



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
Wednesday, December 8, 2021

SPECIAL CALLED MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation of 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. San Juan Memorial Library Monthly Report**
- 3. Parks and Recreation Monthly Report.**
- 4. Department of Sanitation Monthly Report.**

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 2.53-acre tract of land out of Lot 2, Block 8, John Clonser Subdivision, as Requested by Gutierrez-Duncan, LLC.
- B.** Consider Adoption of an Ordinance in First Reading of the Voluntary Annexation Petition of the 10.28 acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by 193 S. Heartwood Drive, LLC.

VII. APPOINTMENTS

- A.** Consider the Approval and Designation of a Liaison from the City Commission to the San Juan Memorial Library Advisory Board as Stated in the By-Laws.

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

- A.** Discussion and Possible Action to Authorized Staff to Negotiate the Proposed Chlorine Price Increase from DX Distribution (DPC) of \$0.12/lb for a Total of \$1,392 per Ton, and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Required.

IX. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow "Take 5 Oil Change" an Automobile Service Center at property located at 100 S. Cesar Chavez Road, legally described as Lot 5B, San Juan Corners/St. Ives Subdivision, as Requested by Sierra Gorda Investments, LLC.
- B.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at "Drama Llama Daiquiris To Go #2" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Drama Llama Daiquiris, LLC.

X. ADJOURNMENT

CERTIFICATION

CITY COMMISSION MEETING AGENDA

DECEMBER 8, 2021

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

BRENDA ESCALANTE
INTERIM 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



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Monica Gomez, Planner II

DATE: 11/29/2021

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.

- 61 building permits were issued during the month of November, \$2,734,670.00 in total valuation.
- 156 garage sale permits were issued \$2,340.00 in total valuation.
- Provide customer service and support to 817 people and handled approximately 1,917 calls.
- The building inspectors made approximately 512 inspections.
- Fourteen (14) building permits were issued for new houses \$1,846,360.00 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 eleven (11) yearly letters were sent out to existing businesses to renew their licenses. A total of thirty (30) business permits were renewed with \$1,450.00 in total valuation and twenty-two (22) health inspections were issued during the month of November with \$2,350.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- A&A Snacks at 4811 N. Raul Longoria Road
- Contra Diesel at 2003 N. Veterans Boulevard
- Dolce’s Color Bar at 2207 N. Raul Longoria Road
- Drama Llama Daiquiris, LLC. at 912 E. Business 83
- Little Stars Academy, LLC. at 1106 S. Stewart Road
- Marissa’s Body Contour Spa at 905 W. FM 495
- Verdin’s Snack at 2100 N. Raul Longoria Road

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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

- Oakridge Estates
- La Paloma Subdivision
- 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. “Take 5 Oil Change” at 100 S. Cesar Chavez Road
2. “Drama Llama Daiquiris to go #2” at 912 E. Business 83

REZONING REQUEST

1. Rezoning Request for Lots 1-3, Castle Heights Subdivision

PLANNING AND ZONING MEETINGS

November 18, 2021

**The City of San Juan Planning & Zoning
November 18, 2021 Meeting Minutes
Page 1 of 3**

Commissioners Present: Irma Castillo
Eddie Alaniz
Eliza Yzaguirre
Adan Magallan
Victor Perez Jr.
Cesar Cantu

Commissioners Absent: Valerie Cardenas

Guests: Kevin Rios Ignacio Ibarra Jr. Sandra Ramirez
Michael Garza Ricardo Castillo

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: October 21, 2021 Regular Meeting.

Commissioner Magallan made a motion to approve the minutes as presented by staff. Commissioner Perez seconded the motion. Motion passed unanimously with 6-0 vote.

3. PUBLIC HEARINGS

A. Conditional Use Permit to allow an Automobile Service Center at property located at 100 S. Cesar Chavez Road, legally described as Lot 5B, San Juan Corners/St. Ives Subdivision, as Requested by Sierra Gorda Investments, LLC.

Ms. Gomez explained that Conditional Use Permit is to allow “Take 5 Oil Change” at a commercial property located just South of the Bank of America, along Cesar Chavez Road. The property was re-platted back in 2014. To the North of the proposed property we have Bank of America, to the South a commercial plaza, to the West there is the Popeye’s Restaurant and to the East it is the Walmart. The property is zoned as the Expressway Corridor District (EC) which is a special zone that City Commission approved back in 2017 and requires a conditional use permit for all Automobile Service Center. The applicant is proposing a 1,400 square feet building with entrance and exit along Cesar Chavez Road. She listed all the conditions attached to the packet. Staff recommendation was to approve the conditional use permit.

Kevin Rios, resident, property owner, spoke in favor of the request. He said that it is a good idea to have this type of business in that area.

The City of San Juan Planning & Zoning
November 18, 2021 Meeting Minutes
Page 2 of 3

Commissioner Alaniz asked about the entrance. Ms. Gomez responded that there is an existing entrance that they are proposing to use. No more entrances will be allowed at that property.

Commissioner Magallan said that his main concern is traffic along Cesar Chavez and having a line along the street. Ms. Gomez responded that according to the proposed site plan, they will have space to have all cars inside property and will be a quick service like a drive-thru business.

Commissioner Perez said that he agreed in Mr. Rios comment, that they need an oil change business around in that area.

Commissioner Alaniz made a motion to approve the conditional use permit as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (6-0) vote.

B. Rezoning Request from General Business District (C-2) to Single-Family Residence District (R-S) of Lots 1 thru 3, Castle Heights Subdivision, located approximately 800 feet North of FM 495 along the East side of Veterans Boulevard, as Requested by Vica Texas Enterprises, LP.

Ms. Gomez explained that a rezoning request if from commercial to residential of Lots 1, 2 and 3, Castle Heights Subdivision. The subdivision is located North of FM 495, along Veterans Boulevard. Vica Enterprises was the company that developed the subdivision back in 2015. It is a private subdivision that has four (4) commercial lots along Veterans Boulevard and each lot is approximately 27,000 square feet. A couple of calls were received against the rezoning request and five (5) written comments in opposition to the request were attached to the packet for reference. Staff recommends denied of the rezoning request since it is against the plat notes and size lots exceeds the residential lot size.

Ricardo Castillo, resident, stated that he submitted a written comment in opposition to the zone change. He said that he is afraid of having an apartment complex in that area. He purchased the property knowing that front area will be only for commercial use only. Ms. Gomez responded that applicant is requesting to change the zone to residential and only single family homes will be allowed. In case they want to build an apartment complex, they would need to apply for a multi-family district.

Sandra Ramirez, resident, asked who will be responsible to check in case they want to build apartments in that area and the value of their houses will be down. Commissioner Alaniz responded the City will be in charge of checking all the building plans and make sure to comply with all the requirements. He said that applicant is requesting to change into residential district and no multi-family for apartments. Commissioner Perez said that he lives in a private subdivision with a Home Owners Association (HOA) and he understands her worries about who will be in charge of having everybody to comply with the same rules in the neighborhood. Ms. Ramirez mentioned that she noticed that letter was sent just to some of residents. Ms. Gomez responded as per city ordinance they only sent notices to 200' radius. Commissioner Alaniz stated it is a State Law and only 200' radius is the requirement.

The City of San Juan Planning & Zoning
November 18, 2021 Meeting Minutes
Page 3 of 3

Commissioner Perez made a motion to denied the rezoning request and follow the staff's recomendation. Commissioner Alaniz seconded the motion. The motion passed unanimously with a (6-0) vote.

C. Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) at “Drama Llama Daiquiris To Go #2” located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Drama Llama Daiquiris, LLC.

Ms. Gomez explained that the conditional use permit to open a “Drama Llama Daiquiris To Go #2” and Sale of Alcoholic Beverages for Off-Premise Consumption at 912 E. Business 83. The applicant is taking over the drive-thru business that has been in existence since 2018. Operation hours are Sunday to Thursday from 11:00 a.m. to 11:00 p.m., Fridays 11:00 a.m. to midnight and Saturday from 11:00 a.m. to 1:00 a.m. She listed all the conditions attached to the packet.

Ignacio Ibarra, applicant, said Drama Llama is a family oriented business that serves snacks and food, not only alcohol. This is the second location that they have in the Valley. They are proposing selling alcohol for off-premise and all drinks will be sealed. A valid ID is required for the sale of alcohol.

Commissioner Cantu made a motion to approve the conditional use permit as presented by staff. Commissioner Alaniz seconded the motion. The motion passed unanimously with a (6-0) vote.

4. NEXT MEETING – December 2, 2021 (if necessary)

5. ADJOURNMENT

There being no further items to discuss, Commissioner Yzaguirre made a motion to adjourn; Commissioner Perez seconded the motion. The motion passed unanimously with a (6-0) vote and the meeting was adjourned at 6:28 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Seson, Director of Library

DATE: 11/30/2021

SUBJECT: San Juan Memorial Library Monthly Report

Enclosed is the November monthly report including statistics and programs:

For the month of November, we had, 1,561 visitors. Out of those visitors, 344 were here for computer use only. The library checked out a total of 698 items both adult and children. We had 55 in-house circulation items. We requested and received eleven (11) Interlibrary Loans (ILL). We had 62 new patrons added to our circulation system. We helped the public with an estimated 260 reference/informational questions. We had 27 fax transactions. The monthly amount deposited was \$1,153.39 both fines and fees.

Please see the attached statistical report.

During the month of November

- Attended the Library Board meeting
- Attended the City Commission meeting
- Attended the Directors' meeting
- The staff and I took our Christmas picture
- Attended the breakfast from the Coalition for a Greater San Juan
- Attended the Hidalgo County Library System (HCLS) meeting at the Sergeant Fernando de la Rosa Memorial Library in Alamo, TX
- Attended the sexual harassment training
- 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 December 2021

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Multipurpose Room

Planning and Zoning meeting, December 1st, 2nd, and 16th

Library Advisory Board meeting, December 1st

Civil Service Fire Entry Exam, December 7th

EDC meeting, December 7th, 21st

Pre-conference meeting for the new San Juan city hall, December 8th

City Commission meetings, December 8th

Directors' meetings, December 9th

Civil Service Corporal Exam, December 13th

Hidalgo County Library System (HCLS) monthly meeting, December 16th

Employees' Breakfast with the City Commission, December 21st

Training Room:

Keep San Juan Beautiful meetings, December 8th, 16th

**San Juan Memorial Library
November 2021 Statistics**

Statistics	
Total Visitors	1,561
Computer Users	344
Total Checkouts	698
In-House Use	55
Inter-Library Loans	11
New Patrons	62
Reference\ Informational Questions	260
FAX transactions	27
Children's Programs	1
Attendance	32

Multipurpose Room Reservations	Attendance
2nd Election Day	110
3rd Library Board	7
4th City Manager - Executive Room	4
4th City of San Juan Mayor	53
5th Civil Service	8
8th City Commission	25
9th Special Called Meeting	12
10th Directors Meeting	14
10th Lions Club meeting	5
12th Purchasing - Bid Opening	4
15th Department Photos	45
16th Department Photos	35
17th City Manager - Executive Room	5
17th EDC	9
18th City Manager - Executive Room	8
18th Planning & Zoning	15
19th City of San Juan Mayor & Manager	3
23rd City Commission	32
29th Department Photos	9
29th Department Photos	7
30th Human Resources - Executive	
Total	410

Training Room Reservations	Attendance
1st Purchasing	4
2nd EDC	10
4th San Juan Housing Authority	9
8th San Juan Housing Authority	6
10th Keep San Juan Beautiful	7
13th Auditions	7
16th San Juan Housing Authority	9
Total	23

Checkouts	
DVDs	110
Books Juvenile	417
Books Adult	171
Total	698

WiFi Usage	
LibGuest	339
LibStaff	275
Total	614

Study Room Attendance	
Study Rooms	49

Facebook Page	
Likes	30
Visitors	0

SJML Homepage	
Visitors	858

Deposits	
Fines	\$ 120.09
Copies	\$ 1,033.30
Total	\$ 1,153.39

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, November 1, 2021	0	0
Tuesday, November 2, 2021	0	0
Wednesday, November 3, 2021	0	0
Thursday, November 4, 2021	0	0
Friday, November 5, 2021	0	0
Monday, November 8, 2021	0	0
Tuesday, November 9, 2021	0	0
Wednesday, November 10, 2021	0	0
Friday, November 12, 2021	0	0
Monday, November 15, 2021	0	0
Tuesday, November 16, 2021	0	0
Wednesday, November 17, 2021	0	0
Thursday, November 18, 2021	0	0
Friday, November 19, 2021	0	0
Monday, November 22, 2021	0	0
Tuesday, November 23, 2021	1	*
Wednesday, November 24, 2021	0	0
Monday, November 29, 2021	0	0
Tuesday, November 30, 2021	0	0
Total	1	0
*Thanksgiving Packets	1	32

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

DATE: November 3, 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. *Celena Hoglund*

[Signature]

Maria A. Navarro

George Rodea
Celena Hoglund

Liaison:

Commissioner

Library Director:

Armandina A. Sesín

A. A. Sesin

Visitors:

Minutes of the Meeting of the San Juan Library Advisory Board

Date: October 6, 2021

Time: 6:00 p.m.

Place: San Juan Memorial Library

Members Present: Maria Estella Ayala Iris Lara
George Rodea Elizabeth Saldaña

Members Absent: Nadia Baughman, Maria Alicia Navarro

Liaison:

Library Director: Armandina A. Sesín

Visitors:

ORDER OF BUSINESS

I Invocation

Iris Lara led the Invocation.

II Pledge of Allegiance

Elizabeth Saldaña led the Pledge of Allegiance.

III Call Meeting to Order

Elizabeth Saldaña called the meeting to order at 6:07 p.m.

IV Roll Call

All Board Members were present with the exception of Nadia Baughman and Maria Alicia Navarro. George Rodea made a motion to excuse Maria Alicia Navarro; Estella Ayala seconded the motion. Estella Ayala made a motion no to excuse Nadia Baughman; George Rodea seconded the motion. All in favor.

V Review of Minutes

A motion to approve the minutes as corrected was made by Iris Lara and seconded by Elizabeth Saldaña. All in favor.

VI Old Business

Appointment of new Liaison from the City Commission.

This item was tabled.

VII New Business

Review of By-Laws of the San Juan Memorial Library.

The director gave each board member present a copy of the By-Laws. The board commented that they will discuss these By-Laws at the next meeting.

Halloween Event in the Library.

An event is going to be held at the library. A bag with candy, goodies, pencils and other items will be given to each child coming to the event. We'll give prizes to the best costumes. It will coincide with the city's Trunk or Treat. Board members decided to bring a bag of candy for the library event, from each board member present.

VIII Director's Report

The library director presented her September monthly report, including statistics. A motion was made by Estella Ayala to approve the director's monthly report and seconded by George Rodea.

IX Adjournment

A motion to adjourn was made at 7:00 p.m. by Elizabeth Saldaña and seconded by Estella Ayala. All in Favor. Next meeting will be on Wednesday, November 3, 2021.

Elizabeth Saldaña, Vice-Chair

Iris Lara, Secretary



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 12/1/2021

SUBJECT: Parks and Recreation Monthly Report.

For the month of November 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 and winter programs.
- Assisted with the Christmas Decorations for City Hall.
- Organized Parks office by cleaning outside areas, organizing equipment, and sending old vehicles and equipment to salvage.
- Maintaining all City grounds.

Recreation Division,

FALL YOUTH LEAGUES: Flag Football Leagues finished on November 18 and the Volleyball Leagues finished on Wednesday, November 17 while the Tackle Football League is still ongoing. In the Flag Football League there were 16 teams, Volleyball there was 21 teams and Tackle Football

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there was 4 teams.

Registration is ongoing until November 28 for boys soccer, girls basketball and winter baseball.

-

UTRGV VOLLEYBALL GAME: On Saturday, November 6 at 2 pm, staff and 6th grade volleyball players attended UTRGV vs Lamar University Women's Volleyball Game. UTRGV provided free tickets admission to the youth athletes to attend the game.

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ADULT SOFTBALL: The Men's Class E finished on Thursday, November 4 with six teams in the league. The Co-Ed finished on Friday, November 19 with four teams playing. All games are played at Municipal Park Softball Fields on Thursdays and Fridays.

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PSJA ISD TRACK MEETS: On Tuesday, November 9, Staff assisted with the Elementary Track Meet at Austin Middle School from 8:30 am-11:30 am. On Wednesday, November 10, Staff assisted with the Middle School Track Meet at PSJA ISD Stadium from 8:30 am-11:30 am. At both track meets staff assisted in the relays, starting line, and finish line and with the distributions of ribbons.

-

YOUTH TACKLE FOOTBALL: Our department hosted games for the Youth Tackle Football on Saturday, November 13 at Austin Middle School for three 6th grade games. Our department hosted games for the Youth Tackle Football on Tuesday, November 16 at Austin Middle School for three 4th-5th grade games.

-

PUNT, PASS & KICK USA: Tuesday, November 16, the Punt, Pass & Kick USA was held from 6:00 pm -7:30 pm at Municipal Park. The competition was held for Boys and Girls ages 6-7, 8-9, 10-11, 12-13, & 14-15 competing separately.

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PONY BASEBALL/SOFTBALL MEETING: On Wednesday, November 17, PONY held an Upper Valley Meeting at the McAllen Boys & Girls Club from 6:30 pm-8:30 pm. Updates were given for the 2021 & 2022 Seasons. Mid-Season, All-Star Invitational and All-Star Sectional Tournaments were selected. Representatives from eight Upper Valley cities were in attendance.

-

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.
- Did some basic maintenance at the IT Department on the roof.
- Repaired the ladies restroom at the Southside PD.
- Assisted the HR with the set-up for trainings as well as installed new blinds in their office.
- Re-wired and installed new lighting at the pavilions at Municipal Park.
- Assisted with the installation of new lighting at the San Juan Library.

Upcoming Events:

City Christmas Party- Friday December 10, 2021

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



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Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roel Garza, Sanitation Director

DATE: 12/3/2021

SUBJECT: Department of Sanitation Monthly Report.

Sanitation Department (Nov. 2021)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site - 1,164 Residents
- Residential - 1,137.45 Tons
- Commercial - 798.50 Tons
- Roll-Off Containers – 132.85 Tons 27 loads
- Brush – 595.02 Tons 177 loads of brush

Central Garage (Nov. 2021)

- Tickets Open 69
- Tickets Closed 65
- 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

Recycling (Nov. 2021)

- Cardboard: 12.51 tons /\$2,397.15
- Mix White Paper: 0.54 tons /\$190.02
- Office Paper:0.00 tons /\$0.00
- Newspaper: 0.00 tons /0.00
- Books/Magazines: 0.00 tons /\$0.00
- Aluminum Cans: 0.06 tons /\$55.00
- Tin Cans: 0.00 tons /\$0.00
- E-Waste: 0.00 tons /\$ 0.00
- Metal: 9.45 tons /\$1,842.40
- Plastic: 1.05 tons /\$0.00
- Curbside Recycle: 4.32 tons /\$0.00
- Total Tons/Revenue: 27.93 tons /\$4,484.57
- Savings of \$558.60
- Walk-Ins: 764

Code Enforcement (Nov. 2021)

- Violation Notice Issued:10
- Illegal Dumping: 16
- Contact People:19
- Construction Material:13
- Tires:25

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

Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 2.53-acre tract of land out of Lot 2, Block 8, John Clonser Subdivision, as Requested by Gutierrez-Duncan, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to rezone the back part of the property into Multi-Family Residence District (R-FM) in order to build an apartment complex. They are proposing to build a commercial plaza in the front, which complies with the commercial zone. (See Attachment)

The surrounding properties consist of commercial use along Raul Longoria Road. It is noted, that we have an apartment complex to the South of the property, along Amy Drive. A subdivision plat was submitted for review and will be presented for approval in the next meeting.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty (40) 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 December 2, 2021, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 12/02/2021
CITY COMMISSION – 12/08/2021
DATE PREPARED – 11/30/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Gutierrez-Duncan, LLC.
AGENT:	N/A
LEGAL:	A 2.53-acre tract of land out of Lot 2, Block 8, John Closner Subdivision
LOCATION:	The property is located approximately 130 feet North of Amy Drive, along the West side of Raul Longoria Road.
LOT SIZE:	391.50 feet by 281.63 feet
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Apartment complex / Multi-Family
PROPOSED ZONING:	Multi-Family Residence District (R-MF)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> – Commercial; General Business District (C-2) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	These properties have access along Raul Longoria Road.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone the back part of the property into Multi-Family Residence District (R-FM) in order to build an apartment complex. They are proposing to build a commercial plaza in the front, which complies with the commercial zone. (See Attachment)

The surrounding properties consist of commercial use along Raul Longoria Road. It is noted, that we have an apartment complex to the South of the property, along Amy Drive. A subdivision plat was submitted for review and will be presented for approval in the next meeting.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty (40) 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
Proposed Site Plan
List of neighboring property owners receiving notice
Ordinance



Proposed Site



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF THE 2.53-ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 8, JOHN CLOSNER SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 2.53 acre tract of land out of Lot 2, Block 8, John Closner Subdivision, located approximately 130 feet North of Amy Drive along the West side of Raul Longoria Road, shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 8th day of December, 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.

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY

MEETING DATES:
PLANNING AND ZONING COMMISSION – 12/02/2021
CITY COMMISSION – 12/08/2021
DATE PREPARED – 11/24/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Gutierrez-Duncan, LLC.
AGENT:	N/A
LEGAL:	A 2.53-acre tract of land out of Lot 2, Block 8, John Closner Subdivision
LOCATION:	The property is located approximately 130 feet North of Amy Drive, along the West side of Raul Longoria Road.
LOT SIZE:	391.50 feet by 281.63 feet
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Apartment complex / Multi-Family
PROPOSED ZONING:	Multi-Family Residence District (R-MF)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> – Commercial; General Business District (C-2) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	These properties have access along Raul Longoria Road.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone the back part of the property into Multi-Family Residence District (R-FM) in order to build an apartment complex. They are proposing to build a commercial plaza in the front, which complies with the commercial zone. (See Attachment)

The surrounding properties consist of commercial use along Raul Longoria Road. It is noted, that we have an apartment complex to the South of the property, along Amy Drive. A subdivision plat was submitted for review and will be presented for approval in the next meeting.

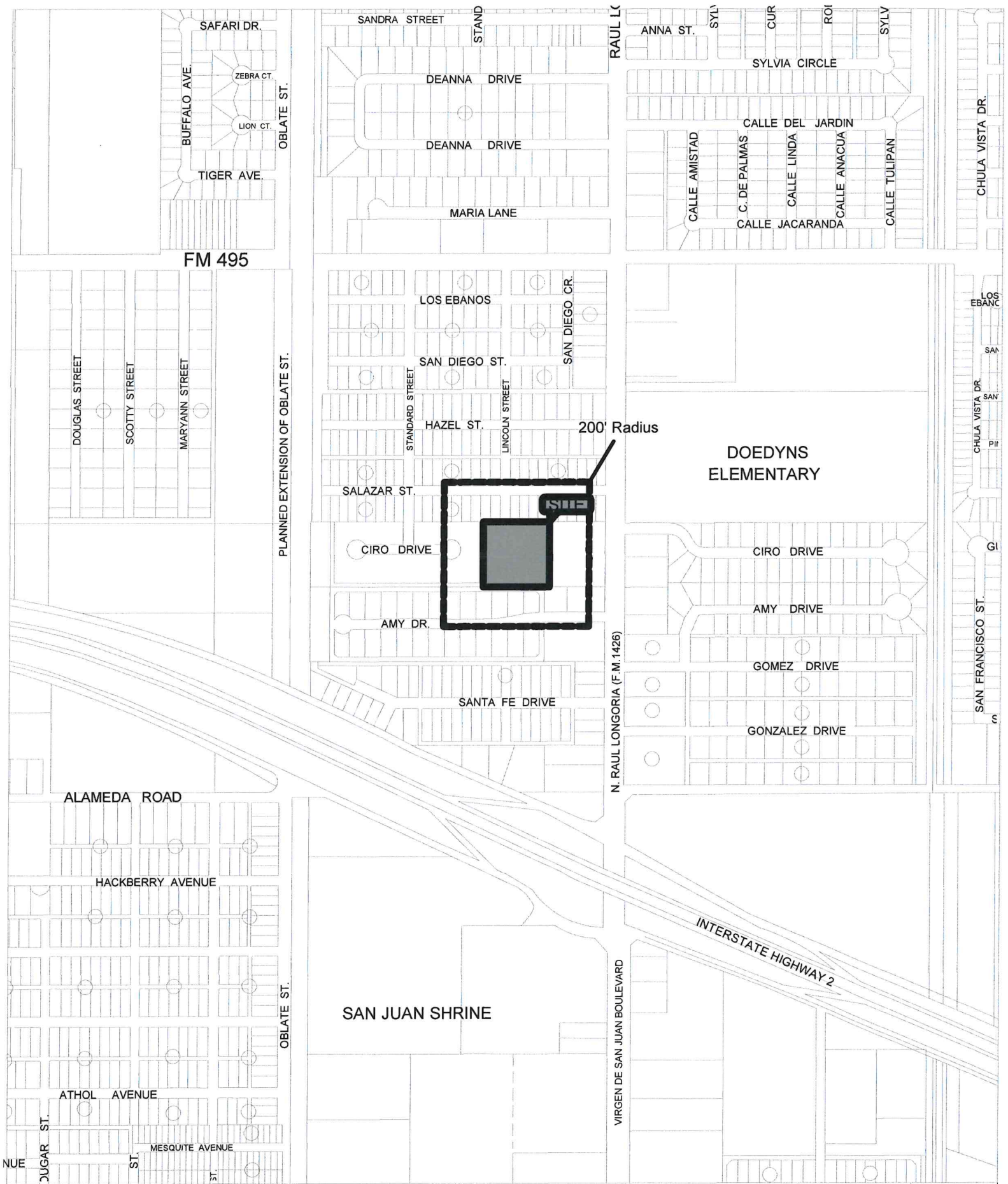
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty (40) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Proposed Site Plan
- List of neighboring property owners receiving notice



Proposed Site



Legend

-  CITY LIMITS
-  Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 2.53 acre tract of land out of Lot 2, Block 8, Jonh Closner Subdivision, as Requested by Gutierrez-Duncan, LLC.



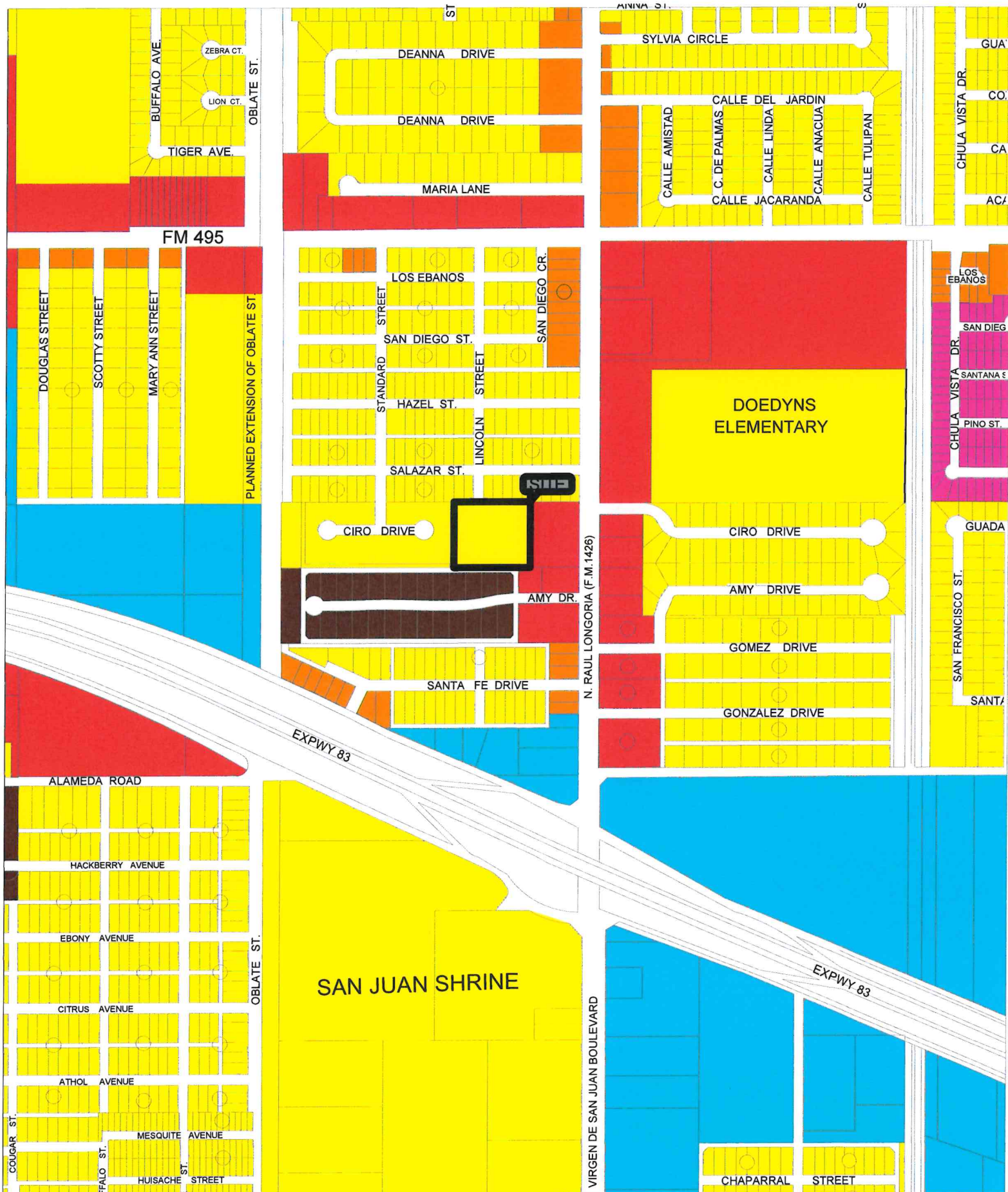


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 2.53 acre tract of land out of Lot 2, Block 8, Jonh Closner Subdivision, as Requested by Gutierrez-Duncan, LLC.





Zoning Districts

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

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 2.53 acre tract of land out of Lot 2, Block 8, Jonh Closner Subdivision, as Requested by Gutierrez-Duncan, LLC.



CONSTRUCTION NOTE KEY

PAVING AND UTILITIES

UNDERGROUND UTILITIES

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND ON THE SITE. SEE CIVIL AND MECHANICAL ENGINEER'S DRAWINGS FOR ALL SPECIFICATIONS AND DETAILS.

[illegible]

SITE PLAN
1
1" = 30'-0"

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 2.53 acre tract of land out of Lot 2, Block 8, John Closner Subdivision, as Requested by Gutierrez-Duncan, LLC.

Gutierrez-Duncan, LLC.
P.O. Box 279
Mission, TX 78573

Longoria, Gaspar M. and Antonio
117 W. Salazar St.
San Juan, TX 78589

Trevino, Alexis Adrian
P.O. Box 805
San Juan, TX 78589

Housing Authority of the County of
Hidalgo
1200 S. Standard Avenue
San Juan, TX 78589

Rodriguez, Oscar and Maribel
115 W. Salazar St.
San Juan, TX 78589

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

Soto, Ninfa S.
213 W. Salazar St.
San Juan, TX 78589

Ramos, Nerio and Irma A.
113 W. Salazar St.
San Juan, TX 78589

Villaneda, Henry and Rosario A.
200 W. Salazar St.
San Juan, TX 78589

Soto, Roberto and Ninfa
213 W. Salazar St.
San Juan, TX 78589

Coronado, Sabas and Inez Rdz.
111 W. Salazar St.
San Juan, TX 78589

Saucedo, Joanna Z.
120 W. Salazar St.
San Juan, TX 78589

Trevino, Rene G. and Angelica and
Carolina Castillo and Rene Jr.
Marisa Santoy
209 W. Salazar St.
San Juan, TX 78589

Chavez, Felix
c/o Maria Monzerato
P.O. Box 1331
San Juan, TX 78589

Cortez, Reynaldo and San Juana
118 W. Salazar St.
San Juan, TX 78589

Castillo, Manuel
c/o Raul and Dora Elia Castillo
207 W. Salazar St.
San Juan, TX 78589

Rodriguez, Baldemar
7223 E. Texas Rd.
Edinburg, TX 78542

Salinas, Manuel Jr. and Adriana
Rodriguez ET AL
114 W. Salazar St.
San Juan, TX 78589

Monsivais, Maria Francisca
P.O. Box 425
San Juan, TX 78589

Galvan, Ernesto R. Jr. and Jessica
and Victoria G. Garcia
Ernesto and Elvira G. Galvan
P.O. Box 1594
San Juan, TX 78589

Fonseca, Maria Magdalena
409 E. Austin Avenue
Alamo, TX 78516

Gonzalez, Francisco and Concepcion
Orfila Gonzalez Cust for Kuleika
Yadira Pena
203 W. Salazar St.
San Juan, TX 78589

ACJ, LLC.
409 E. Ridge Road
Pharr, TX 78577

Limas, Maria de la Luz Duran
P.O. Box 1167
San Juan, TX 78589

Pulido, Dora A.
201 W. Salazar St.
San Juan, TX 78589

Lara, Guadalupe E. Rodriguez
1109 E. Eller Avenue
Pharr, TX 78577

Salazar, Oralia
P.O. Box 236
San Juan, TX 78589

Munoz, Loriania
5510 Ella St.
Donna, TX 78537

Castillo, Alfredo
210 W. Salazar St.
San Juan, TX 78589

Villarreal, Victor R.
901 W. Moore Rd.
Pharr, TX 78577

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 2.53 acre tract of land out of Lot 2, Block 8, John Closner Subdivision, as Requested by Gutierrez-Duncan, LLC.

Torres, Maria de Jesus
4307 Rosie St.
San Juan, TX 78589

Aguilera, Alfredo
924 Tinman Circle
Pharr, TX 78577

Salinas, Alberto
908 Sunni St.
Palmview, TX 78572

Lujan, Javier
P.O. Box 704
Pharr, TX 78577

Series 2 W Amy Dr A Series of
Topeli LLC.
1106 Rio Balsas
Mission, TX 78572

ASKINK, LLC.
2675 Easy St.
Edinburg, TX 78539

Villarreal, Victor R.
901 W. Moore Rd.
Pharr, TX 78577

Salazar, Oralia and Gilberto and
Alejandra Salazar Minorrs
P.O. Box 236
San Juan, TX 78589

Trujillo, Alberto
1120 29th Street
Rockford, IL 61108

Belgar Investments, LLC.
5600 Hiawatha Dr.
Pharr, TX 78577

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

Consider Adoption of an Ordinance in First Reading of the Voluntary Annexation Petition of the 10.28 acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by 193 S. Heartwood Drive, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located approximately 800 feet South of Sam Houston Boulevard, along the East side of 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:

Consider the adoption of the Ordinance in First Reading.

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.

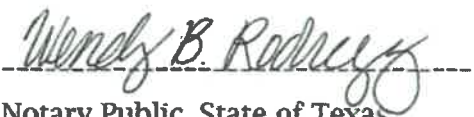

193 S. Heathwood Drive, LLC,
Jorge Cuevas, Manager
3381 White Boulevard
Naples, Florida 34117

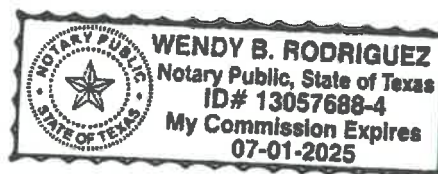
STATE OF TEXAS §

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:



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:

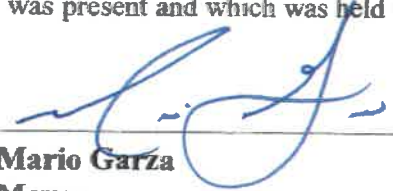
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described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

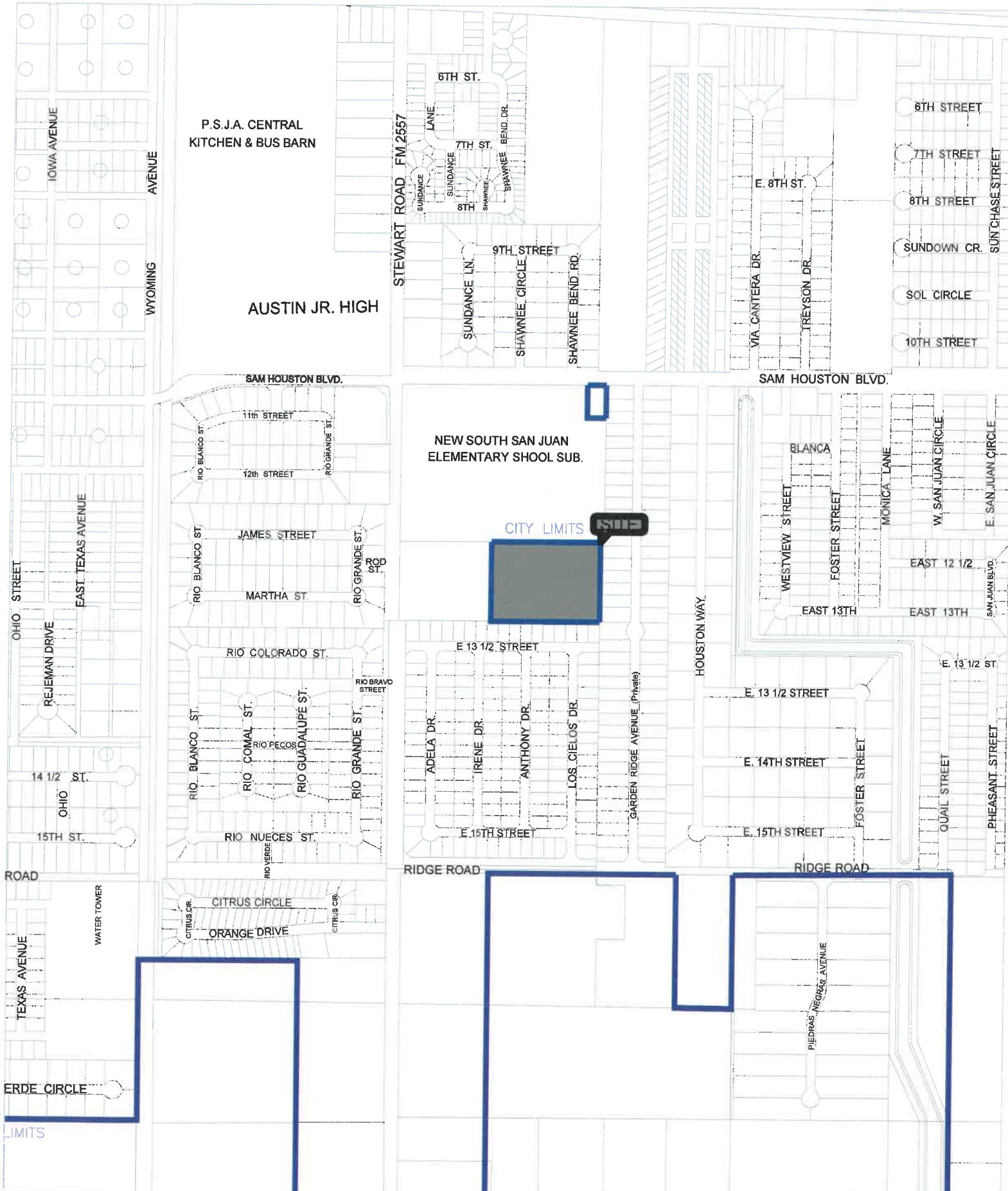


Mario Garza
Mayor

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.



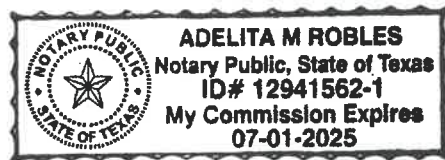
193 S. Heathwood Drive, LLC.
Jorge Cuevas, Manager
3381 White Boulevard
Naples, Florida 34117

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

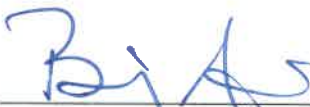
This instrument was acknowledged before me on the 17th day of September 2021.



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
DECEMBER 8, 2021

Consider the Approval and Designation of a Liaison from the City Commission to the San Juan Memorial Library Advisory Board as Stated in the By-Laws.

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Memorial Library Board By-Laws revision was approved by the City Commission on November 13, 2018. On such By-Laws, on Article II Section II, the Board changed the wording to: A designated Commissioner shall be a Liaison between the San Juan Memorial Library Advisory Board and the City Commission.

The San Juan Memorial Library Advisory Board meets the first Wednesday of the month at 6:00 p.m. at the San Juan Memorial Library.

The library staff recommends the approval of the designation of a Liaison by the City Commission.

Article II Section II is highlighted in red.

RECOMMENDATION:

Consider the approval of designating a Liaison to the San Juan Memorial Library Board.

PREPARED BY:

Armandina Sesin,
Director of Library

APPROVED BY:

Benjamin Arjona, City
Manager

BYLAWS OF THE SAN JUAN MEMORIAL LIBRARY BOARD

ARTICLE I. PUBLIC LIBRARY NAME AND LOCATION

Section I.

The Public Library is a city department as designated by the City of San Juan. It shall be named the San Juan Memorial Library.

Section II.

The principal place of business of this library is 1010 S. Standard, San Juan, TX 78589.

ARTICLE II. LIBRARY BOARD MEMBERSHIP AND OFFICERS

Section I.

There shall be a library board consisting of seven (7) members serving for two (2) year staggered terms, starting January of each year. The library board may make recommendations to the City Commission for appointments to the library board.

Section II.

A designated Commissioner shall be a Liaison between the San Juan Memorial Library Advisory Board and the City Commission.

Section III.

Officers of the board shall be elected for two (2) year terms at the regular meeting of the board in February and shall be as follows:

Chairperson, Vice-Chairperson and Secretary. The terms of each office shall be limited to three (3) consecutive terms.

Should a vacancy occur on the library board, other than because of expiration of term, it shall be filled for the unexpired term only.

The chairperson shall:

1. Preside at all meetings.
2. Appoint special committees as needed.
3. Call special meetings, as needed, or when three voting members request that a special meeting be called.
4. Sign all library board recommendations that are forwarded to the city administration, City Commission and the Texas state Library and Archives Commission (TSLAC).

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

Discussion and Possible Action to Authorized Staff to Negotiate the Proposed Chlorine Price Increase from DX Distribution (DPC) of \$0.12/lb for a Total of \$1,392 per Ton, and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Required.

STAFF COMMENTS AND RECOMMENDATIONS:

On November 24, 2012, We Received a Price Increase Notification From DX Distribution for Chlorine in the Amount of \$0.12/lb for a Total of \$1,392/Ton.

We have Received a Total of Four Price Increase Notifications. We Contacted the Following Utilities and They Have Had the Same Increase Notification.

McAllen - \$1,150/ton
Alamo - \$2,280/ton
Mercedes - \$796/ton (US Water Utility Services)
Weslaco - \$1,200/ton (Inframark)
SharyLand Water Supply \$1,120/ton

RECOMMENDATION:

Approve as Presented.

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager



P.O. Box 24600
Houston, Texas 77229
(281) 457-4888
Fax (281) 457-4807

November 17, 2021

Subject: Chlorine Price Increase Announcement

Dear Valued Customer:

Due to the continued price increase announcements on chlorine by the U.S. Chlor-Alkali producers along with rising freight costs, effective January 1, 2022, or as contract terms permit, The DX Distribution Group (DPC Industries, DPC Enterprises, DXI Industries) will be increasing the price for all package sizes by \$.1200/lb. Please contact your DX Territory Manager to answer any questions you may have regarding this price increase announcement.

We appreciate your business.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kurt R. Filer'.

Kurt R. Filer
National Sales Manager
DX Distribution Group



P.O. Box 24600
Houston, Texas 77229
(281) 457-4888
Fax (281) 457-4807

May 20, 2021

Subject: Chlorine Price Increase Announcement

Dear Valued Customer:

Due to the recent price increase announcements on chlorine by the U.S. Chlor-Alkali producers, effective July 1, 2021 or as contract terms permit, The DX Distribution Group (DPC Industries, DPC Enterprises, DXI Industries) will be increasing the price for all package sizes by \$.06/lb. Please contact your DX Territory Manager to answer any questions you may have regarding this price increase announcement.

We appreciate your business.

Sincerely,

A handwritten signature in black ink, appearing to read 'K R Filer'.

Kurt R. Filer
National Sales Manager
DX Distribution Group



P.O. Box 24600
Houston, Texas 77229
(281) 457-4888
Fax (281) 457-4807

March 1, 2021

Subject: Chlorine Price Increase Announcement

Dear Valued Customer:

Due to the recent price increase announcements on chlorine by the U.S. Chlor-Alkali producers, effective March 1, 2021 or as contract terms permit, The DX Distribution Group (DPC Industries, DPC Enterprises, DXI Industries) will be increasing the price for all package sizes by \$.0475/lb. Your DX Distribution Group sales representative will be in contact with you to answer any questions you may have regarding this price increase announcement.

We appreciate your business.

Sincerely,

Kurt R. Filer
National Sales Manager
DX Distribution Group



P.O. Box 24600
Houston, Texas 77229
(281) 457-4888
Fax (281) 457-4807

August 9, 2021

Subject: Chlorine Price Increase Announcement

Dear Valued Customer:

Due to the recent price increase announcements on chlorine by the U.S. Chlor-Alkali producers, effective October 1, 2021 or as contract terms permit, The DX Distribution Group (DPC Industries, DPC Enterprises, DXI Industries) will be increasing the price for all package sizes by \$.075/lb. Please contact your DX Territory Manager to answer any questions you may have regarding this price increase announcement.

We appreciate your business.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Filer'.

Kurt R. Filer
National Sales Manager
DX Distribution Group

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

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow "Take 5 Oil Change" an Automobile Service Center at property located at 100 S. Cesar Chavez Road, legally described as Lot 5B, San Juan Corners/St. Ives Subdivision, as Requested by Sierra Gorda Investments, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

Sierra Gorda Investments is applying for a Conditional Use Permit to allow "Take 5 Oil Change" at the Expressway Corridor District area. The property is located in between of Bank of America and commercial plaza along Frontage and Cesar Chavez Road. The applicant is proposing a 1,438 square feet building with entrance/exit along Cesar Chavez Road. (See attached site plan).

The following is a list of requirements:

- a) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- b) There shall be no outside storage of materials;
- c) All new buildings and all conversions of existing buildings to such uses shall meet current building and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.
- d) Owner agrees to pay an annual fee to the City of San Juan to maintain conditional and occupational use permit.
- e) The business must comply with the city's noise ordinance.
- f) The business must comply with the City's Security Cameras Ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to five (5) 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 November 18, 2021, the Regular Planning and Zoning Commission approved the conditional use permit with a 6-0 vote.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/18/2021
CITY COMMISSION – 12/08/2021
DATE PREPARED – 11/23/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Take 5 Oil Change” an Automobile Service Center
APPLICANT:	Sierra Gorda Investments, LLC.
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 5B, San Juan Corners/St. Ives Subdivision
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; Expressway Corridor District (EC) <i>South</i> – Commercial; Expressway Corridor District (EC) <i>East</i> – Outside City Limits <i>West</i> – Vacant; Expressway Corridor District (EC)
ACCESS AND CIRCULATION:	This property has access along Cesar Chavez Road.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to comply with the list of requirements attached to the report.

EVALUATION AND CONDITIONS FOR APPROVAL

Sierra Gorda Investments is applying for a Conditional Use Permit to allow “Take 5 Oil Change” at the Expressway Corridor District area. The property is located in between of Bank of America and commercial plaza along Frontage and Cesar Chavez Road. The applicant is proposing a 1,438 square feet building with entrance/exit along Cesar Chavez Road. (See attached site plan).

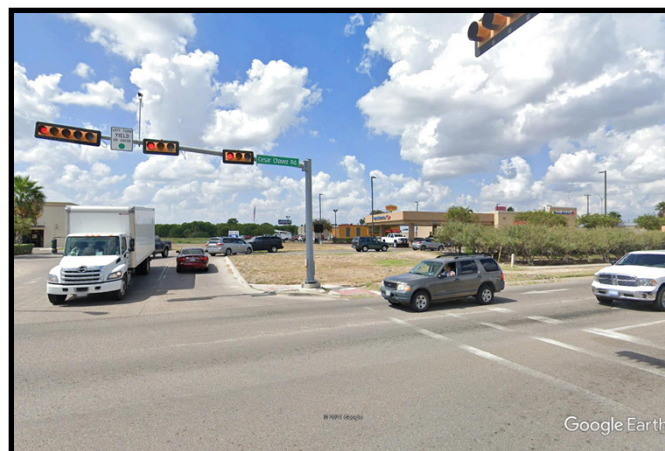
The following is a list of requirements:

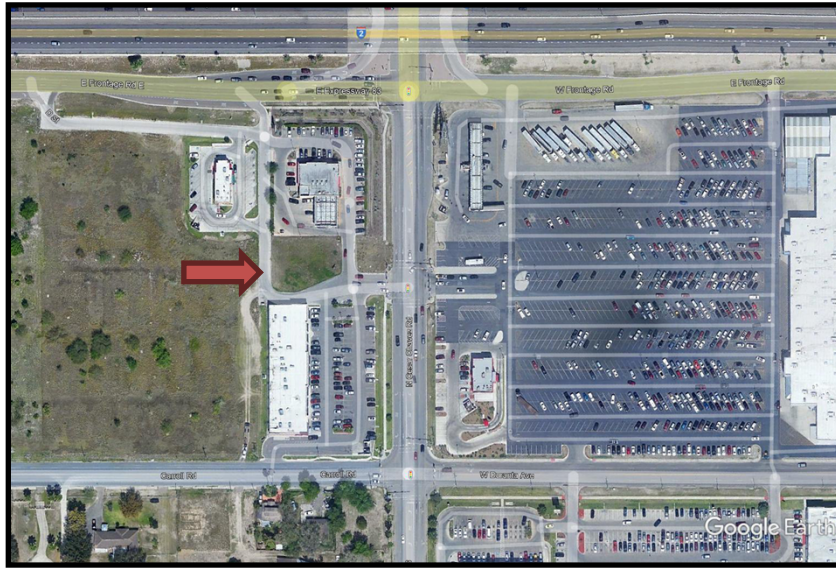
- a) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- b) There shall be no outside storage of materials;
- c) All new buildings and all conversions of existing buildings to such uses shall meet current building and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.
- d) Owner agrees to pay an annual fee to the City of San Juan to maintain conditional and occupational use permit.
- e) The business must comply with the city’s noise ordinance.
- f) The business must comply with the City’s Security Cameras Ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to five (5) 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
Subdivision Plat
Site Plan
Expressway Corridor Ordinance
List of neighboring property owners receiving notice
Ordinance





Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW AN AUTOMOBILE SERVICE CENTER “TAKE 5 OIL CHANGE” AT 100 S. CESAR CHAVEZ ROAD, LEGALLY DESCRIBED AS LOT 5B, SAN JUAN CORNERS/ST. IVES 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, Sierra Gorda Investments, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow an Automobile Service Center at the Expressway Corridor District area.

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 Sierra Gorda Investments, LLC. has applied for a Conditional Use Permit to allow “Take 5 Oil Change” an Automobile Service Center at 100 S. Cesar Chavez Boulevard, subject to the following conditions:

- a) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- b) There shall be no outside storage of materials;
- c) All new buildings and all conversions of existing buildings to such uses shall meet current building and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.
- d) Owner agrees to pay an annual fee to the City of San Juan to maintain conditional and occupational use permit.
- e) The business must comply with the city’s noise ordinance.
- f) The business must comply with the City’s Security Cameras Ordinance.

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 23rd day of November, 2021.

PASSED and **APPROVED** on second and final reading on the 8th day of December, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

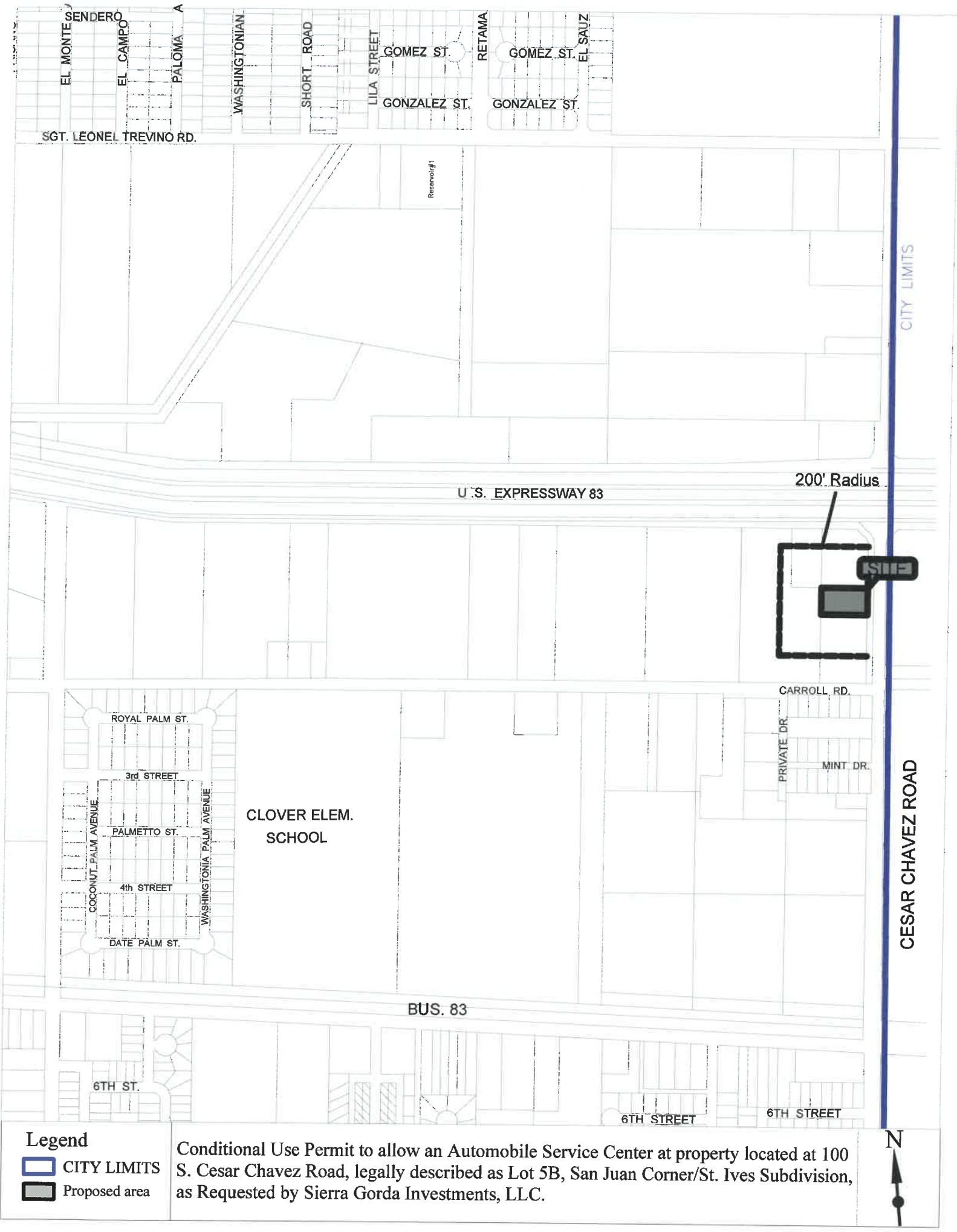
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow an Automobile Service Center at property located at 100 S. Cesar Chavez Road, legally described as Lot 5B, San Juan Corner/St. Ives Subdivision, as Requested by Sierra Gorda Investments, LLC.

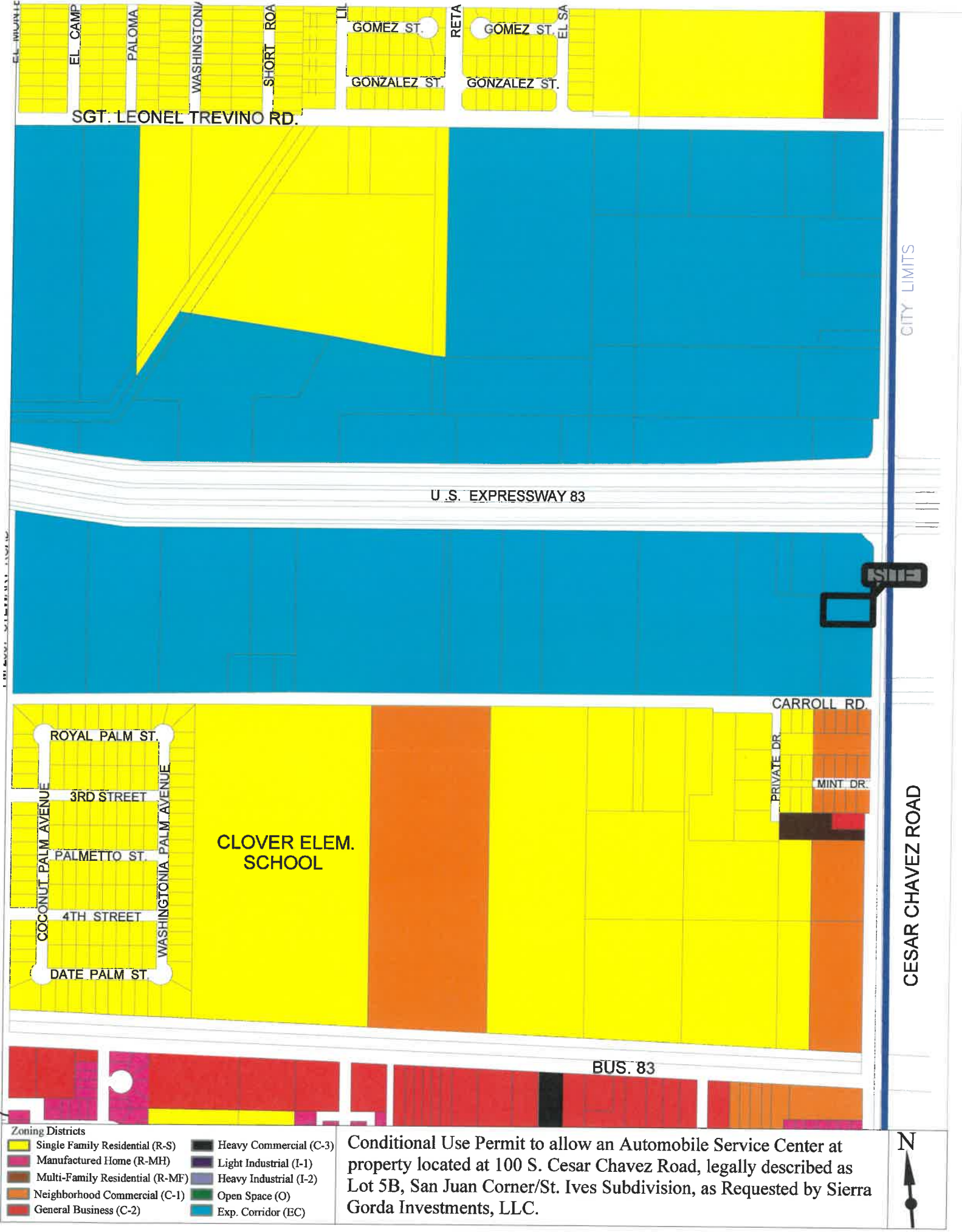


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow an Automobile Service Center at property located at 100 S. Cesar Chavez Road, legally described as Lot 5B, San Juan Corner/St. Ives Subdivision, as Requested by Sierra Gorda Investments, LLC.





- 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) |

Conditional Use Permit to allow an Automobile Service Center at property located at 100 S. Cesar Chavez Road, legally described as Lot 5B, San Juan Corner/St. Ives Subdivision, as Requested by Sierra Gorda Investments, LLC.



at: School of Education

SECTION 11.04: ZONING USE CHART:

Uses	Permitted by Right P	Conditional Use C
Automotive		
Automobile, new and preowned sales		C
Automobile, preowned sales		C
Automotive supply		C
Automobile service center		C
New Tire sales and service		C
Vehicle rental		C
Carwash facilities		C

Conditional Use Permit to allow an Automobile Service Center at property located at 100 S. Cesar Chavez Road, legally described as Lot 5B, San Juan Corners/St. Ives Subdivision, as Requested by Sierra Gorda Investments, LLC.

Sierra Gorda Investments, LLC.
1501 N. Border Avenue Apt. #104
Weslaco, TX 78599

Bank of America NA
NC1-001-03-81
101 N. Tryon St.
Charlotte, NC 28255-0001

Pop Holdings, LP.
4515 Lyndon B. Johnson Fwy.
Dallas, TX 75244-5905

Rubiano, Ricardo Trustee
RRG Revocable Trust
1501 N. Border Avenue
Weslaco, TX 78599

Rosebriar/Caruth Haven LP.
P.O. Box 541208
Dallas, TX 75354

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

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at "Drama Llama Daiquiris To Go #2" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Drama Llama Daiquiris, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

Drama Llama LLC is requesting a Conditional Use Permit for a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption. They are taking over the business that was originally open in the year of 2018.

The proposed days and hours of operation are Sunday thru Thursday from 11:00 a.m. to 11:00 p.m, Friday 11:00 a.m. to midnight and Saturday from 11:00 a.m. to 1:00 a.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. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses to the South.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city's noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

RECOMMENDATION:

During the regular meeting on November 18, 2021, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 6-0 vote.

PREPARED BY:

Monica Gomez,
Planner II

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/18/2021
CITY COMMISSION – 12/08/2021
DATE PREPARED – 11/23/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for a Drive-thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Drama Llama Daiquiris To Go #2”.
APPLICANT:	Drama Llama Daiquiris, LLC.
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Mireles Subdivision
LOCATION:	912 E. Business 83
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Commercial; Heavy Commercial District (C-3) <u>East</u> – Commercial; Heavy Commercial District (C-3) <u>West</u> – Commercial; General Business District
ACCESS AND CIRCULATION:	This property has access onto Business 83.
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

Drama Llama LLC is requesting a Conditional Use Permit for a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption. They are taking over the business that was originally open in the year of 2018.

The proposed days and hours of operation are Sunday thru Thursday from 11:00 a.m. to 11:00 p.m, Friday 11:00 a.m. to midnight and Saturday from 11:00 a.m. to 1:00 a.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. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses to the South.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:

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



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-PREMISE CONSUMPTION AT “DRAMA LLAMA DAIQUIRIS TO GO #2” LOCATED AT 912 E. BUSINESS 83, LEGALLY DESCRIBED AS LOT 1, MIRELES 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, Drama Llama Daiquiris, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “Drama Llama Daiquiris To Go #2”.

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 Drama Llama Daiquiris, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Drama Llama Daiquiris To Go #2” located at 912 E. Business 83, 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. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses to the South.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.

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 23rd day of November, 2021.

PASSED and **APPROVED** on second and final reading on the 8th day of December, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

**BRENDA ESCALANTE
INTERIM CITY SECRETARY**

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

CITY ATTORNEY



- Legend**
- CITY LIMITS
 - Proposed area

Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Drama Llama Daiquiris #2" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Drama Llama Daiquiris, LLC.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Drama Llama Daiquiris #2" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Drama Llama Daiquiris, LLC.



MIRELES SUBDIVISION

A 7.408 ACRES TRACT OF LAND OUT OF THE NORTH HALF OF THE EAST HALF OF LOT 14, HENDON COUNTY, TEXAS, AND SUGAR COMPANY'S TRACTS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-25, MAP RECORDS, HENDON COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIES, HENDON COUNTY, TEXAS, COUNTY CLERK'S DOCUMENT NUMBER 1475689, OFFICIAL RECORDS, HENDON COUNTY, TEXAS.

NOTES AND REMARKS

A 7.408 ACRES TRACT OF LAND OUT OF THE NORTH HALF OF THE EAST HALF OF LOT 14, HENDON COUNTY, TEXAS, AND SUGAR COMPANY'S TRACTS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-25, MAP RECORDS, HENDON COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIES, HENDON COUNTY, TEXAS, COUNTY CLERK'S DOCUMENT NUMBER 1475689, OFFICIAL RECORDS, HENDON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HENDON

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THE FOREGOING MAP, AND THAT I AM A MEMBER IN GOOD STANDING OF THE TEXAS SURVEYORS ASSOCIATION.

[Signature]
DATE 10-6-08

GENERAL NOTES

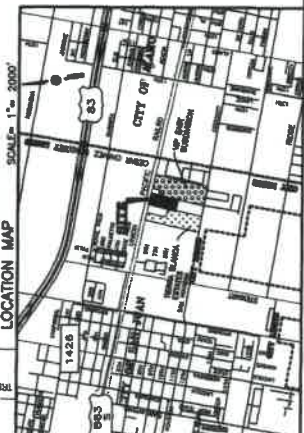
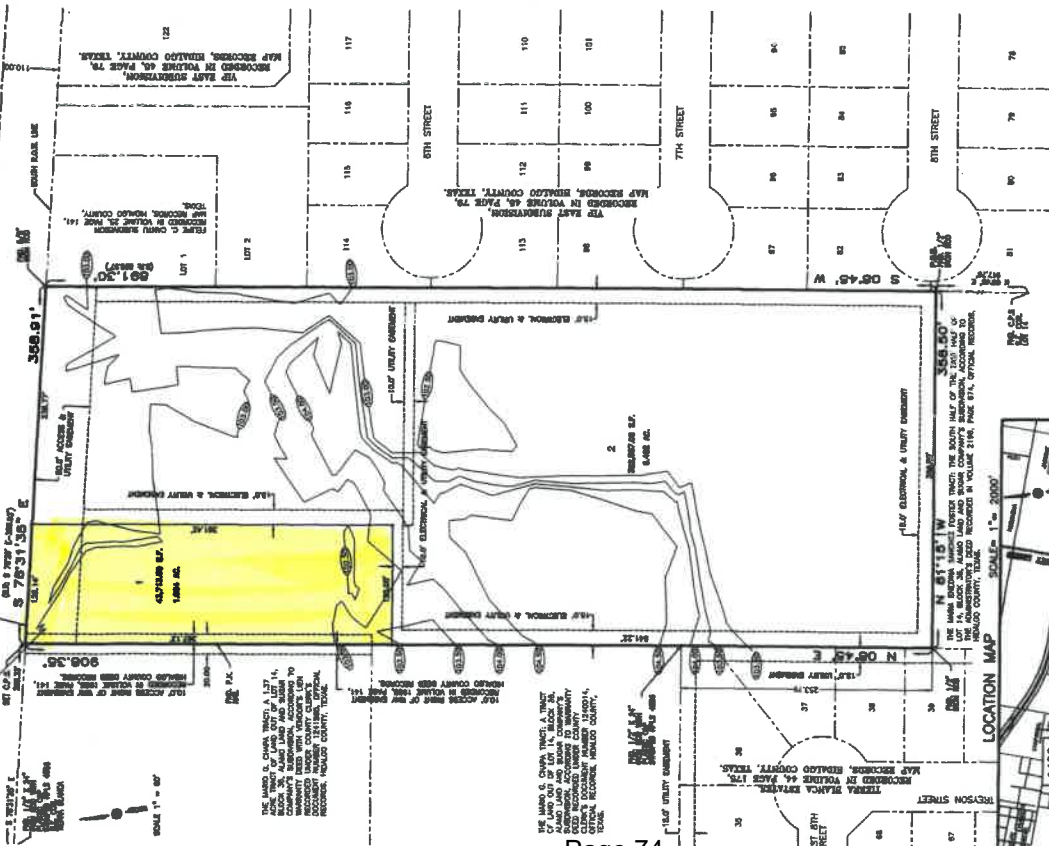
- 1- PLATED ZONE EXHIBITION, 2007.
- 2- PLATED ZONE EXHIBITION, 2007.
- 3- PLATED ZONE EXHIBITION, 2007.
- 4- PLATED ZONE EXHIBITION, 2007.
- 5- PLATED ZONE EXHIBITION, 2007.
- 6- PLATED ZONE EXHIBITION, 2007.
- 7- PLATED ZONE EXHIBITION, 2007.
- 8- PLATED ZONE EXHIBITION, 2007.
- 9- PLATED ZONE EXHIBITION, 2007.
- 10- PLATED ZONE EXHIBITION, 2007.

NOTES:
THE HENDON COUNTY CLERK'S OFFICE HAS A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THE FOREGOING MAP, AND THAT I AM A MEMBER IN GOOD STANDING OF THE TEXAS SURVEYORS ASSOCIATION.

HENDON COUNTY CLERK'S OFFICE
1000 N. 10TH STREET
HENDON, TEXAS 75855

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
124 E. 5TH STREET
HENDON, TEXAS 75855
PHONE 806-351-4440
FAX 806-351-0527

U.S. BUSINESS 83





Monica Gomez <mgomez@sjtx.us>

Occupancy and Health Application

Drama Llama <customerservice@dramallamadaiquiris.com>
To: Monica Gomez <mgomez@sjtx.us>

Thu, Nov 4, 2021 at 10:13 AM

Good morning Monica,

Drama Llama Daiquiris #2 will be opening as a snack/convenience store.

Hours of operation:

Sunday-Thursday: 11:00 am-11:00 pm

Friday- 11:00 am-12:00 am

Saturday- 11:00 am- 1:00 am

Sent from my T-Mobile 4G LTE Device
[Get Outlook for Android](#)

From: Monica Gomez <mgomez@sjtx.us>
Sent: Wednesday, November 3, 2021 12:35:12 PM
To: Drama Llama <customerservice@dramallamadaiquiris.com>
Subject: Re: Occupancy and Health Application

[Quoted text hidden]



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Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) at "Drama Llama Daiquiris To Go #2" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Drama Llama Daiquiris, LLC.

Drama Llama Daiquiris To Go #2
5203 S. Veterans Blvd.
Edinburg, TX 78542

Castro Edgar Maldonado & Maria
Guerrero Davila
2304 E. 28th Street
Mission, TX 78574

TDL Properties, LLC.
120 W. Jonquil Avenue
McAllen, TX 78501

Phillips, Thomas F.
1312 Bluebird Avenue
McAllen, TX 78504

Phillips, Thomas F.
910 East Business 83
San Juan, TX 78589

Mireles, Armando
Elizabeth Mireles
1201 Houston Way
San Juan, TX 78589