



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, January 25, 2022

REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Proclamation Proclaiming P.S.J.A. High School as "The Most Spirited School and the Best School in Texas."

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

1. Department of Finance Monthly Report.

2. Fire Department Monthly Report.

3. Municipal Court Monthly Report.

4. Department of Utilities Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing for a Conditional Use Permit to Allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.
- B.** Hold a Public Hearing for a Conditional Use Permit to Allow a Pool House at 2800 Richies Circle, legally described as Lot 4, Summer Heights Subdivision as Requested by Ricardo and Esmeralda Renteria.
- C.** Hold a Public Hearing for a Conditional Use Permit to operate “YM Events” at 618 E. Nolana Avenue Suite A, legally described as Lot 1-B through 1-D, Wolverine Subdivision, as Requested by Yadith Reyes.
- D.** Hold a Public Hearing for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed “El Puerto del Tio Jerry #3” Restaurant to be located at 111 W. Nolana Avenue, Suites 1 & 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.
- E.** Hold a Public Hearing for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal-Nelson Development, LTD.
- F.** Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately a quarter mile East of Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.

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

- A.** Consider the Approval of the Final Workplan for Fiscal Year 35 (2022) for the Hidalgo County Urban County Program.

- B.** Preliminary and Final Plat Approval of the Gutierrez-Duncan Subdivision being a 4.03-acre tract of land out of Lot 25, Block 8, John Closner Subdivision, located approximately 130 feet North of Amy Drive, along the West side of Raul Longoria Road, as Requested by Javier Hinojosa Engineering.
- C.** Preliminary and Final Plat Approval of The Orchards of San Juan – Phase I Subdivision being a 20.17-acre tract of land out of Lot 7, Stewart’s Addition to the Conway Gardens, located at the Southwest Corner of Stewart and Moore Road, as Requested by Cruz-Hogan Consultants.
- D.** Discussion and Possible Action to Start the City of San Juan Municipal Court Amnesty Program on February 2022.

VIII. RESOLUTIONS

- A.** Consider Adoption of a Resolution Establishing the Budget for Fiscal Year 35 (2022) for the Hidalgo County Urban County Program.

IX. CONSENT AGENDA

- A.** Consider Approval of the Investment Report for the Quarter Ending December 31, 2021.
- B.** City Commission Meeting Minutes:
 - July 13, 2021

X. ADJOURNMENT

CERTIFICATION

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

BRENDA ESCALANTE
INTERIM CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

CITY COMMISSION MEETING AGENDA

JANUARY 25, 2022

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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 _____, 2022.

OFFICE OF THE CITY SECRETARY

P.S.J.A High School
“The Most Spirited School and Best School in Texas.”

WHEREAS, on January 20, 2020 the World Health Organization Director General declared the outbreak of Covid-19 as a Public Health Emergency of International Concern (PHEIC) advising countries to prepare for the containment, detection, isolation, and case management, contact tracing and preventing of onward spread of the disease; and

WHEREAS, P.S.J.A High School is committed to establish standards, teamwork and, accountability; and

WHEREAS, Dr. Alejandro Elias- Principal along with Carolina Castillo-Assistant Principal, Consuelo Chapa-Assistant Principal, Marilu Navarro-Assistant Principal, Heather Contreras-Peña, Assistant Principal, Rolando Peña-Assistant Principal, Javier Saldaña-Assistant Principal, who are focused in helping our students from PSJA High School accomplish their goals and help them create a future;

Now, Therefore Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro- Tempore Leonardo “Lenny” Sanchez, Commissioner Adina “Dina” Santillan, Commissioner Ernesto “Neto” Guajardo and Commissioner Marco “Markie” Villegas** hereby issue this 25th day of January, 2022 this Proclamation to P.S.J.A High School.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim 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: Leroy Gonzales, Director of Finance

DATE: 1/18/2022

SUBJECT: Department of Finance Monthly Report.

Finance Department

Department Description

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

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

Additional Information

- 7 STAFF MEMBERS
- Maintained 26 funds, assisted 24 departments and posted 447 journal entries, issued 877 disbursement checks, 64 Bank Drafts and processed 1,799 payroll checks and direct deposits, through the months of December, 2021.
- December Sales Tax 11.08% Increase of \$45,488 Compared to last year.
- Audit FY 2020/2021 Awarded the Contract to Garcia and Pena
- Reconciled 11 Bank Accounts
- Budget Adjustments (7)

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- Budget Amendments (1)
- Manage a 30.2 million budget

General Fund Budget of 16.8 million

Utility & Sanitation Fund 5.4 million

Stormwater Fund 305 thousand

Debt Service Fund 1.9 million

Sanitation Fund 3.5 million

Other Funds 2.2 million

Utility Billing & Collection Department

Department Description

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

- The City of San Juan collects about 6,880 water and 9,746 sewer accounts.
- North Alamo Water Supply Corporation service 3,263 sewer accounts.
- Per Audited Financial Report, in FY ending 9/30/2020, Utility Fund collected 5.8 million and Sanitation Fund 3.6 million with a combined 9.4 million.

- Email Billing (108)

- Service Orders

1.	Connects	62
2.	Meter information	40
3.	Disconnect	22
4.	Dead Meters Change	19
5.	Past Due Notice	1,399
6.	Cut Off Register	18
7.	Cut List	89

- Payments are made by

66 % paid in person

1 % juniors

22 % online

6 % bank drafts

5 % other locations

- Staff of 7 Employees

Purchasing Division

Purchasing Description

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

• Purchase Orders Issued	322
• Purchase Order Changes/Voids	08
• Bid Openings	0
• Public Auction	1

Revenue on Auction	\$32,717.50
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Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 1/18/2022

SUBJECT: Fire Department Monthly Report.

The San Juan Fire Department had the following activity during the month of November 2021: The San Juan Fire Department had the following activity during the month of November 2021:

Emergency Calls

A total of 62 Calls for the month of November 2021. (Please see attached report.)

- A Shift = 17
- B Shift = 20
- C Shift = 25

Med-Care Response

Due to COVID19 Med-Care EMS responded along with the Fire Department for a total of 19 calls with four (4) delays for the Month of November 2021. The Med-Care report has not been submitted by Med-Care.

County Calls

For the month of November 2021, the San Juan Fire Department had no County Calls.

Volunteer Department

The San Juan Volunteer Fire Department was not able to meet for a monthly business meeting due to COVID-19.

Fire Inspections

A total of 26 inspections were conducted in the Month of November 2021, please see attached for detailed information about each conducted inspection.

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Plan Reviews

The following plans were reviewed for the month of November 2021:

- Gutierrez Ducan Subdivision
- La Paloma Subdivision
- Restaurant – Alicia Gonzalez
- Gutierrez Ducan Subdivision
- The Orchards of San Juan Phase 1
- Grupo Diamante
- Take Fire Oil Change
- Fast Lube – 495 Pullin
- Oak Ridge Subdivision
- Chili's
- Uresti Subdivision

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belong only to the logs that were submitted by the Fire Chief, Lieutenant or Firefighter in Charge for the month of November 2021 to the Administration Office.

- A total of 118 Gallons of Unleaded
- A total of 566.90 Gallons of Diesel



Jorge A Mata
Lieutenant

**November 2021
Call Volume Monthly Breakdown**

Fire House Code	Incident Type	Total
322	Motor Vehicle Accidents w/Injuries	10
323	Auto-Pedestrian	0
324	Motor Vehicle Accidents w/o Injuries	5
311	Medical Call	14
142/143	Grass/Brush Fires	1
131	Vehicle Fires	4
700/750	False Alarms	7
154	Trash Fires	0
550/551	Assist other Agency/Dept.:	2
651	Smoke Scare	1
111	Structure Fires	0
1101	Equipment Fire	0
412	Gas Leak	7
480	Attempted burning, Illegal action	4
600	Good Intent Call	0
611	Cancelled in Route	0
622	Wrong Location/No Incident Found	0
541	Bee attack/ Animal Problem	0
331	Child Locked in a Vehicle	3
440/1601	Electrical Equipment Problem (Pole)	0
1131	Cooking Fire	0
100	Fire, Other	4
Grand Total:		62

Call Volume for each shift:

A Shift 17
B Shift 20
C Shift 25

Respectfully Submitted by,

Jorge A Mata Lieutenant

2301 N. Raul Longoria, San Juan, TX 78589 • Phone: (956)223-2470 • Fax: (956)783-3441



Tirso Garza, Fire Chief
2301 N. Raul Longoria
San Juan, TX 78589
Office: 956-223-2470
Fax: 956-783-3441

Med-Care Response Times November 2021

Date	Incident #	Location	Dispatched Time	Arrival	Delay Time	Incident Type
11/2/21	21-595	2619 dos arbolitos	2004	2008	4	medical
11/5/21	21-600	raul longoria/ minnesota	1237	1249	12	accident
11/6/21	21-603	raul /495	1900	1917	17	mva
11/6/21	21-604	702 alameda	2126	2131	5	medical
11/11/21	21-608	920 E pino	0315	0324	5	medical
11/11/21	21-609	maya/minnesota	1358	1414	16	medical
11/12/21	21-613	cesar/ eldora	1342	1343	1	medical
11/15/21	21-618	2104 sunrise	1335	1341	6	medical
11/16/21	21-621	801 w 1st	1048	1053	5	medical
11/17/21	21-622	400 w exp 83	0913	0927	14	mva
11/17/21	21-624	805 w ridge	1409	1416	7	medical
11/17/21	21-625	bus 83/ iowa	1504	1506	2	mva
11/19/21	21-628	amy/ raul longoria	0746	0800	14	mva
11/19/21	21-630	veterans/ frontage	0940	0948	8	mva
11/19/21	21-632	raul longoria/ nolana	1208	1214	6	mva
11/20/21	21-634	veterans/bus 83	0034	0040	6	mva

11/23/21	21-640	703 sunchase	1206	1214	8	Fire
11/24/21	21-643	709 nebraska	1008	1017	9	medical
11/25/21	21-647	701 cole	0944	0955	11	medical

Fire Inspection November 2021

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	11/1/21	My Little House Day Care	221 Ebano DR	Maria del Rosario Garza	J. Salinas	Approved
2	11/3/21	Lucky Cafe	300 E Interstate 2 HWY E	Adela Ortega	J. Salinas	Approved
3	11/3/21	The Insurance Agency	707 W Interstate 2, Ste 200	Marisela Ramirez	J. Salinas	Approved
4	11/3/21	Bonita Beauty Salon	1209 E 495, 6	Maria M Rodriguez	J. Salinas	Approved
5	11/3/21	D'Sian Collection Boutique	2105 N Raul Longoria HWY, Ste B	Leidy Morales Ovando	J. Salinas	Approved
6	11/8/21	Gram Gallo Restaurant	302 E 83 BUS	Ma Dolores Mtz	J. Salinas	Approved
7	11/8/21	Dolce's Color Bar	2207 N Raul Longoria HWY, Ste E	Dulce Santos	J. Salinas	Approved
8	11/8/21	Car Life Oil Lube & Service	1611 Pullin AVE	Randy Tello	J. Salinas	Approved
9	11/9/21	Marissa's Body Contour Spa	905 W 495	Marissa Ybarra	J. Salinas	Approved
10	11/9/21	Bookkeeping Cure, LLC	504 N Veterans RD, 1	Beatriz Garcia	J. Salinas	Approved
11	11/9/21	Verdin's Snack	2100 N Raul Longoria HWY, Stand	Javier Verdin	J. Salinas	Approved
12	11/10/21	Vanity Paws Pet Grooming	901 W. 495, Ste. A	Biyanka Leal	J. Salinas	Approved
13	11/10/21	Noah's Ark Group Home	221 Encino DR	Natalia Avilez	J. Salinas	Approved
14	11/15/21	Hotdogs El Regio	4404 N Raul Longoria HWY, Outside Stand	Jose	J. Salinas	Approved
15	11/17/21	RGV - PTAC Solutions	2604 N Raul Longoria HWY, 204	Jose Torres	J. Salinas	Approved
16	11/17/21	ABC Stars Academy	615 Royal Palms ST	Elizabeth Gonzalez	J. Salinas	Approved
17	11/17/21	Foster Home - Trevino	1615 Kiwi CT	Yolanda Trevino	J. Salinas	Approved
18	11/17/21	Ositos Learning Daycare	717 W Sam Houston BLVD	Xochitl Rodriguez	J. Salinas	Approved
19	11/17/21	San Juan Cafe	1618 N Veterans RD, Ste S	Blanca Guzman	J. Salinas	Approved
20	11/18/21	Serene Life Social Services	1619 Douglas ST	Minerva Tovar	J. Salinas	Approved
21	11/18/21	Immaculate PrePrimary	1619 Scotty ST	Maria Flores	J. Salinas	Approved
22	11/22/21	Gelman Stained Glass Museum	411 Virgen de San Juan BLVD	Miriam Michelle Cepeda	J. Salinas	Approved
23	11/23/21	La India Azteca Bakery	1800 N Raul Longoria HWY	Carlos Cepeda	J. Salinas	Approved
24	11/24/21	Oportun Inc.	111 W 495, Ste 3	Lesley Robles	J. Salinas	Approved
25	11/30/21	Great New Beginning Day Care	2917 N Veterans RD	Gracie Garza	J. Salinas	Approved
26	11/30/21	Nextup Barber Studio	2604 N Raul Longoria HWY, Ste 112	Javier Salinas	J. Salinas	Approved
27						



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 1/14/2022

SUBJECT: Municipal Court Monthly Report.

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

Amount Collected	\$ 13,464.22
Defensive Driving	0
Deferred	1
Pre-Trials	27
Bench Trials	28
Scofflaw	\$ 477.00

COLLECTIONS 2020
December - \$ 24,832.10

COLLECTIONS 2021
December - \$ 13,464.22

CITATIONS ISSUED 2020
December - 126

CITATIONS ISSUED 2021
December - 74

SCOFFLAW COLLECTIONS 2020
December - \$ 2,025.60

SCOFFLAW COLLECTIONS 2021
December - \$ 477.00

City Marshal - Warrants and Fines Collected - \$ 3,345.00
Phone calls - 55
Warrants - 21

Total Warrants issued - 0

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MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: David Salinas, Director of Utilities
DATE: 1/19/2022
SUBJECT: Department of Utilities Monthly Report.

Texas Drought Outlook

- 82% of Texas is in a drought (January 17, 2022)
- RGV is Normal
- Falcon and Amistad are @ 39.63%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,053
- Sewer Connections – 10,798 (3745 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 68.779 MG
- Combined Gallons Produced: 71.392 MG

Water Treatment Facility No. 1

- 0.0 MG treated
- 30.003 MG delivered
- 26.076 MG Transferred from WTF No. 2
- 5.815 MG RAW (Reservoir)
- 0.0 MG Backwash
- 0 MG Well

Water Treatment Facility No. 2

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

- 68.779 Treated
- 41.389 MG Delivered
- 26.076 MG Transferred to WTF No. 1
- 62.169 MG RAW (Reservoir)
- 1.018 MG Backwash

WTP 3.5 MGD Expansions and Rehab 100%

Operated Water Plant as Efficiently as Possible

Sludge Management Continues to be Critical

Proposed Budget Pending TWDB Approval

Water Distribution System

- Leaks – 6
- Breaks – 2
- Taps – 0

Water Loss

- Reported – 77,000 gals
- Unreported – 20,500 gals

Hydrants

- Flushed – 26
- Repaired/Replaced – 1
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 10
- Repaired/Replaced – 0

Utility Billing

- Work Orders – 4

We Continue Our Hydrant and Valve Maintenance

Two Vacancy – WM

Wastewater Treatment Facility

- Treated – 65.694 MG
- Wetland – 0 MG

- 260 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 68

- Sewer Main Repaired – 0
- Sewer Backups Reported – 18
- Sewer Backups Cleared –
- Odor Complaints – 0
- Locates – 19
- Manhole Repaired/replaced – 0
- New Manholes installed – 0
- Unauthorized Discharges - 0

Administration

Financials

- Administration – 81.28%
- Water Treatment – 82.10%
- Distribution: – 95.54%
- Sewer Collection – 86.21%
- Wastewater Treatment – 74.74%

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab Design – 100% Complete (CHC) Pending Constructability Review
- WTF No. 1 Rehab – 100%, Pending Constructability Review
- LS 13 Design – 100% Complete (CHC) Pending AEP Line Relocation
- LS 6 Capacity Issues

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Hold a Public Hearing for a Conditional Use Permit to Allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The public hearing is to allow a guest house at 2404 Deion Drive. The subject site is located approximately three quarters of a mile West of Cesar Chavez along the North side of Hall Acres Road, within Valley Ranch Subdivision.

Staff recommends approval subject to compliance of the following list of requirements:

1. Only one allowed per lot;
2. Must meet setback requirements;
3. Must meet easements requirements;
4. Must be on same utilities as primary residence on lot;
5. Lot must be a minimum of eight thousand (8,000) square feet;
6. There can be no separate drive or garage for the guesthouse;
7. It must not be rented out; and
8. If money is ever paid for rent or share of utilities, etc., permit will be revoked.

Staff mailed a notice of the public hearing to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

RECOMMENDATION:

During the Regular Meeting on January 13, 2022, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED –01/07/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a guest house 2403 Deion Drive.
APPLICANT:	Los Pingos Construction, LLC.
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 30, Valley Ranch Subdivision
EXISTING LAND USE ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> - Residential; Single-Family Residence District (R-S) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access along Deion Drive
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with list of requirements attached on the second page of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a conditional use permit to allow a guest house at Valley Ranch Subdivision, a residential subdivision located approximately three quarters of a mile West of Cesar Chavez along the North side of Hall Acres Road. The applicant is proposing a 1,189 square foot guest house in a 21,800 square foot property.

According to Article VIII, Section 8, (e) of the Unified Development Code, all proposed guest houses required a conditional use permit,

The following is a list of requirements:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Lot must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Site Plan
Floor Plan
Subdivision Plat
Section of Ordinance
List of neighboring property owners receiving notice
Ordinance





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A GUEST HOUSE AT 2403 DEION DRIVE, LEGALLY DESCRIBED AS LOT 30, VALLEY RANCH 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, Los Pingos Construction, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a guest house at 2403 Deion Drive.

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 Los Pingos Construction, LLC. has applied for a Conditional Use Permit to allow a guest house at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, subject to the following conditions:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Lot must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

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 25th day of January, 2022.

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

CITY OF SAN JUAN

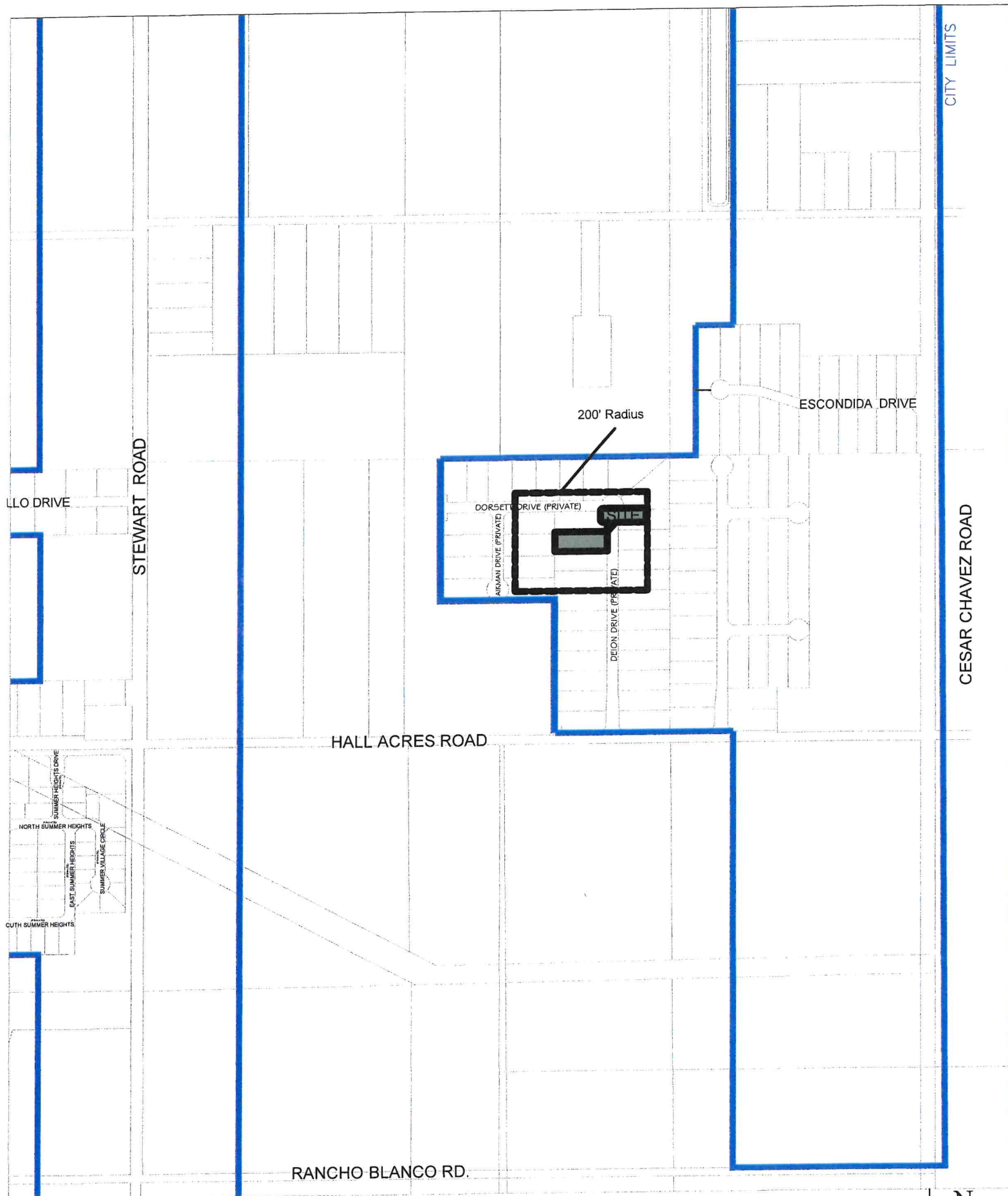
MARIO GARZA, MAYOR

ATTEST:

**BRENDA ESCALANTE
INTERIM CITY SECRETARY**

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

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.



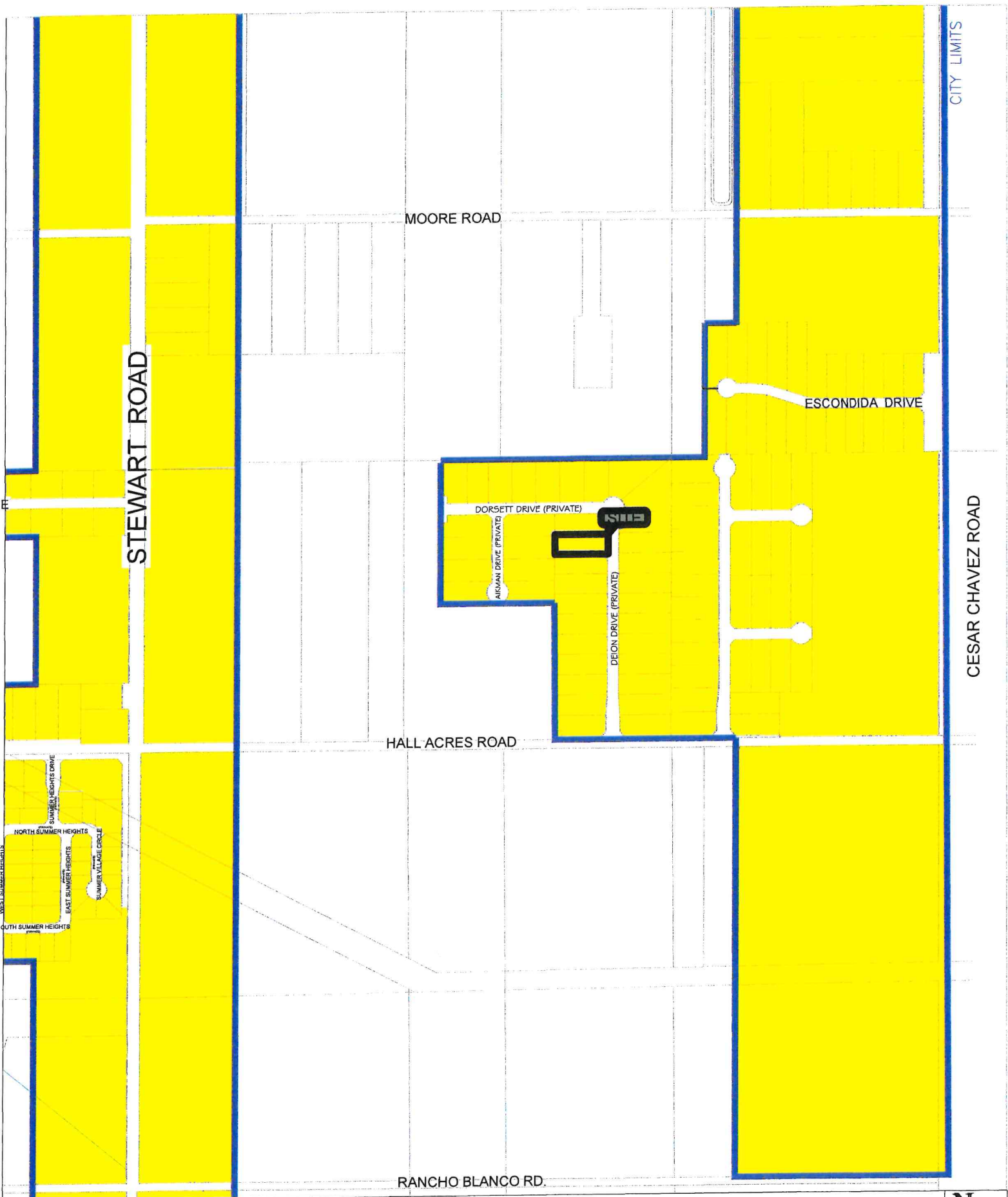


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.

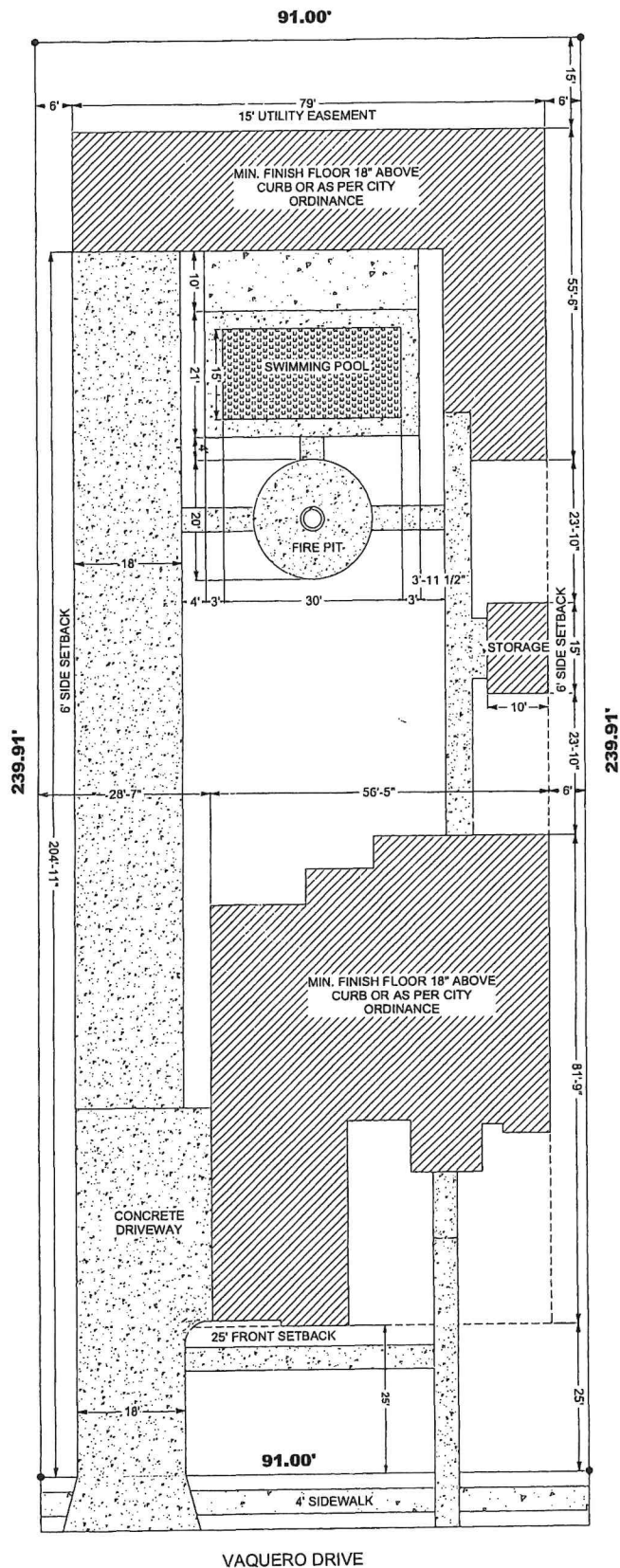




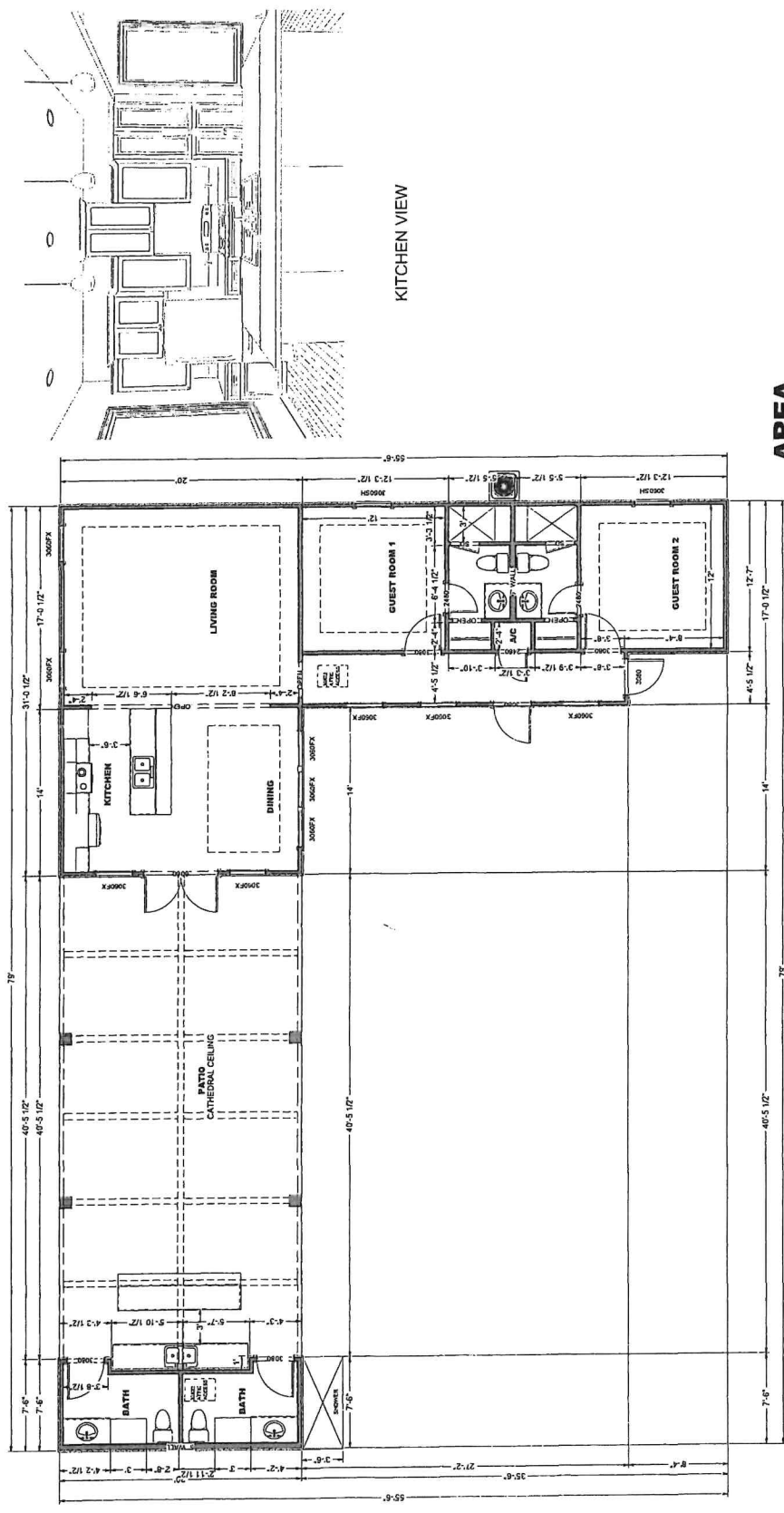
Zoning Districts	
 Single Family Residential (R-S)	 Heavy Commercial (C-3)
 Manufactured Home (R-MH)	 Light Industrial (I-1)
 Multi-Family Residential (R-MF)	 Heavy Industrial (I-2)
 Neighborhood Commercial (C-1)	 Open Space (O)
 General Business (C-2)	 Exp. Corridor (EC)

Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.





A-2	SHEET	N.T.S.	SCALE	DATE: 10/29/2021	DRAWINGS PROVIDED BY:	BUILDER/CONTRACTOR:	SHEET TITLE: SITE PLAN	ORDONEZ PLAN DESIGNS 655-363-1691
							ADRIAN RODRIGUEZ LOT 30 VALLEY RANCH SUBDIVISION SAN JUAN TX	



KITCHEN VIEW

AREA	
LIVING	2233 SQ. FT.
GARAGE	776 SQ. FT.
PATIO	210 SQ. FT.
PORCH	122 SQ. FT.
GUEST	1189 SQ. FT.
GUEST PATIO	960 SQ. FT.
STORAGE	150 SQ. FT.
TOTAL	5640 SQ. FT.

(e) Guesthouses or maids: Applicable conditions including but not limited to:

- (1) Only one allowed per lot;
- (2) Must meet setback requirements;
- (3) Must be on same utilities as primary residence on lot;
- (4) Lot must be a minimum of eight thousand (8,000) square feet;
- (5) There can be no separate driveway or garage for the guesthouse;
- (6) It must not be rented out; and
- (7) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.

Los Pingos Construction, LLC.
2119 San Antonio Avenue
San Juan, TX 78589

Saenz, Rene and Navil
2900 Fresno
Hidalgo, TX 78557

OC Development, LTD.
2912 S. Jackson Rd.
McAllen, TX 78503

Ortiz, Nora H. Rodriguez
1808 W. Texas Avenue
San Juan, TX 78589

Alanis, Jorge Arturo
1012 E. 12 ½ Street
San Juan, TX 78589

Gonzalez, Rafael Hector Jr.
1901 Piedras Negras Rd.
San Juan, TX 78589

Trevino, Luis
416 E. 12th Street
San Juan, TX 78589

De Hoyos, Rene and Sulema
Cavazos
103 W. 16th Street
San Juan, TX 78589

Garza, Yolanda and Jesus Antonio
Gonzalez
2203 Cedro Dr.
San Juan, TX 78589

Casa Nuova Construction, LLC.
1004 Tinman Circle
Pharr, TX 78577

Trevino, Rodolfo Jr.
1813 Harvard Avenue
McAllen, TX 78504

Maderas Construction, LLC.
1306 El Presidente Avenue
San Juan, TX 78589

Benavides, Sergio and Maria Luisa
P.O. Box 1845
San Juan, TX 78589

Villagomez, Tomas Gilberto and
Nohemi Saenz
3308 Fresno Avenue
Hidalgo, TX 78557

Garcia, Albert and Monica Gomez
1317 Cynthia Lane
Pharr, TX 78577

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Hold a Public Hearing for a Conditional Use Permit to Allow a Pool House at 2800 Richies Circle, legally described as Lot 4, Summer Heights Subdivision as Requested by Ricardo and Esmeralda Renteria.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a conditional use permit to allow a pool house at Summer Heights Subdivision, a residential subdivision located at the Southwest corner of Hall Acres and Stewart Road. The applicant is proposing a 370 square foot pool house on a 12,300 square foot lot.

According to Article VIII, Section 8, (e) of the Unified Development Code, all proposed guest houses required a conditional use permit,

The following is a list of requirements:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Lot must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

RECOMMENDATION:

During the Regular Meeting on January 13, 2022, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit with a 5-0 vote.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 01/07/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a Pool House at 2800 Richies Circle
APPLICANT:	Ricardo and Esmeralda Renteria
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 4, Summer Heights Subdivision
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> - Residential; Single-Family Residence District (R-S) <i>West</i> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has frontage to Richies Circle.
PUBLIC SERVICES:	Water service is provided by the Military Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the list of requirements as outlined on the second page of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a conditional use permit to allow a pool house at Summer Heights Subdivision, a residential subdivision located at the Southwest corner of Hall Acres and Stewart Road. The applicant is proposing a 370 square foot pool house on a 12,300 square foot lot.

According to Article VIII, Section 8, (e) of the Unified Development Code, all proposed guest houses required a conditional use permit,

The following is a list of requirements:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Los must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

ATTACHMENTS:

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





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A POOL HOUSE AT 2800 RICHIE CIRCLE, LEGALLY DESCRIBED AS LOT 4, SUMMER 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, Ricardo and Esmeralda Renteria has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a pool house at 2800 Richie Circle.

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 Ricardo and Esmeralda Renteria has applied for a Conditional Use Permit to allow a pool house at 2800 Richie Circle, legally described as Lot 4, Summer Heights Subdivision, subject to the following conditions:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Los must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

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 25th day of January, 2022.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

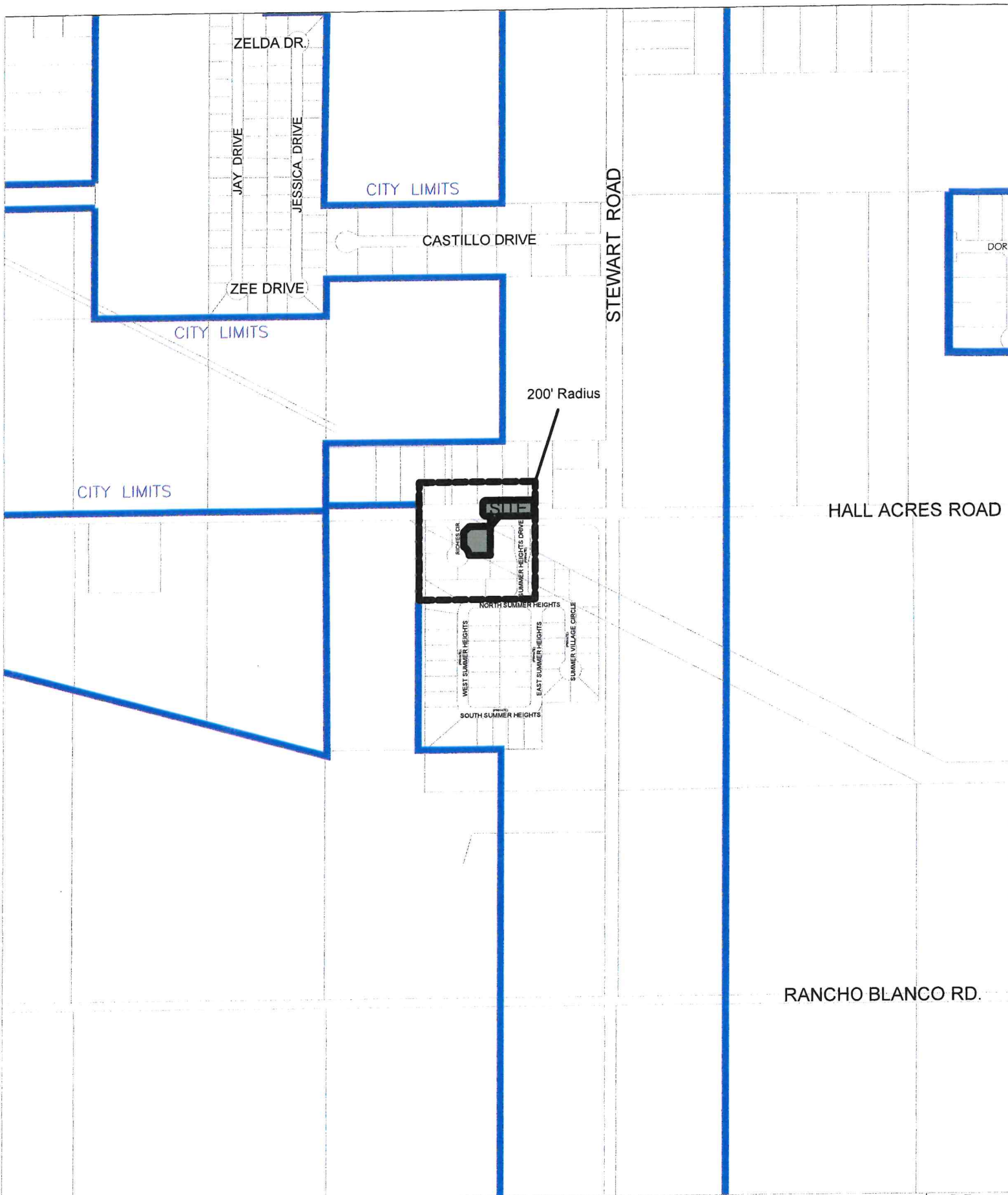
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**BRENDA ESCALANTE
INTERIM CITY SECRETARY**

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Pool House at 2800 Richie Circle, legally described as Lot 4, Summer Heights Subdivision, as Requested by Ricardo and Esmeralda Renteria.





Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow a Pool House at 2800 Richie Circle, legally described as Lot 4, Summer Heights Subdivision, as Requested by Ricardo and Esmeralda Renteria.





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 a Pool House at 2800 Richie Circle, legally described as Lot 4, Summer Heights Subdivision, as Requested by Ricardo and Esmeralda Renteria.



OWNER: RICARDO & ESMERALDA RENTERIA
 LOCATION: 2800 RICHIES CIRCLE
 SAN JUAN, TX 78589

SHEET LEGEND

1. SITE PLAN
2. FLOOR PLAN, FOUNDATION DETAILS & ELEVATIONS

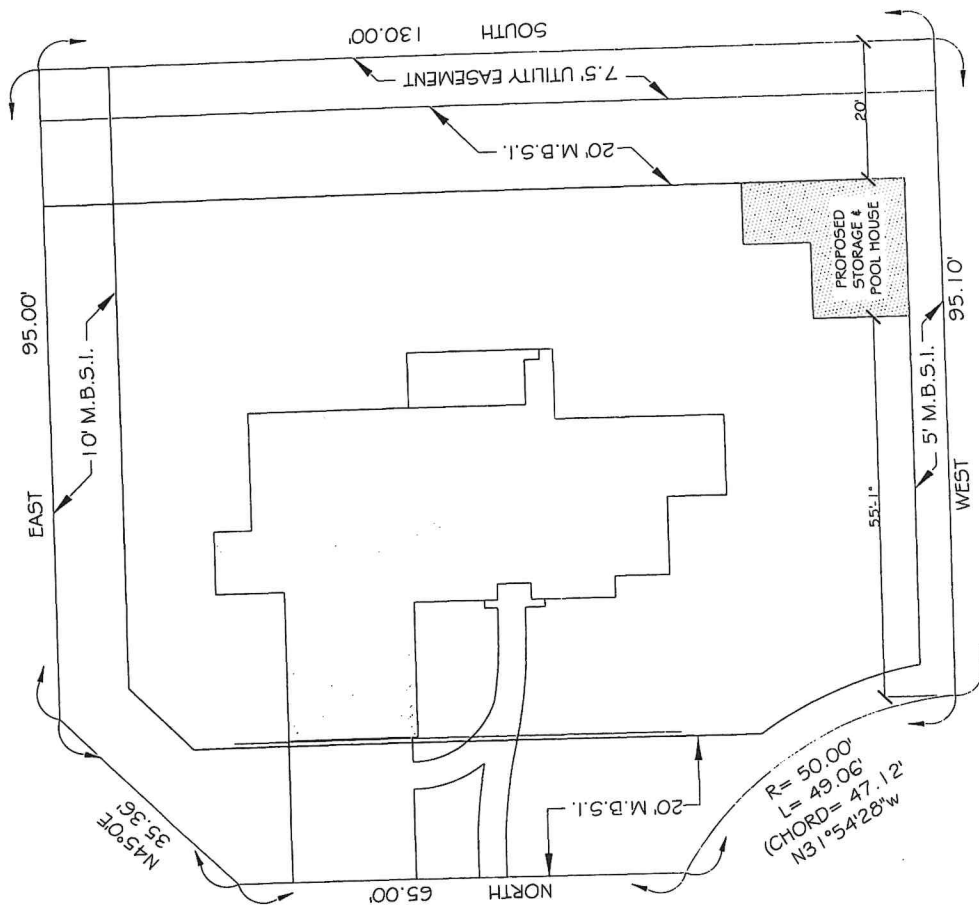
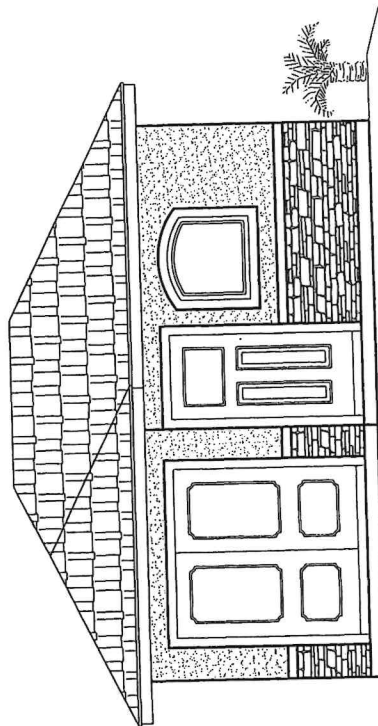
BUILDING AREA	S.F.
LIVING AREA	279
STORAGE SHED	90
TOTAL SQFT.	369

SITE PLAN

OF
 LOT FOUR (4) SUMMER HEIGHTS SUBDIVISION, AN
 ADDITION TO THE CITY OF SAN JUAN, HIDALGO
 COUNTY, TEXAS.

SITE PLAN NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK.
2. FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM 18" ABOVE TOP OF CURB.
3. FIELD VERIFY SIDEWALK REQUIREMENTS AS PER CITY CODE, SUBDIVISION, OR ENGINEERING DPT.



DATE: 08.17.2021

DRAWN: Esmeralda

CAD NO: 2021.017

PROJECT TYPE: STORAGE & POOL HOUSE ADDITION

SHEET TITLE: SITE PLAN

OWNER: RENTERIA RESIDENCE

SCALE: AS NOTED

DATE: 08.17.2021

ERM DRAFTING AND DESIGN SERVICES

956.622.8036

erm_dco77@yahoo.com

ERM DRAFTING AND DESIGN SERVICES

956.622.8036

erm_dco77@yahoo.com

1

2

1

2

Page 43

Guesthouses or maids: Applicable conditions including but not limited to:

- (1) Only one allowed per lot;
- (2) Must meet setback requirements;
- (3) Must be on same utilities as primary residence on lot;
- (4) Lot must be a minimum of eight thousand (8,000) square feet;
- (5) There can be no separate driveway or garage for the guesthouse;
- (6) It must not be rented out; and
- (7) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

***Conditional Use Permit to allow a Pool House at 2800 Richie Circle, legally described as Lot 4, Summer Heights
Subdivision as Requested by Ricardo and Esmeralda Renteria.***

Renteria, Ricardo and Esmeralda
2800 Richies Circle
San Juan, TX 78589

Worley, Blanca & Guadalupe
Trevino
500 Hall Acres Road
San Juan, TX 78589

Martinez, Elainie M. and Joseph K.
Mensah
2219 Cedro Drive
San Juan, TX 78589

Hernandez, Heliodoro and Maria
420 Hall Acres
San Juan, TX 78589

Sanchez, Fabian and Veronica
2805 Richie's Circle
San Juan, TX 78589

Espino, Hector Jr.
404 Hall Acres
San Juan, TX 78589

Richie, Rita
420 E. Redbud Avenue
McAllen, TX 78504

Espino, Gilberto
400 Hall Acres Rd.
San Juan, TX 78589

El Piloto Enterprises, LLC.
17503 La Cantera Pkwy Suite 104
San Antonio, TX 78257

Mora, Ruben and Patricia
P.O. Box 505
Alamo, TX 78516

Ramirez, Ines D. Garcia and Tanya
Cantu Quintanilla
2805 Summer Heights Drive
San Juan, TX 78589

Brouwen, Alfredo and Maria E.
407 Cameo Circle
Alamo, TX 78516

Perez, Jose Rogelio
229 Nannette Drive
Pharr, TX 78577

Vaca, Marcos and Maria E.
1707 Texas Avenue
San Juan, TX 78589

Perez, Jose Rogelio
229 Nannette Dr.
Pharr, TX 78577

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Hold a Public Hearing for a Conditional Use Permit to operate “YM Events” at 618 E. Nolana Avenue Suite A, legally described as Lot 1-B through 1-D, Wolverine Subdivision, as Requested by Yadith Reyes.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Reyes is taking over the event center called Ikers Party Place that was in operation for a couple of years in the commercial plaza located at Wolverine Road and Nolana Avenue. The event center has a total of 3,000 square feet and occupancy load of approximately 120 people. A total of twenty-four (24) common parking spaces are located in the front of the property.

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

RECOMMENDATION:

During the Regular Meeting on January 13, 2022, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit with a 5-0 vote.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 01/07/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “YM Events” in a commercial area.
APPLICANT:	Yadith Reyes
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1-B through 1-D, Wolverine Subdivision
LOCATION:	618 E. Nolana Avenue, Suite A
USE / EXISTING ZONING:	Commercial Plaza / General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Single-Family Residence District (R-S) <i>South</i> – Commercial; General Business District (C-2) <i>East</i> – Commercial; General Business District (C-2) <i>West</i> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access onto Wolverine Road.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the conditional use subject to compliance with conditions on pages 2 and 3 of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Reyes is taking over the event center called Ikers Party Place that was in operation for a couple of years in the commercial plaza located at Wolverine Road and Nolana Avenue. The event center has a total of 3,000 square feet and occupancy load of approximately 120 people. A total of twenty-four (24) common parking spaces are located in the front of the property.

The following are the list of requirements for an event center:

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 businesses 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. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

**CONDITIONAL USE PERMIT
“YM EVENTS”
JANUARY 25, 2022**

PAGE 3

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

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



YM Events



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A “YM EVENT CENTER” AT 618 E. NOLANA AVENUE, LEGALLY DESCRIBED AS LOT 1-B THROUGH 1-D, WOLVERINE 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, Yadith Reyes has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow an event center at 618 E. Nolana Avenue.

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 Yadith Reyez has applied for a Conditional Use Permit to allow an event center at 618 E. Nolana Avenue, legally described as Lot 1-B through 1-D, Wolverine Subdivision, subject to the following conditions:

The following are the list of requirements for an event center:

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 businesses 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. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

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 25th day of January, 2022.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

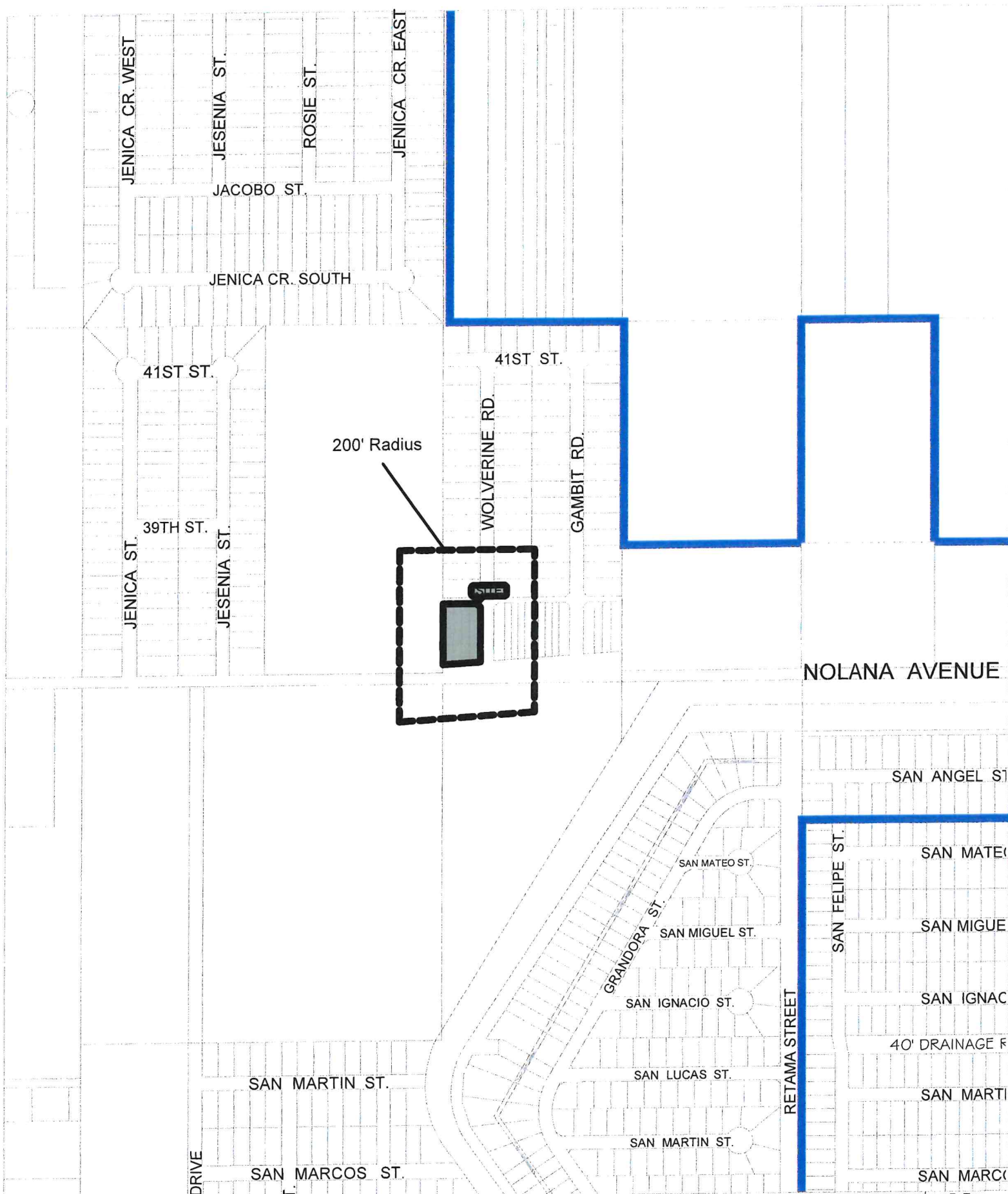
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to operate "YM Events" at 618 E. Nolana Avenue, legally described as Lot 1-B, Wolverine Subdivision, as Requested by Yadith Reyes.



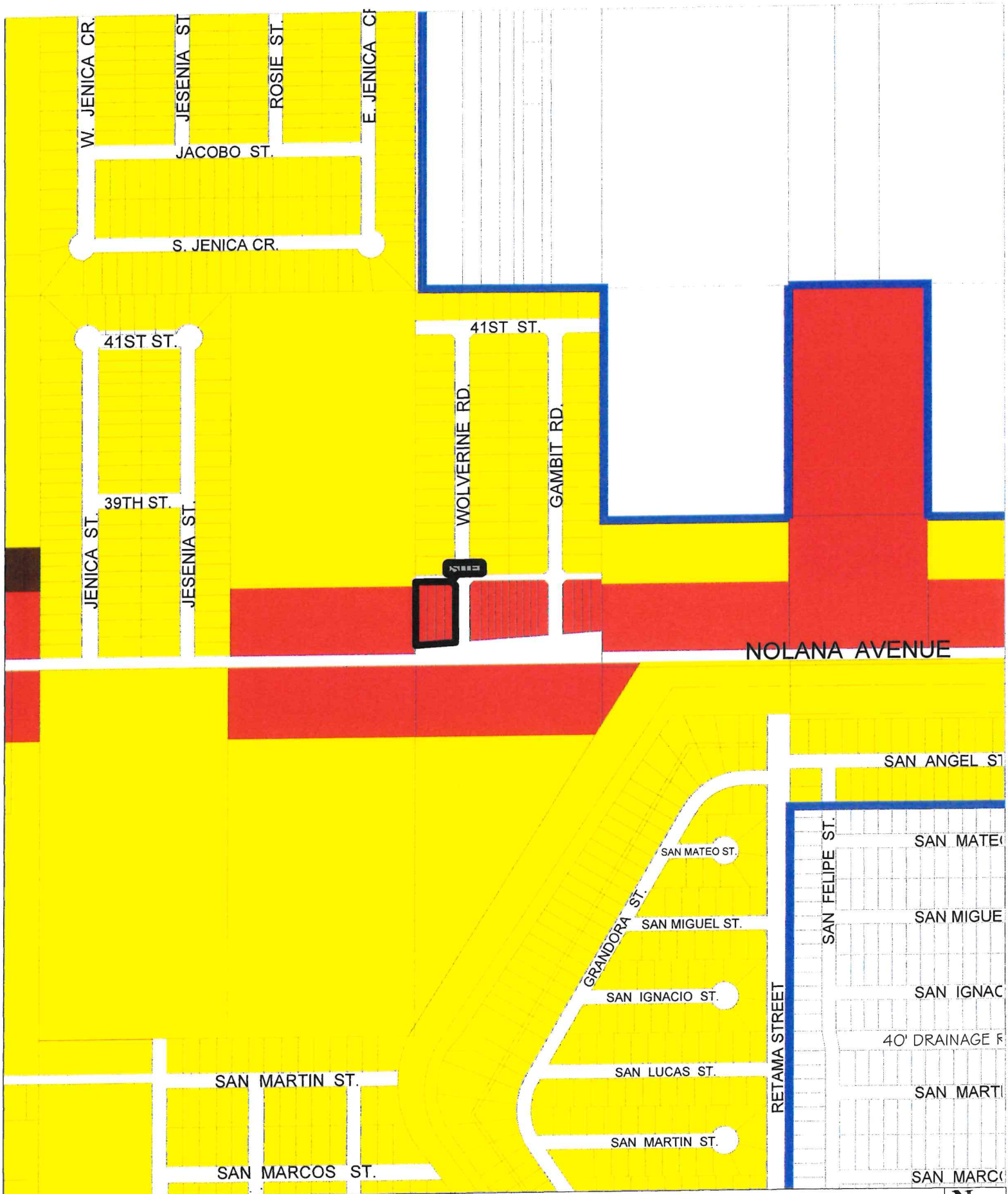


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to operate "YM Events" at 618 E. Nolana Avenue, legally described as Lot 1-B, Wolverine Subdivision, as Requested by Yadith Reyes.





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 operate "YM Events" at 618 E. Nolana Avenue, legally described as Lot 1-B, Wolverine Subdivision, as Requested by Yadith Reyes.



(d) Bars, cocktail, lounges, taverns, cantina, saloons, dance hall, discotheques, discos, nightclubs or social event centers:

- (1) The property line of the lot of any of the above-mentioned businesses, especially those businesses having late hours (after 10:00 p.m.), must be at a minimum 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 area, 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 businesses must provide parking in accordance with the City off-street parking regulations as a minimum, 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 businesses 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;
- (5) The businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Included would be 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 businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties; and
- (7) The businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, chief building official and director of planning. This number cannot exceed the number provided for in existing City regulations.

Conditional Use Permit to operate "YM Events" at 618 E. Nolana Avenue, legally described as Lot 1-B, Wolverine Subdivision, as Requested by Yadith Reyes.

Reyes, Yadith
201 E. Vine Avenue
McAllen, TX 78501

Zapata, Cesar and Emilia
3800 Wolverine Rd.
San Juan, TX 78589

Ibarra, Maria J.
13003 Nolana
Alamo, TX 78516

Snowden, Duane C.
413 W. Iris Avenue
McAllen, TX 78501

Hidalgo County
100 E. Cano St. Suite 302
Edinburg, TX 78539

Rio Land, Inc.
Attn. Mrs. Jewell Amyx
9306 Great Hills Trl Unit 165
Austin, TX 78759

Ramirez, Victor A. Vela and
Melissa Ponce
207 Julius Circle
Donna, TX 78537

Avalos, Juan M. and Maria San
Juana Lopez
8511 N. 22nd Ln.
McAllen, TX 78504

Santos, Oscar
711 Toronto Avenue Apt F-2
McAllen, TX 78503

Cantu, Sergio Luis
3804 Wolverine Rd.
San Juan, TX 78589

Landa, Jose L.
205 Sunset Dr.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Hold a Public Hearing for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed “El Puerto del Tio Jerry #3” Restaurant to be located at 111 W. Nolana Avenue, Suites 1 & 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Chapa is applying for a conditional use permit for the Sale and On-Site Consumption of Alcoholic Beverages at the proposed seafood restaurant “El Puerto del Tio Jerry #3” located at the Southwest corner of Raul Longoria Road and Nolana Avenue, just West of the Stripes. The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements.

The applicant is proposing to sell alcohol Monday through Sunday from noon to midnight. He 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.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eight (8) 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 January 13, 2022, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 01/07/2022

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STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed “El Puerto del Tio Jerry #3”

APPLICANT: Gerardo Chapa Jr.

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 2, Circle K #9123 Subdivision

LOCATION: 111 W. Nolana Avenue Suites 1 & 2
Located at the Southwest corner of Nolana Avenue and Raul Longoria Road

**EXISTING LAND USE/
ADJACENT ZONING:** North – Commercial; General Business District (C-2)
South – Apartments; Multi-Family Residence District (R-MF)
East – Commercial; General Business District (C-2)
West – Commercial; General Business District (C-2)

ACCESS AND CIRCULATION: This property has access onto Nolana Avenue.

PUBLIC SERVICES: Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.

RECOMMENDATION: Staff recommends approval subject to compliance with the requirements outlined on pages 2 and 3 of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Chapa is applying for a conditional use permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed seafood restaurant “El Puerto del Tio Jerry #3” located at the Southwest corner of Raul Longoria Road and Nolana Avenue, just West of the Stripes. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The applicant is proposing to sell alcohol Monday to Sunday from noon to midnight. He 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.

**CONDITIONAL USE PERMIT
“EL PUERTO DEL TIO JERRY #3”
JANUARY 25, 2022**

PAGE 3

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 eight (8) 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
Site Plan
Subdivision Plat
List of neighboring property owners receiving notice
Ordinance



Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE AND ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE AND BEER) AT THE PROPOSED “EL PUERTO DEL TIO JERRY #3” TO BE LOCATED AT 111 W. NOLANA AVENUE SUITES 1 & 2, LEGALLY DESCRIBED AS LOT 2, CIRCLE K #9123 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, Gerardo Chapa Jr. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale and On-Site Consumption of Alcoholic Beverages (Wine and Beer) at the proposed restaurant “El Puerto del Tio Jerry #3” to be located at 111 W. Nolana Avenue Suites 1 & 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 Gerardo Chapa Jr. has applied for a Conditional Use Permit for the Sale and On-Site Consumption at the proposed restaurant “El Puerto del Tio Jerry #3” to be located at 111 W. Nolana Avenue, 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 25th day of January, 2022.

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

CITY OF SAN JUAN

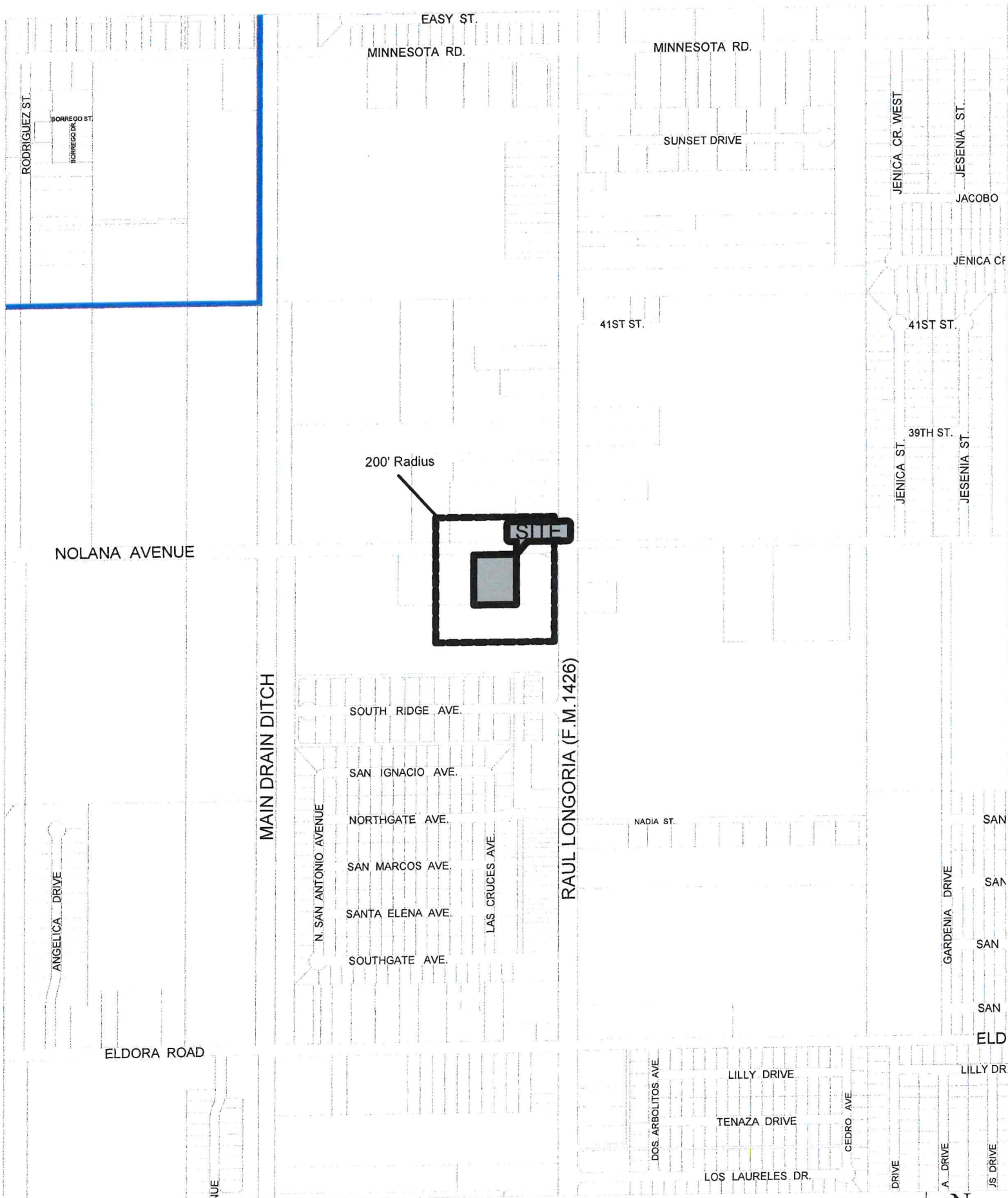
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (Wine and Beer) for On-Premise Consumption at "El Puerto del Tio Jerry #3" Restaurant located at 111 W. Nolana Avenue Suites 1-2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.

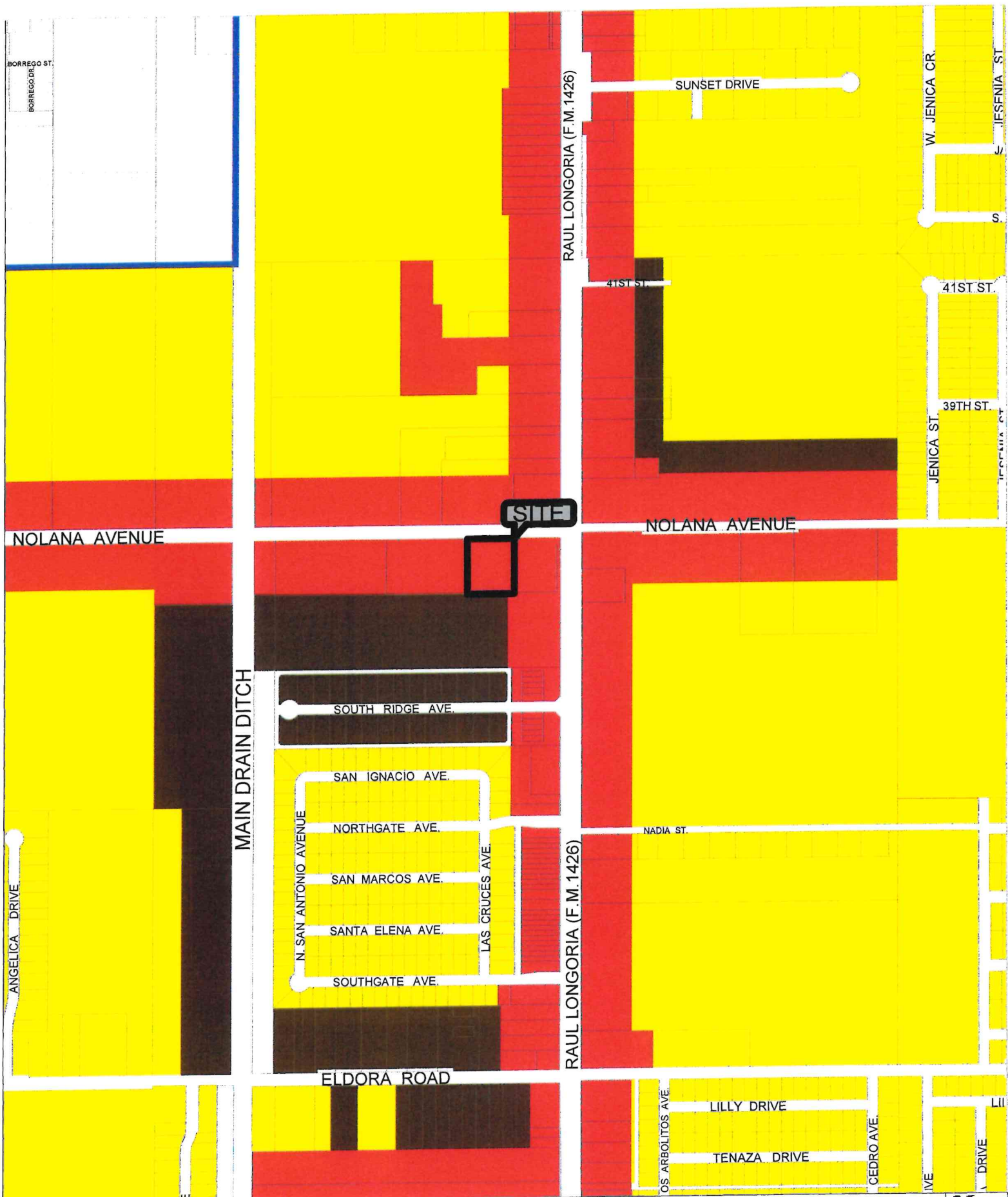


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (Wine and Beer) for On-Premise Consumption at "El Puerto del Tio Jerry #3" Restaurant located at 111 W. Nolana Avenue Suites 1-2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.



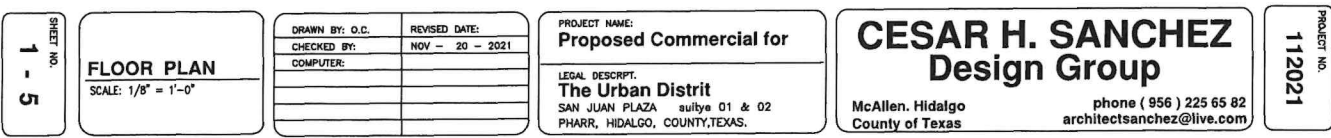


Zoning Districts

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 for the Sale of Alcoholic Beverages (Wine and Beer) for On-Premise Consumption at "El Puerto del Tio Jerry #3" Restaurant located at 111 W. Nolana Avenue Suites 1-2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.





Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “El Puerto del Tio Jerry #3” Restaurant located at 111 W. Nolana Avenue, Suites 1 – 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.

Chapa, Gerardo Jr.
1107 Harbor Ln.
La Joya, TX 78560

Valencia, Luis Alberto M. and
Sandra Ruiz
105 W. Utility Dr.
Pharr, TX 78577

National Retail Properties, Inc.
430 S. Orange Avenue, Suite 900
Orlando, FL 32801

Monarca Investments Group, LTD.
105 W. Utility Dr.
Pharr, TX 78577

OC Development, LTD.
2912 S. Jackson Rd.
Edinburg, TX 78539

Chavez, Felix Jr.
6501 S. Cage Blvd.
Pharr, TX 78577

Lubin Properties, LLC.
P.O. Box 2978
McAllen, TX 78502

Garza Leasing
P.O. Box 658
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Hold a Public Hearing for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal-Nelson Development, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

The Applicant Is Proposing To Rezone 21.68-Acre Tract Of Land Located Approximately A Quarter Mile South Of Hall Acres Road, Along The East Side Of Veterans Boulevard.

The Future Land Use And Comprehensive Maps Designated This Property As Single-Family Use. The Surrounding Properties Consist Of Residential And Commercial Use Along Veterans Boulevard. It Is Noted that A Residential Subdivision, Dominion Place, Is Adjacent To The Property. A Subdivision Plat Was Submitted For Review With A Total Of 105 Residential Properties.

Staff Mailed A Notice Of The Public Hearing Before The Planning And Zoning Commission To Seventy-Six (76) 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 January 13, 2022, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 01/07/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S)
APPLICANT:	Villarreal - Nelson Development, LTD.
AGENT:	N/A
LEGAL:	A 21.68 acre tract of land out of Lot 1, Block 14, John Closner Subdivision
LOCATION:	The property is located approximately a quarter of mile South of Hall Acres Road, along the East side of Veterans Boulevard.
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Residential Subdivision
PROPOSED ZONING:	Single-Family Residence District (R-S)
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> – Residential; Single-Family Residence District (R-S) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	The property has access to 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 21.68-acre tract of land located approximately a quarter mile South of Hall Acres Road, along the East side of Veterans Boulevard.

The Future Land Use and Comprehensive Maps designated this property as Single-Family Use. The surrounding properties consist of residential and commercial use along Veterans Boulevard. It is noted, that a residential subdivision, Dominion Place, is adjacent to the property. A subdivision plat was submitted for review with a total of 105 residential properties.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventy-six (76) 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
Survey with Metes and Bounds Description
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 MULTI-FAMILY RESIDENCE DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) OF A 21.68 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE SOUTH OF HALL ACRES ROAD, ALONG THE EAST SIDE OF VETERANS BOULEVARD, 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 residential district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 21.68 acre tract of land out of Lot 1, block 14, John Closner Subdivision located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 25th day of January, 2022.

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

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY

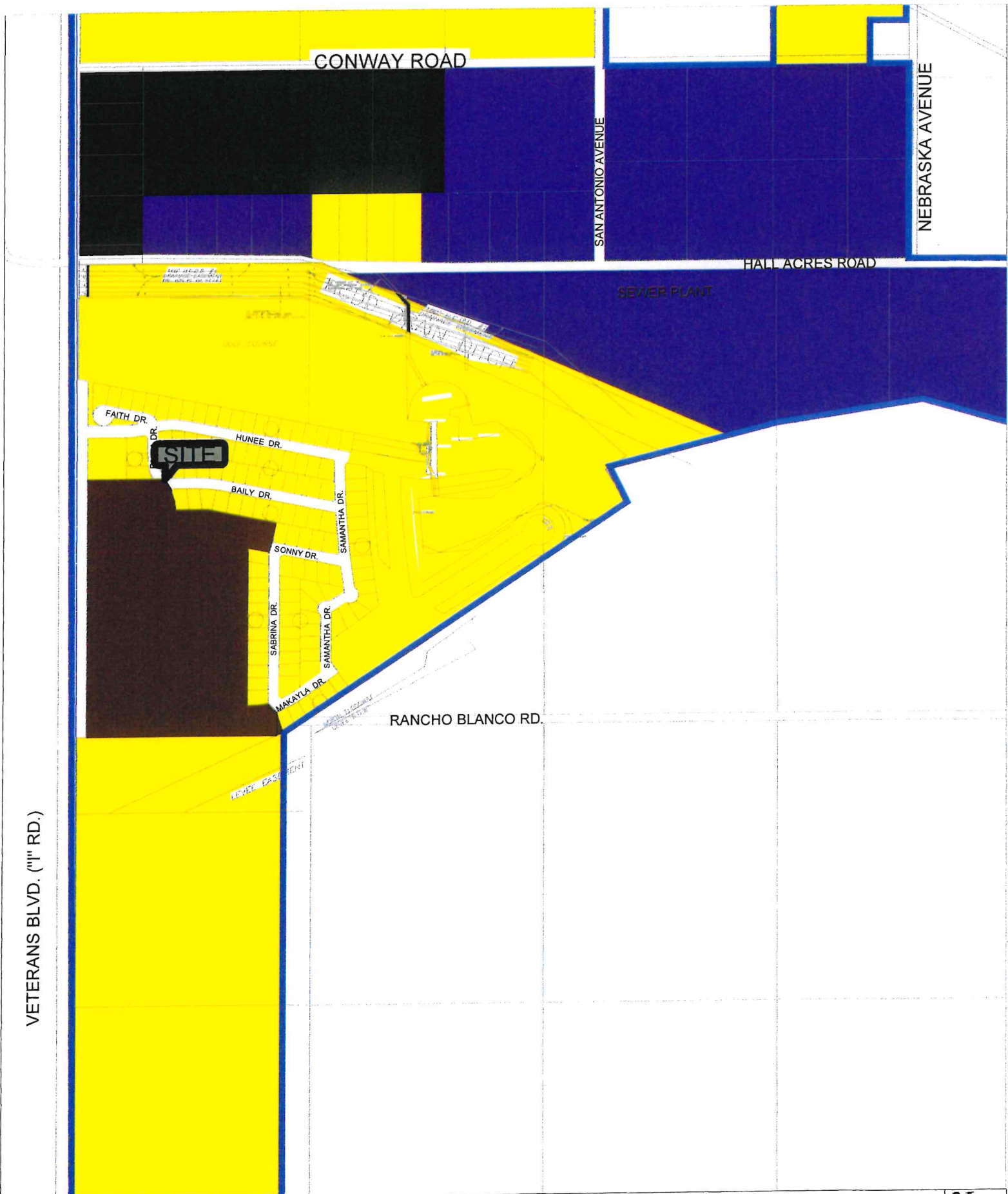


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, as Requested by Villarreal-Nelson Development, LTD.





Zoning Districts

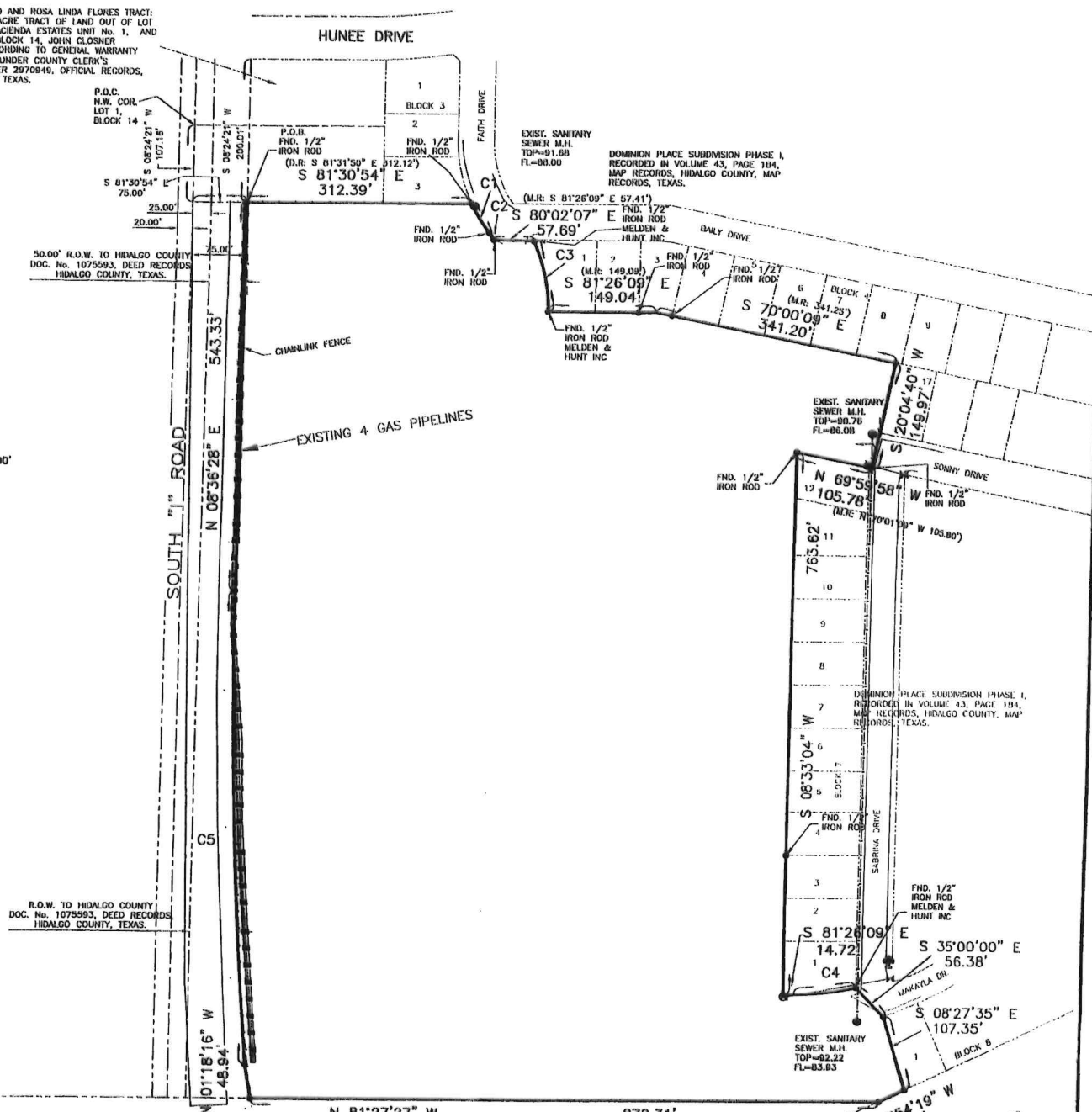
- | | |
|---------------------------------|------------------------|
| Single Family Residential (R-S) | Heavy Commercial (C-3) |
| Manufactured Home (R-MH) | Light Industrial (I-1) |
| Multi-Family Residential (R-MF) | Heavy Industrial (I-2) |
| Neighborhood Commercial (C-1) | Open Space (O) |
| General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

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, as Requested by Villarreal-Nelson Development, LTD.



THE KARINA LUGO AND ROSA LINDA FLORES TRACT:
A 0.868 OF AN ACRE TRACT OF LAND OUT OF LOT
14, SAN JUAN HACIENDA ESTATES UNIT No. 1, AND
OUT OF LOT 1, BLOCK 14, JOHN CLOSNER
SUBDIVISION, ACCORDING TO GENERAL WARRANTY
DEED RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 2970849, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'



NOTE:
① - SET 1/2" x 24"
IRON ROD WITH
PLASTIC CAP
STAMPED INPLS 4856
UNLESS OTHERWISE NOTED.

THE MIMO SAN JUAN LLC TRACT: A 1.19 ACRE TRACT OF LAND OUT
OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, ACCORDING TO
DEED OF CONVEYANCE ASSIGNMENT AND BILL OF SALE RECORDED
UNDER COUNTY CLERK'S DOCUMENT NUMBER 2012071, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.64'	228.40'	11°57'05"	47.56'	S 2°18'23" E
C2	11.79'	178.35'	0°47'18"	11.79'	S 25°53'40" E
C3	101.80'	228.35'	25°34'01"	101.05'	S 0°44'30" E
C4	86.00'	375.00'	13°00'22"	85.81'	S 8°0'27" E
C5	682.26'	7590.42'	05°09'00"	682.03'	N 06°5'34" E

PLAT SHOWING

A 21.70 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 14,
JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN
VOLUME 0, PAGES 4 & 5, MAP RECORDS, HIDALGO
COUNTY, MAP RECORDS, TEXAS, AND ACCORDING TO
SPECIAL WARRANTY DEED RECORDED UNDER COUNTY
CLERK'S DOCUMENT NUMBER 3231108, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "D"
AREAS BETWEEN LIMITS OF THE 100-
YEAR AND 500-YEAR FLOOD; OR CERTAIN
AREAS SUBJECT TO 100-YEAR FLOODING
WITH AVERAGE DEPTHS LESS THAN ONE
(1) FOOT OR WHERE THE CONTRIBUTING
DRAINAGE AREA IS LESS THAN ONE (1)
SQUARE MILE; OR AREAS PROTECTED BY
LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 10, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN
ACCORDANCE WITH SPECIAL WARRANTY DEED RECORDED
UNDER COUNTY CLERK'S DOCUMENT NUMBER 3231108,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT
TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO
AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE
CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING
EXTRA TERRITORIAL JURISDICTION.

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

VOL. 0 PAGES 485
SURVEYED
OWNER
ADDRESS
JOB No.
BOOK No. PAGE
Z:\data\SUBDIVISIONS\San Juan\PLANTATION HEIGHTS\PLANTATION HEIGHTS

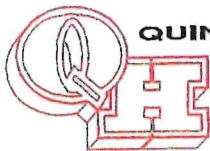


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QOHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



ALFONSO GUINTELLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

A 21.70 ACRE TRACT OF LAND (DEED RECORD: 21.68 ACRES) OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 0, PAGES 4 AND 5, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3231108, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE SOUTH VETERANS BOULEVARD AND THE SOUTH RIGHT OF WAY LINE OF HUNEE DRIVE AS DEPICTED ON THE PLAT OF DOMINION PLACE SUBDIVISION PHASE I, AS RECORDED IN VOLUME 43, PAGE 184, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THENCE; S 08°24'21" W, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 200.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE KARINA LUGO AND ROSA LINDA FLORES TRACT (A 0.868 OF AN ACRE TRACT OF LAND OUT OF LOT 14, SAN JUAN HACINEDA ESTATES UNIT No.1, AND JOHN CLOSNER SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2970949, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING.

THENCE; S 81°30'54" E (DEED RECORD: S 81°31'50" E), ALONG THE SOUTH LINE OF THE KARINA LUGO AND ROSA LINDA FLORES TRACT AND THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 312.39 FEET (DEED RECORD: 312.12 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 11°57'05", RADIUS = 228.40 FEET), A DISTANCE OF 47.64 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 03°47'18", RADIUS = 178.35 FEET), A DISTANCE OF 11.79 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°02'07" E (MAP RECORD: S 81°26'09" E), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 57.69 FEET (MAP RECORD: 57.41 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 25°34'01", RADIUS = 228.35 FEET), A DISTANCE OF 101.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°26'09" E, A DISTANCE OF 149.04 FEET (MAP RECORD: 149.09 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 70°00'09" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 341.20 FEET (MAP RECORD: 341.25 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 20°04'40" W, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 149.97 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 69°59'58" W (MAP RECORD: N 70°01'09" W), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 105.78 FEET (MAP RECORD: 105.80 FEET) TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°33'04" W, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 763.62 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 13°08'22", RADIUS = 375.00 FEET), A DISTANCE OF 86.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AND EXTERIOR CORNER OF THIS TRACT.

THENCE; S 35°00'00" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 56.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°27'35" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 107.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE NORTH FLOODWAY LEVEE RIGHT OF WAY (RECORDED IN VOLUME 383, PAGE 508, VOLUME 467, PAGE 124, VOLUME 461, PAGE 187, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF DOMINION PLACE SUBDIVISION PHASE I AND THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 73°54'19" W, ALONG THE NORTH LINE OF THE NORTH FLOODWAY LEVEE RIGHT OF WAY, A DISTANCE OF 39.16 FEET (DEED RECORD: 39.25 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THE MMGJ SAN JUAN LLC TRACT (A 1.19 ACRE TRACT OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, ACCORDING TO DEED OF CONVEYANCE ASSIGNMENT AND BILL OF SALE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2812871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE WESTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°27'27" W, ALONG THE NORTH LINE OF THE MMGJ SAN JUAN LLC TRACT, A DISTANCE OF 872.31 FEET (DEED RECORD: 872.10 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 01°18'16" W, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 48.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

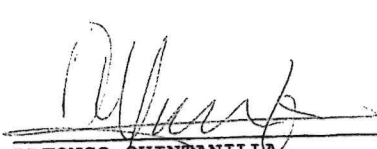
THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 05° 09'00", RADIUS = 7,590.42 FEET), A DISTANCE OF 682.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°36'28" E, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 543.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.70 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DOMINION PLACE SUBDIVISION PHASE I, RECORDED IN VOLUME 43, PAGE 184, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

DATE PREPARED: SEPTEMBER 23, 2021


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal Nelson-Development, LTD.

Villarreal-Nelson Dev. LTD. 4312 S. K Center St. McAllen, TX 78503	Araujo, Moises Aranda and Laura Vargas Montoya 616 Baily Drive San Juan, TX 78589	Castro, Juliza Moreno 601 Baily Dr. San Juan, TX 78589
Lugo, Karina and Rosa Linda Flores 516 Sonny Dr. San Juan, TX 78589	SSB Homes, Inc. 321 S. Main St. McAllen, TX 78501	Guajardo, Michael A. 519 Baily Dr. San Juan, TX 78589
Garcia, Martha E. Tellez 2714 Faith Dr. San Juan, TX 78589	Estevanes, Andra and Raul 612 Baily Dr. San Juan, TX 78589	Fernandez, Hector J. and Sonia L. Pena 600 Sonny Dr. San Juan, TX 78589
Hernandez, Juan Enrique and Leticia 2716 Faith Dr. San Juan, TX 78589	Garcia, Casandra and Jesus Saul 615 Baily Dr. San Juan, TX 78589	Smillie, Joshua E. 518 Sonny Dr. San Juan, TX 78589
Capetillo, Genovevo and Marivel 2718 Faith Dr. San Juan, TX 78589	Goyre, Rafael R. and Nadia 2600 San Marcos Dr. Alamo, TX 78516	Razo, Juan B. and Laurie L. 2812 Sabrina Dr. San Juan, TX 78589
Gonzalez, Angel Francisco G. 619 Hunee Dr. San Juan, TX 78589	Gomez, Diana 611 Baily Dr. San Juan, TX 78589	Ochoa, Cynthia M. 2814 Sabrina Dr. San Juan, TX 78589
De la Merced, Lorenzo H. and Enriqueta Ramirez Gomez 617 Hunee Dr. San Juan, TX 78589	Estevez, Maricruz 609 Baily Dr. San Juan, TX 78589	Venegas, Dora Elia 1001 W 2 nd St. Mercedes, TX 78570
Arellano, Jose J. and Pamela S. Vega 121 E. Moore Rd. Lt 185 Box 111 Pharr, TX 78577	Landez, Gilberto and Leticia 607 Baily Dr. San Juan, TX 78589	Monjaras, Daniel and Mirtha L. 2818 Sabrina Dr. San Juan, TX 78589
Martinez, Miguel Angel and Juana 613 Hunee Dr. San Juan, TX 78589	Morin, Noelia Armando Mercado 605 Baily Dr. San Juan, TX 78589	Arciniega, Maria Josefina 2900 Sabrina Dr. San Juan, TX 78589
Cantu, Belma 618 Baily Dr. San Juan, TX 78589	Rosenbaum, Maby 603 Baily Dr. San Juan, TX 78589	Gutierrez, Rodolfo and Maria 2902 Sabrina Dr. San Juan, TX 78589

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal Nelson-Development, LTD.

Avila, Antonia, and Lorenzo
2904 Sabrina Dr.
San Juan, TX 78589

De la Torre, Marcelino and Margie
2913 Sabrina Dr.
San Juan, TX 78589

Coronado, Isabel A. and Devi G.
Santamaria Fox
516 Sonny Dr.
San Juan, TX 78589

Cerda, Ismael V.
Calle Mante 24 Col.
Tamaulipas Matamoros Tamp
87383 Mexico

Guerra, Gerardo and Alberto
2911 Sabrina Dr.
San Juan, TX 78589

Jota LLC.
14 Resaca Vista
San Benito, TX 78589

Mendoza, Norma L.
422 Arroyo Avenue
Santa Rosa, TX 78593

Gomez, Eduardo T.
2909 Sabrina Dr.
San Juan, TX 78589

Salinas, Vicente M.
Adelfa Rodriguez
517 Sonny Dr.
San Juan, TX 78589

Aldana, Luis Ernesto and Elizabeth
2910 Sabrina Dr.
San Juan, TX 78589

Salinas, Xavier Iban
2907 Sabrina Dr.
San Juan, TX 78589

Valdivia, Salma Daniela
Salomon & Hortencia L. de Salinas
2904 Samantha Dr.
San Juan, TX 78589

Cantu, Oziel A.
2912 Sabrina Dr.
San Juan, TX 78589

Miranda, Mario G. and Maricela
2905 Sabrina Dr.
San Juan, TX 78589

Porras, Antonio Guadalupe
2902 Samantha Dr.
San Juan, TX 78589

Juarez, Juan M.
2914 Sabrina Dr.
San Juan, TX 78589

Salazar, Jesse
2903 Sabrina Dr.
San Juan, TX 78589

Ruiz, Jorge Macias
515 Baily Dr.
San Juan, TX 78589

Ochoa, Omar and Teresa Ann
602 Makayla Dr.
San Juan, TX 78589

Castillo, Yasmin T. and Jose Daniel
Montez
2901 Sabrina Dr.
San Juan, TX 78589

Garza, Claudia Rocha
517 Baily Dr.
San Juan, TX 78589

Vargas, Jose Raul and Irma
600 Makayla Dr.
San Juan, TX 78589

Munoz, Erika Alejandra G.
309 N. Broadway St.
McAllen, TX 78501

Guajardo, Michael A.
519 Baily Dr.
San Juan, TX 78589

Ramirez, Edgardo
518 Makayla Dr.
San Juan, TX 78589

Garza, Jesus
2817 Sabrina Dr.
San Juan, TX 78589

Morin, Noelia
Armando Mercado
605 Baily Dr.
San Juan, TX 78589

Ellis, Paul M. and Karina Rivera
516 Makayla Dr.
San Juan, TX 78589

Martinez, Jose Carlos and Maria E.
601 Sonny Dr.
San Juan, TX 78589

Landez, Gilberto and Leticia
607 Baily Dr.
San Juan, TX 78589

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal Nelson-Development, LTD.

Estevez, Maricruz
609 Baily Dr.
San Juan, TX 78589

Gallegos, David and Leticia
514 Baily Dr.
San Juan, TX 78589

Gomez, Diana
611 Baily Dr.
San Juan, TX 78589

Sustaita, Julio C. and Maria
Antonia
512 Baily Dr.
San Juan, TX 78589

Escobedo, Jesus Maria and
Hortencia G. Vasquez Davila
610 Baily Dr.
San Juan, TX 78589

Gonzalez, Angel Francisco G.
619 Hunne Dr.
San Juan, TX 78589

Salinas, Luis M.
510 W. Falcon Avenue
Pharr, TX 78577

De la Merced, Lorenzo H. and
Enriqueta Ramirez Gomez
617 Hunee Dr.
San Juan, TX 78589

Guerra, San Juanita and Joshua
Salazar
P.O. Box 2074
Edinburg, TX 78540

Arellano, Jose J. and Pamela S.
Vega
121 E. Moore Rd. Lt 185 Box 111
Pharr, TX 78577

Hinojosa, Heriberto and Nohemi
Sanchez
604 Baily Dr.
San Juan, TX 78589

Martinez, Miguel Angel and Juana
613 Hunee Dr.
San Juan, TX 78589

Jackson, Robert W. and Cynthia
618 W. Kelly Avenue
Pharr, TX 78577

Davila, Gilberto Hernandez
805 S. Juniper Circle
Pharr, TX 78577

Casas, Jose Manuel and Maria
Teresa
518 Baily Dr.
San Juan, TX 78589

Coleman, Malcom J.
516 Baily Dr.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately a quarter mile East of Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to rezone 1.42 acre tract of land located at the Northeast corner of Eldora and Raul Longoria Road, next to a Church, from Single-Family Residence District to Multi-family Residence in order to build an apartment complex.

The Future Land Use and Comprehensive Maps designate this property for Commercial Use. The surrounding properties consist of residential and commercial use along Eldora Road. A subdivision plat shall be required.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) 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 January 13, 2022, the Planning and Zoning Commission recommended denial of the rezoning request with a 4-1 vote.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 01/07/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Mosa Development, LLC.
AGENT:	N/A
LEGAL:	A 1.42 acre tract of land out of Lot 14, Block 8, John Closner Subdivision.
LOCATION:	The property is located approximately 500 feet of Raul Longoria Road, along the North side of Eldora Road.
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Apartment complex
PROPOSED ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Institutional; Single-Family Residence District (R-S) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Institutional; Single-Family Residence District (R-S) <i>West</i> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	These properties have access along Eldora Road.
PUBLIC SERVICES:	Water service is provided by North Alamo Water Supply Corporation; sewer is 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 1.42 acre tract of land located at the Northeast corner of Eldora and Raul Longoria Road, next to a Church, from Single-Family Residence District to Multi-family Residence in order to build an apartment complex.

The Future Land Use and Comprehensive Maps designate this property for Commercial Use. The surrounding properties consist of residential and commercial use along Eldora Road. A subdivision plat shall be required.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) 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
Survey with Metes and Bounds Description
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 A 1.42 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, LOCATED APPROXIMATELY 500 FEET OF RAUL LONGORIA ROAD ALONG THE NORTH SIDE OF ELDORA ROAD, 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 development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 1.42 acre tract of land out of Lot 14, block 8, John Closner Subdivision located approximately 500 feet of Raul Longoria Road, along the North side of Eldora Road from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 25th day of January, 2022.

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

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

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.





- Legend
-  CITY LIMITS
 -  Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.



MAIN DRAIN DITCH

NAGE DITCH

SOUTH RIDGE AVE.

SAN IGNACIO AVE.

NORTHGATE AVE.

SAN MARCOS AVE.

SANTA ELENA AVE.

SOUTHGATE AVE.

N. SAN ANTONIO AVENUE

LAS CRUCES AVE.

RAUL LONGORIA (F.M. 1426)

NADIA ST.

ELDORA ROAD

LILLY DRIVE

TENAZA DRIVE

LOS LAURELES DR.

EBANO DRIVE

ENCINO DRIVE

DOS ARBOLITOS AVE.

CEDRO AVE.

FERN DRIVE

GARDENIA DRIVE

MONTE GRANDE D

WEST EAGLE STREET

DOVE STREET

CARDINAL STREET

BLUEBIRD STREET

N ANTONIO AVENUE

DARD AVENUE

LINCOLN AVENUE

ARBOLITOS LN.

SAN JUAN FIRE DEPT
SAN JUAN POLICE DEPT

EAST EAGLE STREET

DOS ARBOLITOS AVE

COYOTE AVENUE

OLMO AVENUE

FRESNO AVENUE

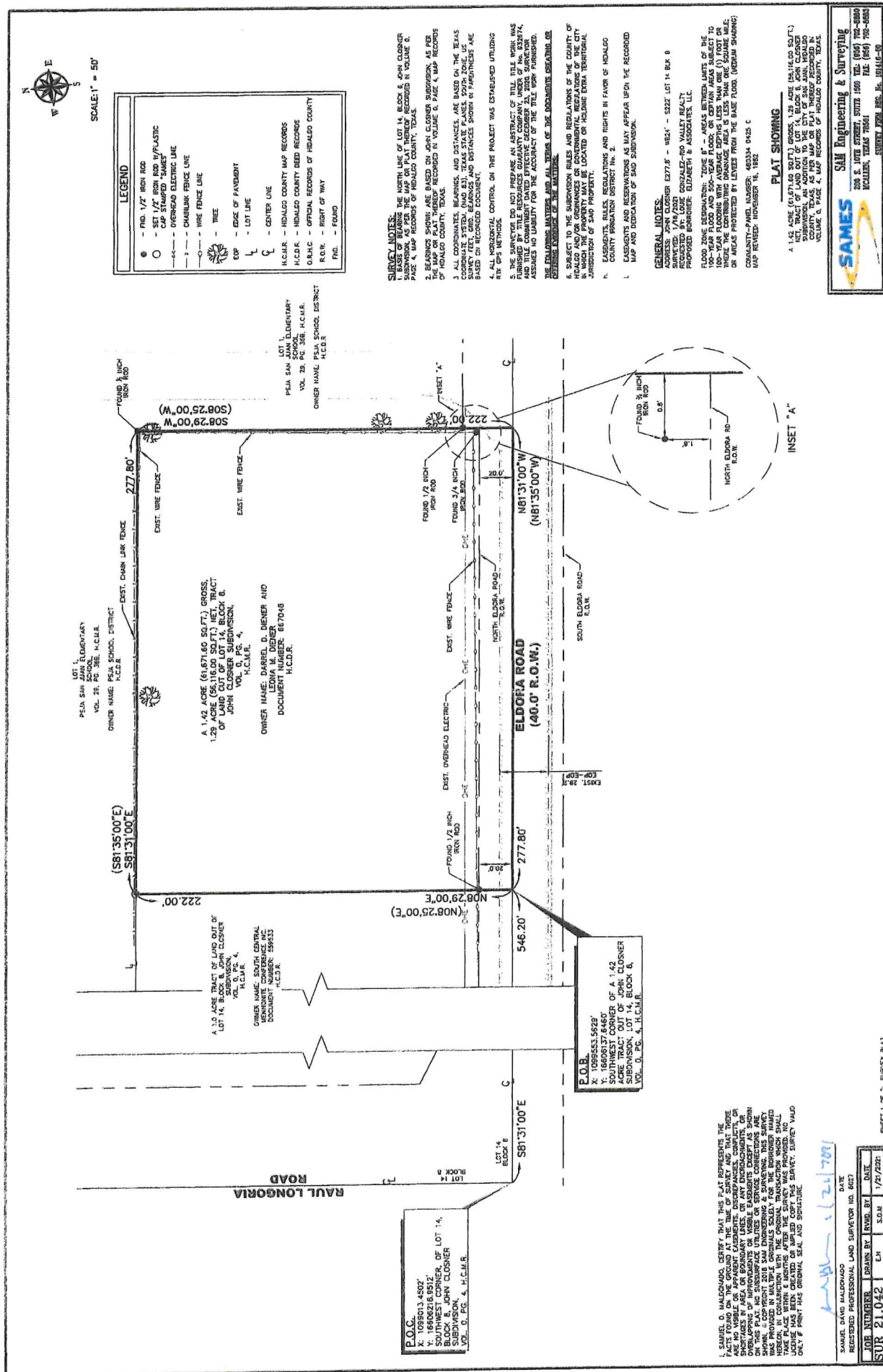
CEDRO STREET

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 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.





SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

METES & BOUNDS DESCRIPTION

A 1.42 ACRE (61,671.60 SQ.FT.) GROSS, 1.29 ACRE (56,116.00 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, AN ADDITION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

A 1.42 ACRE (61,671.60 SQ.FT.) GROSS, 1.29 ACRE (56,116.00 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO DARREL D. DIENER AND LEONA M. DIENER, IN WARRANTY DEED, DOCUMENT NUMBER 667048, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING; AT SOUTHWEST CORNER OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, RECORDED IN VOLUME 0, PAGE 4, ALSO BEING THE CENTER LINE INTERSECTION OF RAUL LONGORIA ROAD AND ELDORA ROAD, **THENCE;** SOUTH 81°31'00" EAST, ALONG THE CENTER LINE OF ELDORA ROAD, A DISTANCE OF 546.20 FEET, TO A POINT, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF N= 16606137.6460', E= 1099553.5629', AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°29'00" EAST (N08°25'00"E), ALONG THE EAST LINE OF A 1.0 ACRE TRACT, THEREOF CONVEYED TO SOUTH CENTRAL MENNONITE CONFERENCE INC., RECORDED IN DOCUMENT NUMBER 559533, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 20.00 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE NORTH RIGHT OF WAY LINE OF SAID ROAD, A TOTAL DISTANCE OF 222.00 FEET, TO A SET HALF (1/2) INCH IRON ROD STAMPED "SAMES", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

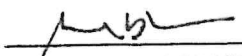
THENCE; SOUTH 81°31'00" EAST (S81°35'00"E), ALONG THE SOUTH LINE OF LOT 1, PSJA SAN JUAN ELEMENTARY SCHOOL, THEREOF CONVEYED TO PSJA SCHOOL DISTRICT, RECORDED IN VOLUME 29, PAGE 36B, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 277.80 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°29'00" WEST (S08°25'00"W), ALONG THE WEST LINE OF LOT 1, OF SAID SUBDIVISION, THEREOF CONVEYED PSJA SCHOOL DISTRICT, A DISTANCE OF 192.00 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE RECORDED NORTH RIGHT OF WAY LINE OF ELDORA ROAD, A DISTANCE OF 202.00 FEET PASS THE NORTH RIGHT OF WAY LINE OF ELDORA ROAD, A TOTAL DISTANCE OF 222.00 FEET, TO A POINT LYING ON THE CENTER LINE OF SAID ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°31'00" WEST (N81°35'00"W), ALONG THE CENTER LINE OF ELDORA ROAD, A DISTANCE OF 277.80 FEET, TO A POINT LYING ON THE CENTER LINE OF SAID ROAD, ALSO BEING THE **POINT OF BEGINNING**, CONTAINING A 1.42 ACRE (61,671.60 SQ.FT.) GROSS, 1.29 ACRE (56,116.00 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, SAMUEL D. MALDONADO, CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.



SAMUEL D. MALDONADO DATE 1/21/2021
REGISTERED PROFESSIONAL LAND SURVEY No. 6027

JOB No. SUR 21.042
SHEET 2 OF 2

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.

Mosa Development, LLC.
1123 Boulder Drive
Alamo, TX 78516

Garcia, Natalia J.
206 Lilly Dr.
San Juan, TX 78589

Mosa Developments, LLC
4101 N. Ebony Dr.
Pharr, TX 78577

Saucedo, Julio and Nelly Gonzalez
208 Lilly Dr.
San Juan, TX 78589

PSJA School District
P.O. Box Y
Pharr, TX 78577

Garza, Juan Pablo
210 Lilly Dr.
San Juan, TX 78589

South Central Mennonite
Conference Inc.
P.O. Box 448
North Newton, KS 67117

Pina, Esperanza
212 Lilly Dr.
San Juan, TX 78589

Bazaldua, Miguel Angel
2709 Dos Arbolitos
San Juan, TX 78589

Lopez, Berenice
214 Lilly Dr.
San Juan, TX 78589

Quiroz, Eliseo and Maria D.
2707 N. Dos Arbolitos Avenue
San Juan, TX 78589

Moreno, Ulises and Elena Garcia
909 W. Caffery Avenue, Apt 5
Pharr, TX 78577

Sanchez, Gilbert and Imelda
8112 N. Expressway 281
Edinburg, TX 78542

Salinas, Priscilla
218 Lilly Dr.
San Juan, TX 78589

Gonzalez, Carlos
200 Lilly Dr.
San Juan, TX 78589

Anzaldua, Humberto and Nereida
Salinas
202 Lilly Dr.
San Juan, TX 78589

Chapa, Carlos A.
Maria V. Miranda
17618 Raven Canyon Ln.
Houston, TX 77095

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Consider the Approval of the Final Workplan for Fiscal Year 35 (2022) for the Hidalgo County Urban County Program.

STAFF COMMENTS AND RECOMMENDATIONS:

Enclosed please find a Final Workplan for the Hidalgo County Urban County Program for Fiscal Year 35 (2022) for Street Improvements, Abused and Neglected Children, Senior and Health Services in the amount of \$300,037.00.

General Administration funds shall be used for CDBG expenses including advertisements, postings and coordinating project activities in the amount of \$3,000.00

Street Improvements covers materials and engineering/geotechnical expenses for the repaving and curb and gutter of the Alfredo Street, Jaime Street, Standard Avenue and 12th Street in the amount of \$283,037.00.

Senior Services for Amigos del Valle that includes the expenses related to the delivery of meals to the elderly (62 years older) within the City of San Juan in the amount of \$5,000.00.

Health Services for Nuestra Clinica del Valle that covers all medical, dental and support services, pharmacy, radiology and laboratory for the low income and uninsured residents in San Juan in the amount of \$7,000.00.

Abused and Neglected Children for CASA of Hidalgo that covers the volunteer's supervisors salaries when they are assisting current children in the precinct in the amount of \$2,000.00.

RECOMMENDATION:

Approval of the Final Work Plan for Fiscal Year 35 (2022) for the Hidalgo County Urban County Program.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

AVAILABLE FUNDS: \$ 300,037.00

MATRIX	PROJECT NAME	ESTIMATED
CODE	BRIEF DESCRIPTION (INCLUDE AGENCY NAME)	AMOUNT

Page 94

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FISCAL YEAR 34 (2021)

Project Name: General Program Adminstration

Proposed Budget: \$3,000.00

Matrix Code: 21A

National Objective:
 (Check One)
☒ Benefits Low/Moderate Income
☐ Prevention/Elimination of Slum & Blight
☐ Meets an Urgent Need

Project Description:
Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coorinating project activities and related eligible activities.

Project Location: 709 S. Nebraska Avenue, San Juan, TX 78589

SECTION II

Primary Purpose: (Check One)

☐ Help the Homeless	☐ Helps Persons with HIV/AIDS
☐ Help persons with Disabilities	☐ Address Public Housing Needs
☐ Not Applicable	

Priority Need Category: (Check One)

☐ Rental Housing	☐ Public Facility
☐ Owner Occupied Housing	☐ Infrastructure
☐ Economic Development	☐ Public Service
☒ Plannign/Adminstration	☐ Other

If Public Services: (Number of Beneficiaries)

☐ Youth	☐ N/A	People (General)
☐ Elderly		

If Housing- No. of Units: _____

If Facilities No. of Facilities: _____

SECTION III

Specific Objectives: (Check all that apply)

	Improved access to affordable owner housing for minorities
	Increase number of homeless persons moving into permanent housing
	End chronic homelessness
X	Improve the services to low/mod income persons
	Improve quality/increase quantity of neighborhood facility for low-income persons
	Improve quality/increase quantity of public improvements for low-income persons
	Remediate and re-develop brownfields
	Improve economic opportunities for low income persons

Proposed Outcome: Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coordinating project activities and related eligible activities.

Will CDBG funds be leveraged?

Yes	X	No
If yes... List all funding sources and amounts		
1		Amount:
2		Amount:
3		Amount:
4		Amount:

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

Public Service (Sub-recipients)

City Map	X	Sub Recipient Agency Letter
Flood Zone Map	X	Beneficiary Count
Project Site Photos		List of Minor Equip./Supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

X	YES		NO
---	-----	--	----

COMPLETED BY: Benjamin Arjona

TITLE: City Manager

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FISCAL YEAR 35 (2022)

Project Name: Street Improvements

Proposed Budget: \$283,037.00

Matrix Code: 03K

National Objective: _____

(Check One)

X

Benefits Low/Moderate Income

Prevention/Elimination of Slum & Blight

Meets an Urgent Need

Project Description: Project consists of the reconstruction of several streets to include but not limited to adjacent/abutting streets within the same general vicinity. Other expenditures will include professional engineering services, surveying, geo-tehnical and construction material testing, fees, etc.

Project Location: Alfredo Street, Jaime Street, Standard Avenue and 12th Street
(Continuation of the 2021 Street Improvements Project)
Loma Vista, Loma Verde and Loma Linda Streets

SECTION II

Primary Purpose: (Check One)

<u>Help the Homeless</u>	<u>Helps Persons with HIV/AIDS</u>
<u>Help persons with Disabilities</u>	<u>Address Public Housing Needs</u>
<u>X</u> <u>Not Applicable</u>	

Priority Need Category: (Check One)

<u>Rental Housing</u>	<u>Public Facility</u>
<u>Owner Occupied Housing</u>	<u>X</u> <u>Infrastructure</u>
<u>Economic Development</u>	<u>Public Service</u>
<u>Plannign/Administration</u>	<u>Other</u>

If Public Services: (Number of Beneficiaries)

<u>Youth</u>	<u>People (General)</u>
<u>Elderly</u>	

If Housing- No. of Units: _____

If Facilities No. of Facilities: _____

SECTION III

Specific Objectives: (Check all that apply)

Improved access to affordable owner housing for minorities

Increase number of homeless persons moving into permanent housing

End chronic homelessness

X

Improve the services to low/mod income persons

Improve quality/increase quantity of neighborhood facility for low-income persons

Improve quality/increase quantity of public improvements for low-income persons

Remediate and re-develop brownfields

Improve economic opportunities for low income persons

Proposed Outcome:

Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coordinating project activities and related eligible activities.

Will CDBG funds be leveraged?

Yes

X

No

If yes... List all funding sources and amounts

1 _____ Amount:

2 Amount:

3 _____ Amount:

4 _____ Amount:

SECTION IV

(MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

City Map

Flood Zone Map

Project Site Photos

Public Service (Sub-recipients)

X

Sub Recipient Agency Letter

X

Beneficiary Count

List of Minor Equip./Supplies

SECTION V

CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

x

YES

NO

COMPLETED BY: Benjamin Arjona

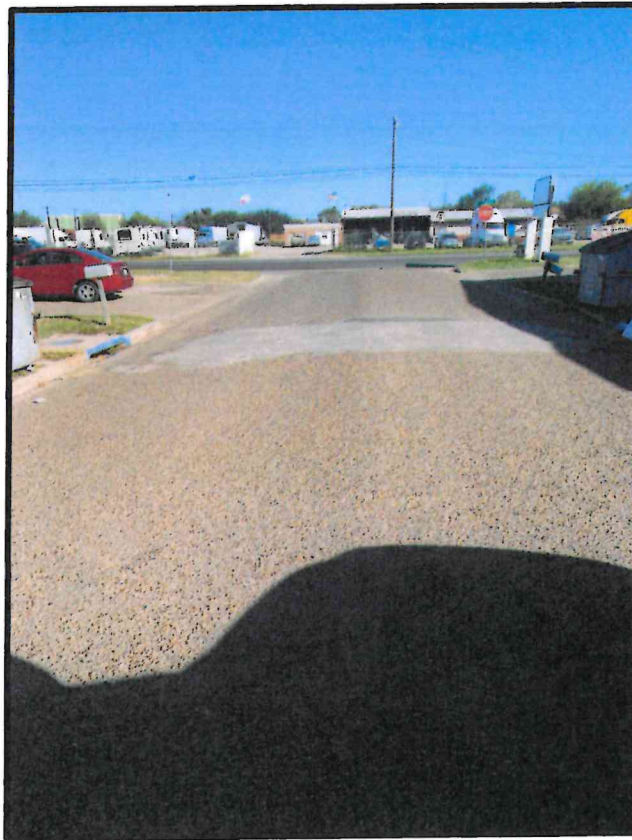
TITLE: City Manager



**Alfredo Street, Jaime Street and Standard Avenue
(Small Subdivision No. 2)**



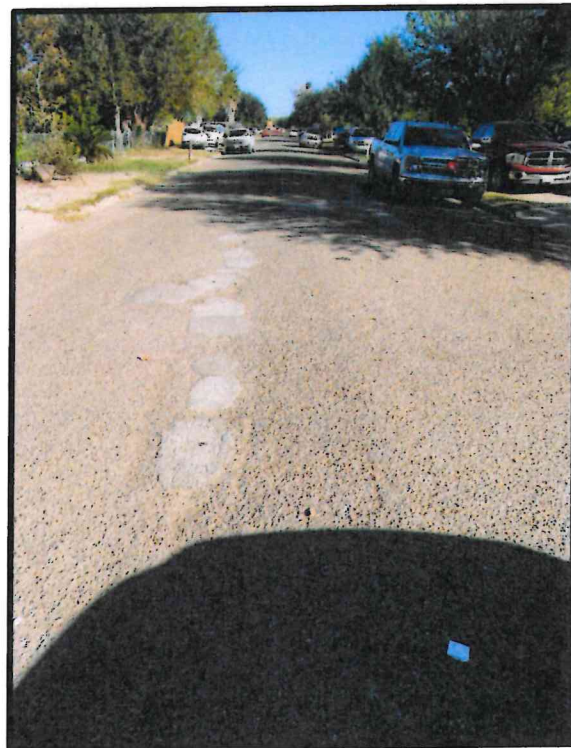
**Alfredo Street
(Small Subdivision No. 2)**



**Jaime Street
(Small Subdivision No. 2)**



**Jaime Street
(Small Subdivision No. 2)**



**Standard Avenue
(Small Subdivision No. 2)**



**Standard Avenue
(Small Subdivision No. 2)**



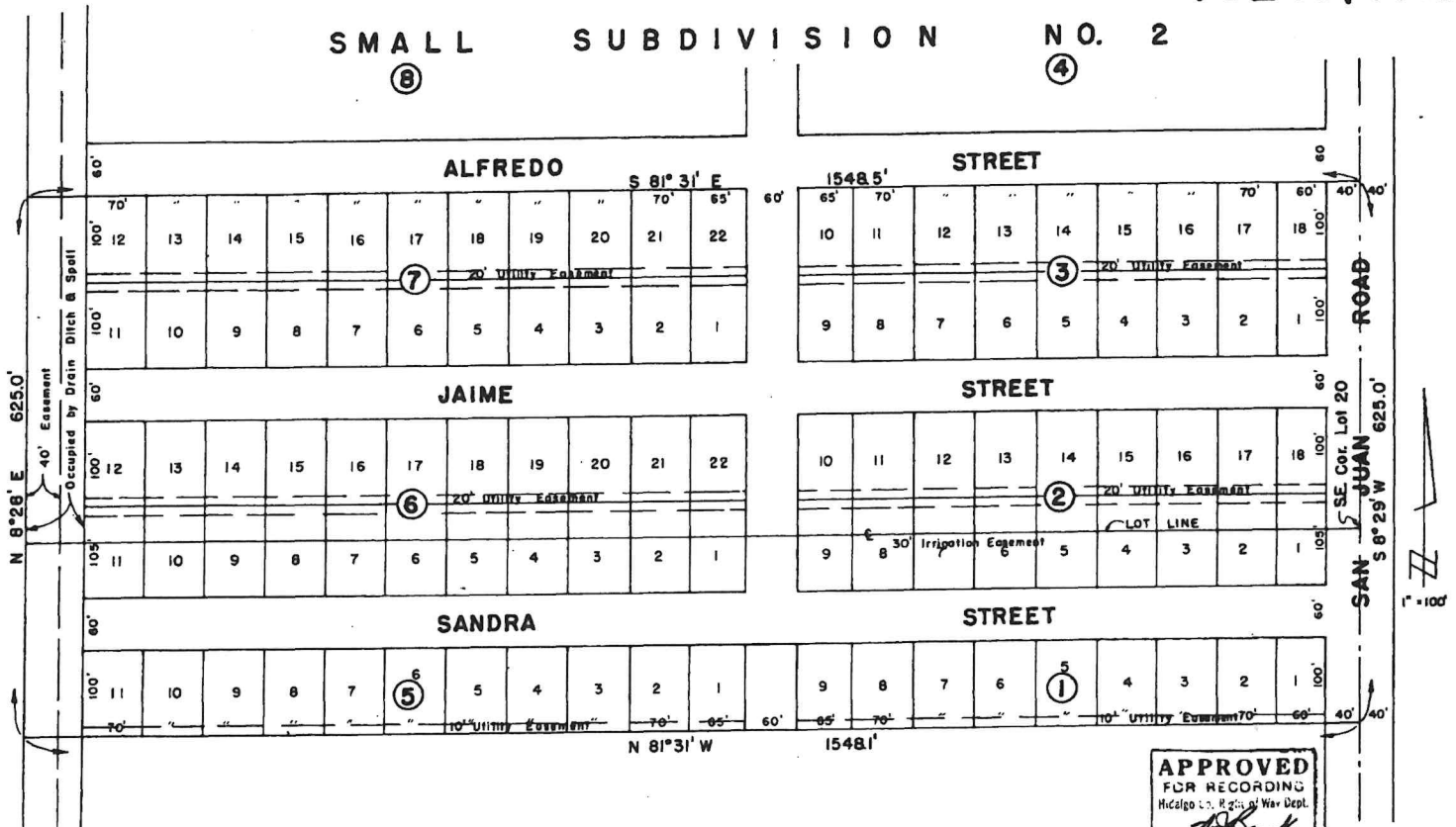


Urban County Program Project - 2022 Funds

SMALL SUBDIVISION NO. 2

⑧

④



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This 14th day of February, 1969
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By *Louis B. Brundage* Deputy

AMENDED MAP OF
SMALL SUBDIVISION NO. 2

BEING A RESUBDIVISION OF 14.22 ACRES OUT OF LOT 20,
BLOCK 8 AND 8.00 ACRES OUT OF LOT 21, BLOCK 8, JOHN
CLOSER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS.



FILED FOR RECORD THIS DATE
At 2:30 o'clock P.M.

FEB 4 1969

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By *M. Headley* Deputy

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS



STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, THE OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAT AND DO DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

Marlyn E. Small
MARLYN E. SMALL

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARLYN E. SMALL, 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 PURPOSES AND CONSIDERATION EXPRESSED THEREIN.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF January A.D., 1969



Carrie Lou Parrish
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

Carrie Lou Parrish



12th Street
(From Standard to San Antonio Avenue)



**12th Street
(From Standard to San Antonio Avenue)**



**12th Street
(From Standard to San Antonio Avenue)**



12th Street
(From Standard to San Antonio Avenue)





Urban County Program Project - 2022 Funds



Date: November 18, 2021
Location: City of San Juan, Texas

**OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE
CITY OF SAN JUAN 2021 STREET IMPROVEMENTS
PRELIMINARY**

BASE BID

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
Miscellaneous					
1	MOBILIZATION	1	LS	\$ 15,000.00	\$ 15,000.00
2	BARRICADES, SIGNS, & TRAFFIC HANDLING	1	LS	\$ 5,000.00	\$ 5,000.00
Alfredo Street (From N. Raul Longoria Rd. to the ditch)					
3	MILL EXIST. ROADWAY (ASPH)(2")	4,433	SY	\$ 5.00	\$ 22,166.67
4	PRIME COAT (MC-30)(0.2 GAL/SY)	887	GAL	\$ 7.50	\$ 6,650.00
5	2" HMAC TYPE D	4,433	SY	\$ 15.00	\$ 66,500.00
6	BASE REPAR WITH FLEXIBLE BASE (8" DEPTH)	1,140	SY	\$ 9.00	\$ 10,260.00
7	CURB INLET GRAVEL FILTER	40	LF	\$ 10.00	\$ 400.00
8	STORM MANHOLE CONC. COLLAR	1	EA	\$ 650.00	\$ 650.00
Jaime Street (From N. Raul Longoria Rd. to the ditch)					
9	MILL EXIST. ROADWAY (ASPH)(2")	4,527	SY	\$ 5.00	\$ 22,633.33
10	PRIME COAT (MC-30)(0.2 GAL/SY)	905	GAL	\$ 7.50	\$ 6,790.00
11	2" HMAC TYPE D	4,527	SY	\$ 15.00	\$ 67,900.00
12	BASE REPAR WITH FLEXIBLE BASE (8" DEPTH)	1,174	SY	\$ 9.00	\$ 10,562.40
N. Standard Street (From Sandra St. to Alta St.)					
13	MILL EXIST. ROADWAY (ASPH)(2")	2,427	SY	\$ 5.00	\$ 12,133.33
14	PRIME COAT (MC-30)(0.2 GAL/SY)	485	GAL	\$ 7.50	\$ 3,640.00
15	2" HMAC TYPE D	2,427	SY	\$ 15.00	\$ 36,400.00
16	BASE REPAR WITH FLEXIBLE BASE (8" DEPTH)	205	SY	\$ 9.00	\$ 1,845.00
17	CURB INLET GRAVEL FILTER	120	LF	\$ 10.00	\$ 1,200.00
18	STORM MANHOLE CONC. COLLAR	6	EA	\$ 650.00	\$ 3,900.00
W. 12th Street (From San Antonio Ave. to N. Standard Ave.)					
19	MILL EXIST. ROADWAY (ASPH)(2")	1,400	SY	\$ 5.00	\$ 7,000.00
20	PRIME COAT (MC-30)(0.2 GAL/SY)	280	GAL	\$ 7.50	\$ 2,100.00
21	2" HMAC TYPE D	1,400	SY	\$ 15.00	\$ 21,000.00
22	BASE REPAR WITH FLEXIBLE BASE (8" DEPTH)	549	SY	\$ 9.00	\$ 4,939.20
23	CURB INLET GRAVEL FILTER	10	LF	\$ 10.00	\$ 100.00
24	STORM MANHOLE CONC. COLLAR	2	EA	\$ 650.00	\$ 1,300.00
CIVIL CONSTRUCTION TOTAL \$					330,069.93

Total Estimated Construction Cost (BASE BID):

Civil Construction Total:	\$	330,069.93
5% Contingency Total:	\$	16,503.50
PROJECT CONSTRUCTION TOTAL:	\$	346,573.43

ESTIMATED PROJECT TOTAL: \$ 346,573.43 GRAND TOTAL

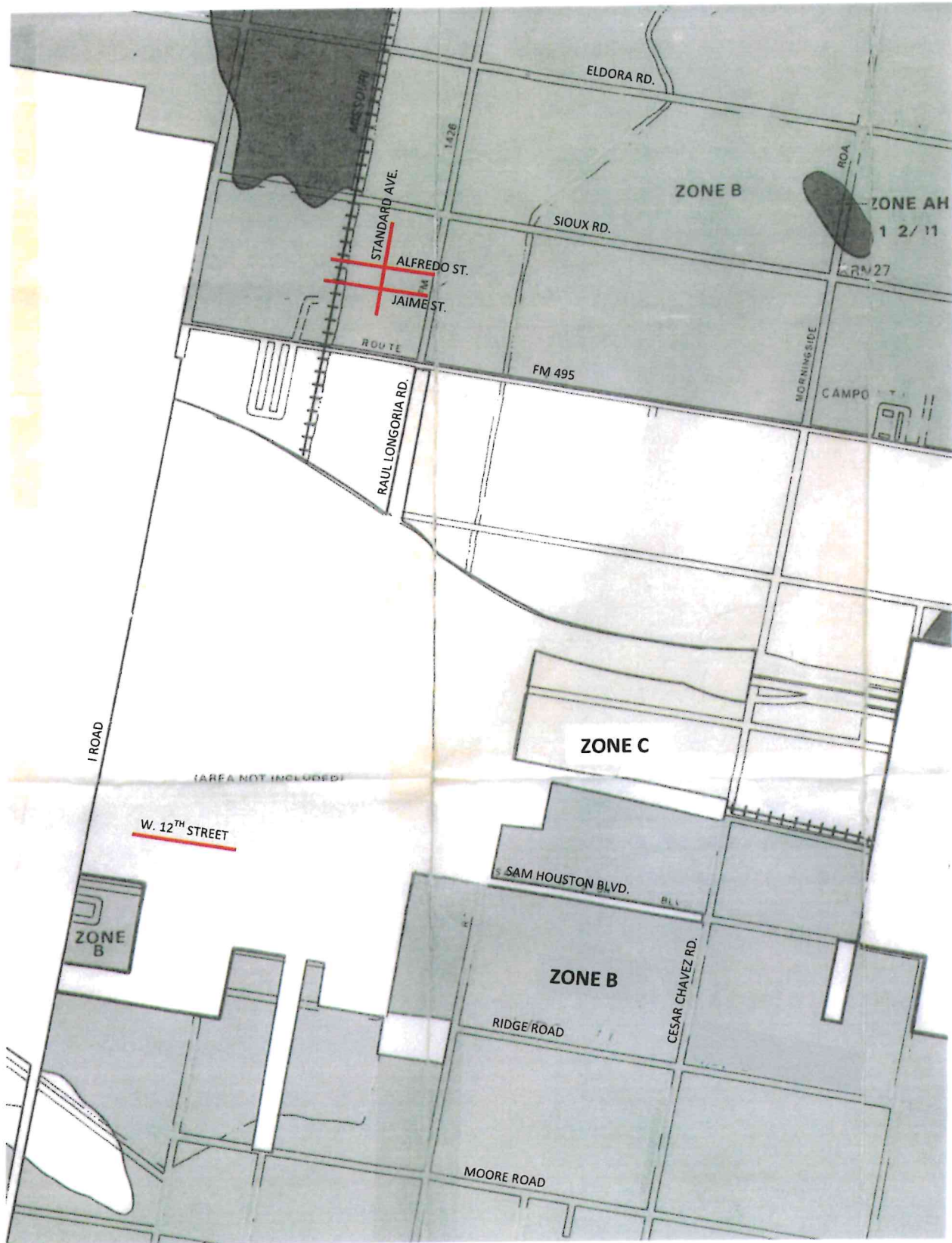
CITY OF SAN JUAN 2021 STREET IMPROVEMENTS PROJECT LOCATION EXHIBIT



SAMES, Inc
200 S. 10th Street, Suite 1500
McAllen, TX 78501
Ph: 956-702-8880 Fax: 956-702-8883
Reg. No. F-10602



HIDALGO COUNTY FEMA MAP
COMMUNITY PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**HIDALGO
COUNTY,
TEXAS
(UNINCORPORATED AREA)**

PANEL 425 OF 525

(SEE MAP INDEX FOR PANELS NOT PRINTED)

*As of 6/12/08, this is still
the map available on
FEMA.*

**COMMUNITY-PANEL NUMBER
480334 0425 C**

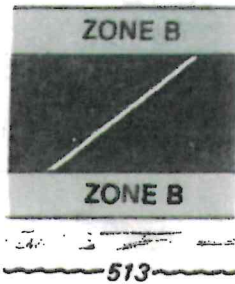
**MAP REVISED:
NOVEMBER 16, 1982**



federal emergency management agency

"FIRM" FRAME

KEY TO MAP

100-Year Flood Boundary	→
100-Year Flood Boundary	→
Zone Designations* With Date of Identification e.g., 12/2/74	
100-Year Flood Boundary	→
100-Year Flood Boundary	→
Base Flood Elevation Line With Elevation In Feet**	
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 _x
river Mile	• M1.5

*Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood: (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER :

CITY OF SAN JUAN
WORKPLAN PROJECT SHEET
FISCAL YEAR 35 (2022)

Project Name: Senior Services - Amigos del Valle

Proposed Budget: \$5,000.00

Matrix Code: 05A

National Objective:

(Check One)

X

Benefits Low/Moderate Income

Prevention/Elimination of Slum & Blight

Meets an Urgent Need

Project Description:

Project expenditures include but are not limited to the reimbursement of expenses related to the delivery of meals to the elderly (62 years old) within the City of San Juan.

Project Location: Senior Center - 600 W. 1st Street, San Juan, TX 78589

SECTION II

Primary Purpose: (Check One)

Help the Homeless

Help persons with Disabilities

Not Applicable

Helps Persons with HIV/AIDS

Address Public Housing Needs

Priority Need Category: (Check One)

Rental Housing

Owner Occupied Housing

Economic Development

Plannign/Adminstration

Public Facility

Infrastructure

X

Public Service

Other

If Public Services: (Number of Beneficiaries)

Youth

Elderly

People (General)

If Housing- No. of Units:

If Facilities No. of Facilities:

SECTION III

Specific Objectives: (Check all that apply)

	Improved access to affordable owner housing for minorities
	Increase number of homeless persons moving into permanent housing
	End chronic homelessness
X	Improve the services to low/mod income persons
	Improve quality/increase quantity of neighborhood facility for low-income persons
	Improve quality/increase quantity of public improvements for low-income persons
	Remediate and re-develop brownfields
	Improve economic opportunities for low income persons

Proposed Outcome: Provide home delivered meals to the homebound seniors in the City of San Juan.

Will CDBG funds be leveraged?

Yes	X	No
-----	---	----

If yes... List all funding sources and amounts

1		Amount:
2		Amount:
3		Amount:
4		Amount:

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects	Public Service (Sub-recipients)
City Map	X
Flood Zone Map	Sub Recipient Agency Letter
Project Site Photos	Beneficiary Count
	List of Minor Equip./Supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

X	YES		NO
---	-----	--	----

COMPLETED BY: Benjamin Arjona

TITLE: City Manager



4138 Crosspoint Boulevard
Edinburg, Texas 78539

Phone: (956) 213-9400

Fax: (956) 213-8119

www.advrgv.org

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Banking / Finance

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.

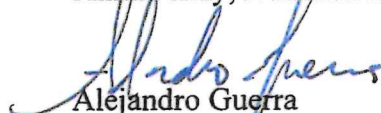
Please be assured that we are very grateful for your proven generous, valuable financial and moral support for our agency's projects throughout our forty-seven (47) years of experience.

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



CITY OF SAN JUAN
WORKPLAN PROJECT SHEET
FISCAL YEAR 35 (2022)

Project Name: Health Services - Nuestra Clinica del Valle

Proposed Budget: \$7,000.00

Matrix Code: 05M

National Objective:

(Check One)

X

Benefits Low/Moderate Income

Prevention/Elimination of Slum & Blight

Meets an Urgent Need

Project Description:

Project expenditures including reimbursement of expenses associated with medical services and procedures to include but not limited to dental services, support services of pharmacy, radiology, laboratory, sub-specialty, referral, for the low income and uninsured residents of San Juan.

Project Location: 801 W. 1st Street, San Juan, TX 78589

SECTION II

Primary Purpose: (Check One)

Help the Homeless

Help persons with Disabilities

Not Applicable

Helps Persons with HIV/AIDS

Address Public Housing Needs

Priority Need Category: (Check One)

Rental Housing

Owner Occupied Housing

Economic Development

Plannign/Adminstration

Public Facility

Infrastructure

X

Public Service

Other

If Public Services: (Number of Beneficiaries)

Youth

Elderly

X

People (General)

If Housing- No. of Units:

If Facilities No. of Facilities:

SECTION III

Specific Objectives: (Check all that apply)

- | | |
|-------------------------------------|---|
| ☐ | Improved access to affordable owner housing for minorities |
| ☐ | Increase number of homeless persons moving into permanent housing |
| ☐ | End chronic homelessness |
| ☒ | Improve the services to low/mod income persons |
| ☐ | Improve quality/increase quantity of neighborhood facility for low-income persons |
| ☐ | Improve quality/increase quantity of public improvements for low-income persons |
| ☐ | Remediate and re-develop brownfields |
| ☐ | Improve economic opportunities for low income persons |

Proposed Outcome:

Will provide medical and dental services to the families of low/mod income.

Will CDBG funds be leveraged?

☒ **Yes** ☐ **No**

If yes... List all funding sources and amounts

1 _____	Amount: _____
2 _____	Amount: _____
3 _____	Amount: _____
4 _____	Amount: _____

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

Public Service (Sub-recipients)

☐ City Map	☒	Sub Recipient Agency Letter
☐ Flood Zone Map	☒	Beneficiary Count
☐ Project Site Photos		List of Minor Equip./Supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ **YES** ☐ **NO**

COMPLETED BY: Benjamin Arjona

TITLE: City Manager

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
RGCC, Tex. 78592
956-487-0946

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 78581
956-787-0787

CITY OF SAN JUAN

WORKPLAN PROJECT SHEET

FISCAL YEAR 35 (2022)

Project Name: Abused & Neglected Children - CASA of Hidalgo

Proposed Budget: \$2,000.00

Matrix Code: 05N

National Objective:

(Check One)

X

Benefits Low/Moderate Income

Prevention/Elimination of Slum & Blight

Meets an Urgent Need

Project Description:

Project expenditures include but are not limited of expenses related to pay the CASA Volunteer Supervisors salaries when they are assiting current Advocates in servicing the children in this precinct.

Project Location: CASA of Hildago - 1001 S. 10th Avenue, Edinburg, TX 78539

SECTION II

Primary Purpose: (Check One)

<u>Help the Homeless</u>	<u>Helps Persons with HIV/AIDS</u>
<u>Help persons with Disabilities</u>	<u>Address Public Housing Needs</u>
<u>Not Applicable</u>	

Priority Need Category: (Check One)

<u>Rental Housing</u>	<u>Public Facility</u>
<u>Owner Occupied Housing</u>	<u>Infrastructure</u>
<u>Economic Development</u>	<u>X</u> <u>Public Service</u>
<u>Plannign/Administration</u>	<u>Other</u>

If Public Services: (Number of Beneficiaries)

X

Youth

Elderly

People (General)

If Housing- No. of Units:

If Facilities No. of Facilities:

SECTION III

Specific Objectives: (Check all that apply)

- | | |
|---------------|---|
| <hr/> | Improved access to affordable owner housing for minorities |
| <hr/> | Increase number of homeless persons moving into permanent housing |
| <hr/> | End chronic homelessness |
| <hr/> X <hr/> | Improve the services to low/mod income persons |
| <hr/> | Improve quality/increase quantity of neighborhood facility for low-income persons |
| <hr/> | Improve quality/increase quantity of public improvements for low-income persons |
| <hr/> | Remediate and re-develop brownfields |
| <hr/> | Improve economic opportunities for low income persons |

Proposed Outcome:

Provide supporting quality and representation in the courts and provide safe, permanent and nurturing home to foster children.

Will CDBG funds be leveraged?

Yes

X

No

If yes... List all funding sources and amounts

1	Amount:
2	Amount:
3	Amount:
4	Amount:

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

Public Service (Sub-recipients)

City Map

Flood Zone Map

Project Site Photos

X

Sub Recipient Agency Letter

Beneficiary Count

List of Minor Equip./Supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

X **YES**

 NO

COMPLETED BY: Benjamin Arjona

TITLE: City Manager



CASA of Hidalgo County Inc.

Ph: (956) 381-0346 Fax: (956) 381-9232

November 8, 2021

Executive Committee

Rick Villarreal
Board Chair

Dr. Richard Gillette
Vice-Chair

Emilio Santos Jr.
Treasurer

Yvette Padilla
Secretary

Board Members

Marissa S. Rodriguez
Sofia Ramon
Elias Longoria
Alexis Villareal
Simon Cardenas
Alya Vasquez
Lulu Gaby Vela
Mike Sanchez
Debbie Chavez

Advisory Board Members

Letty Garza
Albert Lopez

Honorary Board Member

Alonzo Cantu

Executive Director

Veronica Whitacre

Dear San Juan Board,

We were awarded funding from San Juan for the fiscal year of 2021-2022. The entire amount of monies is used for paying the CASA Volunteer Supervisors salaries when they are assisting in servicing the children of this area that were removed by the Department of Family and Protective Services. Every month, Urban County receives a report with the number of children served and work descriptions conducted for that month as well as bank statements for reimbursements.

Thank you very much for your contribution and assistance for the CASA children. We would like very much for you to continue with the same amount as it helped tremendously with our Volunteer Supervisor salaries.

Respectfully,

Veronica Whitacre
Executive Director

**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

- Senior Centers
- Youth Centers
- Neighborhood Facilities
- Parks and Recreation Facilities
- Health Facilities
- Child Care Facilities
- Parking Facilities

Infrastructure Improvement Needs

- Flood Drain Improvements
- Water Improvements

- Sewer Improvements
- Street Improvements

Public Service Needs

- Senior Services
- Handicapped Services
- Youth Services

Child Care Services

Accessibility

Economic Development Needs
Technical Assistance

Lead-Based Paint/Hazard Abatement

Code Enforcement

Emergency Shelter Needs

Housing Needs

Community Planning

Program Administration

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 PUBLICA
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	Aplicación del código
Necesidades de mejoras de infraestructura	Necesidades de vivienda de emergencia
Mejoras de drenaje de inundaciones	
Mejoras de agua	Necesidades de vivienda
Mejoras de alcantarillado	
Mejoras de calles	Planificación de la Comunidad
Necesidades de Servicios Públicos	Administración del Programa
Servicios para personas de tercera edad	
Servicios para discapacitados	
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**





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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, November 9, 2021

**SPECIAL CALLED MEETING AGENDA
6:00 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARING

- 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).

IV. ADJOURNMENT

CERTIFICATION

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).

NAYELI GUERRERO
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

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, November 9, 2021

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Leonardo Sanchez, Mayor Pro-Tempore
Ernesto Guajardo, Commissioner
Adina Santillan, Commissioner
Marco Villegas, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, Interim City Secretary
Monica Gomez, Interim Director of Planning
Armandina Sesin, Library Director

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Pro – Tempore Leonardo Sanchez called meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Mayor Pro – Tempore Leonardo Sanchez led the Pledge of Allegiance.

III. PUBLIC HEARING

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

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning Department, stated that this is the public hearing for the Urban County work Plan 35 (2022). Mrs. Gomez, noted that the Hidalgo County requires the City of San Juan to conduct a Public Hearing and that the available funds are \$300,037.00. She also mentioned the three interested organizations that came forward requesting funds; Amigos Del Valle, Nuestra Clinica del Valle and CASA of Hidalgo. Mrs. Gomez provided the commission with a list of eligible activities that can be worked on for example street improvements and public service needs.

Benjamin Arjona, City Manager stated the proposed project list and the requested amounts.

General Administration	\$3,000.00
Street Improvements	\$283,037.00
Amigos Del Valle	\$5,000.00
Nuestra Clinica del Valle	\$7,000.00
CASA of Hidalgo	\$2,000.00

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, November 9, 2021**

Mayor Pro-Tempore Leonardo Sanchez opened the public hearing at 6:01 p.m.

Mayor Pro-Tempore Leonardo Sanchez closed the public hearing at 6:01 p.m.

**Commissioner Marco Villegas Motioned to Approve as recommended and Seconded by
Commissioner Ernesto Guajardo. Motion Passed (4-0)**

VII. ADJOURNMENT 6:03 p.m.

**Commissioner Ernesto Guajardo Motioned to Adjourn and Seconded by Commissioner Marco
Villegas. Motion Passed (4-0)**

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:



Brenda Escalante, Interim City Secretary

CITY OF SAN JUAN
URBAN COUNTY PROGRAM
FY 35 (2022) NEEDS ASSESSMENT PUBLIC HEARING

Place: San Juan Memorial Library
1010 S. Standard Ave., San Juan, TX 78589

Date: 11/09/2021

Time: 6:00 P.M.

NAME	AGENCY	PHONE NO.
Armandina Sesin	San Juan Library	(956) 702-0926
Adina Santillan	SJ Lib Comm.	956-460-8548
Lenny Sanchez	SJ Lib Comm.	956-227-1620
Marco Villan	SJ Comm.	(956) 325-7761
Chris Palacios	City Attorney	956-605-5876
Jonathan Rocha	SJ I.T.	956 883-2852
Brenda Escalante	City of San Juan	(956) 693-7208
Ben Angwa	City of San Juan	(956) 457-1806
Monica Gomez	City of San Juan	(956) 223-2220
Roman Morales	City of San Juan	(956) 402-1508
Jorge Melendez	City of San Juan	956-715-9457

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Preliminary and Final Plat Approval of the Gutierrez-Duncan Subdivision being a 4.03-acre tract of land out of Lot 25, Block 8, John Closner Subdivision, located approximately 130 feet North of Amy Drive, along the West side of Raul Longoria Road, as Requested by Javier Hinojosa Engineering.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 4.03-acre tract into a two (2) lot subdivision. The property is located just North of the San Juan Post Office along Raul Longoria Road. The subdivision will have access to Raul Longoria Road and Lincoln Avenue. Lot 1 which is facing Raul Longoria Road will be for commercial use and Lot 2 as Multi-family use. The flood zone for this subdivision is "C" according to the FEMA Map.

It is noted, that Los Jardines Subdivision, located just South of the property is zoned as Multi-Family Residence District.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet of an existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet.

RECOMMENDATION:

During the Regular Meeting on January 13, 2022, the Planning and Zoning Commission unanimously recommended approval of the Preliminary and Final Plat as recommended by staff.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 01/07/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Gutierrez-Duncan Subdivision
APPLICANT:	Gutierrez-Duncan, LLC.
AGENT:	Javier Hinojosa Engineering
LEGAL:	Being a 4.03 acre tract of land out of Lot 25, 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/TRACT SIZE:	4.03 acre tract
CURRENT USE OF PROPERTY:	Vacant
EXISTING LAND USE/ ADJACENT ZONING	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Residential; Multi-Family Residence District (R-MF) <u>East</u> – Commercial; General Business District (C-2) <u>West</u> – Residential; Single-Family Residence District (R-S)
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the list of requirements as outlined on the second page of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 4.03-acre tract into two (2) lots subdivision. The property is located just North of the San Juan Post Office along Raul Longoria Road. The subdivision will have access to Raul Longoria Road and Lincoln Avenue. Lot 1 which is facing Raul Longoria Road will be for commercial use and Lot 2 as Multi-family use. The flood zone for this subdivision is "C" according to the FEMA Map.

It is noted, that Los Jardines Subdivision, located just South of the property is zoned as Multi-Family Residence District.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet.

Park Fees:

1. \$700.00 per dwelling unit being platted for multi-family residential purposes.
2. \$700.00 per acre being platted for commercial use.

Additional Fees:

1. \$106.00 Recording Fee
2. \$250.00 Hidalgo County Drainage District Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

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





Legend

- CITY LIMITS
- Proposed area

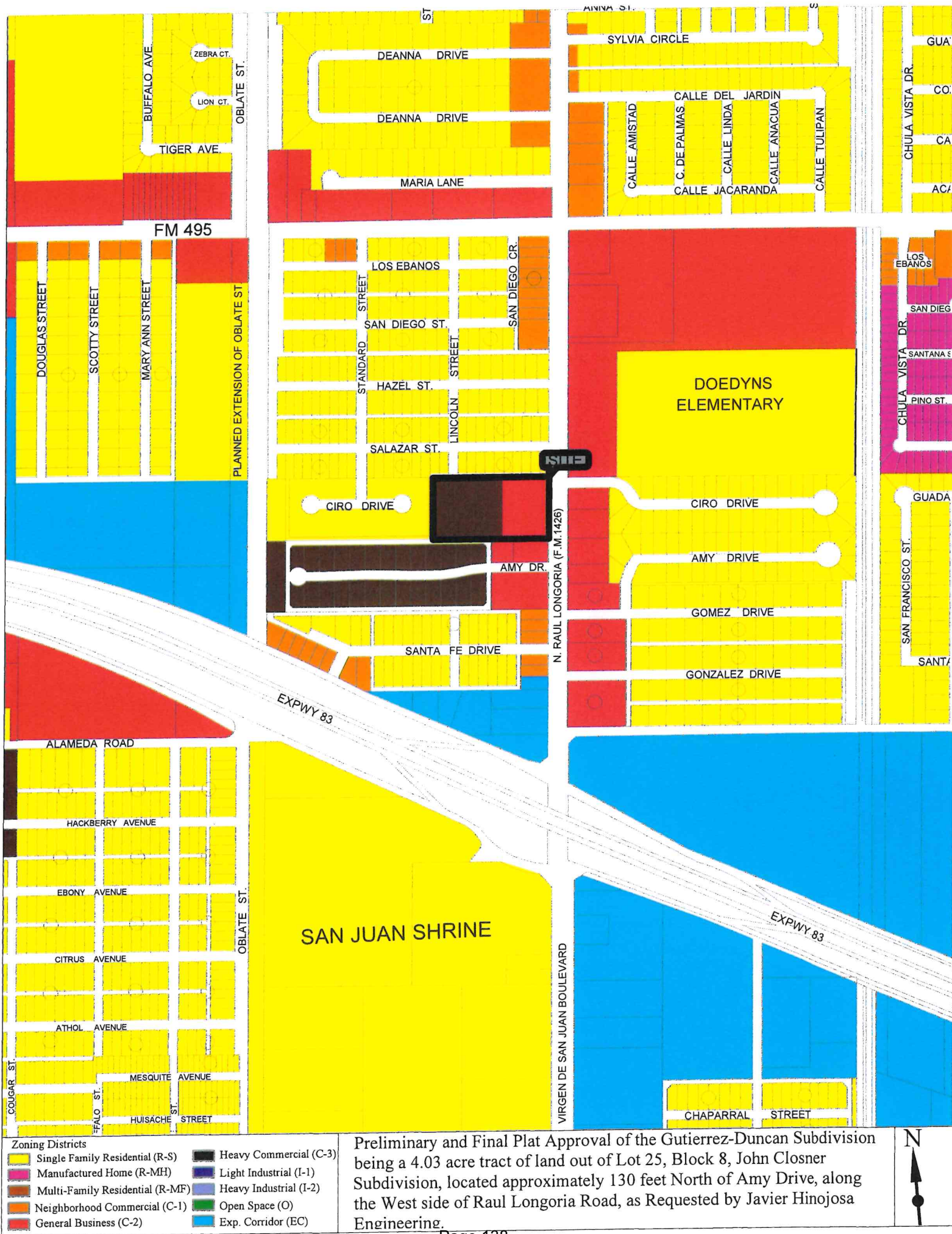
Preliminary and Final Plat Approval of the Gutierrez-Duncan Subdivision being a 4.03 acre tract of land out of Lot 25, Block 8, John Closner Subdivision, located approximately 130 feet North of Amy Drive, along the West side of Raul Longoria Road, as Requested by Javier Hinojosa Engineering.



- Legend
- CITY LIMITS
 - Proposed area

Preliminary and Final Plat Approval of the Gutierrez-Duncan Subdivision being a 4.03 acre tract of land out of Lot 25, Block 8, John Closner Subdivision, located approximately 130 feet North of Amy Drive, along the West side of Raul Longoria Road, as Requested by Javier Hinojosa Engineering.







November 12, 2021

Mrs. Monica Gomez
Planner II
City of San Juan
709 S. Nebraska Ave.
San Juan, TX 78589

Subject: Gutierrez-Duncan Subdivision Plat Review

Dear Mrs. Gomez:

We have reviewed the resubmittal of Gutierrez-Duncan Subdivision Plat & documents and have the following comments:

Plat

- General Notes 13 & 15 would be preferred.

Paving/Grading Layout

- Pavement design and details to be provided once available for review.

Utility and Topographic Layout

Lot 1 & Lot 2

- Details requested to be provided once available for review.

Standards & Details

- Standards and Details are to be provided once available for review.

Storm Water Pollution Prevention Plan (SW3P) & Details

- SW3P's and details are to be provided once available for review.

Drainage Report

- The use of the latest NOAA Atlas 14 Coefficient Values is recommended.

If you have any questions, please feel free to give me a call at (956)291-3995 Ext. 4462.

Sincerely,

Javier Martinez Jr
CONSOR Engineers, LLC



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

MEMORANDUM

RECEIVED

NOV 09 2021

Planning Department

TO: Monica Gomez, Interim Planning & Zoning Director
FROM: David Salinas, Director of Utilities
DATE: October 26, 2021
SUBJECT: Gutierrez Duncan

Water Distribution

- All domestic water systems shall be designed in conformance with the most current revision of TCEQ's Drinking Water Rules (30 TAC Chapter 290) and the **City of San Juan Standard Details and Specifications**. The most stringent requirements shall apply where the standards conflict.
- Existing waterline on northside is a 6"
- Water in Lot must be outside of roadway
- Service taps must be minimum 1" (min one service per unit)
- 2" casing for all water service line crossings under pavement/concrete
- Water service taps and meters cannot be under pavement/street.
- All Joints Must be Mechanically Restrained with Mega Lugs or Approved Equal.
- MJ by Flange Tee and Valve for Hydrants
- **Set of Construction Plans and specifications must be submitted to the City for review and approval prior to construction.**
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction.
- Additional Comments will be provided at the time of construction plan review.

Wastewater Collection System

- All sanitary sewers shall be designed in conformance with the most current revision of TCEQ's Design Criteria for Sewerage Systems (30 TAC Chapter 217) and the City of San Juan standards. The most stringent requirements shall apply where the standards conflict.
- Sewer line must be outside of pavement Lot 2
- **Set of Construction plans and specifications must be submitted to the City for review and approval prior to construction.**

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

- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction.
- Additional comments will be provided at the time of construction plan review.

The Fire Department and City Engineers May Have Additional Comments.



SAN JUAN PUBLIC WORKS SUBDIVISION COMMENTS

107 E HALL ACRES • SAN JUAN, TX 78589 • 956.223.2340

Subdivision: Gutierrez-Duncan

Date: 11/08/2021

Residential/Commercial: 4.03 acres

PLAT

1. Replace note no 10 to reflect: Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) Construction General Permit.
2. Plat note no. 13, replace gated community with "private subdivision"
3. Specify streets, drainage, street lights, and traffic signs/control devices within Lot 2 shall be the responsibility of the Home Owner's Association.
4. Add note: Owners to maintain R.O.W and perimeter of subdivision.

GENERAL NOTES

1. Must submit a digital copy and one (1) hard copy of the Stormwater Pollution Prevention Plan w/Notice of Intent. Will be reviewed and must be approved prior to any earthwork disturbance or issuance of N.T.P.
2. Add Erosion & Control Plan sheet to each set of construction plans

ADDITIONAL COMMENTS

1. If Lot 2 is a private subdivision, specify who will be responsible for Lot A.



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

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

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

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

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Gutierrez-Duncan Subdivision

Address: _____

Date Reviewed: 11/16/2021

After reviewing plans the following requirements shall be needed as per the Fire Protection System per IFC 2012:

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. A fire hydrant must be placed within 300 feet of existing fire hydrant.
5. All entrance and exits must be 26 feet.

Plans Reviewed By,

Jose J. Salinas, Fire Inspector

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Preliminary and Final Plat Approval of The Orchards of San Juan – Phase I Subdivision being a 20.17-acre tract of land out of Lot 7, Stewart’s Addition to the Conway Gardens, located at the Southwest Corner of Stewart and Moore Road, as Requested by Cruz-Hogan Consultants.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 20.17 acres located at the Southwest corner of Moore and Stewart Road. He is proposing a residential subdivision which shall be developed in two phases. Phase one of the subdivision will have eighty-two (82) residential lots with four (4) internal streets. The subdivision will have two (2) access points along Stewart Road. The flood zone for this subdivision is “B” according to the FEMA Map.

It is noted, that part of the subdivision is located outside the city limits of San Juan, but in the ETJ. A voluntary annexation petition was submitted to the city and staff has initiated the annexation process.

Water service will be provided by the Military Water Supply Corporation; sewer will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet.

RECOMMENDATION:

During the Regular Meeting on January 13, 2022, the Planning and Zoning Commission unanimously recommended approval subject to compliance with the list of requirements on page two of this report, and denial of all variances requested.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 01/07/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of the Orchards of San Juan – Phase 1

APPLICANT: ESCON Development

AGENT: Cruz-Hogan Consultants, Inc.

LEGAL: Being a 20.17 acre tract of land out of Lot 7, Stewarts Addition to the Conway Gardens Subdivision

LOCATION: The property is at the Southwest corner of Moore and Stewart Road

LOT/TRACT SIZE: 20.17 acre tract

CURRENT USE OF PROPERTY: Vacant

**EXISTING LAND USE/
ADJACENT ZONING** North – Agricultural; Single-Family Residence District (R-S)
South – Residential; Single-Family Residence District (R-S)
East – Residential; Single-Family Residence District (R-S)
West – Residential; Single-Family Residence District (R-S)

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

VARIANCE REQUEST: The applicant is requesting the following variances (see enclosed letter):

1. To not comply with the 60 feet minimum width lot for interior lots. They are proposing 55 feet.
2. To not comply with the 65 feet minimum with lot requirements for corner lots. They are proposing 60 feet.

RECOMMENDATION: Staff recommends approval subject to compliance with the list of requirements on page two of this report, and **denial** of all variances requested.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 20.17 acres located at the Southwest corner of Moore and Stewart Road. He is proposing a residential subdivision which would be developed in two phases. Phase one of the subdivision will have eighty-two (82) residential lots with four (4) internal streets. The subdivision will have two (2) access points along Stewart Road. The flood zone for this subdivision is “B” according to the FEMA Map.

It is noted, that part of the subdivision is located outside the city limits of San Juan, but in the ETJ. A voluntary annexation petition was submitted to the city and staff has initiated the annexation process.

Water service will be provided by the Military Water Supply Corporation; sewer will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet.

Park Fees:

1. \$700.00 per dwelling unit being platted for multi-family residential purposes.
2. \$700.00 per acre being platted for commercial use.

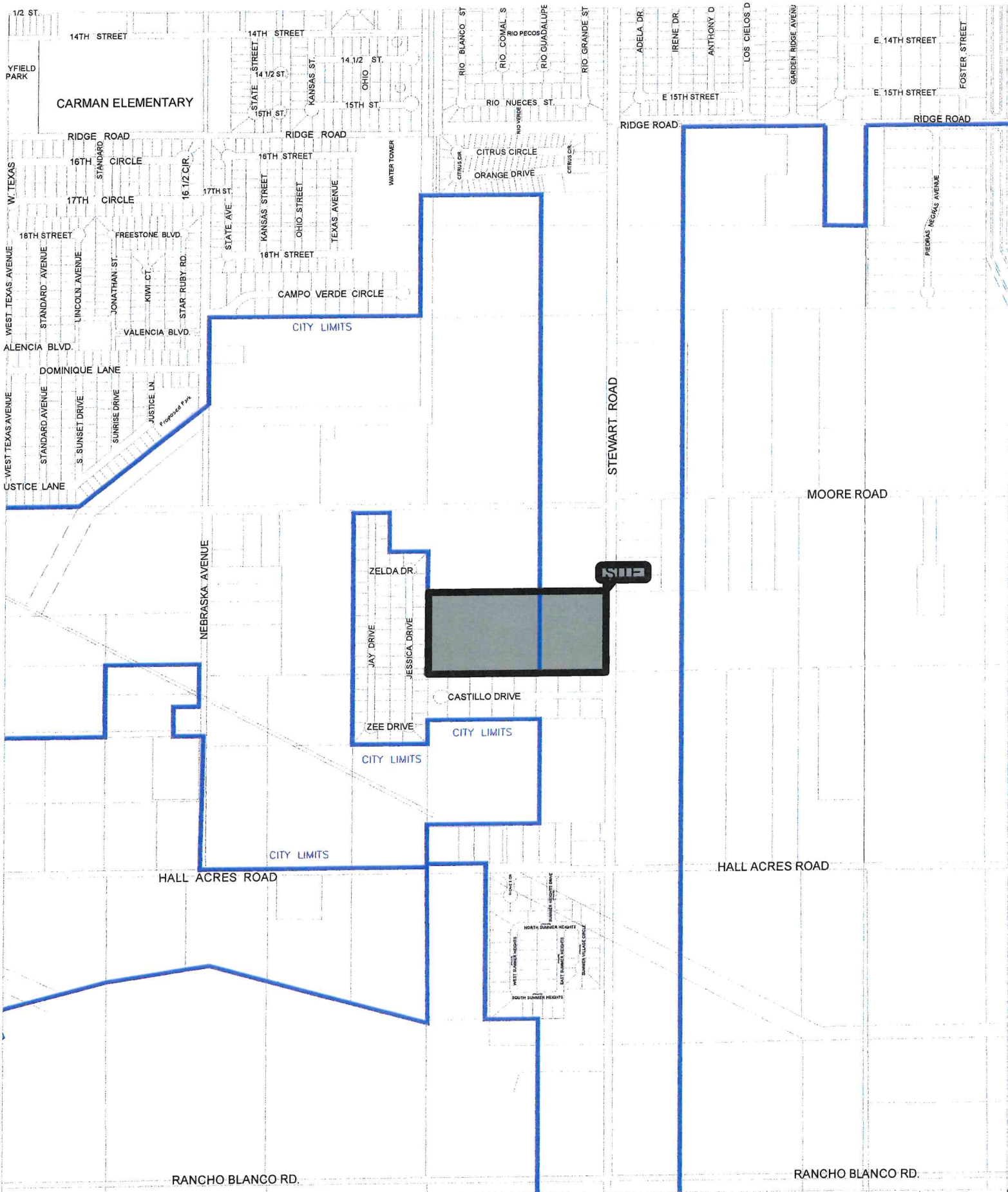
Additional Fees:

1. \$106.00 Recording Fee
2. \$250.00 Hidalgo County Drainage District Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

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



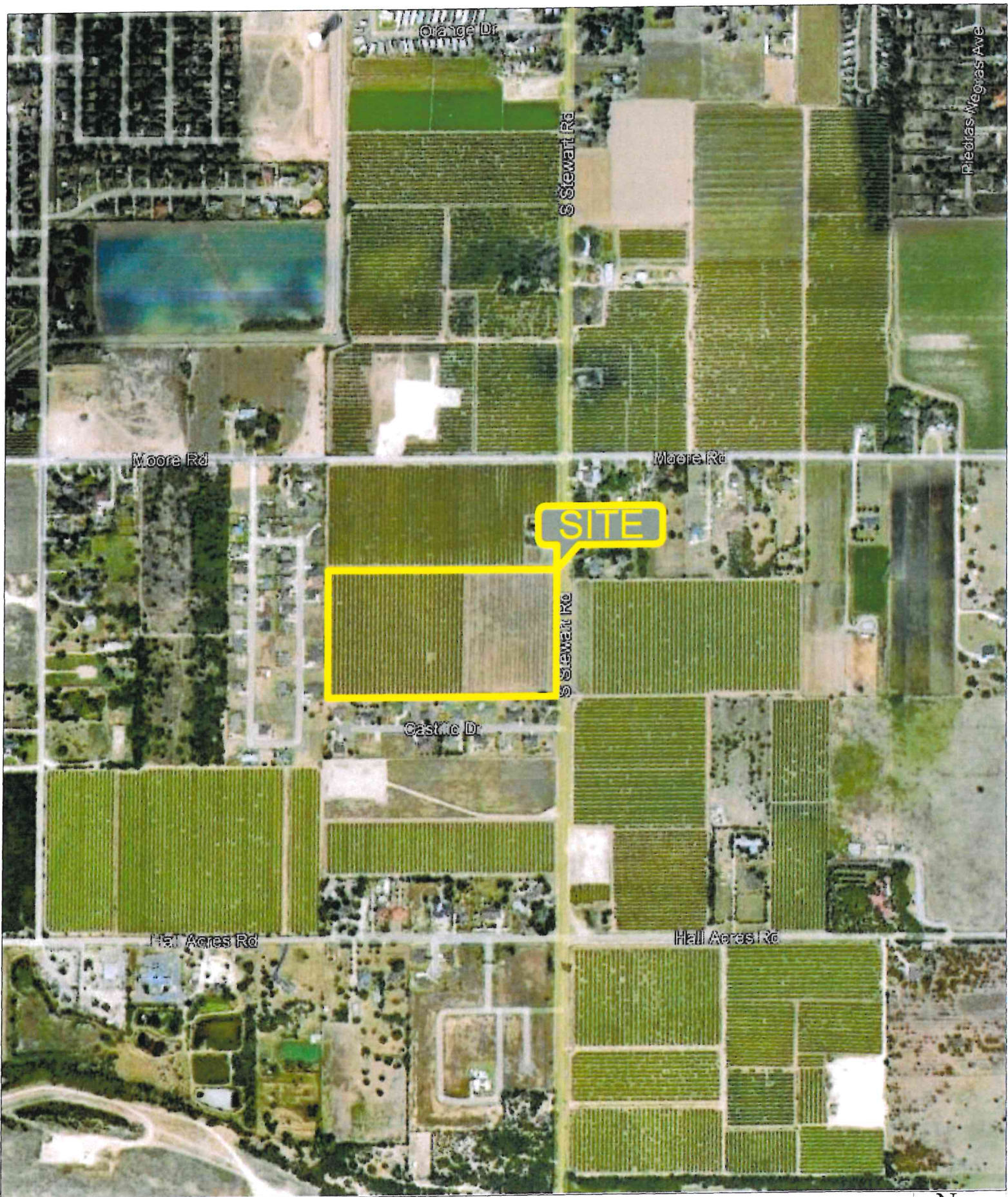


Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Orchards of San Juan Phase 1 Subdivision being a 20.17 acre tract of land out of Lot 7, Stewart's Addition to the Conway Gardens Subdivision, located at the Southwest corner of Stewart and Moore Road, as Requested by Cruz-Hogan Consultants, Inc.



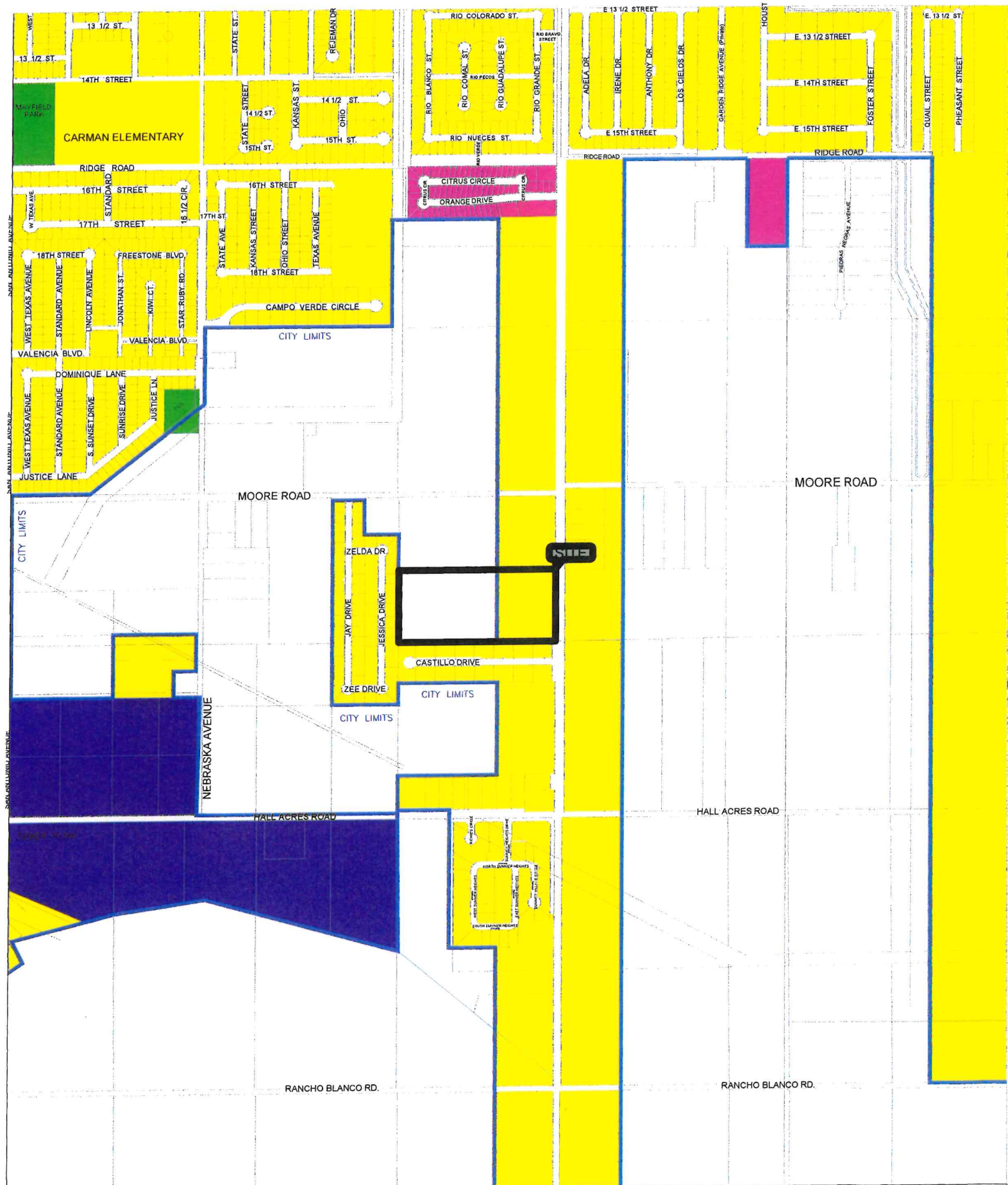


Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Orchards of San Juan Phase 1 Subdivision being a 20.17 acre tract of land out of Lot 7, Stewart's Addition to the Conway Gardens Subdivision, located at the Southwest corner of Stewart and Moore Road, as Requested by Cruz-Hogan Consultants, Inc.





- 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)

Preliminary and Final Plat Approval of the Orchard of San Juan Phase 1 Subdivision being a 20.17 acre tract of land out of Lot 7, Stewart's Addition to the Conway Gardens Subdivision, located at the Southwest corner of Stewart and Moore Road, as Requested by Cruz-Hogan Consultants, Inc.





CRUZ - HOGAN

ENGINEERS | PLANNERS

TBPE Firm Reg No. F-4860

Offices:

McAllen

Westaco

Harlingen

December 13, 2021

Monica Gomez
Planner III
709 S. Nebraska Ave.
San Juan, Texas 78589

RE: The Orchards of San Juan – Phase 1
Variance Request

Ms. Gomez,

On behalf of the developer, Paul C. Arthur of ESCON Development, I am requesting a variance from the minimum lot width requirement of 60 feet for interior lots and 65 feet for corner lots. The proposed interior lots will be 55 feet (for lots 2-20, 25-31, 34-41, 44-51, 54-60, 66-79, 64 and 82) and the corner lots 60 feet (for lots 1, 32, 33, 42, 43, 52, 53, 65, and 80).

Thank you for your consideration and if you have any questions or comments please call me at (956) 682-5022.

Sincerely,

Ronnie Cruz, P.E., CFM
RC/bm





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

MEMORANDUM

TO: Monica Gomez, Interim Planning & Zoning Director
FROM: David Salinas, Director of Utilities
DATE: November 12, 2021
SUBJECT: The Orchards of San Juan Phase I - Review #2

Water Distribution

- All domestic water systems shall be designed in conformance with the most current revision of TCEQ's Drinking Water Rules (30 TAC Chapter 290) and the **City of San Juan Standard Details and Specifications**. The most stringent requirements shall apply where the standards conflict.
- Military Highway Water Supply Corporation
- Casing required on a waterlines crossing roads including services.
- **Set of Construction Plans and specifications must be submitted to the City for review and approval prior to construction.**
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction.
- Additional Comments will be provided at the time of construction plan review.

Wastewater Collection System

- All sanitary sewers shall be designed in conformance with the most current revision of TCEQ's Design Criteria for Sewerage Systems (30 TAC Chapter 217) and the City of San Juan standards. The most stringent requirements shall apply where the standards conflict.
- Manhole between lots 21 and 20 needs to be move west to end of cul-de-sac
- Manhole and stub out at Castillo subdivision
- 12' sewer main along Stewart from Moore to Hall Acres
- **Set of Construction plans and specifications must be submitted to the City for review and approval prior to construction.**
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction.
- Additional comments will be provided at the time of construction plan review.

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



"The Orchards of San Juan Phase I" Engineering Review

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

Plat & Utilities and Topographic Layout Plan:

1. Sanitary Sewer and Water:
 - Call-outs are in the wrong position.
 - "PROP. 157 LF. 8" SDR-26 SANITARY SEWER LINE"
 - "PROP. SAN. SWR. MH #7"

Drainage Report:

1. Drainage report was not provided.

Estimate:

1. Estimates were not provided.

RECEIVED

DEC 10 2021

Planning Department



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: The Orchards of San Juan Phase I

Address: _____

Date Reviewed: 11/16/2021

After reviewing plans the following requirements shall be needed as per the Fire Protection System per IFC 2012:

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. A fire hydrant must be placed within 500 feet of existing fire hydrant.
5. All entrance and exits must be 26 feet.

Station #1

707 S. Nebraska
San Juan, TX 78589

Station #2

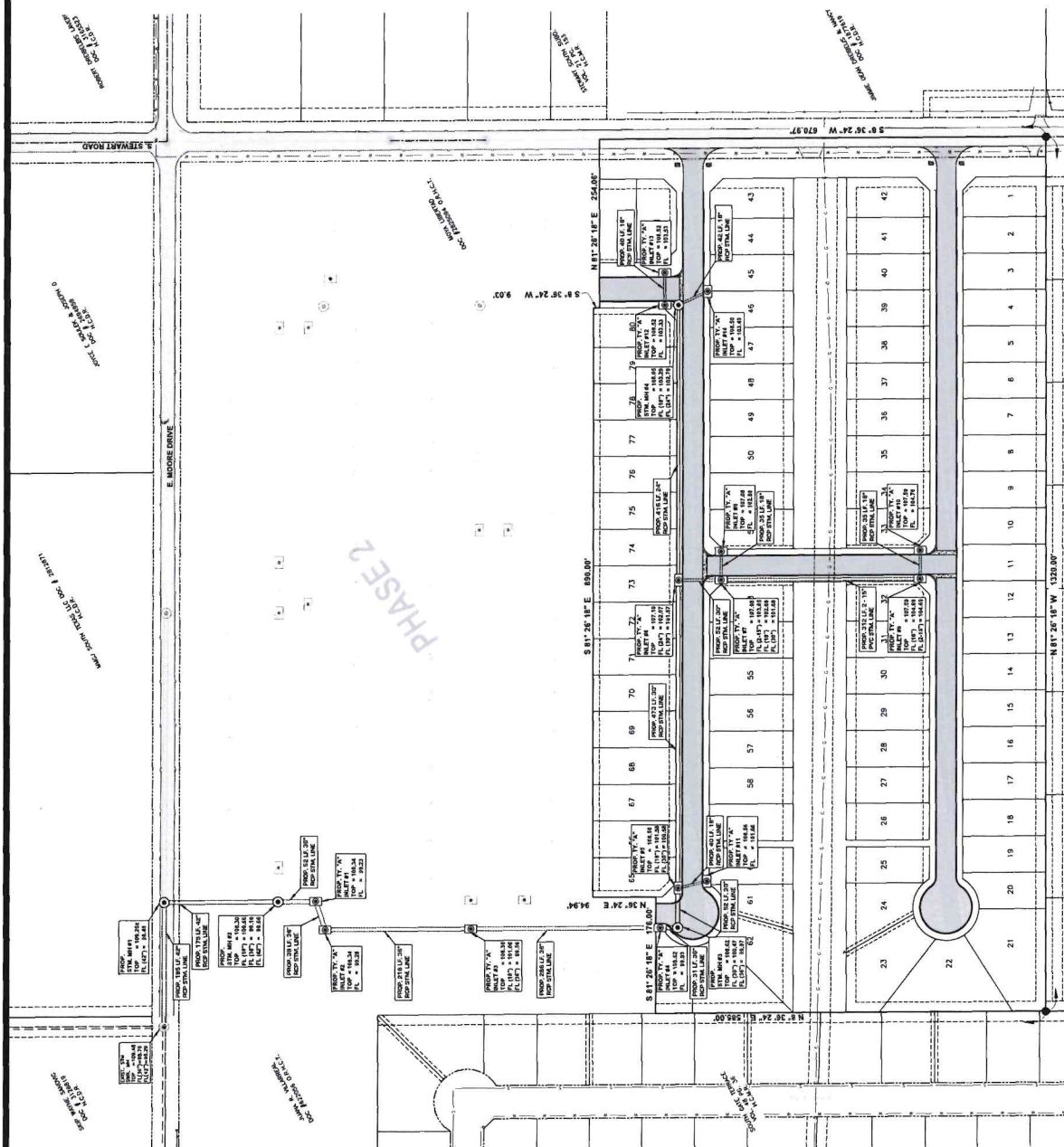
2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470

Fax: (956) 783-3441

Plans Reviewed By,

Jose J. Salinas, Fire Inspector

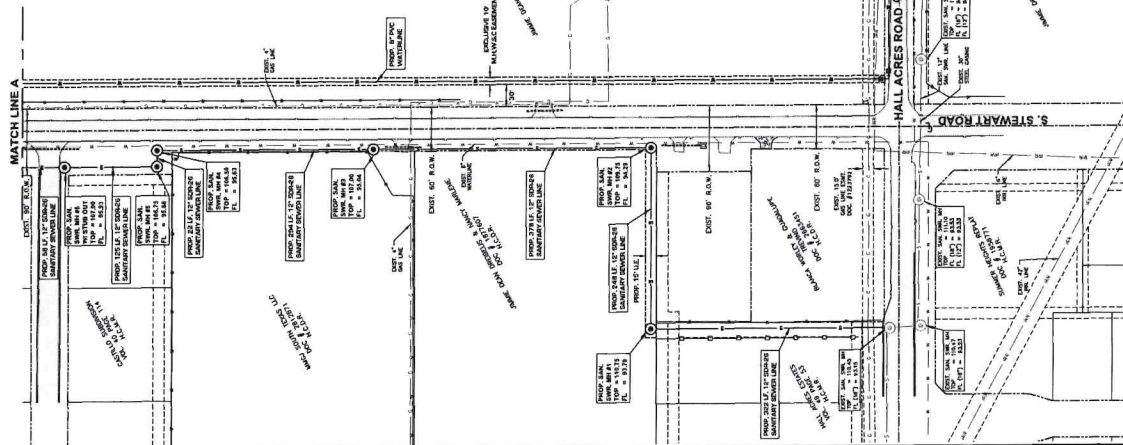


DRAINAGE LAYOUT

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REVIEW ONLY. IT IS NOT TO BE USED FOR
CONSTRUCTION OR FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN CONSENT OF THE
AUTHORITY OF HOGAN CRUZ, P.L.C. No. 55459
ON DECEMBER, 2021.
DATE: DECEMBER 02, 2021



THE ORCHARDS OF SAN JUAN PHASE 1



SANITARY SEWER AND WATER

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 ON DECEMBER, 2021.

THE ORCHARDS OF SAN JUAN PHASE 1

DATE: DECEMBER 02, 2021



CRUZ - HOGAN
ENGINEERS & PLANNERS
Medford Harlingen Woodstock
Yuma Corpus Christi Brownsville Austin

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Discussion and Possible Action to Start the City of San Juan Municipal Court Amnesty Program on February 2022.

STAFF COMMENTS AND RECOMMENDATIONS:

The Municipal Court is having their Amnesty Program starting February 1 through April 25, 2022. Individuals with outstanding warrants are urged to make arrangements with the court to resolve their delinquent fines. During the amnesty program, the Failure to Appear will be waived on each warrant.

RECOMMENDATION:

Approval of the Municipal Court Amnesty Program for outstanding warrants. Citizens can pay their outstanding warrants without being arrested.

PREPARED BY:

Mary Enriquez, Court
Administrator

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Consider Adoption of a Resolution Establishing the Budget for Fiscal Year 35 (2022) for the Hidalgo County Urban County Program.

STAFF COMMENTS AND RECOMMENDATIONS:

Enclosed is a Resolution with the proposed budget for Fiscal Year 35 (2022) of the Hidalgo County Urban County Program.

The budget includes \$3,000.00 for General Administration, \$283,037.00 for Street Improvements, \$5,000.00 for Amigos del Valle, \$7,000.00 for Nuestra Clinica del Valle and \$2,000.00 for CASA of Hidalgo.

The street improvements fund of \$283,037.00 would cover the materials and engineering/geotechnical expenses for the repaving of some streets in the City of San Juan.

RECOMMENDATION:

Adopt a Resolution for the Fiscal Year 35 (2022) Budget of the Hidalgo County Urban County Program.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO.

A RESOLUTION ADOPTING THE WORK PLAN AND BUDGET FOR YEAR THIRTY FIVE 35 (2022) URBAN COUNTY PROGRAM

WHEREAS, the City of San Juan, Texas is participating in the Urban County Program; and

WHEREAS, the City of San Juan, Texas conducted a Public Hearing on Tuesday, November 9, 2021 at 6:00 p.m. at the San Juan Memorial Library located at 1010 South Standard Avenue to solicit public input on community needs in compliance with CDBG requirements;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, THAT:

The Urban County Work Plan and Budget for Fiscal Year Thirty Five 35 (2022) is hereby adopted as follows:

Year 35

<u>PROGRAM ACTIVITY</u>	<u>BUDGET</u>
General Administration	\$ 3,000.00
Street Improvements	\$ 283,037.00
Senior Services – Amigos Del Valle	\$ 5,000.00
Health Services - Nuestra Clinica del Valle	\$ 7,000.00
Abused & Neglected Children – CASA of Hidalgo	\$ 2,000.00

READ, CONSIDERED and APPROVED this the 25th day of January, 2022.

Mario Garza, Mayor
San Juan, Texas

ATTEST:

Brenda Escalante, Interim City Secretary
San Juan, Texas

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 25, 2022

Consider Approval of the Investment Report for the Quarter Ending December 31, 2021.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Investment Report for the Quarter Ending December 31, 2021.

RECOMMENDATION:

Approve as Submitted

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



City of San Juan, Texas

Quarterly Investment Report

As of December 31, 2021

Prepare By: _____

Leroy Gonzales, Director of Finance
Investment Officer

Maria L Beltran, Assist. Director of Finance
Investment Officer

Fund Allocation Summary

Book and Market Value

	Fund Total	Texpool	TexStar	Certificate of Deposit
Solid Waste	350,070.73	661.79	349,408.94	-
Parks Development	150,410.01	396.68	150,013.33	-
Debt Service	1,001,570.14	1,172.33	1,000,397.81	-
Utility Fund	3,008,042.11	1,215.58	3,006,826.53	-
General Fund	1,750,531.64	1,784.39	1,748,747.25	-
Capital Projects-City Hall/Parks	4,001,816.47	-	4,001,816.47	-
Federal Forfeiture	-	-	-	-
2017 BOND	1,002,770.21	-	1,002,770.21	-
CIP Street Bond 2015 Fund	300,956.85		300,956.85	-
Certificate of OB Series 2018	1,000,090.24		1,000,090.24	-
Bond 2020	23.12		23.12	-
Utility I & S Fund	183,895.03		183,895.03	-
Bond 2014 Fund	200,637.32		200,637.32	-
Water & Sewer Reserve Fund	300,956.85		300,956.85	-
Developers Escrow Fund	200,637.32		200,637.32	-
Capital Projects-Fire Station	7,017,388.36		7,017,388.36	-
Sub-total	\$ 20,469,796.40	\$ 5,230.77	\$ 20,464,565.63	\$ -
EDC-Sales Tax Fund	901,577.58	1,433.63	900,143.95	-
EDC Revolving Fund	847.34	847.34	-	-
Total	\$ 21,372,221.32	\$ 7,511.74	\$ 21,364,709.58	\$ -

Quarter End Results by Investment Category:

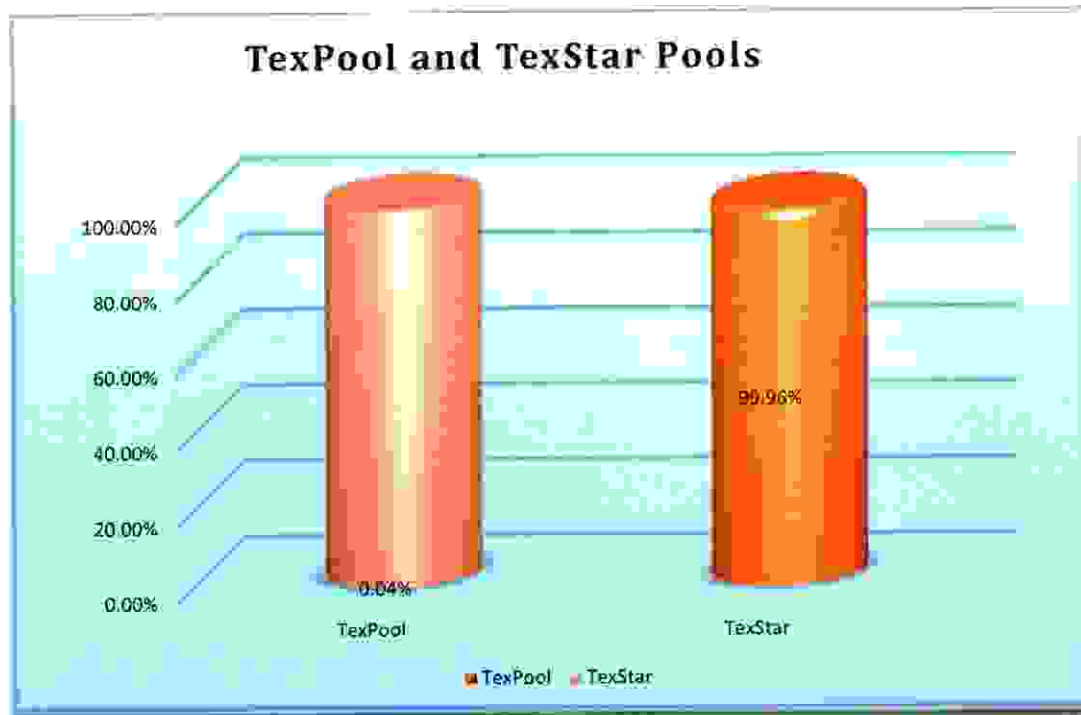
Asset Type	Ave. Yield	Sep-21		Dec-21	
		Book Value	Market Value	Book Value	Market Value
Local Governmental Pools	0.00%	21,471,607.40	21,471,607.40	21,372,221.32	21,372,221.32
CD's/Securities	0.000%	-	-	-	-
Quarterly Interest Income		\$ 4,488.85			
YTD Interest		\$ 4,488.85			

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	Sep-21		Purchase at Cost	Sales Maturities	Dec-21	
			Original Face\ Par Value	Book Value			Original Face\ Per Value	Book Value
PCB Wealth Management Pools	0.000% 0.00%	6/30/2021	21,471,607.40	21,471,607.40	-	-	21,372,221.32	21,372,221.32
Total			\$ 21,471,607.40	\$ 21,471,607.40			\$ 21,372,221.32	\$ 21,372,221.32

Market Value Comparison

Description	Coupon/ Discount	Sep-21		Qtr-to Qtr change	Dec-21	
		Original Face\ Par Value	Market Price		Original Face\ Per Value	Market Price
PCB Wealth Management Pools	0.00%	21,471,607.40	1.00	-	21,372,221.32	1.00
Total		\$ 21,471,607.40	\$ 21,471,607.40		\$ 21,372,221.32	\$ 21,372,221.32



Interest Earned Compared to Last Year

