to install, test, and maintain an appropriate backflow prevention device at the service connection at the sole expense of City. Any expenses associated with the enforcement of this Agreement shall be paid to NAWSC upon presentation to City, as applicable.
18. City agrees that the maximum amount of liability to City that may be incurred by NAWSC by virtue of any noncompliance with the terms of this Agreement is limited to the amount

of fees paid by City to NAWSC for services provided under this Agreement during the calendar year in which the noncompliance occurs.

19. Any expenses associated with the enforcement of the Agreement shall be paid to NAWSC upon presentation to City, and in compliance with the Texas Prompt Payment Act.
20. Should any amounts to be paid by any party hereto, remain unpaid after the date the payment is due, such unpaid amount shall accrue interest in compliance with the Texas Prompt Payment Act.
21. In the event any litigation arises out of this Agreement between the parties hereto, the non-prevailing party shall pay the prevailing party all reasonable and necessary attorney's fees, expert fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or similar authority effective at the time of the execution of this Agreement.
22. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of this Agreement.
23. The Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

By signing and delivering this Agreement to the appropriate official of NAWSC, the City authorizes completion of this Agreement by filling in the Effective Date below.

IN WITNESS WHEREOF, EXECUTED by NAWSC, Owner and City, acting under the authority of their respective governing bodies in multiple originals on the date indicated below.

SIGNED this day of _____, 201 ____.

ATTEST:

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

By: _____,
Diana Cavazos, City Secretary

By: _____,
Benjamin Arjona, City Manager

APPROVED AS TO FORM:

By: _____,
Rick Palacios, City Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Benjamin Arjona, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is Manager of City of San Juan, that he executed the same as the act of City of San Juan for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 20____.

Notary Public in and for the State of Texas

NORTH ALAMO WATER SUPPLY
CORPORATION
420 S. Doolittle Road
Edinburg, Texas 78542
956-383-1618 (phone)
956-383-1372 (fax)

By: _____
Steven P. Sanchez, General Manager

APPROVED AS TO FORM:

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

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steven P. Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is General Manager of North Alamo Water Supply Corporation, that he executed the same as the act of North Alamo Water Supply Corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of
_____20____.

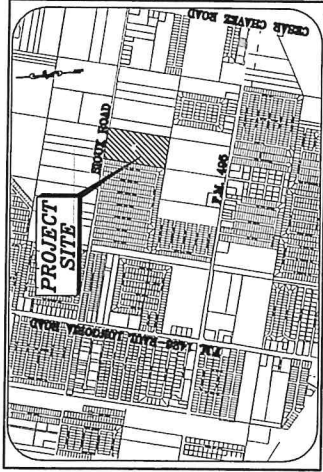
Notary Public in and for the State of Texas

EXHIBIT "A"

A Tract of Land containing 20.00 Acres of Land, more or less, situated in Hidalgo County, Texas, being a part or portion of Lot 2, Block 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, Map Reference: Volume 1, Pages 24-26, Hidalgo County Map Records.

SUBDIVISION PLAT OF SIOUX COVES SUBDIVISION

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



LOCATION MAP

LOT #	AREA SOL. FT.	AREA ACRES	REGULAR LOT AREA SOL. FT.	REGULAR LOT AREA ACRES
1	2,923.00	0.07	2,923.00	0.07
2	2,923.00	0.07	2,923.00	0.07
3	2,923.00	0.07	2,923.00	0.07
4	2,923.00	0.07	2,923.00	0.07
5	2,923.00	0.07	2,923.00	0.07
6	2,923.00	0.07	2,923.00	0.07
7	2,923.00	0.07	2,923.00	0.07
8	2,923.00	0.07	2,923.00	0.07
9	2,923.00	0.07	2,923.00	0.07
10	2,923.00	0.07	2,923.00	0.07
11	2,923.00	0.07	2,923.00	0.07
12	2,923.00	0.07	2,923.00	0.07
13	2,923.00	0.07	2,923.00	0.07
14	2,923.00	0.07	2,923.00	0.07
15	2,923.00	0.07	2,923.00	0.07
16	2,923.00	0.07	2,923.00	0.07
17	2,923.00	0.07	2,923.00	0.07
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20	2,923.00	0.07	2,923.00	0.07
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23	2,923.00	0.07	2,923.00	0.07
24	2,923.00	0.07	2,923.00	0.07
25	2,923.00	0.07	2,923.00	0.07
26	2,923.00	0.07	2,923.00	0.07
27	2,923.00	0.07	2,923.00	0.07
28	2,923.00	0.07	2,923.00	0.07
29	2,923.00	0.07	2,923.00	0.07
30	2,923.00	0.07	2,923.00	0.07
31	2,923.00	0.07	2,923.00	0.07
32	2,923.00	0.07	2,923.00	0.07
33	2,923.00	0.07	2,923.00	0.07
34	2,923.00	0.07	2,923.00	0.07
35	2,923.00	0.07	2,923.00	0.07
36	2,923.00	0.07	2,923.00	0.07
37	2,923.00	0.07	2,923.00	0.07
38	2,923.00	0.07	2,923.00	0.07
39	2,923.00	0.07	2,923.00	0.07
40	2,923.00	0.07	2,923.00	0.07
41	2,923.00	0.07	2,923.00	0.07
42	2,923.00	0.07	2,923.00	0.07
43	2,923.00	0.07	2,923.00	0.07
44	2,923.00	0.07	2,923.00	0.07
45	2,923.00	0.07	2,923.00	0.07
46	2,923.00	0.07	2,923.00	0.07
47	2,923.00	0.07	2,923.00	0.07
48	2,923.00	0.07	2,923.00	0.07
49	2,923.00	0.07	2,923.00	0.07
50	2,923.00	0.07	2,923.00	0.07
51	2,923.00	0.07	2,923.00	0.07
52	2,923.00	0.07	2,923.00	0.07
53	2,923.00	0.07	2,923.00	0.07
54	2,923.00	0.07	2,923.00	0.07
55	2,923.00	0.07	2,923.00	0.07
56	2,923.00	0.07	2,923.00	0.07
57	2,923.00	0.07	2,923.00	0.07
58	2,923.00	0.07	2,923.00	0.07
59	2,923.00	0.07	2,923.00	0.07
60	2,923.00	0.07	2,923.00	0.07
61	2,923.00	0.07	2,923.00	0.07
62	2,923.00	0.07	2,923.00	0.07
63	2,923.00	0.07	2,923.00	0.07
64	2,923.00	0.07	2,923.00	0.07
65	2,923.00	0.07	2,923.00	0.07
66	2,923.00	0.07	2,923.00	0.07
67	2,923.00	0.07	2,923.00	0.07
68	2,923.00	0.07	2,923.00	0.07
69	2,923.00	0.07	2,923.00	0.07
70	2,923.00	0.07	2,923.00	0.07
71	2,923.00	0.07	2,923.00	0.07
72	2,923.00	0.07	2,923.00	0.07
73	2,923.00	0.07	2,923.00	0.07
74	2,923.00	0.07	2,923.00	0.07
75	2,923.00	0.07	2,923.00	0.07
76	2,923.00	0.07	2,923.00	0.07
77	2,923.00	0.07	2,923.00	0.07
78	2,923.00	0.07	2,923.00	0.07
79	2,923.00	0.07	2,923.00	0.07
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84	2,923.00	0.07	2,923.00	0.07
85	2,923.00	0.07	2,923.00	0.07
86	2,923.00	0.07	2,923.00	0.07
87	2,923.00	0.07	2,923.00	0.07
88	2,923.00	0.07	2,923.00	0.07
89	2,923.00	0.07	2,923.00	0.07
90	2,923.00	0.07	2,923.00	0.07
91	2,923.00	0.07	2,923.00	0.07
92	2,923.00	0.07	2,923.00	0.07
93	2,923.00	0.07	2,923.00	0.07
94	2,923.00	0.07	2,923.00	0.07
95	2,923.00	0.07	2,923.00	0.07
96	2,923.00	0.07	2,923.00	0.07
97	2,923.00	0.07	2,923.00	0.07
98	2,923.00	0.07	2,923.00	0.07
99	2,923.00	0.07	2,923.00	0.07
100	2,923.00	0.07	2,923.00	0.07

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

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74608

STATE OF TEXAS
COUNTY OF HIGHLAND

L. CARLOS VILLARREAL, REGISTERED PUBLIC LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74608
5115 S. LAND SURVEYORS LLC
MALLARD, TEXAS 75052
TEL. (956) 618-1551 DATE SURVEYED: 07/14/2020

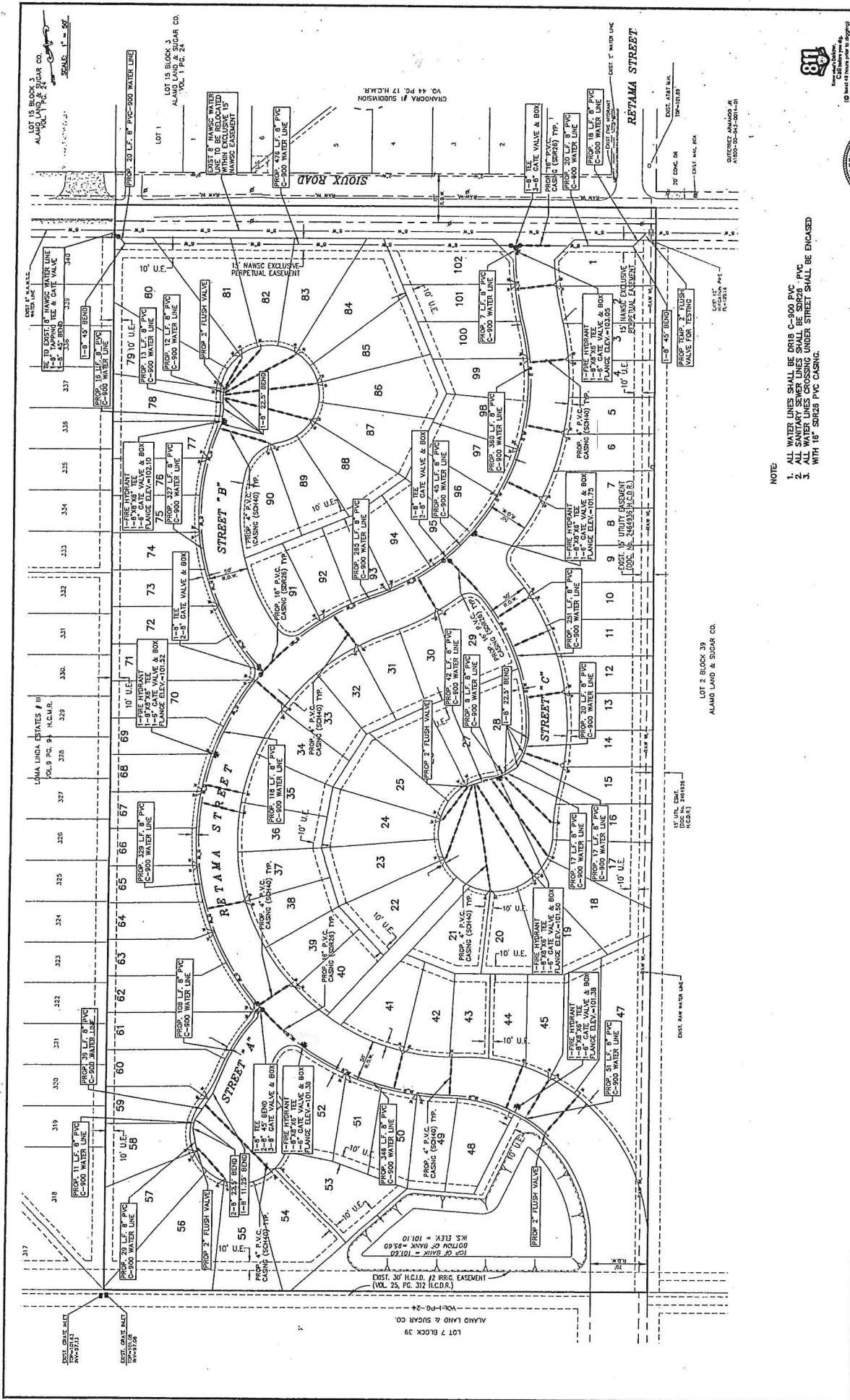
SHEET 2 OF 2

CENTERLINE CURVE TABLE									
CURVE #	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD	BEARING	CHORD	BEARING
1	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
2	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
3	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
4	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
5	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
6	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
7	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
8	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
9	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
10	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
11	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
12	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
13	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
14	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
15	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
16	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
17	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
18	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
19	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
20	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
21	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
22	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
23	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
24	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
25	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
26	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
27	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
28	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
29	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
30	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
31	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
32	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
33	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
34	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
35	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
36	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
37	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
38	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
39	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
40	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
41	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
42	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
43	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
44	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
45	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
46	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
47	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
48	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
49	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
50	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
51	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
52	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
53	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
54	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
55	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
56	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
57	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
58	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
59	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
60	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
61	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
62	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
63	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
64	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
65	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
66	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
67	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
68	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
69	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
70	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
71	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
72	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
73	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
74	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
75	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
76	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
77	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
78	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
79	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
80	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
81	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
82	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
83	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
84	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
85	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
86	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
87	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
88	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
89	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
90	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
91	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
92	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
93	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
94	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
95	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
96	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
97	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
98	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
99	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	
100	17° 45' 45"	400.00	48.15	33.00	S 51° 02' 37" W	84.12		84.12	

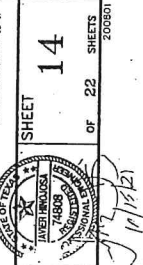
EXHIBIT "B"

Fire Hydrant Installation

Each fire hydrant run-out shall be equipped with a 6" flanged mechanical joint resilient seated gate valve. This valve may be located adjacent to the mainline or between the mainline and the hydrant. Each fitting (Branch Tee, Gate Valve & Hydrant) shall be separately supported by a concrete thrust block including anchor rods. Care must be taken that the hydrant drain be kept clear when pouring concrete. Mainline Tees shall have mechanical joint, flanged fittings. Mega lugs shall also be used at all mechanical joint fittings.



NOTE:
 1. ALL WATER LINES SHALL BE 8" C-900 PVC
 2. ALL SANITARY SEWER LINES SHALL BE 16" C-900 PVC
 3. ALL WATER LINES CROSSING UNDER RETAMA STREET SHALL BE 16" C-900 PVC CASING.



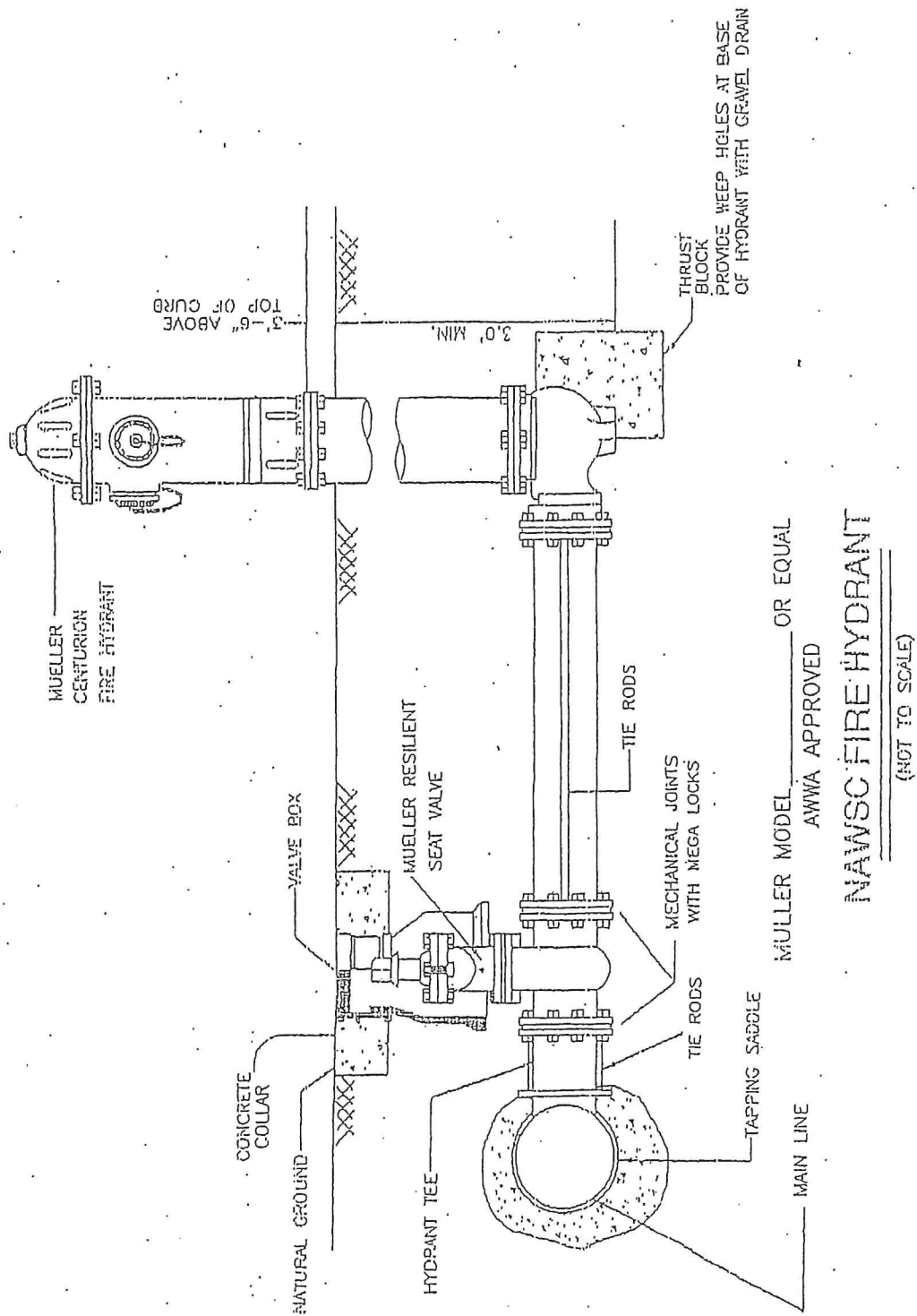
PROPOSED WATER DISTRIBUTION PLAN
 SIOUX COVES SUBDIVISION

JAVIER HINOJOSA ENGINEERING
 CONSULTING ENGINEERS
 418 E. WILLOW STREET, SUITE 200
 SAN ANTONIO, TEXAS 78204
 PHONE (214) 638-1033
 jhinojosa@jhe.com



REVISIONS	DATE	BY	CHKD BY
1. 10-15-2021	10-15-2021	JH	JH
2. 10-15-2021	10-15-2021	JH	JH
3. 10-15-2021	10-15-2021	JH	JH
4. 10-15-2021	10-15-2021	JH	JH
5. 10-15-2021	10-15-2021	JH	JH
6. 10-15-2021	10-15-2021	JH	JH
7. 10-15-2021	10-15-2021	JH	JH
8. 10-15-2021	10-15-2021	JH	JH
9. 10-15-2021	10-15-2021	JH	JH
10. 10-15-2021	10-15-2021	JH	JH

200801
 14
 OF 22 SHEETS
 200801



Richard W. Fryer,
J.D., P.E., LEED AP

FRYER & HANSEN, PLLC

Law Firm
1352 W. Pecan Blvd.
McAllen, Texas 78501

Telephone 956-686-6606
Telefax 956-686-6601
email@FryerandHansen.com

RECEIVED

OCT 28 2021

October 26, 2021

City Manager's Office

Benjamin Arjona, City Manager
City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589

Via CMRRR: 7021-0950-0000-3408-0823

***RE: Waterline Access Agreement - North Alamo Water Supply Corporation, City of San Juan and
Riverside Development Services, LLC - Sioux Coves Subdivision***

Dear Mr. Arjona:

Enclosed please find four (4) original **Waterline Access Agreements** ("**Agreement**") for the Sioux Coves Subdivision for signature on behalf of the City of San Juan ("**City**"). Please review the Agreement documents, cause them to be executed on behalf of the City in the areas indicated, and also provide a City Commissioners' Resolution and/or certified Minutes approving the Agreement.

Once the documents have been signed on behalf of the City, please forward the documents (signed Agreements and Resolution and/or Minutes reflecting City's approval of the Agreement) back to this office in the self-addressed stamped envelope provided herein for your convenience for signatures by North Alamo Water Supply Corporation.

When the documents have been signed on behalf of the City and returned to this office along with the City's Resolution and/or certified Minutes, we will review the documents and then forward them to North Alamo Water Supply Corporation for further execution. After the documents have been fully-signed by all parties, we will distribute a fully-executed document to each party.

If you have any questions regarding this matter or the documents enclosed, please contact us. Thank you for your attention to this matter.

Respectfully,

/S/ Richard W. Fryer
Richard W. Fryer

RWF/kb
Enclosure

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow “Verdin Snacks” at 2100 N. Raul Longoria Road, legally described as Lot 61, Ebano Heights Phase 1 Subdivision, located at the Northwest corner of Raul Longoria and Sioux Roads, as Requested by Javier Verdin.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 26, 2021, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is requesting a permit to operate a portable food concession stand to sell roasted corn at Marisol’s Restaurant parking lot located at corner of Sioux and Raul Longoria Road. He is proposing to install a 16’x 8’ portable stand which was already inspected by the Health Inspector and Fire Department. The applicant is proposing to use the restroom facilities at the restaurant. Proposed days and hours of operation are Friday, Saturday and Sunday from 3:00 p.m. to 10:00 p.m.

According to Chapter 2, Article VIII, Section 8 – Conditional Use (i) “Portable and/or temporary food concession stand needs to obtain a Conditional Use Permit through the city.

The following are the list of requirements for a food concession stand:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setback requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Health Department permit
8. Owner agrees to pay an annual fee to the City of San Juan to maintain the Conditional Use, Occupational License and Health Permits.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty (30) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

During the regular meeting on October 26, 2021, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 4-0 vote, with the condition to have restroom facilities available for customers and employees.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 10/21/2021
CITY COMMISSION – 11/09/2021
DATE PREPARED – 11/03/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Verdin Snacks” at commercial area
APPLICANT:	Javier Verdin
AGENT:	N/A
LEGAL:	Lot 61, Ebano Heights Phase 1 Subdivision
LOCATION:	2100 N. Raul Longoria Road The property is located at the Northwest corner of Raul Longoria and Sioux Roads
LOT/TRACT SIZE:	105 feet by 158.50 feet
CURRENT USE OF PROPERTY:	Restaurant
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Single-Family Residence District (C-2) <i>South</i> – Commercial; Neighborhood Commercial District (C-1) <i>East</i> – Commercial; Neighborhood Commercial District (C-1) <i>West</i> – Residential; Single-Family Residence District (C-2)
ACCESS AND CIRCULATION:	This property has access onto Sioux Road and West Garfield Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to comply with the list of requirements in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a permit to operate a portable food concession stand to sell roasted corn at Marisol's Restaurant parking lot located at corner of Sioux and Raul Longoria Road. He is proposing to install a 16'x 8' portable stand which was already inspected by the Health Inspector and Fire Department. The applicant is proposing to use the restroom facilities at the restaurant. Proposed days and hours of operation are Friday, Saturday and Sunday from 3:00 p.m. to 10:00 p.m.

According to Chapter 2, Article VIII, Section 8 – Conditional Use (i) “Portable and/or temporary food concession stand needs to obtain a Conditional Use Permit through the city.

The following are the list of requirements for a food concession stand:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setback requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Health Department permit
8. Owner agrees to pay an annual fee to the City of San Juan to maintain the Conditional Use, Occupational License and Health Permits.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty (30) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

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





FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/21/2021 Commissioner Cardenas made a motion to approve the conditional use permit as presented by staff with the condition to have restrooms available. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (4-0) vote.

Ms. Gomez explained the board that Mr. Verdin is proposing to install a 16 x 8 portable stand to sell roasted corn at Marisol's Restaurant located at Sioux and Raul Longoria Road. He is proposing to operate the business on weekends, Friday, Saturday and Sunday from 3:00 p.m. to 10:00 p.m. Health Inspector and Fire Department inspected the stand and it is in compliance with city's rules and regulations. A letter from restaurant's owner was provided giving permission to use the restroom facilities for employees and customers. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius. No comments were received in favor or against the request.

Commissioner Alaniz asked if restaurant is going to be open until 10:00 p.m. to share the restroom facility. Mr. Mario Mora, owner at Marisol's Restaurant, said that he will give access to use the restrooms. He said that Mr. Verdin's business is only to take out and they are not having any tables and chairs for customers.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE FOOD CONCESSION STAND “VERDIN SNACKS” AT 2100 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS LOT 61, EBANO HEIGHTS 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, Javier Verdin has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “Verdin Snacks” at commercial property.

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 Javier Verdin for a Conditional Use Permit to allow “Verdin Snacks” at 2100 N. Raul Longoria Road, subject to the following conditions:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setback requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Health Department permit
8. Owner agrees to pay an annual fee to the City of San Juan to maintain the Conditional Use, Occupational License and Health Permits.

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

PASSED and **APPROVED** on first reading on the 26th day of October, 2021.

PASSED and **APPROVED** on second and final reading on the 9th day of November, 2021.

CITY OF SAN JUAN

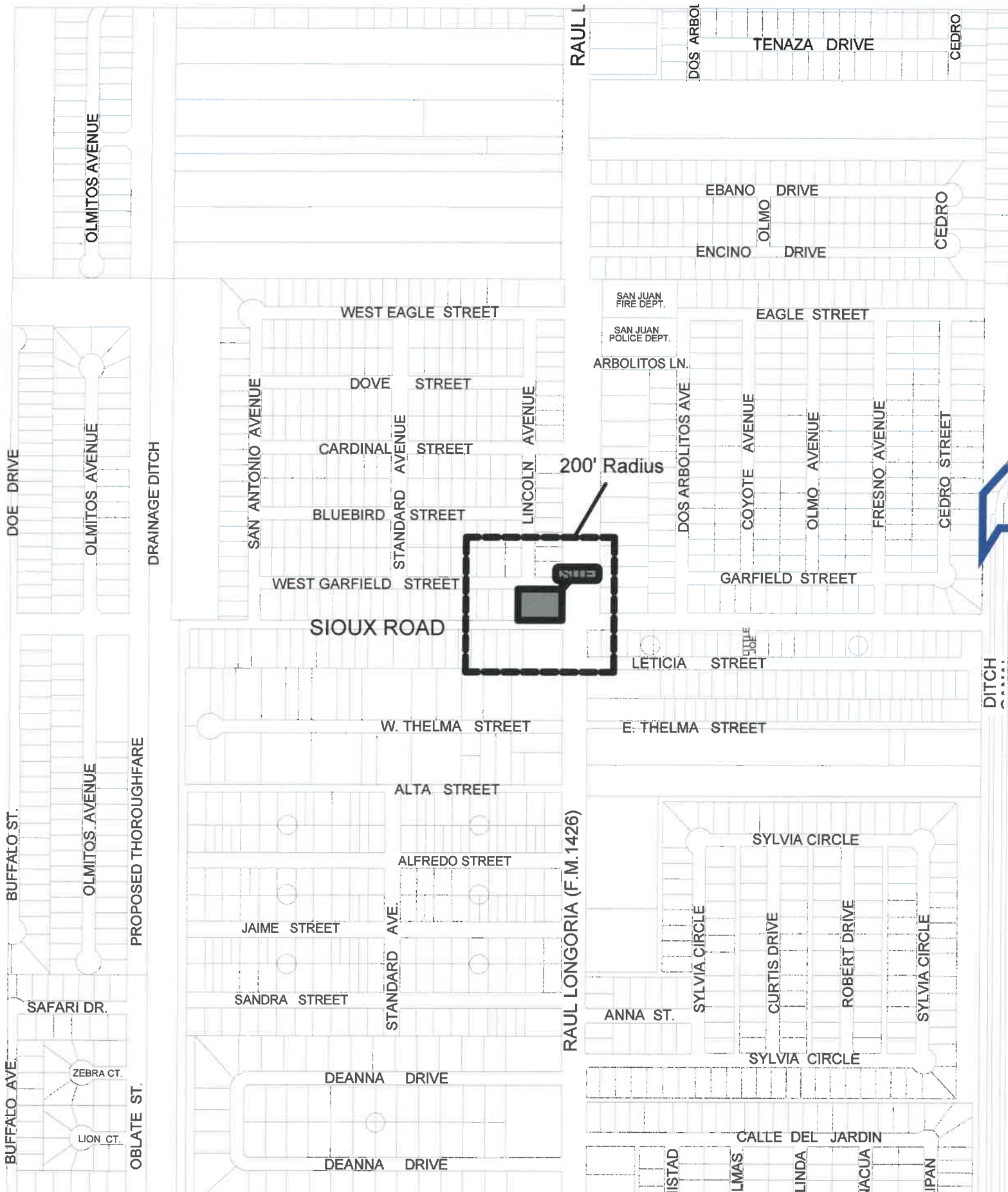
MARIO GARZA, MAYOR

ATTEST:

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

NAYELI GUERRERO
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow "Verdin Snacks" at 2100 N. Raul Longoria Road, legally described as Lot 61, Ebano Heights Phase 1 Subdivision, located at the Northwest corner of Raul Longoria Road and Sioux Roads, as Requested by Javier Verdin.



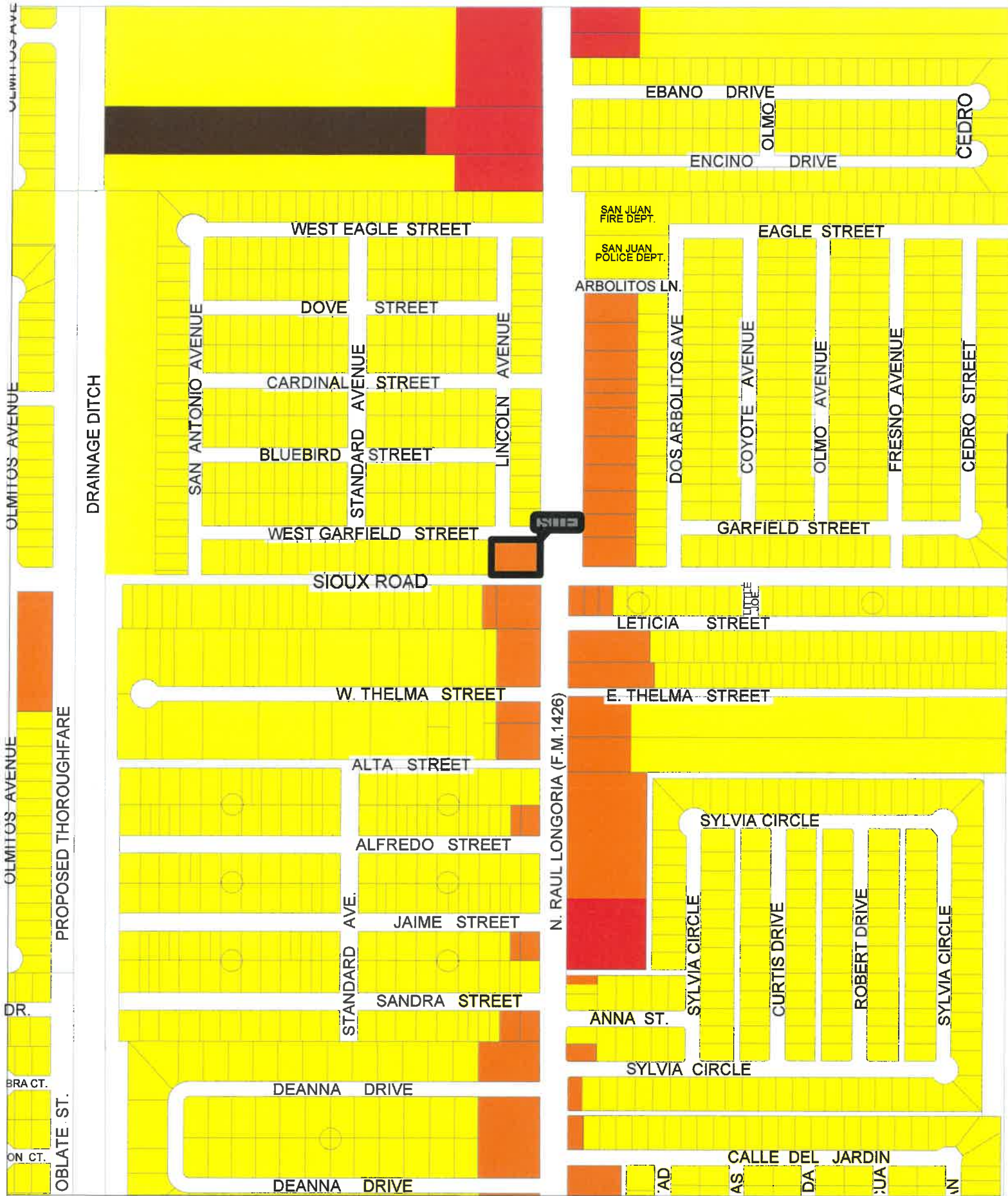


Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow "Verdin Snacks" at 2100 N. Raul Longoria Road, legally described as Lot 61, Ebano Heights Phase 1 Subdivision, located at the Northwest corner of Raul Longoria Road and Sioux Roads, as Requested by Javier Verdin.





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

Conditional Use Permit to allow "Verdin Snacks" at 2100 N. Raul Longoria Road, legally described as Lot 61, Ebano Heights Phase 1 Subdivision, located at the Northwest corner of Raul Longoria Road and Sioux Roads, as Requested by Javier Verdin.



Portable and/or temporary food concession or snow cone stands - Applicable conditions for portable and/or temporary food concession stands shall include but are not limited to:

- (1) Cannot be located in a residentially zoned area;
- (2) Stand must be inspected by the building inspections department and meet applicable building and fire codes;
- (3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
- (4) If it is a portable building or trailer it must be anchored to the ground properly;
- (5) Must meet setback requirements of zoning district in which it is located; and
- (6) Water and sewage disposal facilities must be available and may be required;
- (7) Health Department permit.

September 23,2021

Re: 2100 N. Raul Longoria Rd, San Juan TX 78589

Dear Monica Gomez,

I Mario Mora give permission to use part of my property at 2100 N. Raul Longoria Rd and my facility/restroom when needed during operating services to Javier Verdin.

Please feel free to contact me at any time for questions.

Regards,

A handwritten signature in black ink, appearing to be 'MM' followed by a stylized flourish.

Mario Mora

Owner of 1200 N. Raul Longoria, San Juan TX 78589

Phone: 956-793-0775

Email: desmel.2m@gmail.com

Conditional Use Permit to allow "Verdin Snacks" at 2100 N. Raul Longoria Road, legally described as Lot 61, Ebano Heights Phase 1 Subdivision, located at the Northwest corner of Raul Longoria and Sioux Roads, as Requested by Javier Verdin.

Verdin, Javier
1927 Jasmine St.
Edinburg, TX 78539

Garcia, Alejandro
1701 Sioux Rd. Apt 6108
Pharr, TX 78577

Puentes, Elizabeth and Arnold
101 Bluebird St.
San Juan, TX 78589

Mora, Mario and Delia
326 Round Up Circle
Edinburg, TX 78539

Ortega, Blanca Martha
Moya Laura Renteria and Elisabeth
15414 Pattington Cypress Dr.
Cypress, TX 77433

Rios, Saul and Elizabeth Gzz.
103 Bluebird St.
San Juan, TX 78589

Mora, Mario
301 E. McDonald Street
Pharr, TX 78577

Ortega, Luis C. and Myrna
107 W Garfield Street
San Juan, TX 78589

Camacho, Carlos
105 Bluebird St.
San Juan, TX 78589

Hernandez, Narciso Medrano
411 W. Juarez Avenue
Pharr, TX 78577

Rios, Omar
P.O. Box 2765
San Juan, TX 78589

Lopez, Lilia
Humberto Melchor
107 Bluebird St.
San Juan, TX 78589

Garza, Maria de Jesus
2024 N. Raul Longoria Road
San Juan, TX 78589

Garcia, Benjamin and Priscilla
2202 N. Lincoln Avenue
San Juan, TX 78589

Mendoza, Veronica and Geronimo
609 N. Sugar Rd.
Pharr, TX 78577

Ruiz, Jorge Antonio Jr. and Abigail
1205 Nevada St.
Palmhurst, TX 78573

Salas, Gustavo and Noelia
2206 N. Lincoln Avenue
San Juan, TX 78589

Mendoza, Geronimo and Veronica
2305 Olmo Dr.
San Juan, TX 78589

Casas, Ruben Juan
110 W. Thelma St.
San Juan, TX 78589

Fierros, Julia
Jorge Linares
106 W Garfield St.
San Juan, TX 78589

Looney Tunes Day Care Center Inc
609 N Sugar Rd.
Pharr, TX 78577

Casas, Ruben and Rosalva
106 W Thelma St.
San Juan, TX 78589

Ortega, Luis C. and Myrna
107 W Garfield St.
San Juan, TX 78589

Regalado, Esteban and Juana
Dba Steve's Ice House
2610 Quince Avenue
McAllen, TX 78501

Iglesia Bethel Pentescostes
109 E. Sioux Road
San Juan, TX 78589

Rodriguez, Karina
2205 Alloy Dr.
Edinburg, TX 78542

Pineda, Abdies Morin
2401 S Jackson Rd. Apt 59
Pharr, TX 78577

Rubio, Paula Cavazos
101 W Garfield Street
San Juan, TX 78589

Guajardo, Erasmo and Elizabeth
100 W Garfield St.
San Juan, TX 78589

Quintanilla, Jose L. and Juana Ma
111 W. Eldora Rd.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “MexiCocina Café” located at 711 Alameda Street, legally described as Lot 1, Cedillo Subdivision, located approximately 500 feet East of Veterans Boulevard, along the South side of Hackberry Avenue, as Requested by Norma Cedillo.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 26, 2021, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Ms. Cedillo is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption and Late Hours Permit at “MexiCocina Cafe” located at the commercial plaza along Alameda Road, behind the San Juan H-E-B. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The applicant is proposing to sell alcohol Monday to Saturday from noon to 2:00 am and Sundays from 12:00 pm to 12:00 am. The applicant must agree to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

The following is the list of requirements:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment

to be on premises only.

5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.

8. The business must comply with the city's noise ordinance.

9. The business must comply with the City's Security Cameras Ordinance.

10. There shall be no smoking inside the premises at any time.

11. No loading or unloading of merchandise in a public street.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) property owners within a two hundred (200) foot radius and received one comment against the application.

RECOMMENDATION:

During the Regular Meeting on October 21, 2021, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 4-0 vote.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 10/21/2021
CITY COMMISSION – 11/09/2021
DATE PREPARED – 11/03/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Norma Cedillo

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, Cedillo Subdivision

LOCATION: 711 Alameda Street
Located approximately 500 feet East of Veteran’s Boulevard, along the South side of Alameda Road

**EXISTING LAND USE/
ADJACENT ZONING:** *North* – Commercial; Expressway Corridor District (EC)
South – Apartments; Multi-Family Residence District (R-MF)
East – Residential; Multi-Family Residence District (R-MF)
West – Residential; Multi-Family Residence District (R-MF)

ACCESS AND CIRCULATION: This property has access onto Alameda Road.

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

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

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Cedillo is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption and Late Hours Permit at “MexiCocina Cafe” located at the commercial plaza along Alameda Road, behind the San Juan H-E-B. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The applicant is proposing to sell alcohol Monday to Saturday from noon to 2:00 am and Sundays from 12:00 pm to 12:00 am. The applicant must agree to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

The following is the list of requirements:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city’s noise ordinance.
9. The business must comply with the City’s Security Cameras Ordinance.

**CONDITIONAL USE PERMIT
“MEXI COCINA CAFE”
NOVEMBER 21, 2021**

PAGE 3

10. There shall be no smoking inside the premises at any time.

11. No loading or unloading of merchandise in a public street.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) property owners within a two hundred (200) foot radius and received one comment against the application.

ATTACHMENTS:

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



“Mexi Cocina Café”
711 Alameda Road

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/21/2021 Commissioner Cardenas made a motion to approve the conditional use permit as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (4-0) vote.

Ms. Gomez explained the board that Mexi-Cocina Café is an established business that has been in operation for two years. The applicant is proposing to sale alcoholic beverages for on-premise consumption as complement of the food that they serve. They are applying for a late hours permit in case they rent the restaurant to have a celebration after hours. Applicant must comply with the Texas

CONDITIONAL USE PERMIT
“MEXI COCINA CAFE”
NOVEMBER 21, 2021

PAGE 4

Alcoholi Beverages Commission (TABC) requirements, annual fee with the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius and one comment was received against the request. Staff recommends approval of the conditional use permit since it is a commercial area.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-PREMISE CONSUMPTION AND LATE HOURS PERMIT AT THE “MEXI- COCINA CAFE” LOCATED AT 711 ALAMEDA STREET, LEGALLY DESCRIBED AS LOT 1, CEDILLO 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, Norma Cedillo has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and Late Hours Permit at “MexiCocina Cafe”.

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 Norma Cedillo has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption and Late Hours Permit at “MexiCocina Cafe” located at 711 Alameda Street, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.

5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. There shall be no smoking inside the premises at any time.
11. No loading or unloading of merchandise in a public street.

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

PASSED and **APPROVED** on first reading on the 26th day of October, 2021.

PASSED and **APPROVED** on second and final reading on the 9th day of November, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

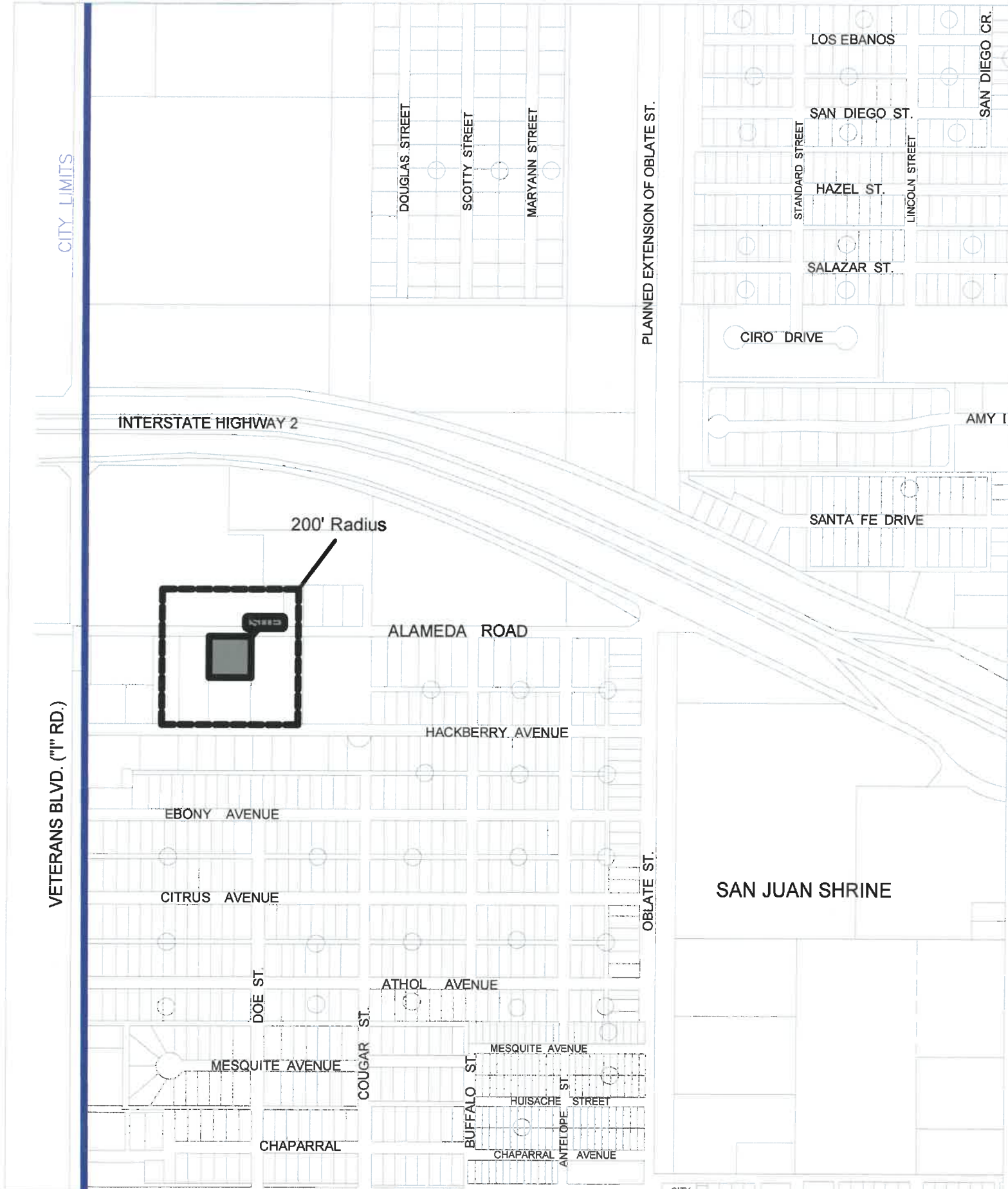
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

NAYELI GUERRERO
INTERIM CITY SECRETARY

CITY ATTORNEY



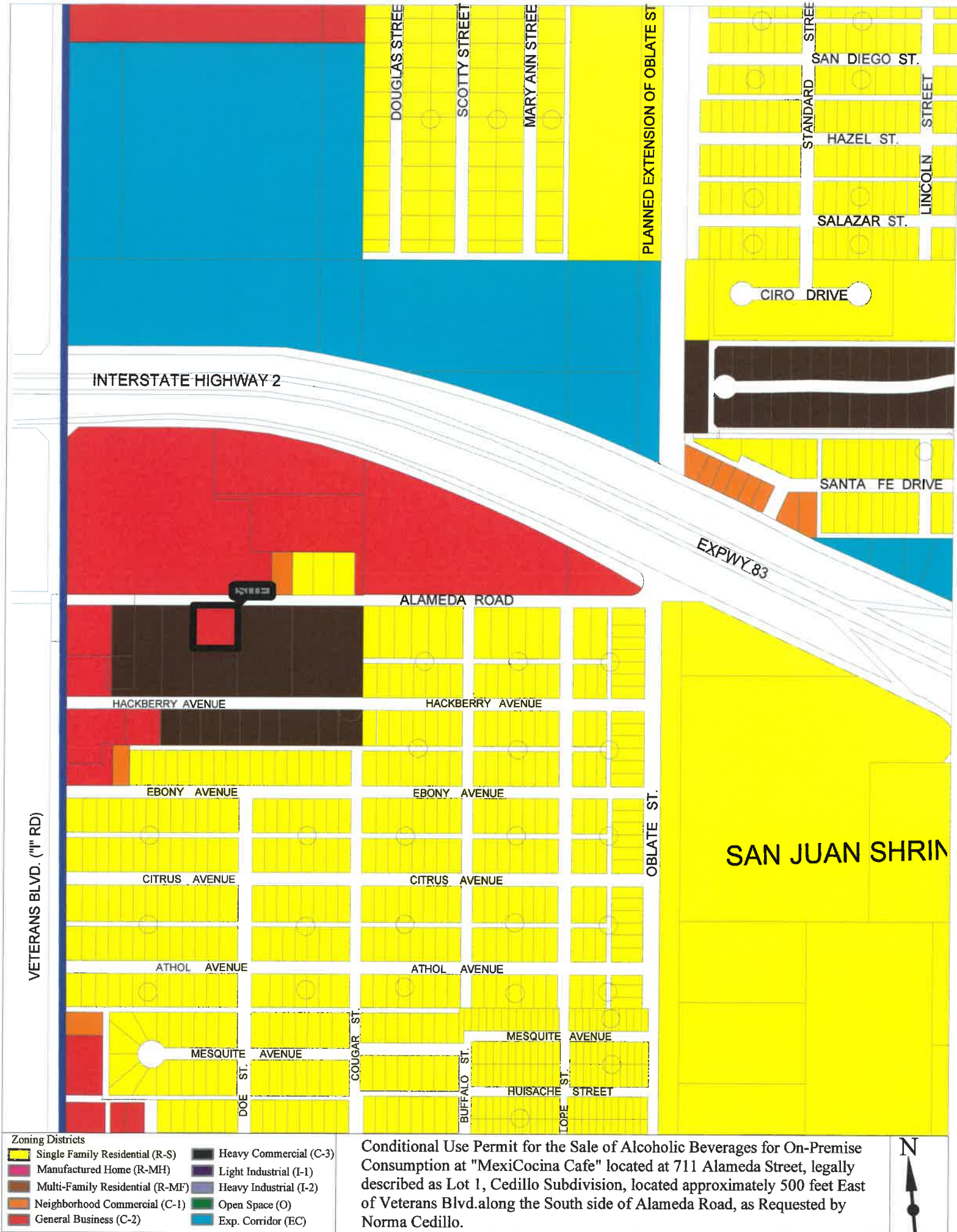


Legend

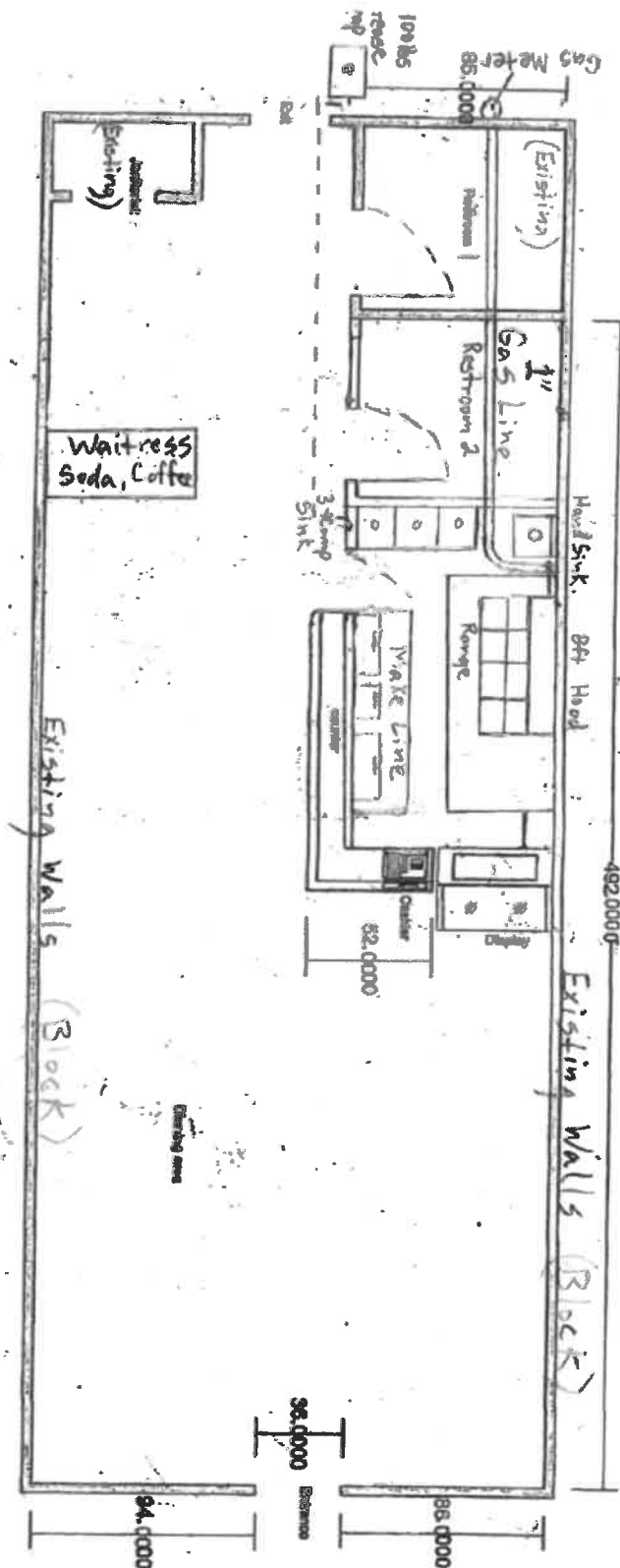
-  CITY LIMITS
-  Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "MexiCocina Cafe" located at 711 Alameda Street, legally described as Lot 1, Cedillo Subdivision, located approximately 500 feet East of Veterans Blvd. along the South side of Alameda Road, as Requested by Norma Cedillo.





"MexiCocina Café"
711 Alameda Road





Public Hearing Comment

raquel duberney-guerrero <rduberney@hotmail.com>
To: "permits@sjtx.us" <permits@sjtx.us>

Thu, Oct 14, 2021 at 5:43 PM

Attention Planning and Zoning Department:
Attention Monica Gomez, Interim Director of Planning:

As a lifelong resident of San Juan, neighbor and citizen who wishes to continue to reside in my peaceful community, I strongly oppose the on-premise consumption of alcohol in my neighborhood.

While it may have not been unreasonable for a restaurant such as "MexiCocina Cafe" (that is open during daytime business hours) to serve alcoholic beverages such as wine and beer in a building surrounded by residential properties; over the past few months, this business appears to have transitioned to an events center/party venue.

A transition from a small restaurant to an events/party venue seems to have transpired without many taking notice.

Housing such a venue in a mostly residential area is undesirable for a number of reasons which include, but are not limited to, loud music, excessive noise, unruly guests, etc.

Furthermore, it appears the venue is not limited to indoor events, as the backyard has been set up to host outdoor events.

One has to wonder, who will monitor and ensure that our valued residential community remains a peaceful living environment?

As stated earlier, the opposition to on-premise consumption of alcohol is due to the fact that this business is no longer a restaurant, but a party venue that will likely operate outside of normal business hours and therefore jeopardize my quality of life. I strongly oppose both having an event center/party venue as my neighbor, and I absolutely oppose them offering on-premise alcohol consumption.

I do not wish to be run out of my home because someone was authorized to establish a party venue with on-site alcohol consumption next to my residence.

Thank you for allowing me the opportunity to express my earnest concern.

I appreciate my opinion being taken into account as I imagine, none of the members of this board, city leaders and/or commissioners would opt to live next door to an alcohol-serving event center type of establishment.

Respectfully,
Raquel Duberney - Guerrero

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Mexi Cocina Café” located at 711 Alameda Street, legally described as Lot 1, Cedillo Subdivision, located approximately 500 feet East of Veterans Boulevard, along the South side of Alameda Road, as Requested by Norma Cedillo.

Cedillo, Norma
1204 E. Bell Avenue
Pharr, TX 78577

Guerrero, Jose R. Jr. and Raquel
709 Alameda St.
San Juan, TX 78589

Lizcano, Roel
100 N Sugar Rd.
Pharr, TX 78577

Alvarez, Martha and Daryna E.
Lopez
709 Delia Dr.
Edinburg, TX 78542

HEB Grocery Co.
Property Tax Dept.
P.O. Box 839999
San Antonio, TX 78283

Gutierrez, Veronica
5500 N. Bentsen Rd.
McAllen, TX 78504

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 8, 2021

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Richard’s Fence and Backyards Unlimited” located at 302 W. IH 2, legally described as Lot 1, Block 2, Santa Fe Subdivision, located at the Northeast corner of Santa Fe Drive and Frontage Road, as Requested by Raquel Cardenas.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 26, 2021, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Ms. Cardenas is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at “Richard’s Fence and Backyards Unlimited” a convenience store that sells BBQ pits and supplies. The property is located at corner of Santa Fe Drive and Frontage Road. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The days and hours of operation are Tuesday to Friday from 9:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 6:00 p.m.

The following are the list of requirements:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. The business must comply with the city’s noise ordinance.
4. No loading or unloading of merchandise in a public street.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received three (3) comments against this request.

RECOMMENDATION:

During the Regular Meeting on October 21, 2021, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 4-0 vote.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 10/21/2021
CITY COMMISSION – 11/09/2021
DATE PREPARED – 11/03/2021

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STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Richard’s Fence and Backyards Unlimited”
APPLICANT:	Raquel Cardenas
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Block 2, Santa Fe Subdivision
LOCATION:	302 W. IH 2
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Single-Family Residence District (R-S) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Commercial; Neighborhood Commercial District (C-1) <i>West</i> – Commercial; Neighborhood Commercial District (C-1)
ACCESS AND CIRCULATION:	This property has access to Santa Fe Drive.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Cardenas is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at “Richard’s Fence and Backyards Unlimited” a convenience store that sells BBQ pits and supplies. The property is located at corner of Santa Fe Drive and Frontage Road. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The days and hours of operation are Tuesday to Friday from 9:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 6:00 p.m.

The following are the list of requirements:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. The business must comply with the city’s noise ordinance.
4. No loading or unloading of merchandise in a public street.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received three (3) comments against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Letter from neighbor against the request
Subdivision Plat
List of neighboring property owners receiving notice
Ordinance



**CONDITIONAL USE PERMIT
“RICHARD’S FENCE AND BACKYARDS UNLIMITED”
NOVEMBER 9, 2021**

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FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/21/2021 Commissioner Magallan made a motion to approve the conditional use permit as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (4-0) vote.

Ms. Gomez explained the board that Richard’s Fence and Backyards is a business that has in operation for the past years, they sell swing sets, bbq pits, bbq accessories, meat packages and seasonings. They are applying for the sale of alcoholic beverages for on-premise consumption only. Operation hours are Tuesday thru Friday from 9:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 6:00 p.m. Applicant must comply with the Texas Alcoholic Beverages Commission (TABC) requirements, annual fee with the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius and three comments were received against the request. Staff recommends approval of the conditional use permit since it is a commercial area.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-PREMISE CONSUMPTION AT “RICHARD’S FENCE AND BACKYARDS UNLIMITED” LOCATED AT 302 W. IH 2, LEGALLY DESCRIBED AS LOT 1, BLOCK 2, SANTA FE 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, Raquel Cardenas has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “Richard’s Fence and Backyards Unlimited”.

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 Raquel Cardenas for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Richard’s Fence and Backyards Unlimited” located at 302 W. Interstate Highway 2, subject to the following conditions:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. The business must comply with the city’s noise ordinance.
4. No loading or unloading of merchandise in a public street.

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

PASSED and **APPROVED** on first reading on the 26th day of October, 2021.

PASSED and **APPROVED** on second and final reading on the 9th day of November, 2021.

CITY OF SAN JUAN

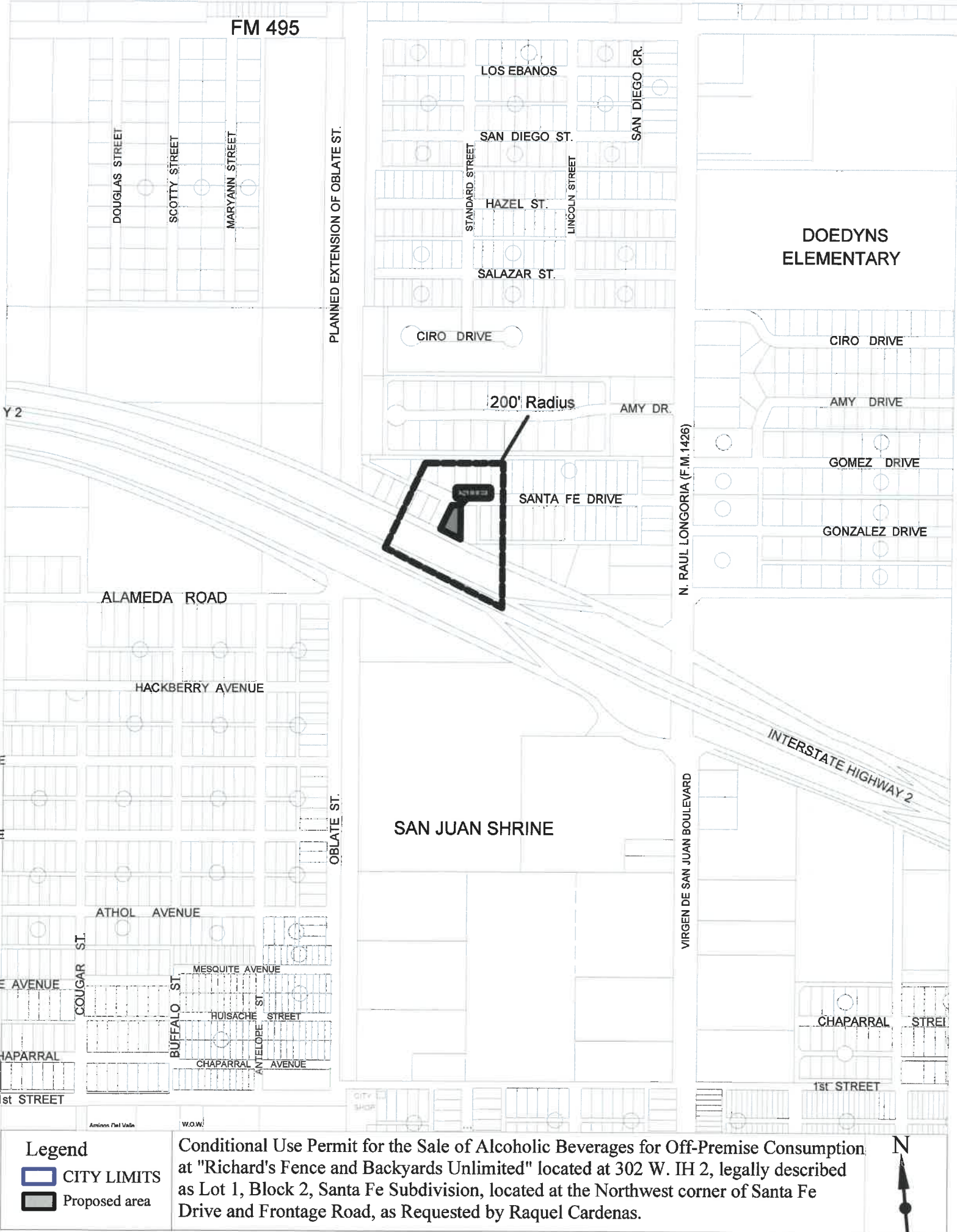
MARIO GARZA, MAYOR

ATTEST:

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

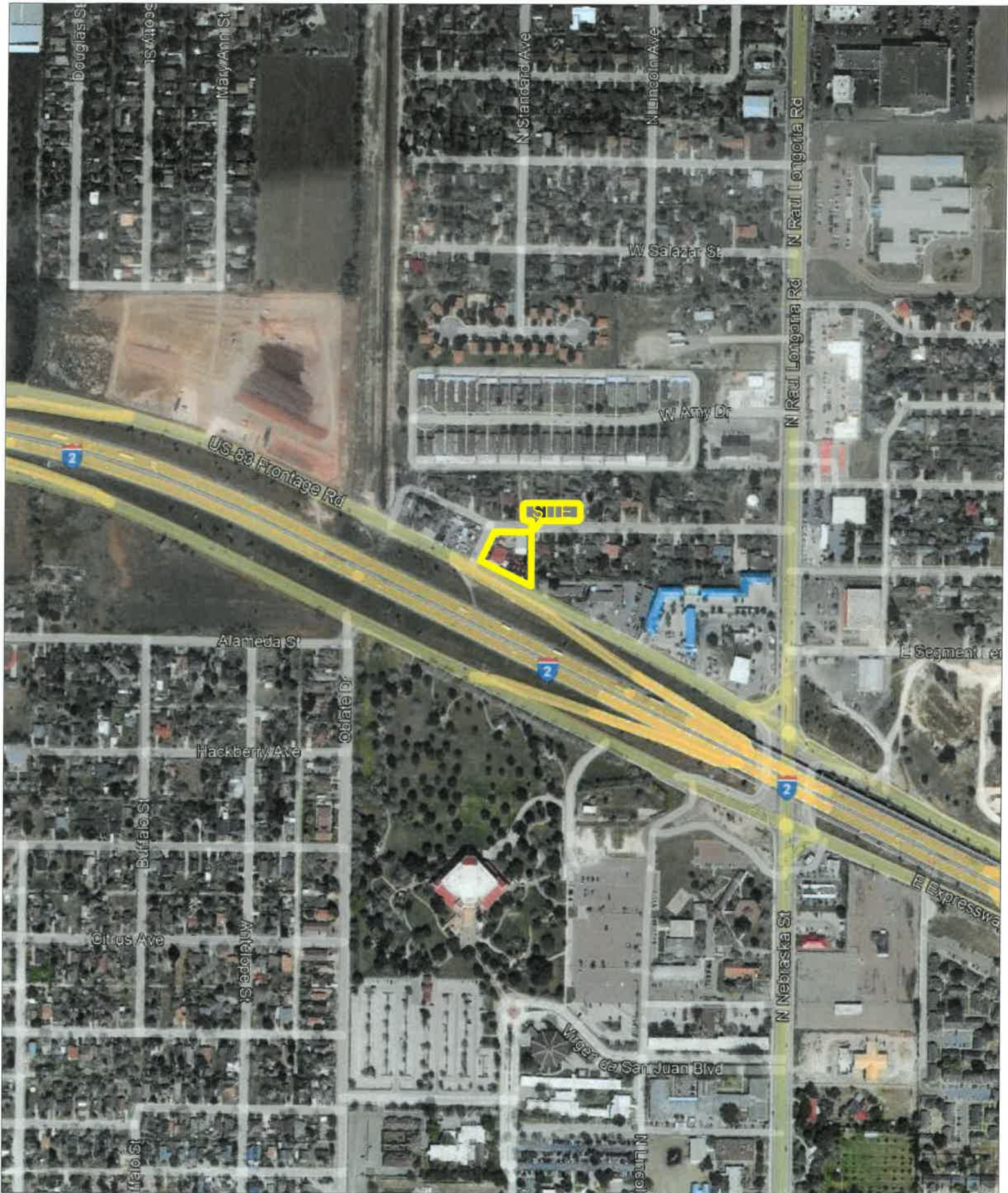
NAYELI GUERRERO
INTERIM CITY SECRETARY

CITY ATTORNEY



Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Richard's Fence and Backyards Unlimited" located at 302 W. IH 2, legally described as Lot 1, Block 2, Santa Fe Subdivision, located at the Northwest corner of Santa Fe Drive and Frontage Road, as Requested by Raquel Cardenas.



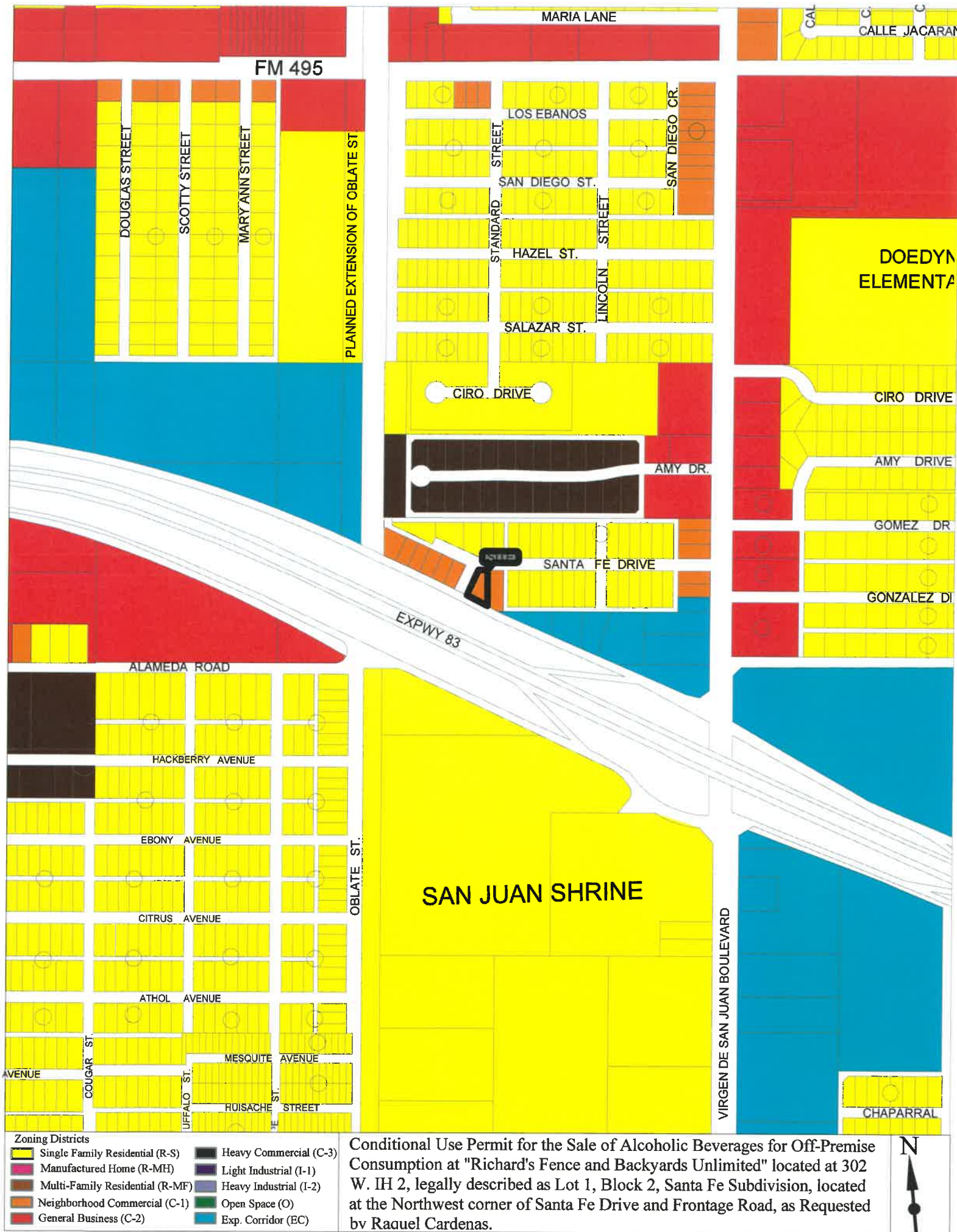


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Richard's Fence and Backyards Unlimited" located at 302 W. IH 2, legally described as Lot 1, Block 2, Santa Fe Subdivision, located at the Northwest corner of Santa Fe Drive and Frontage Road, as Requested by Raquel Cardenas.







Monica Gomez <mgomez@sjtx.us>

Conditional Use Permit Rquest for Richard's Fence and Backyards

1 message

SUAREZ <suarez_k@sbcglobal.net>

Thu, Oct 14, 2021 at 3:03 PM

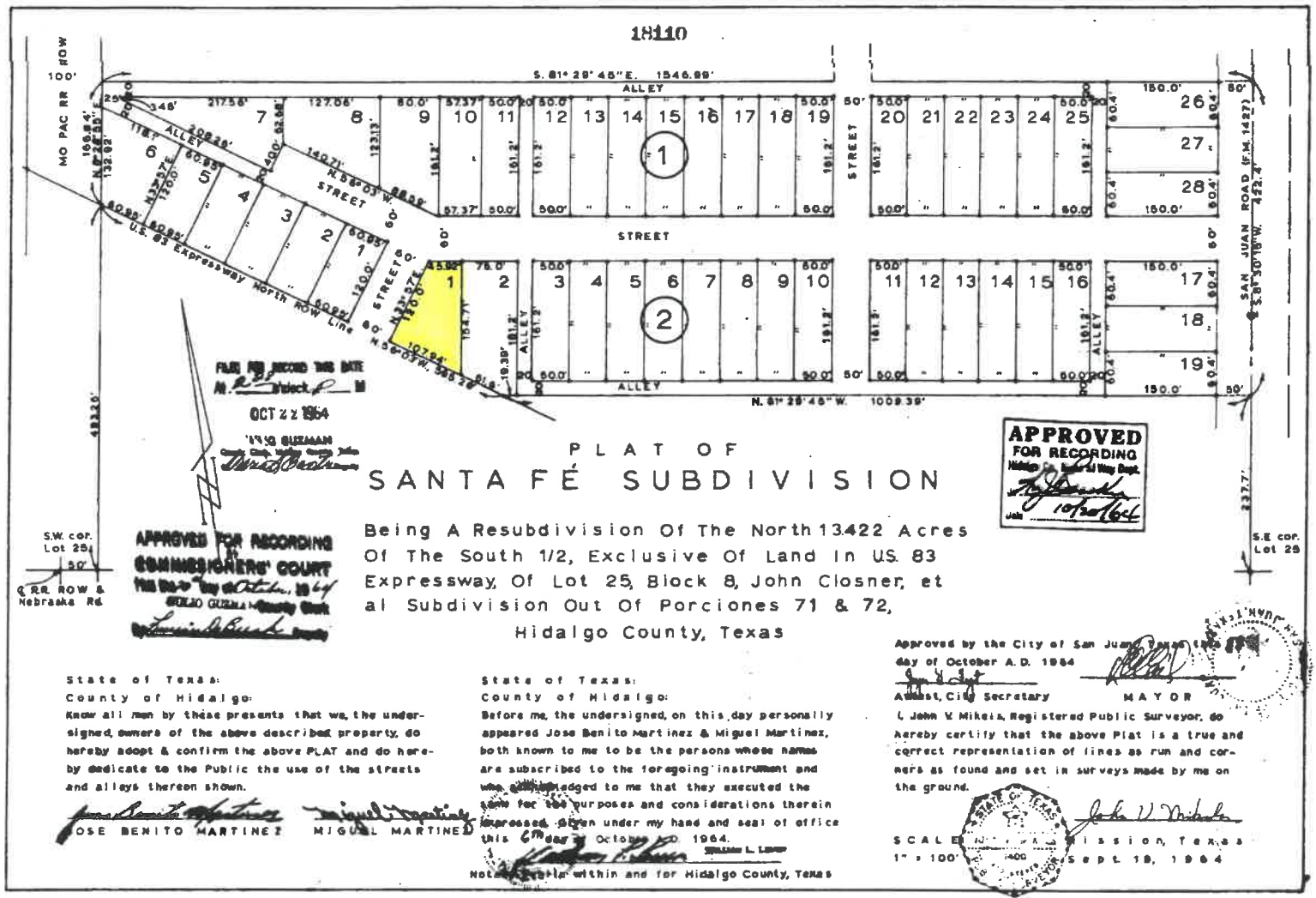
To: "permits@sjtx.us" <permits@sjtx.us>

I am a resident of San Juan and live just blocks from the above business requesting a permit to sell alcoholic beverages. If this business mainly sells

BBQ pits and playground equipment why would they need to sell alcohol? I do not approve of granting them a permit. Unlike a restaurant, customers want a drink or two with their meals. But with playground equipment or BBQ pits? It will only invite men to hang out and drink to no end!

Please let me know what else you need before the scheduled public hearing. Thank you.

irene s. suarez



Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Richard's Fence and Backyards Unlimited" located at 302 W. IH 2, legally described as Lot 1, Block 2, Santa Fe Subdivision, located at the Northeast corner of Santa Fe Drive and Frontage Road, as Requested by Raquel Cardenas.

Cardenas, Ricardo and Norma L.
Cotrustees Living Trust
400 Rose Marie St.
Mission, TX 78574

Jimenez, Jose Eloy C.
P.O. Box 453
San Juan, TX 78589

Palacios, Maria Gerarda
928 W Nolana Avenue
Pharr, TX 78577

Ramirez, Agustin
224 Santa Fe
San Juan, TX 78589

VVV LLC.
1009 W Highway 83
Pharr, TX 78577

Briseno, Andrea
224 Santa Fe St.
San Juan, TX 78589

Ramirez, Antonio Jr. and
Esperanza
238 Santa Fe St.
San Juan, TX 78589

Jimenez, Rosario
P.O. Box 453
San Juan, TX 78589

Mancha, Servando
P.O. Box 472
Pharr, TX 78577

Jimenez, David
306 Santa Fe
San Juan, TX 78589

Quintanilla, Jose H. ET AL
211 Santa Fe Dr.
San Juan, TX 78589

Quintanilla, Cruz and Odilia
207 Santa Fe
San Juan, TX 78589

Santa Elena LP.
1702 S State Hwy 336 Suite B
Edinburg, TX 78539

Reyes, Benjamin
210 Santa Fe
San Juan, TX 78589

Martinez, Carla Janet
212 Santa Fe
San Juan, TX 78589