



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, July 12, 2022

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

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

- 1. Planning and Zoning Monthly Report.**
- 2. Parks and Recreation Monthly Report.**
- 3. Sanitation Monthly Report.**

4. San Juan Memorial Library Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lots 4 thru 6, Block 1, Paradise Park Subdivision, as Requested by Hector Bowie.
- B.** Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, as Requested by Yolanda de la Cruz Presenta, LLC.
- C.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "The Spot" Food Truck Park and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at 103 Alta Street, legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.
- D.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "La Condesa Event Center" located at 111 W. Nolana Avenue Suites 5 through 7, legally described as Lot 2, Circle K No. 9123 Subdivision, as Requested by Jose Santos.
- E.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Ramirez.
- F.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "De la Mancha Event Center" at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.
- G.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.
- H.** Hold Second and Final Hearing for the Voluntary Annexation Petition (Giants Subdivision) being a 3.00 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.

VII. APPOINTMENTS

- A. Consider Removal and Appointment of Board Members Related to the Parks and Recreation Advisory Board.

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

- A. Preliminary and Final Plat Approval of the Meadows on Ridge Block I Subdivision being 8.65 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Ridge Road, as Requested by Quintanilla, Headley and Associates, Inc.
- B. Variance Request to the Subdivision Ordinance at the Proposed Plantation Heights Subdivision being 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 Quintanilla, Headley and Associates, LLC.

IX. CONSENT AGENDA

- A. Consider Approval of the Collection Report for the Month of May 31, 2022.
- B. Consider Approval of City Commission Meeting Minutes:
-January 25, 2022

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq. and §551.071 Consultation with Attorney.
 - 1. Pursuant to Section 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan and Olive Garden Holdings, LLC.

XI. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan and Olive Garden Holdings, LLC.

XII. ADJOURNMENT

CERTIFICATION

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

BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2022.

OFFICE OF THE CITY SECRETARY



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Daniel Tijerina, Planning Director

DATE: 06/29/2022

SUBJECT: Planning and Zoning Monthly Report.

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

- 101 building permits were issued during the month of June with a 7,189,462.00 in total valuation.
- 175 garage sale permits were issued \$2,625.00 in total valuation.
- Provide customer service and support to 1,156 people and handled approximately 2,260 calls.
- The building inspectors made approximately 660 inspections.
- Eight (8) building permits were issued for new houses \$1, 260,000.00 in total valuation.
- Three (3) building permits were issued for commercial \$3,735.000.00 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational licenses and health permits were up to date. A total of twenty (20) yearly letters were sent out to existing businesses to renew their licenses. A total of eighteen (18) business permits were renewed with \$950.00 in total valuation and fifteen (15) health inspections were issued during the month of May with \$1,650.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- PKaboo Indoor Playground, LLC. at 111 W. Nolana Avenue
- Sunshine Kids Daycare at 111 W. Nolana Avenue

CODE ENFORCEMENT

Code Enforcement Inspectors issued two (2) illegal dumping, nineteen (19) work orders, five (5) junk vehicles, seven (7) garage sale without a permit, eight (8) rubbish, ten (10) building without a building permits, thirty-four (34) certified letters were sent out, two (2) court cases were filed in Court and four (4) abandoned vehicles were tagged.

SUBDIVISIONS IN PROCESS

- Lucero Estates
- Meadows on Ridge Block 1
- San Juan Fire Station
- Valley Ranch Phase 3
- Valley Ranch Phase 4
- Black Hills Subdivision
- Twin Subdivision
- Giants Subdivision
- Mosa Multi-Family Subdivision
- Oakland Properties
- Westview IV Subdivision
- Plantation Heights
- Oakridge Estates
- La Paloma Subdivision
- The Orchards of San Juan – Phase 1
- Gutierrez-Duncan
- San Juan City Hall
- Cantu Subdivision
- Christian Estates
- Arguello Subdivision
- Hinojosa Subdivision
- Starlite Subdivision
- Uresti Subdivision
- Hacienda San Fernando Subdivision

PLANNING AND ZONING MEETINGS

- Conditional Use Permit for Donaciano Garza
- Rezoning Request form Bonnie Abbott

MEETINGS ATTENDED IN JUNE

- Potential Hotel Development
- Budget Workshop



**PLANNING AND ZONING COMMISSION
JUNE 2, 2022
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Eliza Yzaguirre
Cesar Cantu
Valerie Cardenas
Victor Perez, Jr.

P&Z ABSENT

Eddie Alaniz

STAFF PRESENT

Daniel Tijerina
Monica Gomez

GUESTS PRESENT

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

Chairwoman Castillo asked if there were any corrections to April 21, 2022 minutes. Commissioner Cardenas made a motion to approve the minutes as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 6-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Conditional Use Permit:

To allow an apartment complex within the Expressway
Corridor District (EC)
Lot 1A, Chano's Amended Subdivision
EC
Donaciano Garza

REVIEW COMMENTS: Mr. Tijerina explained the request is to allow an apartment complex within the Expressway Corridor District; a study that was done back in 2017. As a requirement, the apartment complexes within the Expressway Corridor need a conditional use permit. He explained the uses around the property; the Triple City Bingo to the North, Residential to the South and East and Housing Authority to the West side.

RECOMMENDATION: Staff recommends approval subject to conditions outlined in the Expressway Corridor District, Sections 11.08 Landscaping, 11.09 Architectural Design Standards, and 11.10 Additional Standards for Multi-family and Site Plan Approval.

Chairwoman Castillo opened the public hearing and asked if there was any input in favor or against the request.

No discussion took place.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Cardenas made a motion to approve the conditional use permit as presented by staff. Commissioner Perez seconded the motion. The motion passed unanimously with a 6-0 vote.

Item 4

Rezoning Request:

From Manufactured Home District (R-MH) to Light Industrial District (L-I)

Being a 4.74 acre tract of land out of the West 436.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision

R-MH

Bonnie Abbot

REVIEW COMMENTS: Mr. Tijerina explained that the application is to rezone the property located along Railroad Track, between the San Juan Municipal Park and the Mobile Home Park into Light Industrial. The proposed use is an ice distribution center. He listed the surrounding uses; to the North is the Housing Authority Apartments, to the South is commercial, to the East is the Municipal Park and to the West is the Mobile Home Park. The access to the property is thru the Railroad Tracks.

RECOMMENDATION: Staff recommends denial since it will be considered spot zoning.

Commissioner Yzaguirre asked if the roadway is private. Mr. Tijerina responded yes. It is the park's entrance.

Commissioner Magallan asked if the ice distribution center will be similar at the one located in the City of Pharr.

Commissioner Perez asked why the applicants did not want the General Business District (C-2). He said his main concern is the commercial traffic thru the private roadway.

There being no further discussion, Chairwoman Castillo entertained a motion. Commissioner Perez made a motion to deny the request and follow staff's recommendation. Commissioner Cantu seconded the motion. The motion passed unanimously with a 6-0 vote.

4. NEXT MEETING – June 16, 2022

5. ADJOURNMENT

There being no further items to discuss, Commissioner Cardenas made a motion to adjourn; Commissioner Magallan seconded the motion. The motion passed unanimously with a (6-0) vote and the meeting was adjourned at 6:17 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 07/05/2022

SUBJECT: Parks and Recreation Monthly Report.

For the month of June 2022, we have the following to report:

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

- Staff has been maintaining our athletic fields, watering, and grooming them in preparation for the All-Star Tournaments that the city will be hosting.
- Parks crew put up banners and flags downtown in preparation for the 4th of July festival and holiday.
- Prepared grounds for 4th of July festival and fireworks.
- Staff assisted with a food distribution event from WellMed at San Juan Municipal Park.
- Staff has also continued maintaining our parks and city buildings.

Recreation Division,

PONY BASEBALL/SOFTBALL- All all-star teams have been practicing and the uniforms have been distributed.. Our All-Star teams participated in the Invitational All-Star Tournaments that were held the week of June 6 and June 13. Our department hosted the 6U and 8U Invitational All-Star Baseball tournament at Mayfield and Arcuate fields. Our department hosted two All-Star Sectional Baseball Tournaments the week of June 20 which were the 4U and 8U at Arcuate and Mayfield fields. San Juan All-Stars Baseball and Softball teams qualifying for Regional Tournaments the week of June 27 are:
Baseball Teams: 4U-3rd Place; 8U-1st Place, 10U-2nd Place & 12U-1st Place (Place are at the Sectional Baseball Tournaments)
Softball Teams: 6U-2nd Place & 12U-2nd Place (Place are at the Sectional Softball Tournaments)

SUMMER PROGRAMS- On Thursday, June 2 at 3:30 pm at the Parks & Recreation, a staff meeting was held in preparations for the Summer Programs. We are currently in full swing with Summer Track, Tennis, T-Ball Camp, Soccer Camp, Swim and Softball

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

Pitching & Hitting Camp. The number of registered participants as follows:

Track – 131; Swim – 61; Tennis – 27; Softball Pitching & Hitting – 50; T-Ball Camp – 40; Soccer Camp – 40.

SUMMER TRACK & FIELD- Participants had the opportunity of competing in the Alamo Track Meet, Pharr Track Meet, McAllen Track Meet & Palmview Track Meet.

SUMMER SWIM- Participants had the opportunity of competing in the Pharr Swim Meet and two Mission Swim Meets.

SUMMER TENNIS- Participants had the opportunity of competing at the McAllen Tennis Open and Edinburg Tennis Open.

MIDDLE SCHOOL VOLLEYBALL LEAGUE- The Middle School Volleyball League games were held from June 7 through June 28 with all games played at Austin Middle School. There was a total of six teams registered from the PSJA ISD Middle Schools. The Volleyball League ended on Tuesday, June 28.

FILL THE HELMET- United with Uvalde Fill the Helmet fundraiser was held May 28-30, 2022 where staff assisted with the event.

EAST-WEST RGV SOFTBALL GAME – On Tuesday, June 15, staff assisted in the set up and parking for the softball game.

RGV TOROS SOCCER GAME - On Saturday, June 18, Alex Lopez and staff met up with the parents and participants from the summer soccer camp at the HEB Park Stadium in Edinburg, TX at 6:30 pm Parents bought tickets for the RGV Toros vs Pittsburg River Hounds soccer game. The youth soccer participants were able to run onto the field before the game and play a short game of soccer on the field during half time.

JULY 4th CELEBRATION- Staff preparations for the July 4th Celebration is on-going and decorated Liberty Park.

-

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

- Staff worked on several AC issues through the city which included Old PD, City Shop, The Wetlands, and the Waste Water plant where three pounds of free-on was added.
- Repaired the back restroom at City Hall.
- Staff assisted with the fumigation at City Shop.
- Repaired a water leak at Water Plant #2 toilet.
- Power washed down the pillars and front of the Library.
- Repaired City Ice machine at Mayfield Park.

Upcoming Events:

- Youth Pony Baseball/Softball Regional All-Star Tournaments June 27, July 3.
- July 4th event to be held on July 1st , 2022 at San Juan Municipal Park.
- TAAF Regional meets will be held on July 7-9th for Track and Field and Tennis.
- Games of Texas (Corpus Christi, Tx.) will be held July 20-24, 2022.
- Our next Parks Board Meeting will be held on Wednesday July 13th, 2022. Minutes for the June 21st, meeting are included in this packet.



**Notice of a Regular Called Meeting
Of the San Juan Parks & Recreation Board
NOTICE IS HEREBY GIVEN**

THAT, the San Juan Parks & Recreation Board will hold a Regular Called Meeting at the Parks & Recreation Office, located at 316 E. 8th Street on March 23, 2022, at 6:15 p.m. for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be in executive or closed session (Consultation with Attorney; Closed Meeting §551.071; Real Property §551.072, Gifts and Donations §551.073, Personnel Matters, §551.074), the Parks & Recreation Board will convene in such executive or close session in accordance with 551.001 - .146, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available.
Request for accommodations must be made forty – eight (48) hours prior to this meeting.
Please contact the Office of the City Secretary at (956) 223-2200.

June 21, 2022

ORDER OF BUSINESS

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call:

Ramiro Herrera
Erica Lopez
Aaron Gonzalez

Rigo Dela Cerda
Mick Vargas

Jonathan Gongora
Claudia Alvarado

4. Election of Officers.
5. Baseball/Softball Season Update.
6. Summer Events-Regionals.
7. Set dates for July and August 2022 Meetings.

I, the undersigned authority, do hereby certify that the above notice of said regular Meetings of the Parks & Recreation Advisory Board of the City of San Juan was posted on the bulletin board at City Hall and the Parks and Recreation Department. Notice was posted on the 4th day of March, 2022 at 5:00 P.M. and will remain posted continuously for at least 72 hours preceding the schedule time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meeting Act)

WITNESS MY HAND AND SEAL, THIS 18th Day June 2022

X

Patrick Willingham
Parks & Recreation Director



MEETING MINUTES
SAN JUAN PARKS & RECREATION ADVISORY BOARD
MEETING HELD ON MARCH 23, 2022

I. Call to Order

Meeting called to order by Patrick Willingham at 5:28 p.m.

II. Pledge of Allegiance

Pledge of Allegiance led by Patrick Willingham.

III. Roll Call

- Ramiro Herrera - Present
- Erica Lopez - Present
- Aaron Gonzalez - Present
- Rigo DeLa Cerda - Present
- Jonathan Gongora - Present
- Claudia Alvarado – Present
- Mike Vargas - Present

IV. Approval of Minutes

No minutes to approve.

V. Election of Officers.

Director Patrick Willingham introduced new members Rigo DeLa Cerda and Mike Vargas. Rigo DeLa Cerda is currently a coach in Mercedes, and Mike Vargas ex-coach for Liberty Middle School currently seeking his masters so isn't coaching at the moment.



Director Willingham made board aware of the positions available at the moment to which nominations will be needed. The following positions are up for election: President, Vice-President, and Secretary.

Motion: Motion made by Jonathan Gongora nominating Claudia Alvarado as president, motion 2nd by Erika Lopez, *motion carried*, all voted in favor of the motion. Motion carried unanimously.

Motion: Motion made by Jonathan Gongora nominating Erika Lopez as Vice-President, 2nd by Claudia Alvarado, *motion carried*, all voted in favor of the motion. Motion carried unanimously.

Motion: Motion made by Jonathan Gongora to nominate Aaron Gonzalez as Secretary, 2nd by Ramiro Herrera, *motion carried*, all voted in favor of the motion. Motion carried unanimously.

Aaron Gonzalez-Excused from meeting at 5:39 p.m.

VI. Baseball/Softball Season Update

Mr. Willingham informed about the Summer Allstars 6 baseball teams and 2 softball teams. Softball they allowed strictly select teams to play, and due to that some of the city teams have decided to drop. There are 6 Baseball teams playing in the sectional and next week we should know how many teams make it to regionals. Patrick Willingham touched on the subject of getting lower numbers than expected on softball and how the skill mostly on the girl's side went down. To make sure that we make up that year that covid took away from us we need more softball camps.

Mr. Willingham will propose a budget so that we can hire trainers and create more softball camps during the fall. The camps they want to provide would be free for students. Ramiro Herrera proposed that camps should be before Christmas break so that when Softball season start in schools in January kids will be more ready to play the sport.



VII. Summer Events / Regionals.

This week teams will play and by next week we will know who will qualify for regionals. Any teams that make wish to make their own shirt for Allstar's needs to get approved by Parks and Recreation before getting issued a patch.

Track regional meet is July 7 and July 8 in Brownsville and Swimming Meet will be July 8 and July 9 in the new natatorium in Pharr. Mr. Willingham notified board July 21-24 is the Game of Texas, in Corpus Christi.

Summer event for next month will be our July 4th Celebration event will take place July 1st, 2022 in Municipal Park. Mr. Willingham did notify board a BBQ spot was reserved for Parks Board in case they are interested in attending.

VIII. Set dates for July and August 2022 Meetings

Next set meetings will be on Wednesday, July 13 and Wednesday, August 10, 2022

IX. Adjournment.

Motion to adjourn was made by Claudia Alvarado, motion second by Mike Vargas. All voted in favor of the motion. Motion carried unanimously. Meeting adjourned at 6:10 p.m.

X

Patrick Willingham
Parks & Recreation Director



MEETING MINUTES
SAN JUAN PARKS & RECREATION ADVISORY BOARD
MEETING HELD ON MARCH 23, 2022

Attendance	Position	Present	Absent
Ramiro Herrera		X	
Erica Lopez	Vice-President	X	
Aaron Gonzalez	Secretary	X	
Mike Vargas		X	
Claudia Alvarado	President	X	
Jonathan Gongora		X	
Rigo De La Cerda		X	

Patrick Willingham	Director	X	
Angelica Cano	Administrative Clerk	X	



**Notice of a Regular Called Meeting
Of the San Juan Police Athletic League Board
NOTICE IS HEREBY GIVEN**

THAT, the San Juan Police Athletic League Board will hold a Regular Called Meeting at the San Juan Parks & Recreation Office, located at 316 E. 8th St., San Juan, Tx. 78589 on March 23, 2022 at 7:00 p.m. for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be in executive or closed session (Consultation with Attorney; Closed Meeting §551.071; Real Property §551.072, Gifts and Donations §551.073, Personnel Matters, §551.074), the Police Athletic League Board will convene in such executive or close session in accordance with 551.001 - .146, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations must be made forty – eight (48) hours prior to this meeting. Please contact the Parks Office at (956) 223-2350.

March 23, 2022

ORDER OF BUSINESS

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call:

Gilbert Garza
Charlie Villegas
Pablo Trevino

Andrew Garza
Moy Vazaldua

4. Update on 501c3 Non-Profit & 2022 Golden Gloves Championships.
5. Discussion regarding establishing a San Juan PAL business bank account.
6. Future Fundraiser Ideas and Community Events.
7. Old Business.
8. Adjournment.

I, the undersigned authority, do hereby certify that the above notice of said regular meetings of the San Juan Police Athletic League Board was posted on the bulletin board at the Parks and Recreation Department. Notice was posted on the 1st day of March, 2022 at 4:45 P.M. and will remain posted continuously for at least 72 hours preceding the schedule time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meeting Act)

WITNESS MY HAND AND SEAL, THIS 22nd Day of March 2022

X

Ruben Guajardo Jr
Director San Juan Police Athletic League



MEETING MINUTES
SAN JUAN POLICE ATHLETIC LEAGUE
BOARD MEETING HELD ON MARCH 23, 2022

I. Call Meeting to Order

Meeting called to order by Ruben Guajardo, Director, at 7:38 p.m.

II. Pledge of Allegiance

Ruben Guajardo, Director led the Pledge of Allegiance.

III. Roll Call:

Gilbert Garza - Present

Andrew Garza - Present

Charlie Villegas - Present

Moy Vazaldua - Absent

Pablo Trevino - Present

IV. Update on 501c3 Non-Profit & 2022 Golden Gloves Championships.

A. Mr. Guajardo revealed that San Juan Police Athletic League has received the 501C3 application. Mr. Guajardo passed out a copy of form 501C3 so that all board members could examine it. Mr. Guajardo informed then that a copy of the 501C3 has been provided to The City of San Juan finance department.

B. Golden Gloves update. Mr. Guajardo informed PAL board of the great outcome from Golden Gloves which was held on February 18, 19, and 20 of 2022. Mr. Guajardo proceeded to inform board that participation was great from boxers the first night was Friday, February 18 which was started with sixty boxers. Mr. Guajardo continued to state that events like those help San Juan Police Athletic league get more involved and looks to continue working with the Golden Gloves. Mr. Guajardo stated the main sponsor for Golden Gloves was EDC of San Juan with a donation of \$2,500. Mr. Guajardo made board aware that proceeds are still pending from the agreement that was made



with Golden Gloves and he will meet up with them later this week to get the total of monies that San Juan PAL will receive from the entries paid.

V. Discussion regarding establishing a San Juan PAL business bank account.

Mr. Guajardo notified board that they need to establish a nonprofit business bank account and there needs to be an authorized signer for that account.

Lone Star National Bank located in 206 W Fergusson Ave Pharr, Texas 78577 will be where the San Juan PAL bank account will be opened. Gilbert Garza, President, stated he thinks there needs to be at least two authorized signers for the bank account, Pablo Trevino second that statement. Andrew Garza, Vice President, stated he believes two authorized signers is a great idea.

Mr. Guajardo proposed that the two authorized signers be Gilbert Garza, president, and himself Ruben Guajardo, director.

MOTION

Motion to approve Ruben Guajardo, and Gilbert Garza as the authorized bank account signers, and for Lone Start National Bank to be bank selected for the San Juan Police Athletic League bank account; motion made by, Director, Ruben Guajardo and second by, Treasurer, Charlie Villegas. ***Motion carried unanimously.***

VI. Future Fundraiser Ideas and Community Events.

Mr. Guajardo proclaimed San Juan Police Athletic League needs to think about expanding and creating new programs to help community. Mr. Guajardo stated a boxing and wrestling class would be a great way to start and invited the board to think and gather ideas so that it may be discussed on subsequent meeting.

VII. Old Business.

None.



VIII. Next set meeting.

Wednesday, April 13, 2022, at 6:15 p.m.

IX. Adjournment.

Motion to adjourn was made by Charlie Villegas, motion second by Mr. Pablo Trevino. All voted in favor of the motion. ***Motion carried unanimously.*** Meeting adjourned at 8:10 p.m.

X

Ruben Guajardo Jr
Director San Juan Police Athletic League



MEETING MINUTES
SAN JUAN POLICE ATHLETIC LEAGUE
BOARD MEETING HELD ON MARCH 23, 2022
ATTENDANCE

Attendance	Position	Present	Absent
Gilbert Garza	President	✓	
Andrew Garza	Vice. President	✓	
Charlie Villegas	Treasurer	✓	
Moy Vazaldua	Secretary		✓
Pablo Trevino	Board Member	✓	
Patrick Willingham	Asst. Director	✓	
Ruben Guajardo	Director	✓	
Angelica Cano	Administrative Clerk	✓	



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: Brenda Escalante, City Secretary

DATE: 07/08/2022

SUBJECT: Sanitation Monthly Report.

June Report

Sanitation Department (June 2022)

- Solid Waste Collection ran on schedule all month.
- Brush Pickup ran on schedule all month.
- Drop off Site: 1,262 Residents
- Residential: 1,276.12 Tons
- Commercial: 738.30 Tons
- Roll-Off Containers: 93.99 Tons 22 loads
- Brush: 594.75 Ton 240 loads of brush

Central Garage (June2022)

- Tickets Open: 86
- Tickets Closed: 68
 - 6 Residential Side Loaders operating
 - 1 Commercial Side Loaders operating
 - 2 Commercial Front Loaders operating
 - 2 Brush truck operating
 - 1 Brush tractor (grapple) operating
 - 3 Brush Grapple Truck operating
 - 2 Roll- Offs Trucks operating
 -

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

- Recycling (June 2022)
 - Cardboard: 11.27 tons/\$1,731.34
 - Mix White Paper: 4.42 tons/\$198.77
 - Newspaper: 0.68 tons/\$88.60
 - Aluminum 0.03 tons/\$34.80
 - Tins: 0.05 tons/\$7.21
 - Plastic: 2.22 tons/\$0.00
 - Curbside Recycle: 4.58 tons /\$0.00
 - Oil 0.15 tons/\$0.00
 - Total Tons/Revenue: 23.40 tons /\$2,060.72
 - Savings of \$468.00
 - Walk-Ins: 454

- Code Enforcement (June 2022)
 - Violation Notice Issued: 24
 - Illegal Dumping: 34
 - Contact People: 61
 - Construction Material: 32
 - Tires: 72



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

MEMORANDUM

TO: Mr. Benjamin Arjona, City Manager
FROM: Armandina Sesin, Library Director
DATE: July 1, 2022
SUBJECT: June Monthly Report

Enclosed is the June monthly report including statistics and programs:

For the month of June, we had, 1,997 visitors. Out of those visitors, 961 were here for computer use only. The library checked out a total of 972 items both adult and children. We had 174 in-house circulation items. We requested and received seventeen (17) Interlibrary Loans (ILL). We had 84 new patrons added to our circulation system. We helped the public with an estimated 236 reference/informational questions. We had 44 fax transactions. The monthly amount deposited was \$854.45 both fines and fees.

Please see the attached statistical report.

During the month of May

- Attended the City Commission meetings
- Attended the Directors’ meetings
- Attended the Budget meeting
- Hosted the Hidalgo County Library System meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in July 2022

Multipurpose Room

Early Voting, June 1st to the 10th

Voting Day, June 14th

Directors Meeting June 15th

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

HCLS meeting, June 16th
Planning & Zoning, June 16th
EDC June 21st
City Commission, June 28th
Directors Meeting, June 29th

Training Room:

CBA Meeting, June 1st
Library Board Meeting, June 1st
Planning & Zoning, June 2nd
Directors' meetings, June 3rd
Homeowners Association for Stewart Place 2, June 4th
EDC, June 7th
HR Arbitration Meeting, June 9th

**San Juan Memorial Library
June 2022 Statistics**

Statistics	
Total Visitors	1,997
Computer Users	561
Total Checkouts	972
In-House Use	174
Inter-Library Loans	17
New Patrons	84
Reference\ Informational Questions	236
FAX transactions	44
Children's Programs	0
Attendance	0

Multipurpose Room Reservations	Attendance
1st Early Voting	45
2nd Early Voting	57
3rd Early Voting	74
4th Early Voting	51
6th Early Voting	44
7th Early Voting	36
8th Early Voting	56
9th Early Voting	47
10th Early Voting	85
14th Special Election for District 34	328
15th Directors Meeting	14
16th HCLS Meeting	7
21st EDC	12
23rd Budget Workshops	8
28th City Commission	23
29th Directors Meeting	14
29th Budget Meeting	15
30th HR Meeting	5
Total	921

Training Room Reservations	Attendance
2nd Planning and Zoning	8
3rd Directors Meeting	14
4th Homeowners Association Meeting	7
7th EDC	12
9th HR Arbitration Hearing	25
13th HR Orientation	8
14th CBA Meeting	12
23rd Planning and Zoning Interviews	7
24th Planning and Zoning Interviews	4
Total	56

Checkouts	
DVDs	49
Books Juvenile	728
Books Adult	195
Total	972

WiFi Usage	
LibGuest	1,296
LibStaff	647
Total	1,943

Study Room Attendance	
Study Rooms	132

Facebook Page	
Likes	14
Visitors	4

SJML Homepage	
Visitors	1,015

Deposits	
Fines	\$ 103.35
Copies	\$ 751.10
Total	\$ 854.45

Youth & Children's Programs/Attendance

Date	Program	Attendance
Wednesday, June 1, 2022	0	0
Thursday, June 2, 2022	0	0
Friday, June 3, 2022	0	0
Monday, June 6, 2022	0	0
Tuesday, June 7, 2022	0	0
Wednesday, June 8, 2022	0	0
Thursday, June 9, 2022	0	0
Friday, June 10, 2022	0	0
Monday, June 13, 2022	0	0
Tuesday, June 14, 2022	0	0
Wednesday, June 15, 2022	0	0
Thursday, June 16, 2022	0	0
Friday, June 17, 2022	0	0
Monday, June 20, 2022	0	0
Tuesday, June 21, 2022	0	0
Wednesday, June 22, 2022	0	0
Thursday, June 23, 2022	0	0
Friday, June 24, 2022	0	0
Monday, June 27, 2022	0	0
Tuesday, June 28, 2022	0	0
Wednesday, June 29, 2022	0	0
Thursday, June 30, 2022	0	0
Total	0	0

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lots 4 thru 6, Block 1, Paradise Park Subdivision, as Requested by Hector Bowie.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to rezone three (3) residential lots to multi-family residence district. The property is located behind the commercial plaza located at the Southeast corner of Sioux and Raul Longoria Road. Each property is 50' x 100' which is the standard size for residential lots. According to the Article VI – Areas and Heights Requirements, Section 1.00: Table of Requirements the minimum lot size is 150' x 150' for multi-family.

Spot zoning is defined as the application of zoning to a specific parcel of land or parcels of land within a large zoned area when the rezoning is at odds with a city's master plan and current zoning restrictions. In staff's opinion this rezoning request fits the definition of spot zoning.

The Future Land Use and Existing Land Use designated this property as Residential Use. The surrounding properties consist of commercial use along Raul Longoria Road and residential use along Sioux Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-five (25) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends denial of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Hector Bowie
AGENT:	N/A
LEGAL:	Lots 4 thru 6, Block 1, Paradise Park Subdivision
CURRENT USE OF PROPERTY:	Existing House
PROPOSED USE OF PROPERTY:	Multi-Family Use
PROPOSED ZONING:	Multi-Family Residence District (R-MF)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Convenience Store; Neighborhood Commercial District (C-1) / Single-Family Residence District (R-S) <i>South</i> – Commercial; Neighborhood Commercial District (C-1) <i>East</i> – Residential; Single-Family Residence District (R-S) <i>West</i> – Commercial Plaza; Neighborhood Commercial District (C-1)
ACCESS AND CIRCULATION:	The property has access along Sioux Road and Leticia Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends denial of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone three (3) residential lots to multi-family residence district. The property is located behind the commercial plaza located at the Southeast corner of Sioux and Raul Longoria Road. Each property is 50' x 100' which is the standard size for residential lots. *According to the Article VI – Areas and Heights Requirements, Section 1.00: Table of Requirements the minimum lot size is 150' x 150' for multi-family.*

Spot zoning is defined as the application of zoning to a specific parcel of land or parcels of land within a large zoned area when the rezoning is at odds with a city's master plan and current zoning restrictions. In staff's opinion this rezoning request fits the definition of spot zoning.

The Future Land Use and Existing Land Use designated this property as Residential Use. The surrounding properties consist of commercial use along Raul Longoria Road and residential use along Sioux Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-five (25) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

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



Proposed Site



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 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 PROPERTY LEGALLY DESCRIBED AS LOTS 4 THRU 6, BLOCK 1, PARADISE PARK SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lots 4 thru 6, Block 1, Paradise Park Subdivision, shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

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

CITY OF SAN JUAN

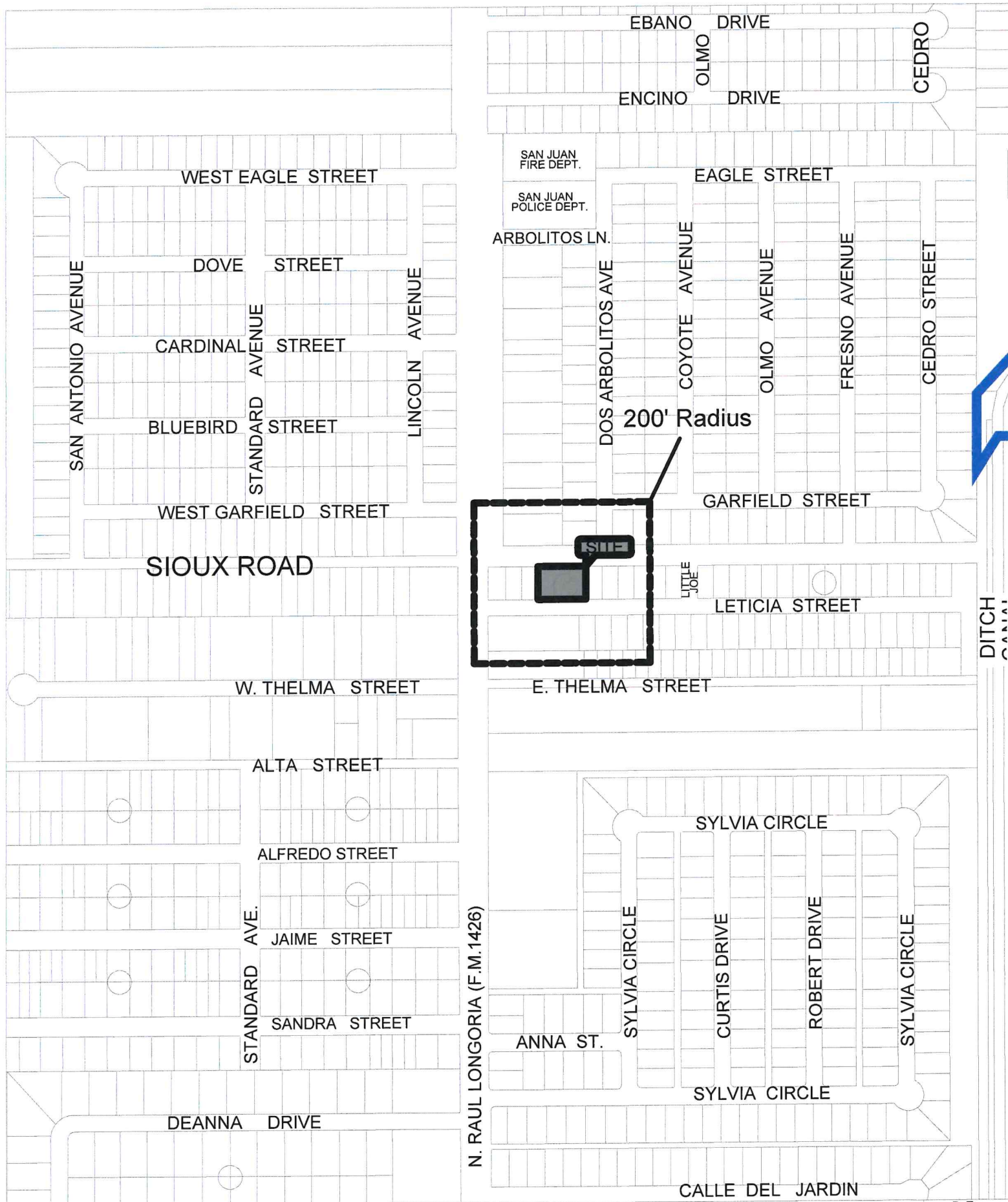
MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

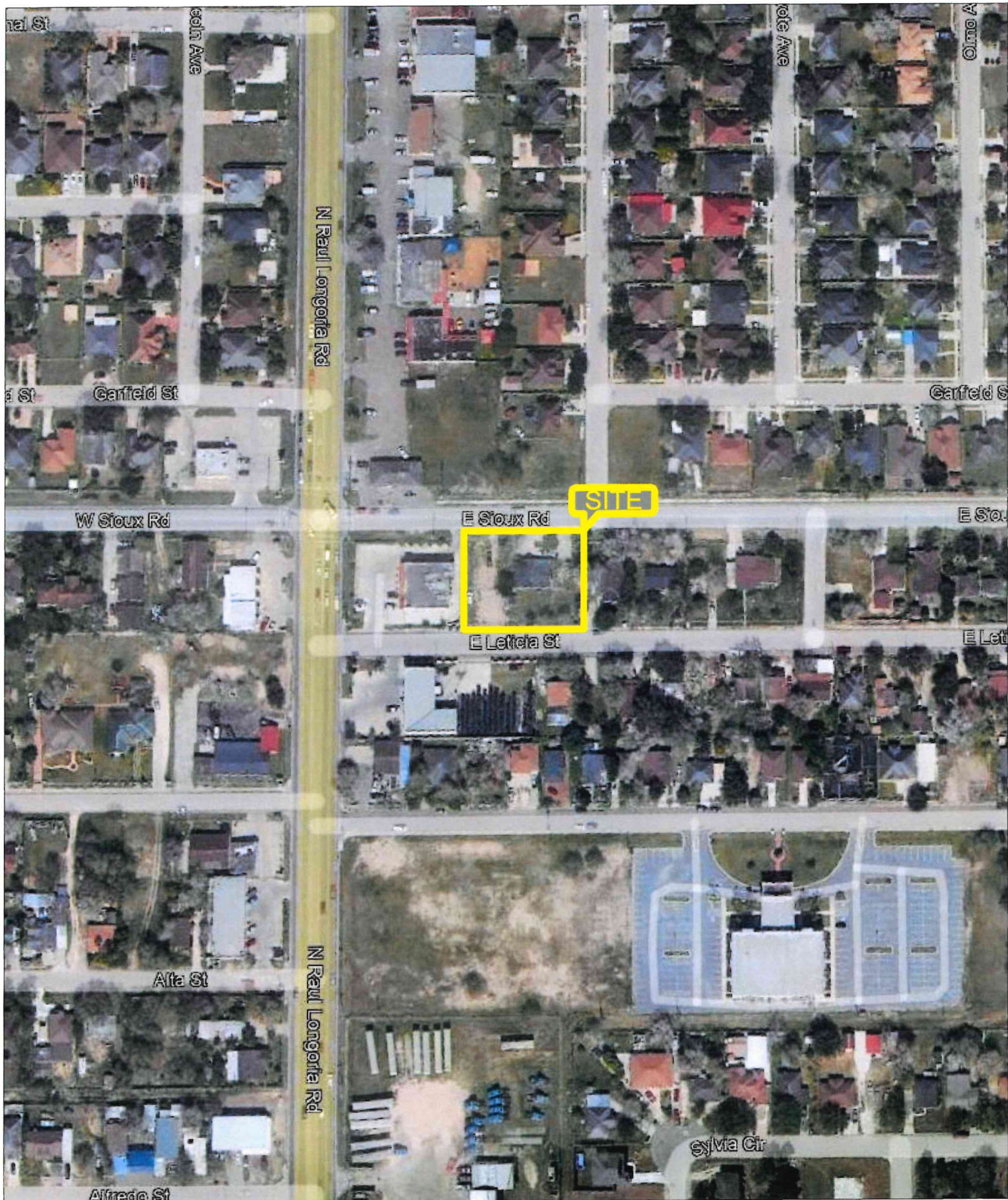


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lots 4 thru 6, Block 1, Paradise Park Subdivision, as Requested by Hector Bowie.





Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lots 4 thru 6, Block 1, Paradise Park Subdivision, as Requested by Hector Bowie.





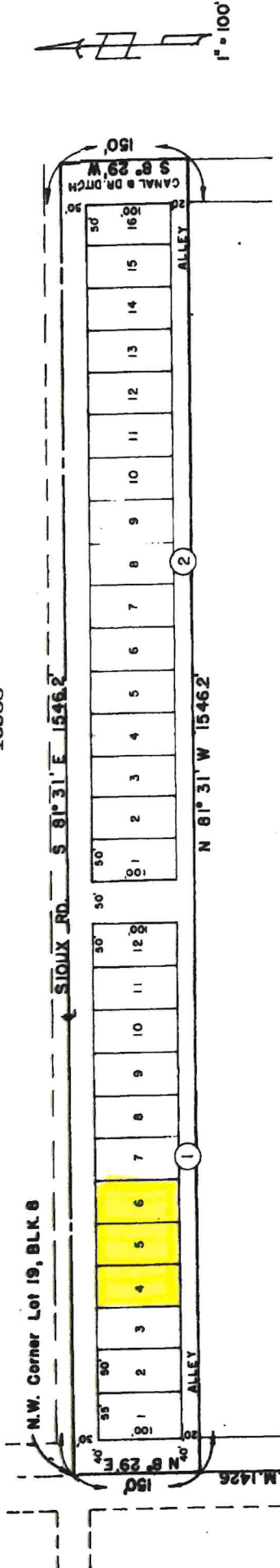
Zoning Districts

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 Lots 4 thru 6, Block 1, Paradise Park Subdivision, as Requested by Hector Bowie



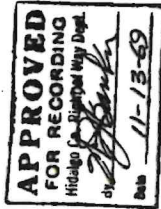
16988



PARADISE PARK SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE NORTH 150.0 FT. OF LOT 19, BLOCK 8, JOHN CLOSNER ET AL SUBDIVISION OF PORCIONES 71 and 72, HIDALGO COUNTY, TEXAS



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 11th day of November 1969
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy

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

[Signature]
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
OCTOBER 20, 1969

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

[Signature]
WAYNE W. McCONNELL

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WAYNE W. McCONNELL, OWNER, 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 THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF OCTOBER, A. D., 1969.

[Signature]
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS



FILED FOR RECORD THIS DATE
AT 11:20 AM Oct 21, 1969
NOV 18 1969
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By *[Signature]*

ARTICLE VI - AREA AND HEIGHT REQUIREMENTS

SECTION 1.00: TABLE OF REQUIREMENTS:

The following table shall govern the area and height requirements of all lots and structures.

DISTRICT	TYPE OF USE	MAXIMUM STORIES	HEIGHT FEET	MINIMUM WIDTH OF LOT
R-S	Single-Family Dwelling - corner lot	2-1/2	35 ft.	60 ft. 65 ft.
R-MH	Manufactured Homes - corner	N/A	N/A	50 ft. 55 ft.
R-MF	Multifamily	3	45	150 ft.
Expressway & High Speed Arterial				200 ft.
C	Commercial	10	125	150 ft.
	Direct Access			100 ft.
	Not direct access			
I1, I2 & IN	Industrial and Institutional	8	100	200 ft.
	Direct access			150 ft.
	Not direct access			
  DISTRICT	LOT DIMENSIONS DEPTH	AREA PER FAMILY SQ. FT.	MINIMUM YARD FRONT SIDE REAR	
R-S	100 ft.	6,000 & 6,500	20 ft. (7)* 6 ft. (8)* (9)*	
R-MF Duplex, Triplex, Fourplex and Multiple	150 ft.	22,500	20 ft. (7)* 6 ft. (8)* (9)*	
R-MH	125 ft.	6,250 & 6,875		
Expressway & High speed arterials	400 ft.	4,000		
C1, C2, C3	200 ft.	20,000 & 30,000	None 4 2 3	
I1, I2 & IN	400 ft.	60,000 & 80,000	None 4 2 3	

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lots 4 thru 6, Block 1, Paradise Subdivision, as Requested by Hector Bowie.

Bowie, Elizabeth Marie
109 E. Sioux Road
San Juan, TX 78589

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

Reyes, Nohemi Salas
2624 N. Balli Avenue
Donna, TX 78537

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

Nunez, Mario A. and Lluvia
Irasema
200 E. Leticia St.
San Juan, TX 78589

Tellez, Marianela and Myriam
Reyes
109 W. Thelma St.
San Juan, TX 78589

Rivera, Hilcias and Elizabeth
1412 S. Virginia Avenue
Mercedes, TX 78570

Rodriguez, Ramiro and Rosa
204 E. Leticia St.
San Juan, TX 78589

Fuentes, Maria Esperanza
Jorge Emilio Fuentes
107 E. Thelma St.
San Juan, TX 78589

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

Cazares, Leobardo
206 E. Leticia St.
San Juan, TX 78589

Fuentes, Eperanza
105 E. Thelma St.
San Juan, TX 78589

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

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

Santana, Leopold and Ma. Elena
c/o Anacleto Leopoldo & Francisco
Santana ET AL
2017 N. Raul Longoria Road
San Juan, TX 78589

Davila, Jose A. and Jennifer
1102 Greenfield Avenue
Mission, TX 78572

Duran, Candelaria and Rogelio
Cedillo
508 San Juanita St.
San Juan, TX 78589

Castillo, Nancy
Roberto Mena
2102 N. Dos Arbolitos Avenue
San Juan, TX 78589

Martinez, Guadalupe G.
710 s. 22nd Street
Donna, TX 78537

Diaz, Miguel E. and Nora E.
2104 N. Dos Arbolitos Avenue
San Juan, TX 78589

Sanchez, Juana A. and Maria E.
201 E. Thelma St.
San Juan, TX 78589

Medrano-Hernandez, Narciso
2024 N. Raul Longoria Road
San Juan, TX 78589

Losoya, Abel L. and Susana Z.
610 N. Canna St.
Pharr, TX 78577

Barrios, Margarita and Felipe de
Jesus
203 E. Garfield St.
San Juan, TX 78589

Ramirez, Juan and Teresa M.
113 E. Thelma St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, as Requested by Yolanda de la Cruz Presenta, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to rezone three (3) residential lots into commercial. The property is located at the Southwest corner of Raul Longoria Road and Alta Street. A commercial plaza is located to the North side of the property and trucking company to the East. Each lot is 70' x 100' and corner lot 60' x 100', giving a total of 20,000 square feet total, which met the required square footage for commercial lots. According to the Article VI – Areas and Heights Requirements, Section 1.00: Table of Requirements.

The Future Land Use and Existing Land Use designated this property as Residential Use. The surrounding properties consist of commercial use along Raul Longoria Road and residential use along interior streets.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-four (24) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2)
APPLICANT:	Yolanda de la Cruz Presenta, LLC.
AGENT:	N/A
LEGAL:	Lots 16 thru 18, Block 4, Small No. 2 Subdivision
CURRENT USE OF PROPERTY:	Existing House
PROPOSED USE OF PROPERTY:	Food Truck Park
PROPOSED ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; Neighborhood Commercial District (C-1) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Commercial; Neighborhood Commercial District (C-1) <i>West</i> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Raul Longoria Road and Alta Street.
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 three (3) residential lots into commercial. The property is located at the Southwest corner of Raul Longoria Road and Alta Street. A commercial plaza is located to the North side of the property and trucking company to the East. Each lot is 70' x 100' and corner lot 60' x 100', giving a total of 20,000 square feet total, which met the required square footage for commercial lots. *According to the Article VI – Areas and Heights Requirements, Section 1.00: Table of Requirements.*

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ATTACHMENTS:

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



Proposed Site



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) OF A PROPERTY LEGALLY DESCRIBED AS LOTS 16 THRU 18, BLOCK 4, SMALL NO. 2 SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

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

CITY OF SAN JUAN

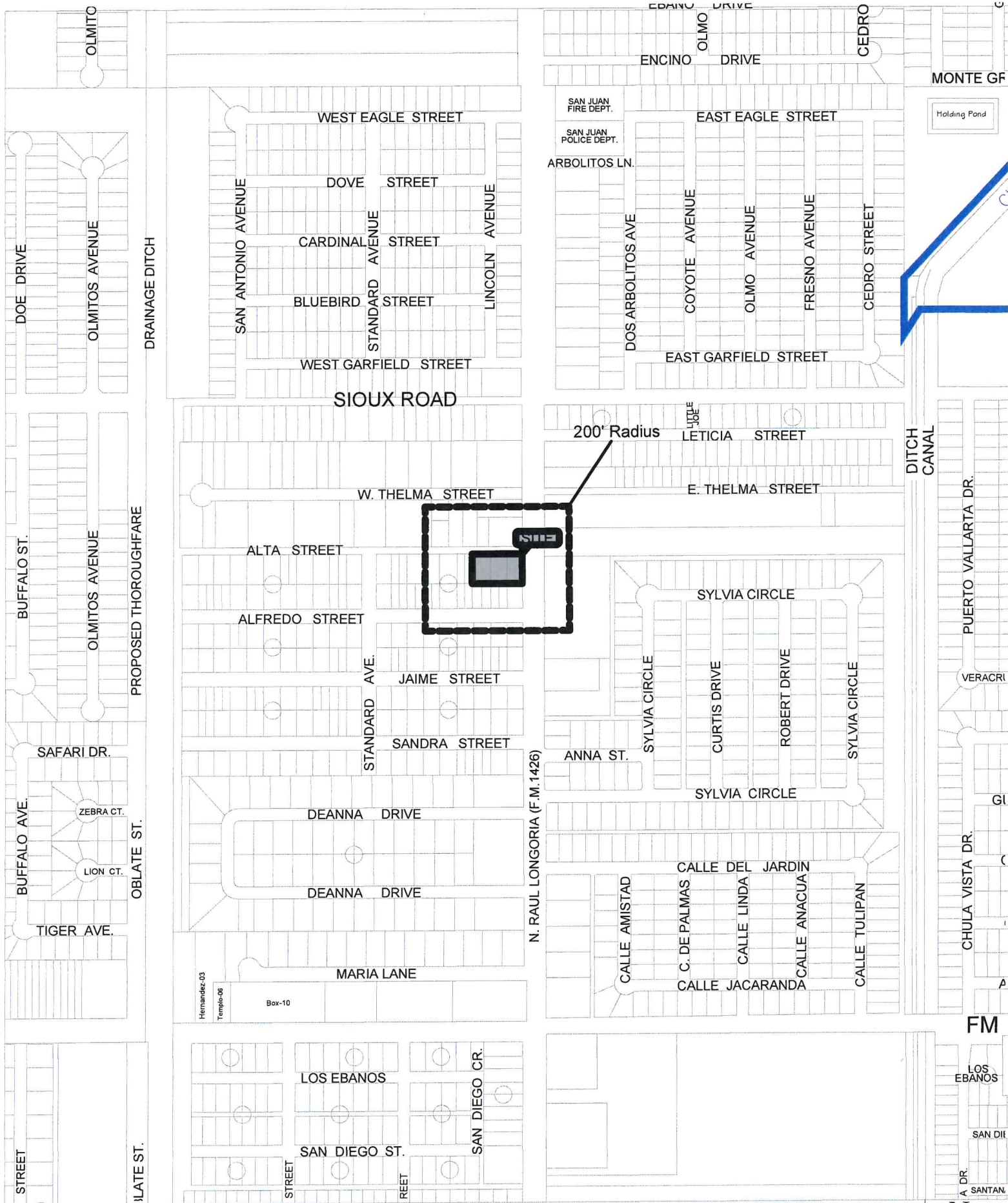
MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

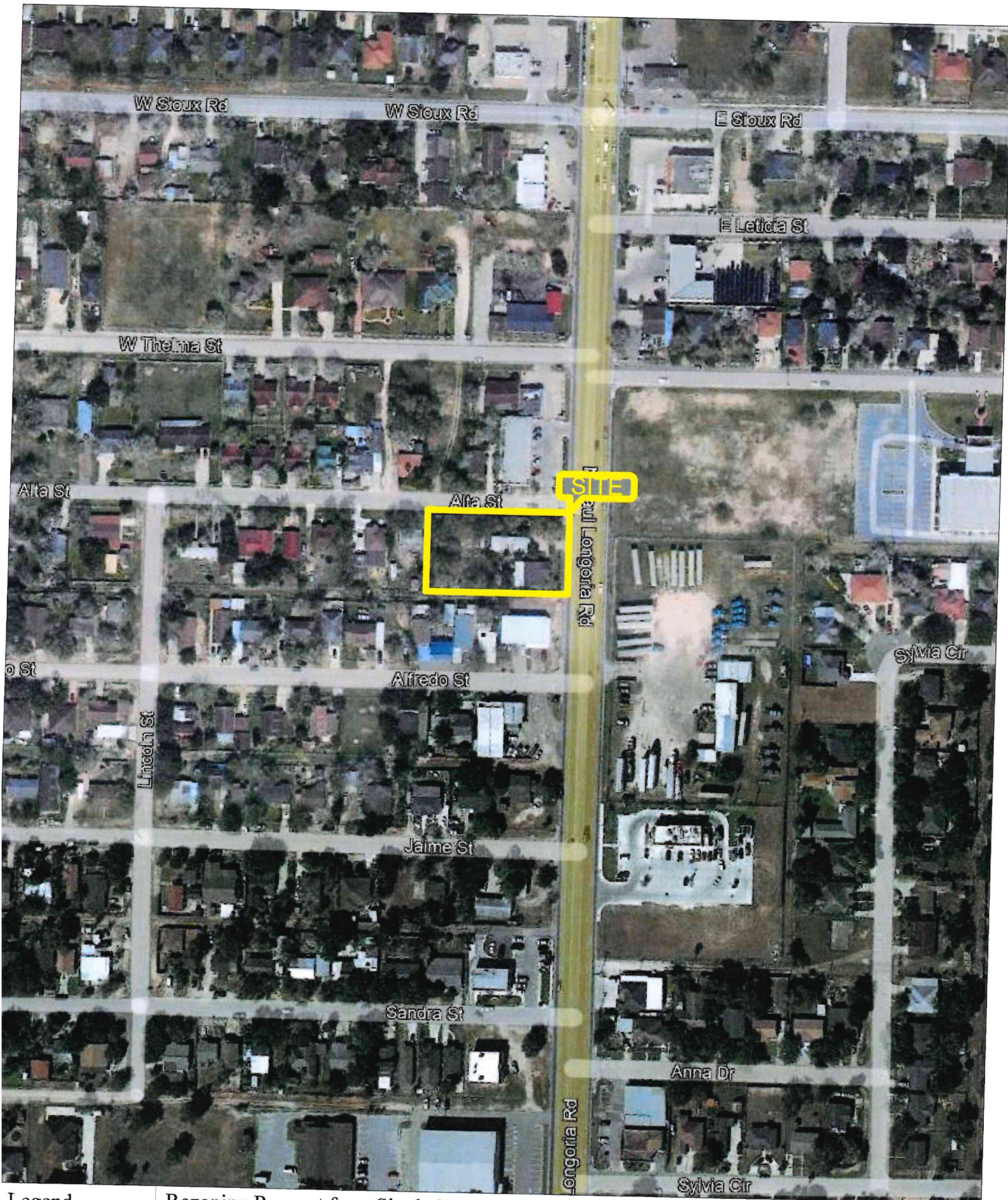


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to General Buss. District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.

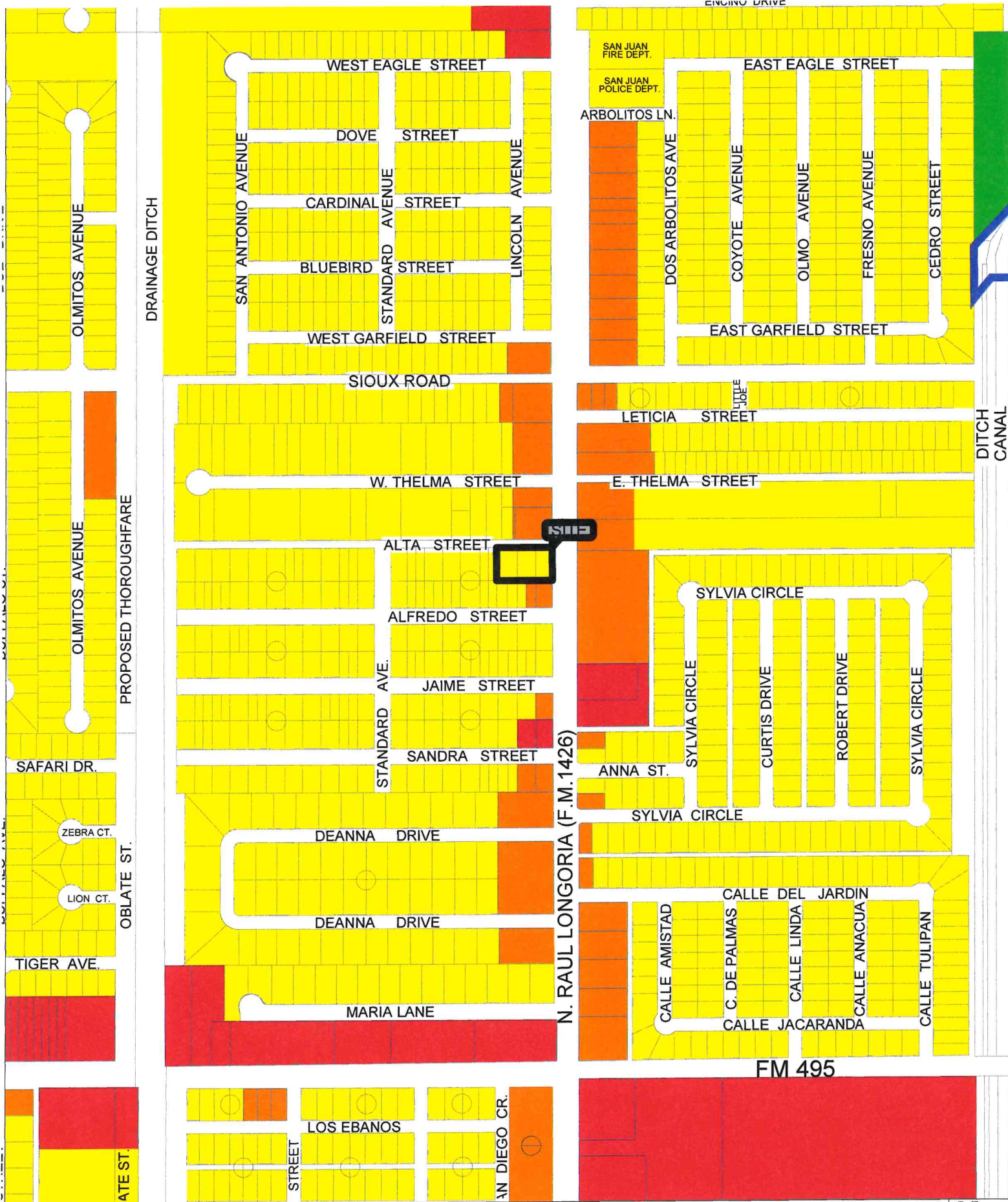




- Legend
-  CITY LIMITS
 -  Proposed area

Rezoning Request from Single-Family Residence District (R-S) to General Buss. District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.

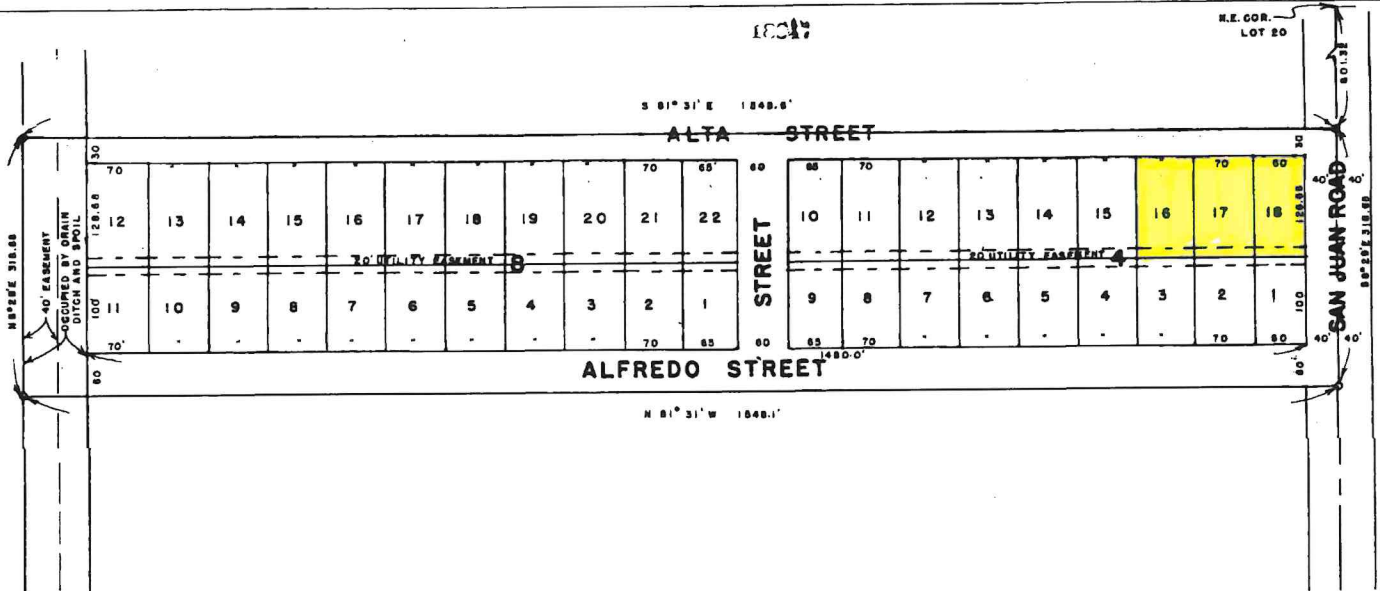




Zoning Districts	
Single Family Residential (R-S)	Heavy Commercial (C-3)
Manufactured Home (R-MH)	Light Industrial (I-1)
Multi-Family Residential (R-MF)	Heavy Industrial (I-2)
Neighborhood Commercial (C-1)	Open Space (O)
General Business (C-2)	Exp. Corridor (EC)

Rezoning Request from Single-Family Residence District (R-S) to General Buss. District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.





SMALL SUBDIVISION NO.2

BEING A RESUBDIVISION OF 11.32 ACRES OUT OF LOT 20
BLOCK 8, JOHN CLOSER ET AL SUBDIVISION, HIDALGO
COUNTY, TEXAS.

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.



APPROVED FOR RECORDING
COMMISSIONERS COURT
This 23rd day of November, 1964
J. L. Mendenhall

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
OCTOBER 22, 1964



FILED FOR RECORD THIS
At 1:20 o'clock
NOV 5 1964
JULIO GUZMAN
County Clerk
By [Signature]

1" = 100'

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 PLAN AND DO DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THERE-
ON.

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 23 DAY OF OCTOBER A.D., 1964.



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

SECTION 1.00: TABLE OF REQUIREMENTS:

The following table shall govern the area and height requirements of all lots and structures.

DISTRICT	TYPE OF USE	MAXIMUM STORIES	HEIGHT FEET	MINIMUM WIDTH OF LOT
R-S	Single-Family Dwelling - corner lot	2-1/2	35 ft.	60 ft. 65 ft.
R-MH	Manufactured Homes - corner	N/A	N/A	50 ft. 55 ft.
R-MF	Multifamily	3	45	150 ft.
Expressway & High Speed Arterial				200 ft.
C	Commercial	10	125	150 ft.
	Direct Access			100 ft.
	Not direct access			
II, I2 & IN	Industrial and Institutional	8	100	200 ft.
	Direct access			150 ft.
	Not direct access			
  DISTRICT	LOT DIMENSIONS DEPTH	AREA PER FAMILY SQ. FT.	MINIMUM YARD FRONT SIDE REAR	
R-S	100 ft.	6,000 & 6,500	20 ft. (7)* 6 ft. (8)* (9)*	
R-MF Duplex, Triplex, Fourplex and Multiple	150 ft.	22,500	20 ft. (7)* 6 ft. (8)* (9)*	
R-MH	125 ft.	6,250 & 6,875		
Expressway & High speed arterials	400 ft.	4,000		
C1, C2, C3	200 ft.	20,000 & 30,000	None 4 2 3	
II, I2 & IN	400 ft.	60,000 & 80,000	None 4 2 3	

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, as Requested by Yolanda de la Cruz Presenta, LLC.

Yolanda de la Cruz Presenta, LLC.
115 SE Augusta Square
McAllen, TX 78503

Gamez, San Juana
P.O. Box 1082
San Juan, TX 78589

Aguirre, Ignacia
1059 Pine Meadows Rd.
Seguin, TX 78155

Lopez, Alfredo J. and Carmen M.
Altagracia Iglesias ET AL
2911 Garza St.
Edinburg, TX 78539

Zamudio, Carmen de Sada and
Maria D. Sada Zamudio
5602 Whisperwind way
Brownsville, TX 78526

Salinas, Canuta and Saul
113 Alfredo St.
San Juan, TX 78589

Garza, Oscar Balli
P.O. Box 1875
San Juan, TX 78589

Ramon, Yolanda H.
120 Alfredo St.
San Juan, TX 78589

Garcia, Antonio
109 Alfredo St.
San Juan, TX 78589

Munoz, Rogelio and Dora A.
Robles
127 Alta St.
San Juan, TX 78589

Layva, Ynacia Rivera
116 Alfredo St.
San Juan, TX 78589

Garza, Hector Javier
3818 S. Raul Longoria Road
Edinburg, TX 78542

Valdez, Luis and Juana G. Vidaurri
121 Alta St.
San Juan, TX 78589

Huerta, Juan
P.O. Box 713
San Juan, TX 78589

Flores, Guadalupe and Lucia G.
1201 Ridge Road
Alamo, TX 78516

Huerta, Juan and Blanca
P.O. Box 713
San Juan, TX 78589

Hernandez, Luis Homero
P.O. Box 1054
San Juan, TX 78589

Lopez, Cesar and Norma E.
128 W. Cardinal Avenue
Pharr, TX 78577

Islas, Yovani
236 Alta St.
San Juan, TX 78589

Church of God of the Apostolic
Faith Latin Conference
P.O. Box 1727
San Juan, TX 78589

Gamez, Nabor and Ricarda
P.O. Box 1488
San Juan, TX 78589

Cuellar, Ricardo and Diana
1310 E. Ebony St.
Pharr, TX 78577

Cazares, Gregoria
607 E. 26th Street
Houston, TX 77008

Campos, Hilda
123 Alfredo St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "The Spot" Food Truck Park and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at 103 Alta Street, legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to open a Food Truck Park at the Southwest corner of Alta and Raul Longoria Road and Sale of Alcoholic Beverages for On-Premise Consumption. The applicant is proposing 10 food trucks, green area, parking area along Alta Street and restrooms available for customers. (See Attachment)

List of requirements for a portable and/or temporary food concession stands:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet the applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground property;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposable facilities must be available;
7. Health Department permit
8. Must obtain TxDOT permit regarding access along Raul Longoria Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-four (24) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “The Spot” Food Truck Park and for the Sale of Alcoholic Beverages for On-Premise Consumption
APPLICANT:	Yolanda de la Cruz Presenta, LLC.
AGENT:	N/A
LEGAL:	Lots 16 thru 18, Block 4, Small No. 2 Subdivision
CURRENT USE OF PROPERTY:	Existing House
PROPOSED USE OF PROPERTY:	Food Truck Park
PROPOSED ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; Neighborhood Commercial District (C-1) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> – Commercial; Neighborhood Commercial District (C-1) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Raul Longoria Road and Alta Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to open a Food Truck Park at the Southwest corner of Alta and Raul Longoria Road and Sale of Alcoholic Beverages for On-Premise Consumption. The applicant is proposing 10 food trucks, green area, parking area along Alta Street and restrooms available for customers. (See Attachment)

List of requirements for a portable and/or temporary food concession stands:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet the applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground property;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposable facilities must be available;
7. Health Department permit
8. Must obtain TxDOT permit regarding access along Raul Longoria Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-four (24) 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
 List of neighboring property owners receiving notice
 Ordinance



Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “THE SPOT” FOOD TRUCK PARK AND SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION AT 103 ALTA STREET, LEGALLY DESCRIBED AS LOTS 16 THRU 18, BLOCK 4, SMALL SUBDIVISION #2, 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, Yolanda de la Cruz Presenta, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “The Spot” Food Truck Park at 103 Alta Street and Sale of Alcoholic Beverages for On-Premise Consumption.

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 Yolanda de la Cruz Presenta, LLC. for a Conditional Use Permit to allow “The Spot” Food Truck Park at 103 Alta Street and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption, subject to the following conditions:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet the applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground property;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposable facilities must be available;
7. Health Department permit
8. Must obtain TxDOT permit regarding access along Raul Longoria Road

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

PASSED and **APPROVED** on first reading on the 12th day of April, 2022.

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

CITY OF SAN JUAN

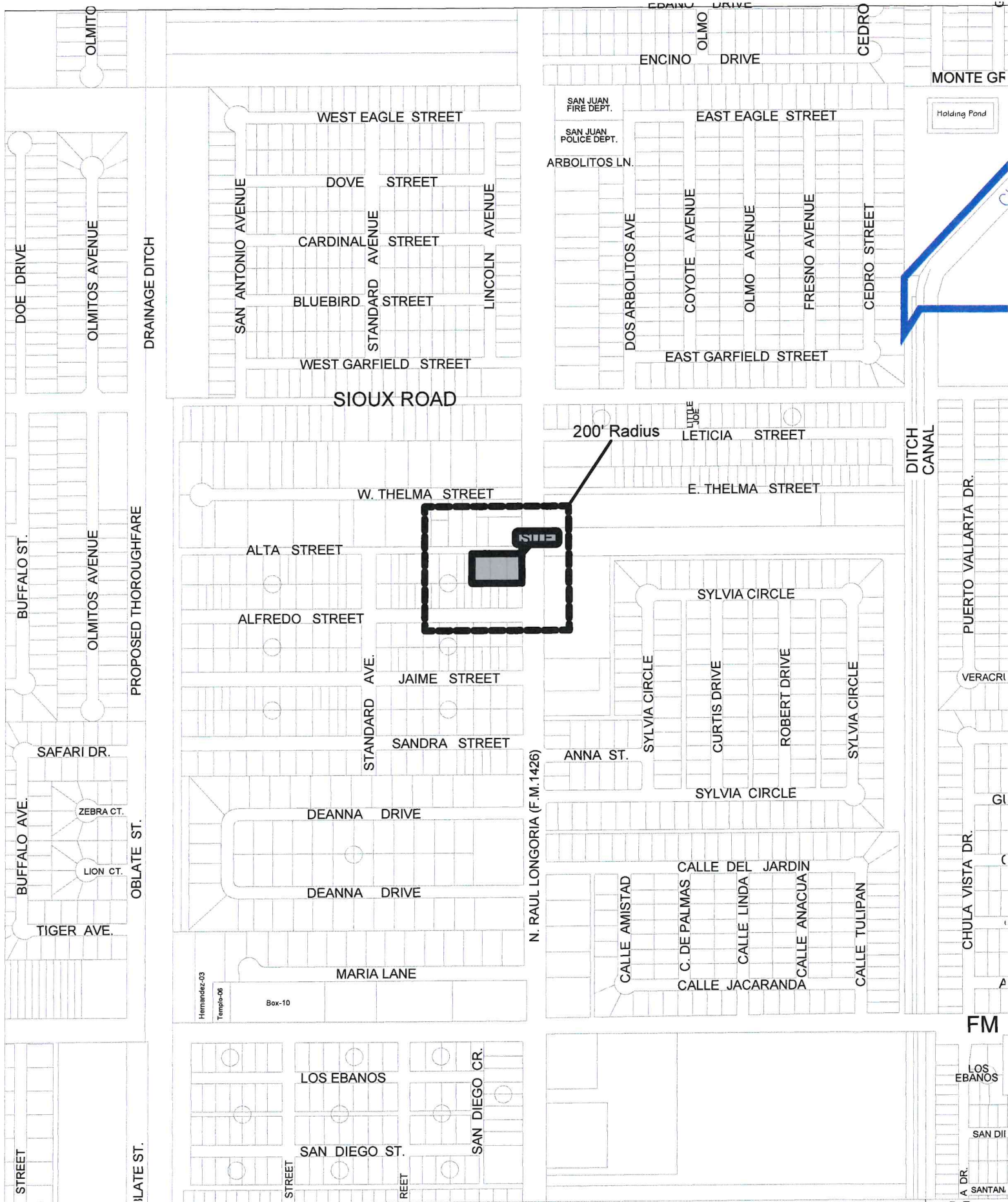
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

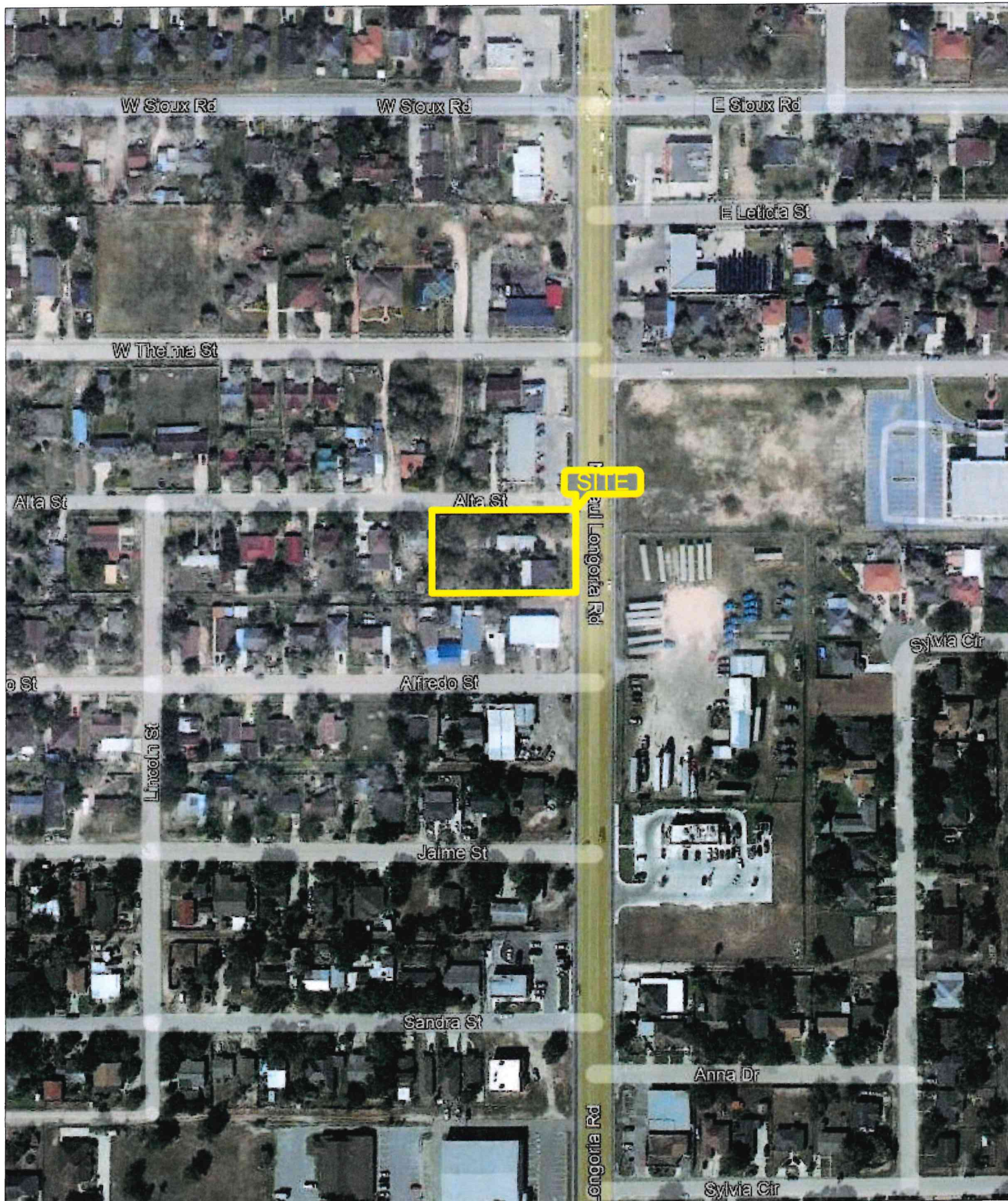
CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Food Truck Park and for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the property located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Food Truck Park and for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the property located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.





Conditional Use Permit to allow a Food Truck Park and for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the property located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.

Yolanda de la Cruz Presenta, LLC.
115 SE Augusta Square
McAllen, TX 78503

Gamez, San Juana
P.O. Box 1082
San Juan, TX 78589

Aguirre, Ignacia
1059 Pine Meadows Rd.
Seguin, TX 78155

Lopez, Alfredo J. and Carmen M.
Altagracia Iglesias ET AL
2911 Garza St.
Edinburg, TX 78539

Zamudio, Carmen de Sada and
Maria D. Sada Zamudio
5602 Whisperwind way
Brownsville, TX 78526

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P.O. Box 1875
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Munoz, Rogelio and Dora A.
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127 Alta St.
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Layva, Ynacia Rivera
116 Alfredo St.
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Garza, Hector Javier
3818 S. Raul Longoria Road
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Huerta, Juan
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San Juan, TX 78589

Flores, Guadalupe and Lucia G.
1201 Ridge Road
Alamo, TX 78516

Huerta, Juan and Blanca
P.O. Box 713
San Juan, TX 78589

Hernandez, Luis Homero
P.O. Box 1054
San Juan, TX 78589

Lopez, Cesar and Norma E.
128 W. Cardinal Avenue
Pharr, TX 78577

Islas, Yovani
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Church of God of the Apostolic
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607 E. 26th Street
Houston, TX 77008

Campos, Hilda
123 Alfredo St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow “La Condesa Event Center” located at 111 W. Nolana Avenue Suites 5 through 7, legally described as Lot 2, Circle K No. 9123 Subdivision, as Requested by Jose Santos.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Santos is applying for a conditional use permit to open an event center at commercial plaza located in front of Delia’s Tamales, along Nolana Avenue. The plaza has twelve (12) suites in total, with a restaurant, child daycare, and some offices. Each suite is 950 square feet and there are a total of 66 common parking spaces in the commercial plaza. The property has one entrance/exit along Nolana Avenue.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seven (7) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to compliance with the list of conditions in the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “La Condesa Event Center” in a commercial area.
APPLICANT:	Jose Santos
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, Circle K No. 9123
LOCATION:	111 W. Nolana Avenue, Suites 5-7
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; General Business District (C-2) <i>South</i> – Vacant; Multi-Family Residence District (R-MF) <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 along Nolana Avenue.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the list of conditions in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Santos is applying for a conditional use permit to open an event center at commercial plaza located in front of Delia’s Tamales, along Nolana Avenue. The plaza has twelve (12) suites in total, with a restaurant, child daycare, and some offices. Each suite is 950 square feet and there are a total of 66 common parking spaces in the commercial plaza. The property has one entrance/exit along Nolana Avenue.

Suite size	2,850 square feet total
Parking spaces	66 common parking spaces

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 form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city’s noise ordinance.

**CONDITIONAL USE PERMIT
“LA CONDESA EVENT CENTER”
JULY 12, 2022**

PAGE 3

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.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seven (7) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

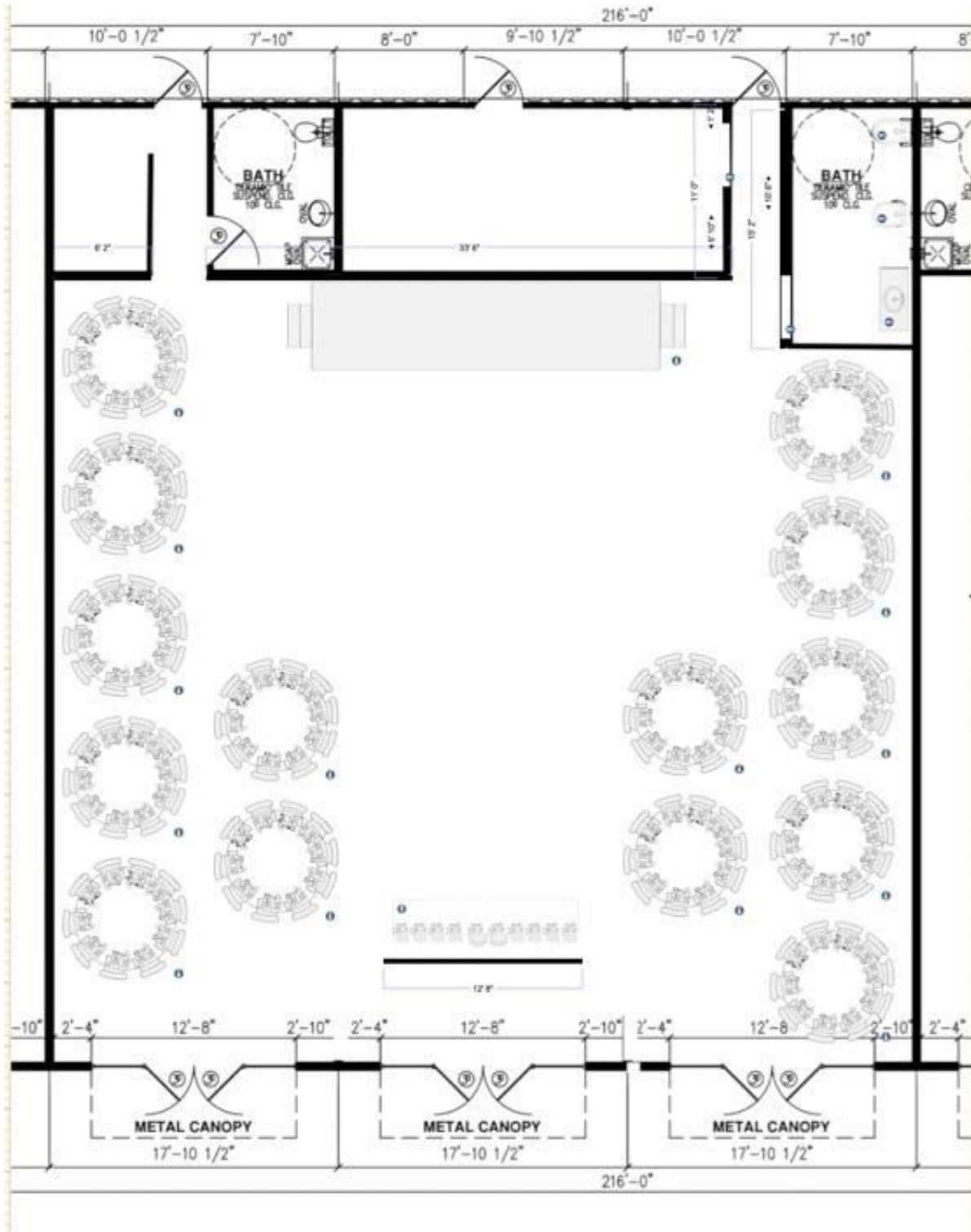
ATTACHMENTS:

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



Proposed Site

“La Condesa Event Center”
111 W. Nolana Avenue
San Juan, Texas





ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW
“LA CONDESA EVENT CENTER” AT 111 W. NOLANA AVENUE, SUITES 5
THROUGH 7, LEGALLY DESCRIBED AS LOT 2, CIRCLE K NO. 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, Jose Santos has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “La Condesa Event Center” at 111 W. Nolana Avenue, Suites 5 through 7.

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 Jose Santos has applied for a Conditional Use Permit for an Event Center “La Condesa Event Center” at 111 W. Nolana Avenue Suites 5 through 7, 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 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 12th day of July, 2022.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

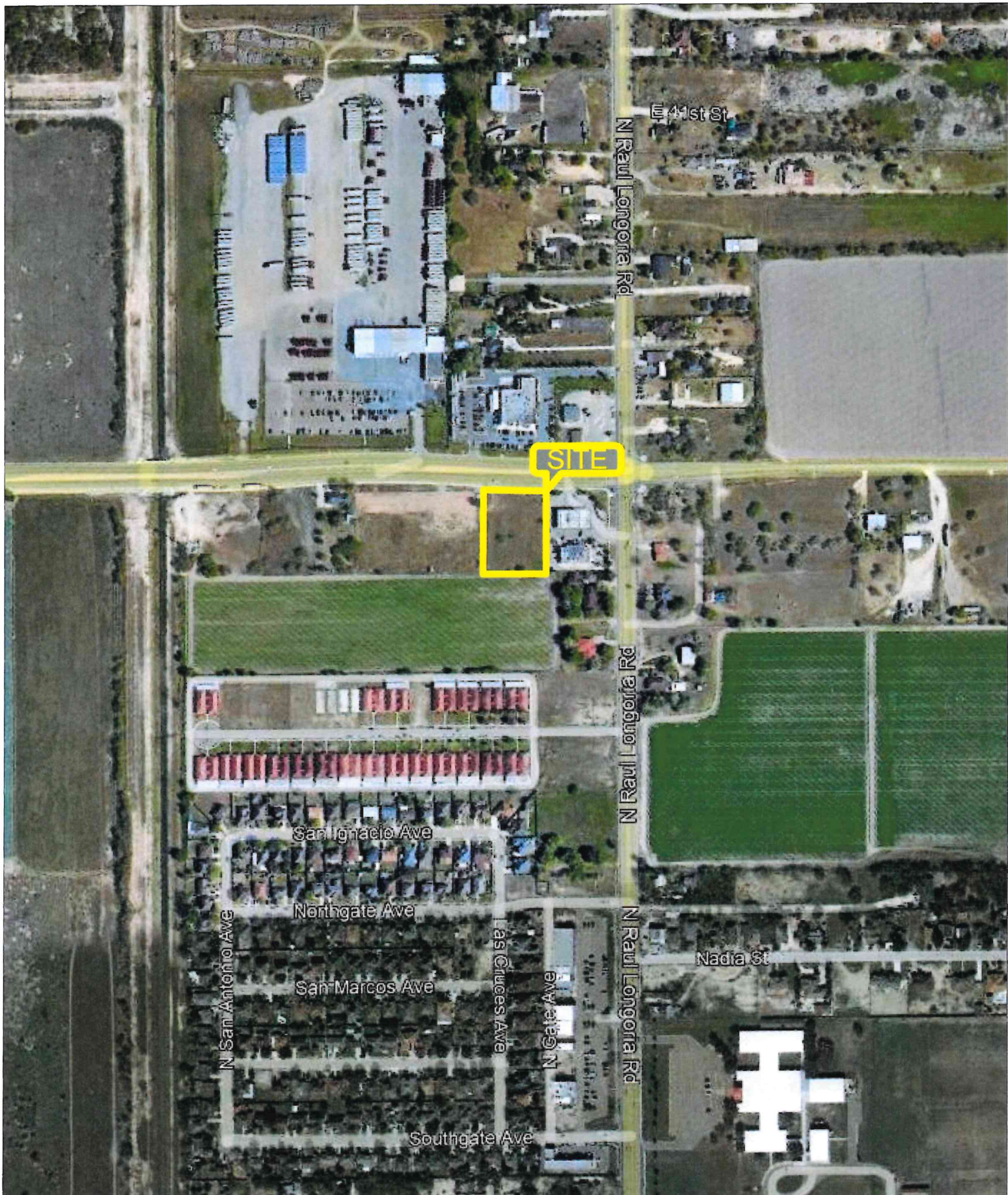
ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



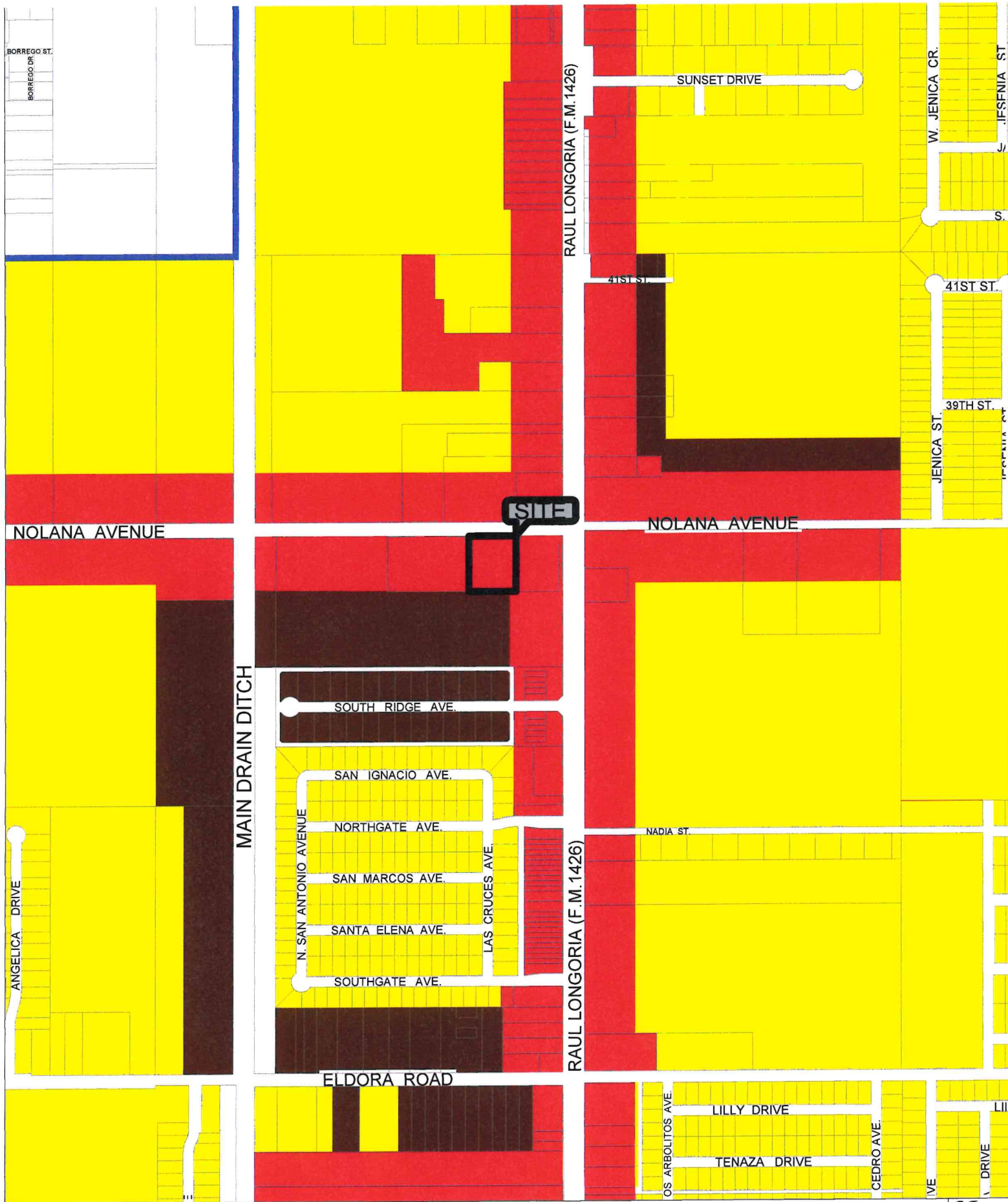


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "La Condesa Event Center" at 111 W. Nolana Avenue Suites 5-7, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Jose Santos.





Conditional Use Permit to allow "La Condesa Event Center" at 111 W. Nolana Avenue Suites 5-7, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Jose Santos.



RETAIL SPACES

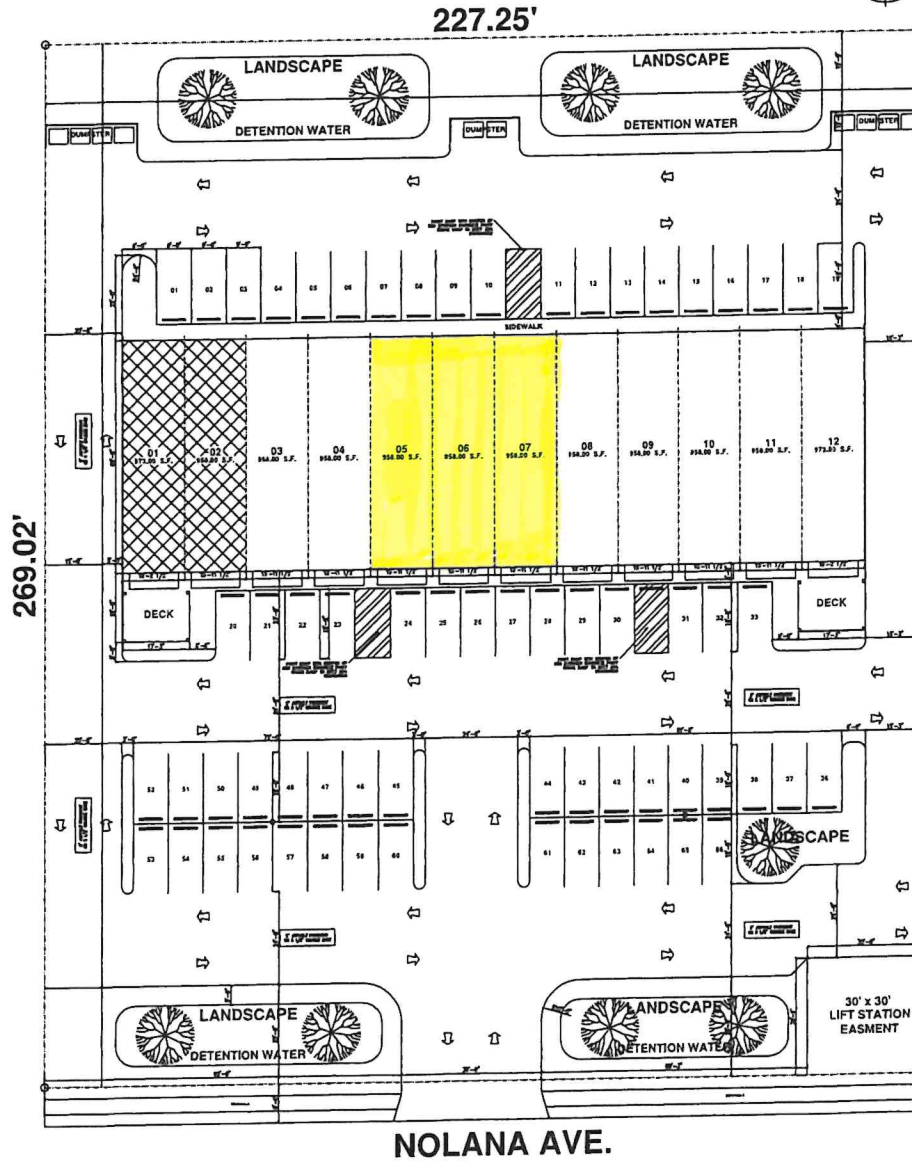
BUILDING AREA : 11,526.00 S.F.

BUILDING / SET BACKS

FRONT (NORTH) 60' MINIMUM
SIDE (WEAST, EAST) 15' MINIMUM
REAR (SOUTH) 15' MINIMUM

PARKING SPACES

PARKING 66 CAR SPACE
LANDSCAPE 10,335.00 S.F.
CURVE 5,778.00 F.L.
ASPHALT 32,020.00 S.F.



NOLANA AVE.

SHEET NO.
5-5

SITE PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY: O.C.	REVISED DATE:
CHECKED BY:	DEC. - 09 - 2021
COMPUTER:	

PROJECT NAME:

Proposed Commercial for
THE URBAN DISTRICT
SAN JUAN PLAZA SUBMISSION
CITY OF SAN JUAN, HIDALGO COUNTY OF TEXAS

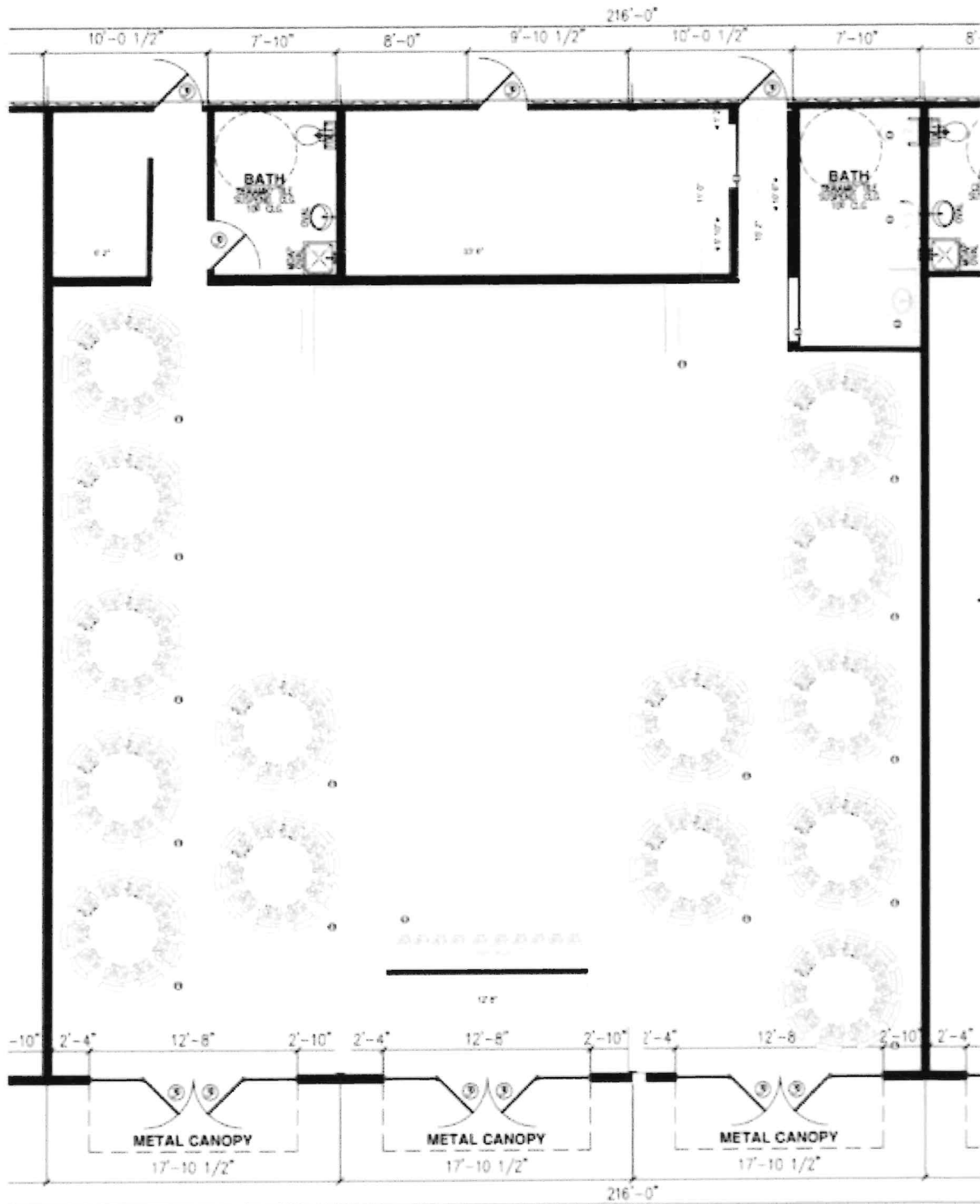
CESAR H. SANCHEZ Design Group

McAllen, Hidalgo
County of Texas

phone (956) 225 65 82
architectsanchez@live.com

PROJECT NO.
120921

La Condesa Event Center
 111 W. Nolana Avenue
 San Juan, Texas



Conditional Use Permit to allow “La Condesa Event Center” located at 111 W. Nolana Avenue Suites 5 through 7, legally described as Lot 2, Circle K No. 9123 Subdivision, as Requested by Jose Santos.

Santos, Jose
2701 Gator Avenue
Edinburg, TX 78542

Monarca Investment Group, LTD.
105 West Utility Dr.
Pharr, TX 78577

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

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

Garza, Hector Javier and
Armandina Garza
3818 Raul Longoria Road
Edinburg, TX 78542

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
JULY 12, 2022

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow “Sweet Events” at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Ramirez.

STAFF COMMENTS AND RECOMMENDATIONS:

Andrea Ramirez is applying for a conditional use permit to open an event center at commercial plaza located at Southeast corner of Veterans Boulevard and Sioux Road. The plaza has six (6) suites in total, with a restaurant, beauty salon and some offices. The suite is approximately 2,000 square feet; two entrances/exit along Veterans Boulevard.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eighteen (18) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to compliance with the list of conditions in the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Sweet Events” in a commercial area.
APPLICANT:	Andrea Ramirez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Porciones Center
LOCATION:	2003 N. Veterans Boulevard, Suites 1-2
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Vacant; General Business District (C-2) / Single-Family Residence District (R-S) <i>South</i> – Commercial; General Business District (C-2) / Single-Family Residence District (R-S) <i>East</i> – Residential; Single-Family Residence (R-S) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access along Veterans Boulevard.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the list of conditions in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Andrea Ramirez is applying for a conditional use permit to open an event center at commercial plaza located at Southeast corner of Veterans Boulevard and Sioux Road. The plaza has six (6) suites in total, with a restaurant, beauty salon and some offices. The suite is approximately 2,000 square feet; two entrances/exit along Veterans Boulevard.

Suite size	2,000 square feet total
Parking spaces	42 common parking spaces

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 form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city’s noise ordinance.
9. The business must comply with the City’s Security Cameras Ordinance.
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.

CONDITIONAL USE PERMIT
“SWEET EVENTS”
JULY 12, 2022

PAGE 3

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eighteen (18) 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
- List of neighboring property owners receiving notice
- Ordinance



Proposed Event Center





**ORDINANCE NO.
ORDINANCE NO.**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW
“SWEET EVENTS” IN A COMMERCIAL AREA LOCATED AT 2003 N.
VETERANS BOULEVARD SUITES 1-2, LEGALLY DESCRIBED AS LOT 1,
PORCIONES CENTER, 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, Andrea Ramirez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*Sweet Events*” in a commercial area.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Andrea Ramirez has applied for a Conditional Use Permit to allow “*Sweet Events*” at 2003 N. Veterans Boulevard Suites 1-2, 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 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 form a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
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 12th day of July, 2022.

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

CITY OF SAN JUAN

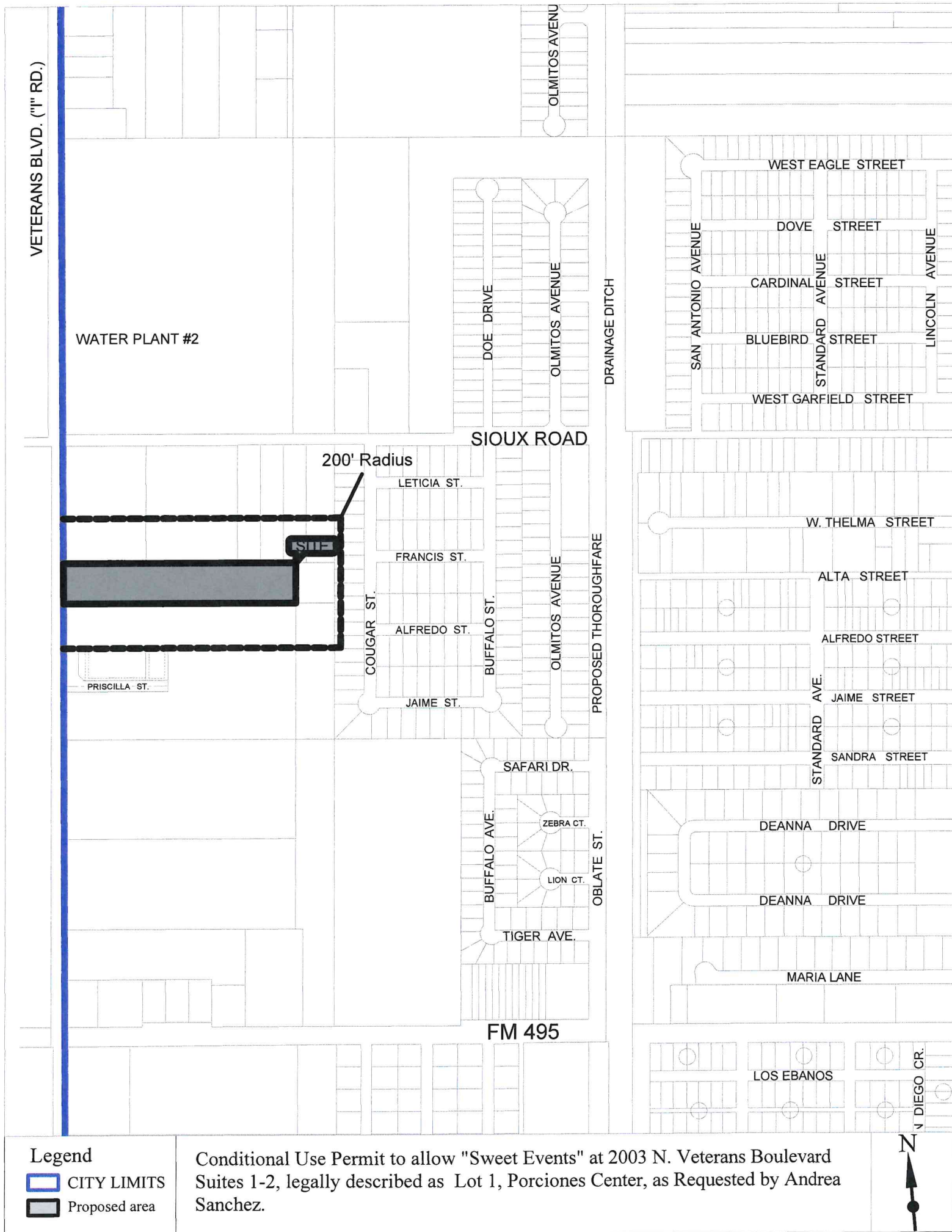
MARIO GARZA, MAYOR

ATTEST:

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

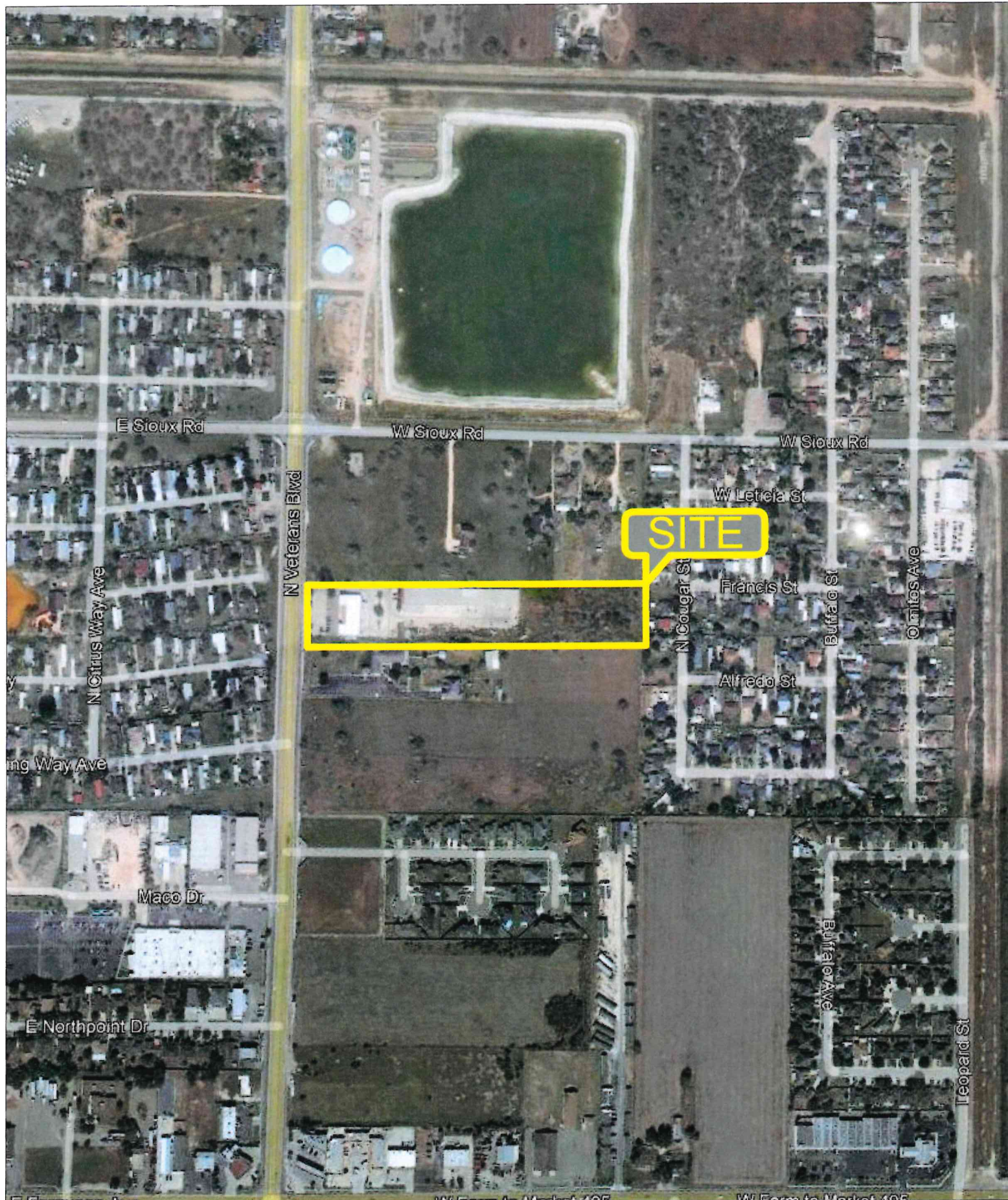
BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



- Legend
- CITY LIMITS
 - Proposed area

Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Sanchez.



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Sanchez.





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 "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Sanchez.



STATE OF TEXAS:
COUNTY OF MIDLAND:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION
THEREON EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF MARCH A.D., 1989

STATE OF TEXAS
COUNTY OF HIDALGO

1. INEZ GARZA, A REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS
PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND,
AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT

REGISTERED PROFESSIONAL ENGINEER No. 60824



APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF
SAN JUAN THIS THE 9 DAY OF January, 1990 BY THE PLANNING
AND ZONING COMMISSION OF THE CITY OF

CITY OF CHICAGO, PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF SAN JUAN TX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY.

1-9-90
DATE

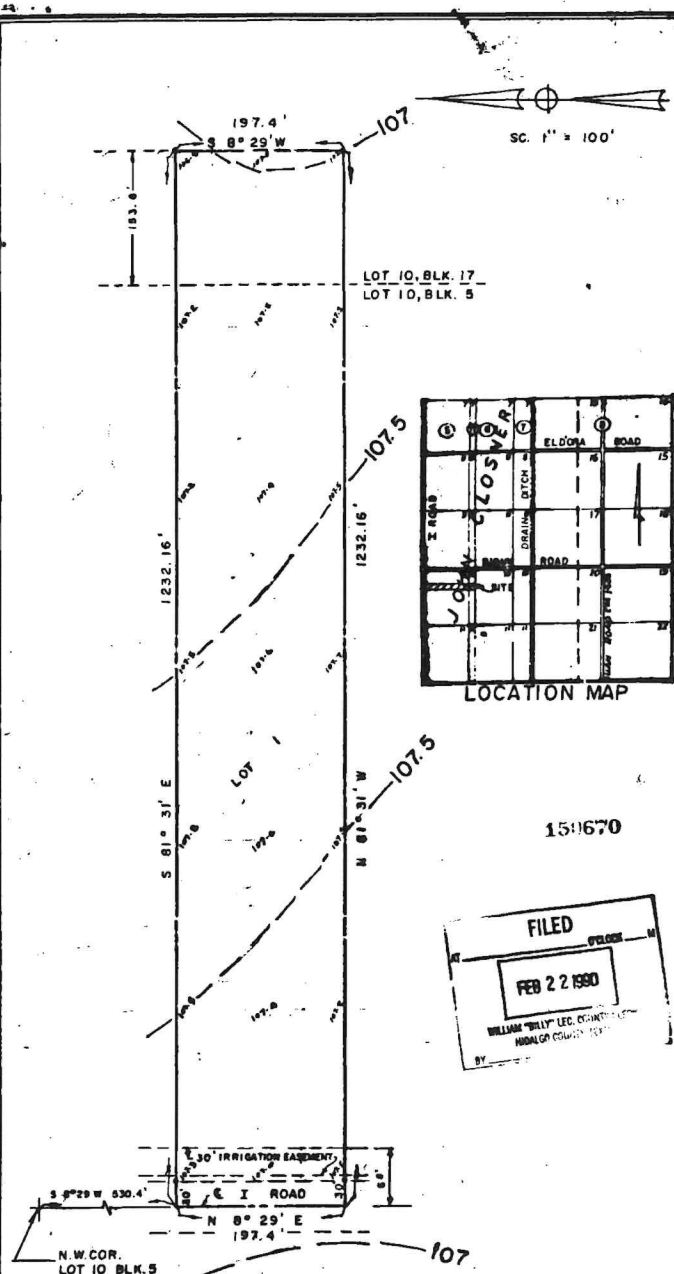
ATTEST: GOV. CLERK

STATE OF TEXAS:
COUNTY OF HIDALGO:

THIS PLAN IS HEREBY APPROVED BY HIDA GO COUNTY IRRIGATION DISTRICT NO. 2 SUBJECT TO THE CONDITION THAT IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN THIS DIVISION. PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

ATTEST:

STRENGTH



PORCIONES CENTER SUBDIVISION

GENERAL NOTES :

1. MINIMUM BUILDING SETBACK LINE
FRONT 30'
SIDE 6'
REAR 10'
2. FLOOD ZONE "B", 100 YEAR ELEVATION EQUALS 107.0 ;
MIN. FINISH FLOOR ELEVATION 108.50.
3. ONE DWELLING PER LOT

Recorded in Book **26** Page **81A**
 the map records of Hidalgo
 County, Texas
 John and Mary, Inc.
 County Surveyors.

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFULL AND
ACCURATE SURVEY ON THE GROUND OF THIS PROPERTY.

3-15-89
NOE MARYA NEW PUBLIC SURVEYOR #2581



APPROVED FOR RECORDING

COMMISSIONER'S COURT
This the 20th day of Feb 1990
WILLIAM "BILLY" LEO, County Clerk

By Deputy

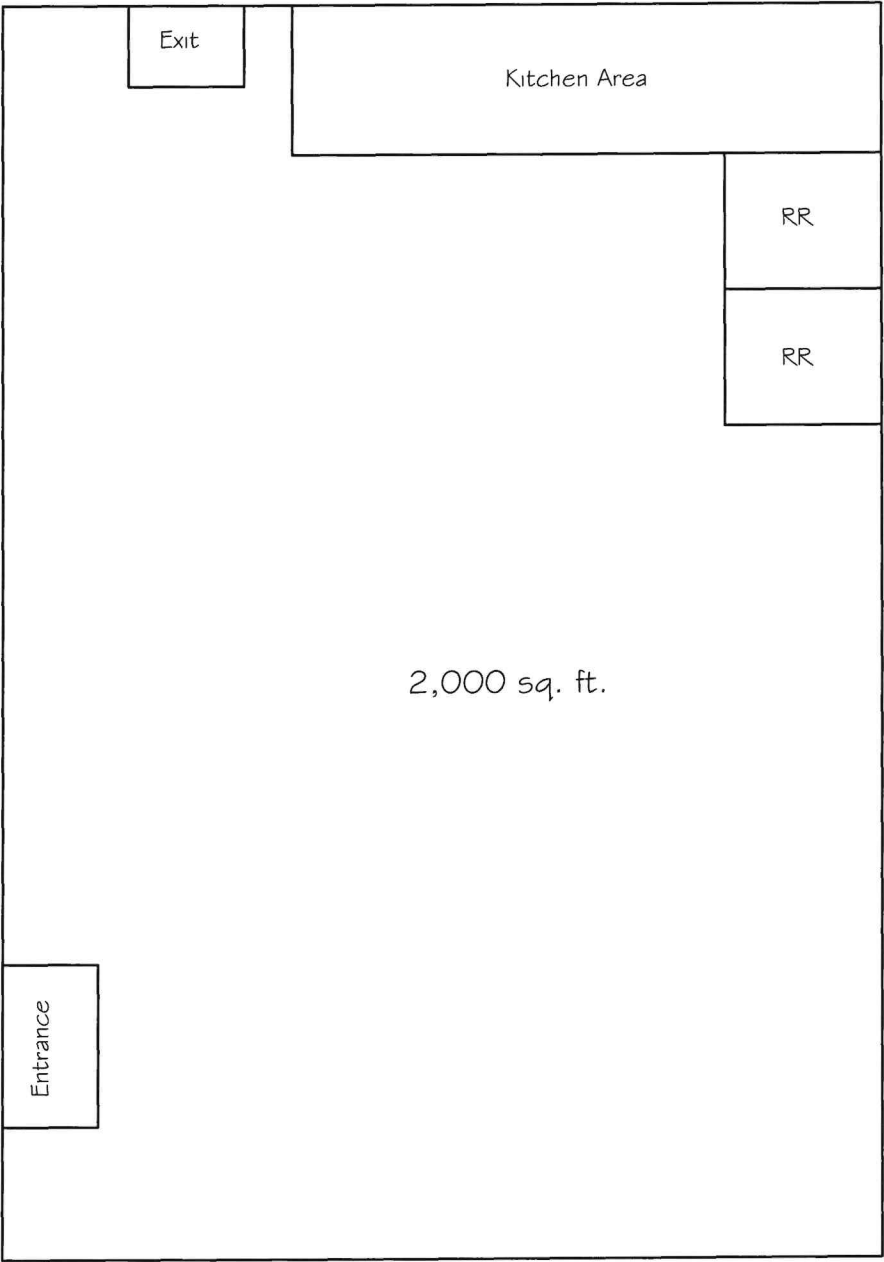
APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY: [Signature]
DATE: 2-20-90

CHECKED FOR DRAINAGE
BY James A. Smith

GARZA GARZA ENGINEERS • PHARR, TEXAS

787-2023

Andrea Ramirez
"Sweet Events"
2003 N. Veterans Blvd. Suites 1 & 2



Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Ramirez.

Ramirez, Andrea Lilian
2003 N. Veterans Blvd. Suites 1-2
San Juan, TX 78589

Martinez, Nelda D.
2010 Cougar St.
San Juan, TX 78589

Vasquez, Ramon Jr.
P.O. Box 2805
San Juan, TX 78589

Pequeno, Isaac and Esperanza
Gonzalez
1410 Mary Ann St.
San Juan, TX 78589

Iglesia Evangelistica
De Fe El Shaddai
P.O. Box 1418
Pharr, TX 78577

Rubaldino, Adela
2006 Cougar St.
San Juan, TX 78589

Keller James C.
P.O. Box 2555
McAllen, TX 78502

Gonzalez, Lourdes Ordonez
2004 Cougar St.
San Juan, TX 78589

Villescas, Jesus Jr. and Aleida
805 W. Sioux Road
San Juan, TX 78589

Caudillo, Marto Jr.
1508 S. Ivy St.
Medford, OR 97501

Gutierrez, Edgar A. and Veronica
707 W. Sioux Road
San Juan, TX 78589

Franco, Maria
428 S. 15th St.
Alamo, TX 78516

Rodriguez, Arturo and Valerie
P.O. Box 1181
San Juan, TX 78589

Rodriguez, Jose Luis and Michelle
Cortez
1708 Wayne Dr.
Edinburg, TX 78542

Romo, Oscar and Sylvia
703 W. Sioux Road
San Juan, TX 78589

Martinez, Juan
1920 Cougar St.
San Juan, TX 78589

Carranco, Nora Irma
1104 W. Douglas
Pharr, TX 78577

Urbina, Herminio and Maria Estela
2012 Cougar St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow “De la Mancha Event Center” at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Sanchez is taking over “The Hall Event Center” that was opened in 2020 with a different name. The event center is located at the Northeast corner of Veterans Boulevard and Chaparral Avenue, it has entrance on both streets. The suite size is 1,440 square feet and a total of 80 common parking spaces.

As per Fire Department the occupancy load for this suite is eighty (80) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that dance halls required one parking space for each 200 square feet of indoor recreation area. (See attachment).

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to ten (10) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to the list of requirements.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “De la Mancha Event Center” in a commercial area.
APPLICANT:	Juan Sanchez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1
LOCATION:	502 N. Veterans Boulevard, Suite E
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> – Commercial; Single-Family Residence District (R-S) <u>West</u> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access to Veterans Boulevard and Chaparral Avenue.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Sanchez is taking over “The Hall Event Center” that was opened in 2020 with a different name. The event center is located at the Northeast corner of Veterans Boulevard and Chaparral Avenue, it has entrance on both streets. The suite size is 1,440 square feet and a total of 80 common parking spaces.

As per Fire Department the occupancy load for this suite is eighty (80) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that *dance halls required one parking space for each 200 square feet of indoor recreation area.* (See attachment).

Suite size	24’ x 60’ (1,440 square feet)
Parking spaces	80 common parking spaces
Occupancy load as per Fire Dpt.	80 people
Required parking spaces	8 parking spaces

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;

**CONDITIONAL USE PERMIT
“DE LA MANCHA EVENT CENTER”
JULY 12, 2022**

PAGE 3

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.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to ten (10) 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
- Site Plan
- Section of parking ordinance
- List of neighboring property owners receiving notice
- Ordinance





ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW
“DE LA MANCHA EVENT CENTER” IN A COMMERCIAL AREA
LOCATED AT 502 N. VETERANS BOULEVARD SUITE E, LEGALLY
DESCRIBED AS KNIGHTS SOUTH 125.50 FEET, OF THE WEST 196.00
FEET OF LOT 15, BLOCK 5, SJ TR AND WEST 196.00 FEET OF LOT 1, 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, Juan Sanchez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*De la Mancha Event Center*” in a commercial area.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Juan Sanchez has applied for a Conditional Use Permit to allow “*De la Mancha Event Center*” at 502 N. Veterans Boulevard Suite E, 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 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 12th day of July, 2022.

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

CITY OF SAN JUAN

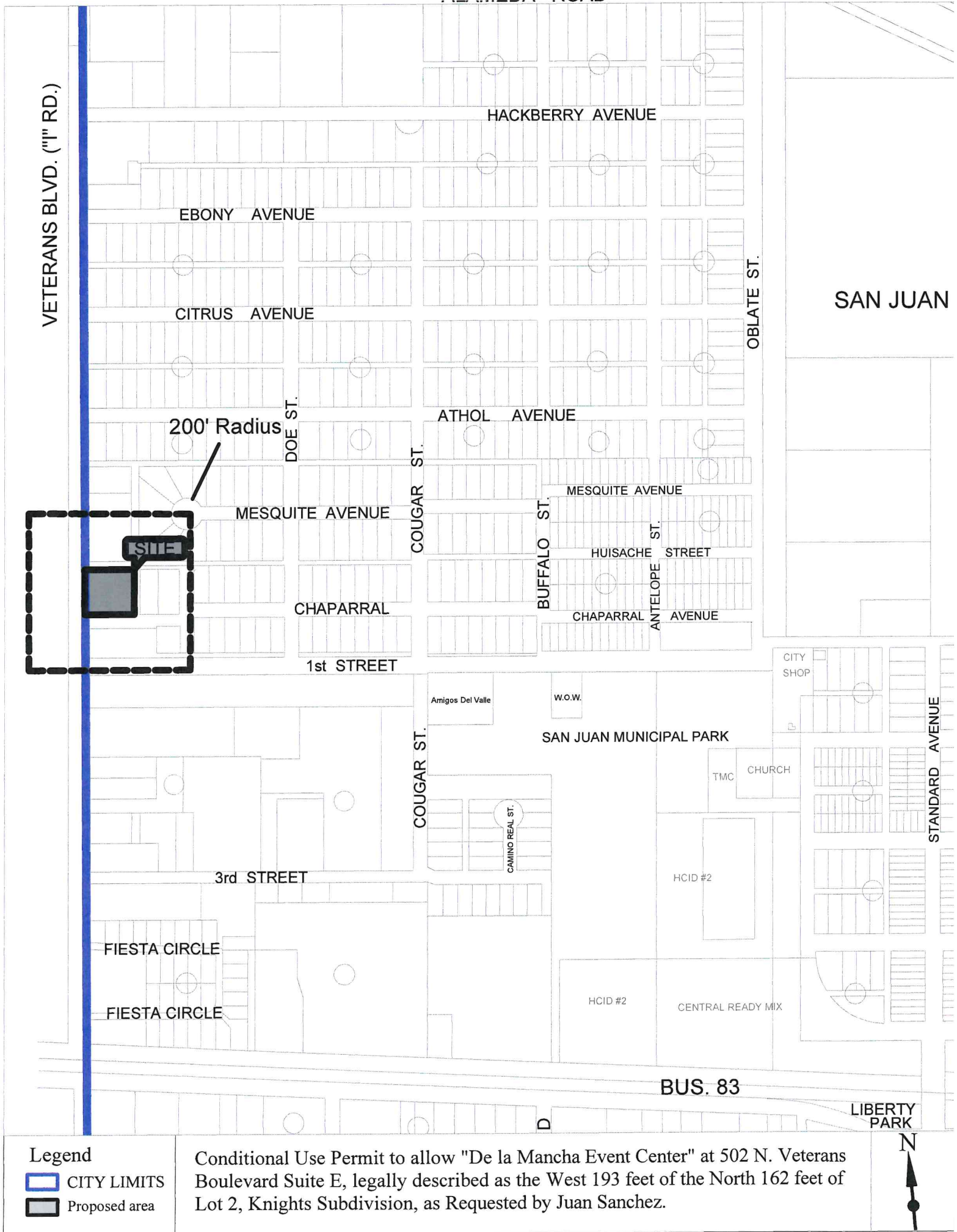
MARIO GARZA, MAYOR

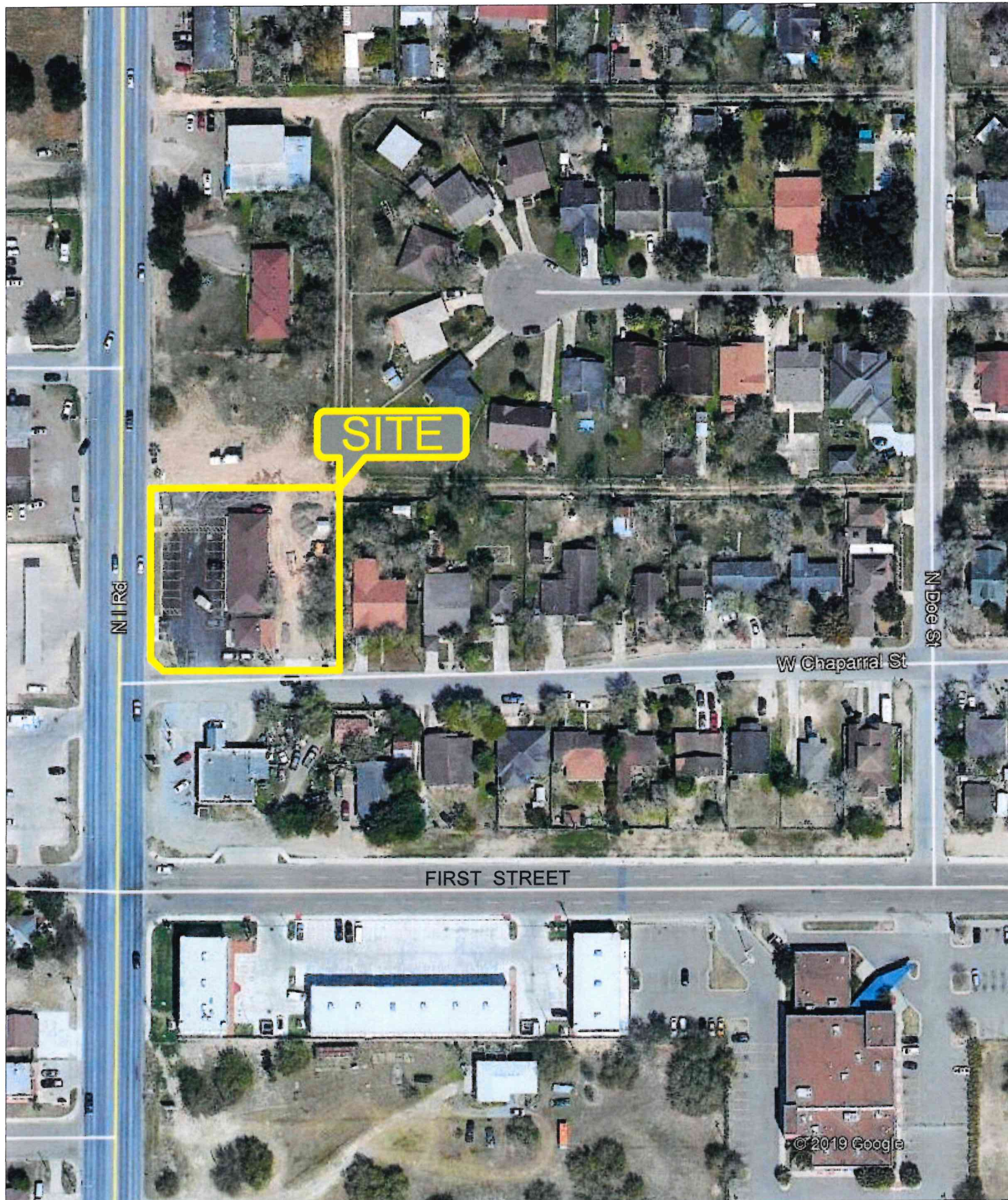
ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "De la Mancha Event Center" at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.



VETERANS BLVD. ("I" RD)

OBLATE ST.

EBONY AVENUE

EBONY AVENUE

CITRUS AVENUE

CITRUS AVENUE

ATHOL AVENUE

ATHOL AVENUE

MESQUITE AVENUE

MESQUITE AVENUE

HUISACHE STREET

CHAPARRAL AVENUE

CHAPARRAL AVENUE

FIRST STREET

Amigos Del Valle

JOHN LEON MUNICIPAL PARK

TMC CHURCH

THIRD STREET

FIESTA CIRCLE

FIESTA CIRCLE

CAMINO REAL ST.

HCID #2

HCID #3

CENTRAL READY MIX

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 "De la Mancha Event Center" at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.



24 feet

60 feet

The Hall Event Center

Parking area

Commercial Plaza

EXISTING BUILDING NOT IN CONTRACT

5' SIDEWALK

A.E.T.O.P. 101.00

17) 9'x18' PARKING=55'

PROPOSED (12) 18'x9' PARKING

A.E.T.O.P. 99.00

PROP. CONC. FUME

DETENTION POND

VETERANS BLVD.

5' 5 FT

EXISTING BUILDING N.I.C.

EXISTING CONCRETE

Green Area

EXIT

ENTRANCE

TRUE NORTH

NOTE

SECTION 3.00: PUBLIC FACILITIES.

- (a) Private Club or Lodge: One parking space for each 100 square feet of floor area.
- (b) Church or Temple: One parking space for every five seats in the main auditorium.
- (c) School: (Except High School or College) one parking space for each ten seats in the auditorium or main assembly room or one space for each classroom, whichever is greater.
- (d) High School: One parking space for each eight seats in the main auditorium or three spaces for each classroom, whichever is greater, and one space for each two employees.
- (e) County Club or Golf Club: Five parking spaces for each hole.
- (f) Community Center, Library, Museum or Art Gallery: Ten parking spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 sq. ft.
- (g) Hospital: One parking space for each 250 sq. ft. of floor area.
- (h) Theater or Auditorium (except school): One parking space for each four seats or bench seating places, or (a) one space per 800 sq. ft. of outdoor area, (b) one space per 200 sq. ft. of indoor recreational area exceeding 2,000 sq. ft. and (c) one space per 100 sq. ft. of associated indoor use whichever is greater.
- (i) Sports Arena, Stadium, or Gymnasium: One parking space for each five seats or bench seating places.
- (j) Hotel: One parking space for each guest room two sleeping rooms or suites plus one space for each 200 sq. ft. of commercial floor area contained therein including convention facilities.
- (k) Tourist Home, Cabin or Motel: One parking space for each sleeping room or suite.
- (l) Dance Hall, Assembly or Exhibition Hall without Fixed Seats: One parking space per 800 sq. ft. of outdoor recreational area and one space for each 200 square feet of indoor recreational area, and one space per 100 sq. ft. of associated indoor use.

Conditional Use Permit to allow "De la Mancha Event Center" at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.

Sanchez, Juan
1210 East San Pedro St.
Pharr, TX 78577

Santos, Ezequiel and Maria Luisa
800 W. Chaparral
San Juan, TX 78589

City of San Juan
709 S. Nebraska Avenue
San Juan, TX 78589

Correa, Yvette and Federico G.
904 W. Chaparral St.
San Juan, TX 78589

Garcia, Antonio M.
900 W. Chaparral St.
San Juan, TX 78589

Rubio, Oscar M.
Alejandro Cortazar
13203 Park Mmanor St.
San Antonio, TX 78230-1530

De Leon, Heraclio Jr. and
Herminia
901 W. Chaparral St.
San Juan, TX 78589

Gutierrez, Emilio
905 Mesquite St.
San Juan, TX 78589

Calvo, Eleazar and Nohemi G.
903 Mesquite St.
San Juan, TX 78589

Montes, Rafael and Leonor
901 Mesquite St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Cabrera is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at "Cabrera's Meat Market" located at the new commercial plaza located at the Southeast corner of Veterans Boulevard and Dalia Avenue. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The following are the list of requirements:

1. The applicant must comply with the City's Security Cameras Ordinance.
2. The proposed days and hours of operation are Monday thru Sunday from 7:00 a.m. to 9:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city's noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirteen (13) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to the list of requirements.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Cabrera’s Meat Market”
APPLICANT:	Ricardo Cabrera
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 3, Hacienda Palms Subdivision
LOCATION:	2211 S. Veterans Boulevard, Suite #3 Located at the Southeast corner of Veterans Boulevard and Dalia Avenue
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Outside city limits
ACCESS AND CIRCULATION:	This property has access to Veterans Boulevard and Dalia Avenue.
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Cabrera is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at “Cabrera’s Meat Market” located at the new commercial plaza located at the Southeast corner of Veterans Boulevard and Dalia Avenue. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The following are the list of requirements:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Sunday from 7:00 a.m. to 9:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirteen (13) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

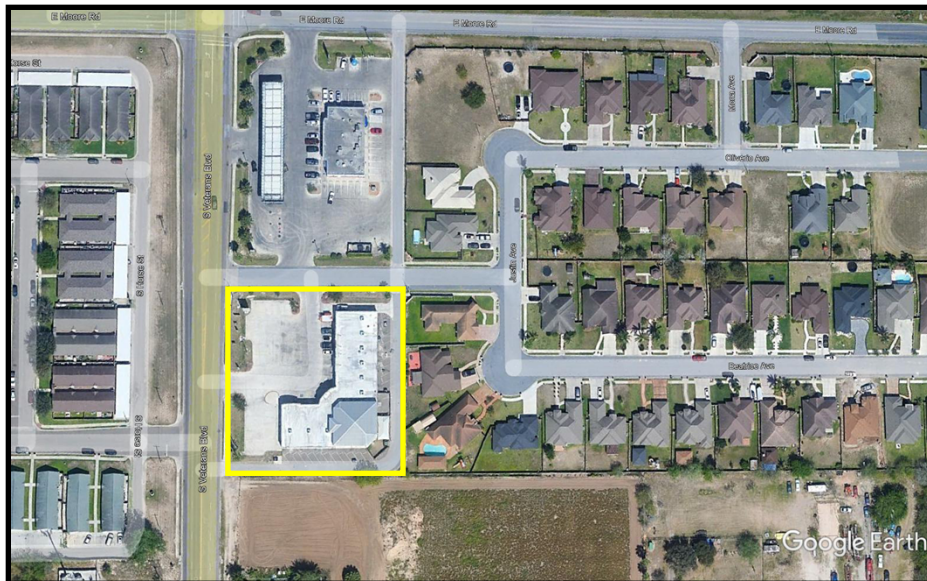
Location Map
Aerial Photo
Zoning Map
Subdivision Plat
List of neighboring property owners receiving notice
Ordinance

**CONDITIONAL USE PERMIT
“CABRERA’S MEAT MARKET”
JULY 12, 2022**

PAGE 3



Cabrera's Meat Market





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-PREMISE CONSUMPTION AT “CABRERA’S MEAT MARKET” LOCATED AT 2211 S. VETERANS BOULEVARD SUITE 3, LEGALLY DESCRIBED AS LOT 3, HACIENDA PALMS 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 Cabrera has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “Cabrera’s Meat Market”.

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 Cabrera for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Cabrera’s Meat Market Market” located at 205 W. Nolana Avenue, Suites 5-6, subject to the following conditions:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Sunday from 7:00 a.m. to 9:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

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

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

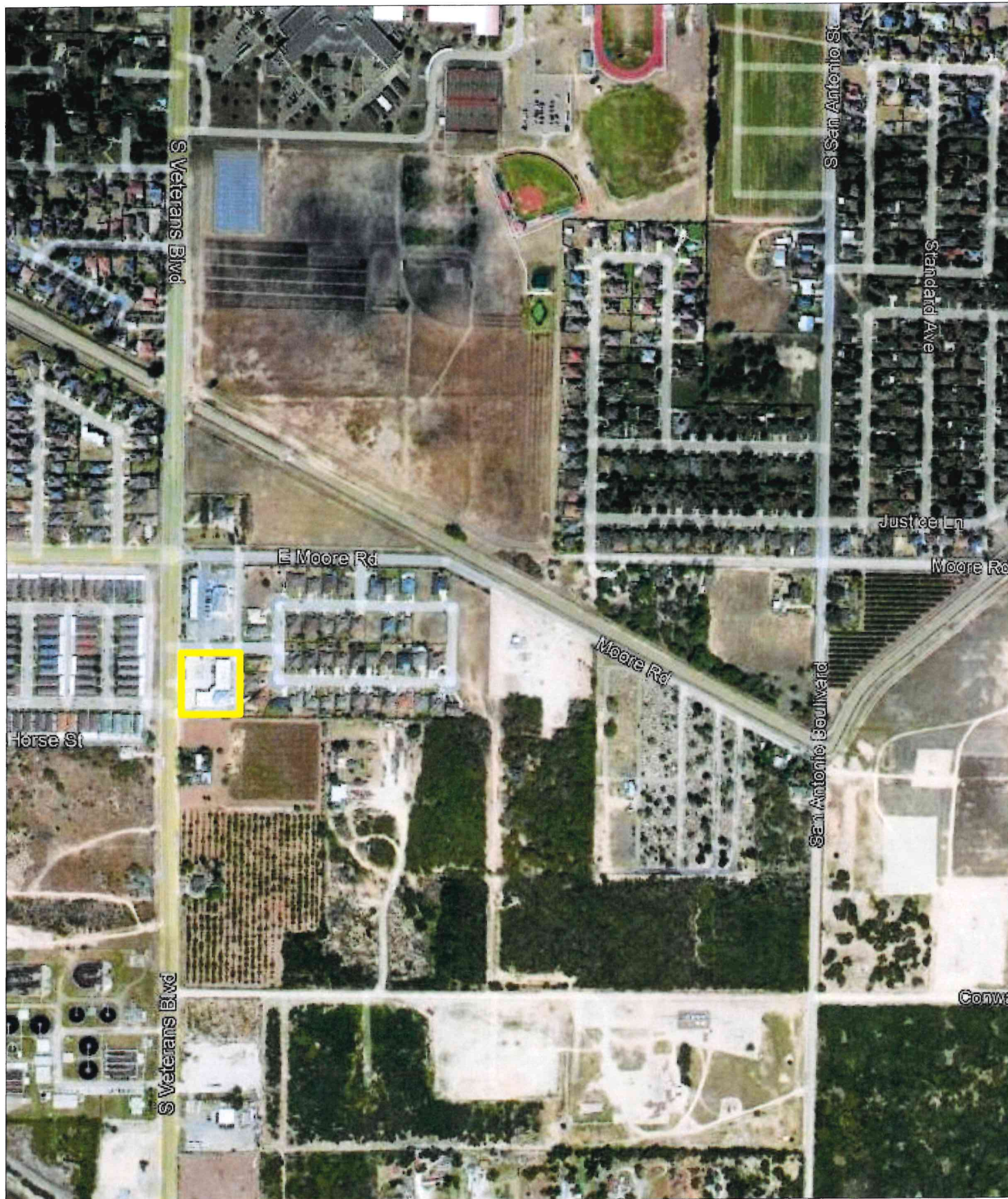
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



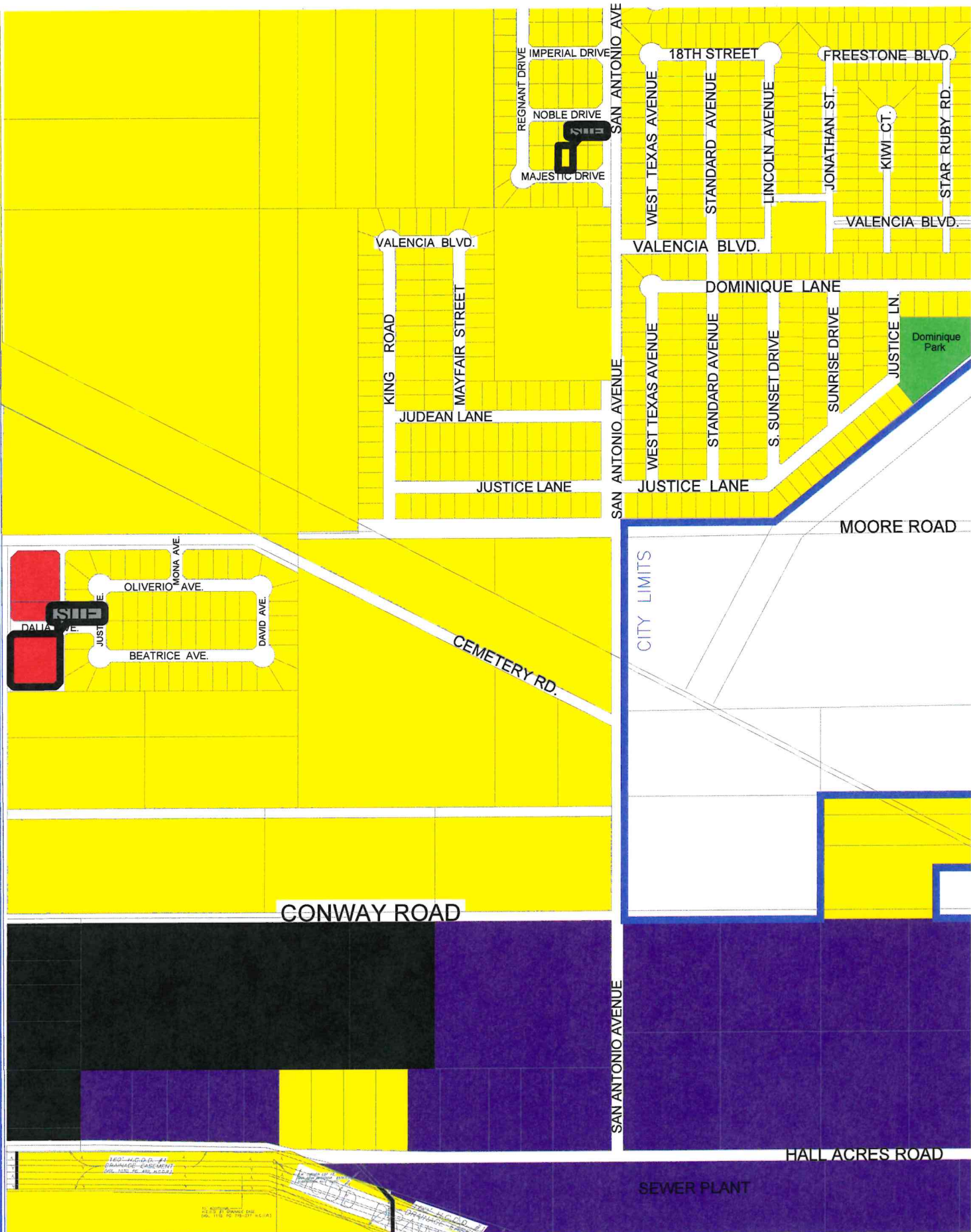
Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.



VETERANS BLVD. ("I" RD)



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 Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.



Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.

Cabrera, Ricardo
2211 S. Veterans Blvd. Suite 3
San Juan, TX 78589

Mendoza, Juan Jose Luviano
Av. Paseo de las Palomas 208 B
Fracc. Las Alamedas
Atizan de Zaragoza 52970 Mexico

Gonzalez, Epigmenio and Liliana
P.O. Box 2535
Edinburg, TX 78540

Luengo, Martha Susana
807 Oliverio Avenue
San Juan, TX 78589

National Retail Properties, LP.
450 S. Orange Avenue Suite 900
Orlando, FL 32801-339

Gonzalez, David and Guillermina
Garcia
806 Beatrice Avenue
San Juan, TX 78589

Teysha Group, LLC.
4121 N. 10th St. Box 209
McAllen, TX 78504

Sandoval, Artemio Jr.
P.O. Box 1529
San Juan, TX 78589

Villarreal, Daniel R. and Maria C.
2204 Justin Avenue
San Juan, TX 78589

Aranda, Jesus Alejandro Gomez
2206 Justin Avenue
San Juan, TX 78589

Munoz, Erik P. and Karla P.
2208 Justin Avenue
San Juan, TX 78589

Enriquez, Jose
2210 Justin Avenue
San Juan, TX 78589

Tobar, Oscar Armando and
Jennifer del Carmen
811 Beatrice Avenue
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Hold Second and Final Hearing for the Voluntary Annexation Petition (Giants Subdivision) being a 3.00 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres. It is the City's policy to annex subdivisions processed and approved within the City's ETJ. On March 24, 2022, the City Commission approved Resolution 2022-15 accepting a petition for voluntary annexation and setting dates and times for public hearings.

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

RECOMMENDATION:

Hold Second and Final Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



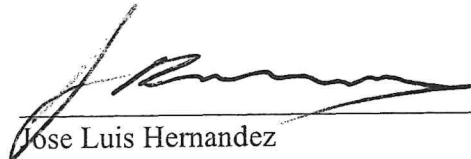
**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Giants Subdivision Being 3.00-acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by Jose Luis Hernandez.
Thursday, May 19, 2022	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Thursday, May 19, 2022	Negotiate written service agreement with property owner and City.
Tuesday, May 24, 2022	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, June 1, 2022	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, June 14, 2022	City Commission holds public hearing on Voluntary Annexation.
Wednesday, June 22, 2022	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, July 12, 2022	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, July 26, 2022	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, August 9, 2022	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

PETITION FOR ANNEXATION

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

The undersigned, owner of land or representative of the majority of landowners hereby petitions the City Council of the City of San Juan to annex Giants Subdivision being a 3.00 Acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County Texas and out of Lot 10, Stewart's Addition to Conway Gardens, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 0, Page 43, map records, Hidalgo County, Texas.


Jose Luis Hernandez
P.O. Box 640
Hidalgo, TX 78503

STATE OF TEXAS §

COUNTY OF HIDALGO §

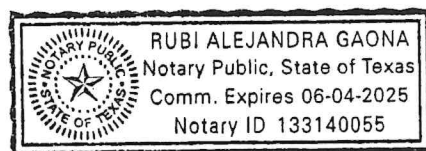
Before me, the undersigned authority, on this day appeared Jose Luis Hernandez who stated upon his oath the following:

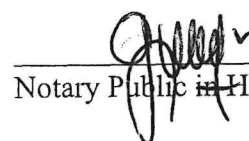
My name is Jose Luis Hernandez and I am the property owner, there are no residents nor are there any qualified voters in the area to be annexed.

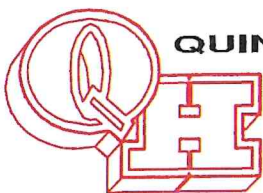
Further affiant saith not.


Jose Luis Hernandez
Owner

SWORN TO and subscribed before me on the 28th day of March, 20 22.




Notary Public in Hidalgo County, Texas



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

124 E. Stubbs, Edinburg, Texas 78539

Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

A 3.00 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3109843, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHEAST CORNER OF THE ENRIQUE J. CASTELLANOS TRACT (A 5.00 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION AND OUT OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS, AS PER THE PLAT OR MAP RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1394492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST 94.00 FEET FROM THE SOUTHWEST CORNER OF LOT 6.

THENCE; N 00°02'32" W (DEED RECORD: NORTH), ALONG THE EAST LINE OF THE ENRIQUE J. CASTELLANOS TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 513.56 FEET (DEED RECORD: 513.45 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°57'19" W (DEED RECORD: WEST), ALONG THE NORTH LINE OF THE ENRIQUE J. CASTELLANOS TRACT, A DISTANCE OF 424.09 FEET (DEED RECORD: 424.19 FEET) TO AN "X" CUT MADE ON CONCRETE ON THE EAST LINE OF THE WALTER J. SOULEK TRACT (THE WEST 4.62 ACRES OF LOT 10 AND THE EAST 5.38 ACRES OF LOT 11, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3083, PAGE 775, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE WALTER J. SOULEK TRACT, A DISTANCE OF 151.57 FEET (DEED RECORD: 151.35 FEET) TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 10 FOR AN EXTERIOR CORNER OF VALLEY RANCH SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE WEST LINE OF VALLEY RANCH SUBDIVISION, A DISTANCE OF 524.19 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

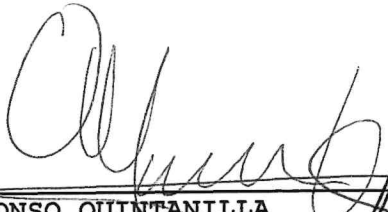
THENCE; SOUTH, ALONG THE WEST LINE OF VALLEY RANCH SUBDIVISION, PASSING A 1/2" IRON ROD FOUND AT 644.80 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 664.80 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHWEST CORNER OF VALLEY RANCH SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 6 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 99.72 FEET (DEED RECORD: 100.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS.

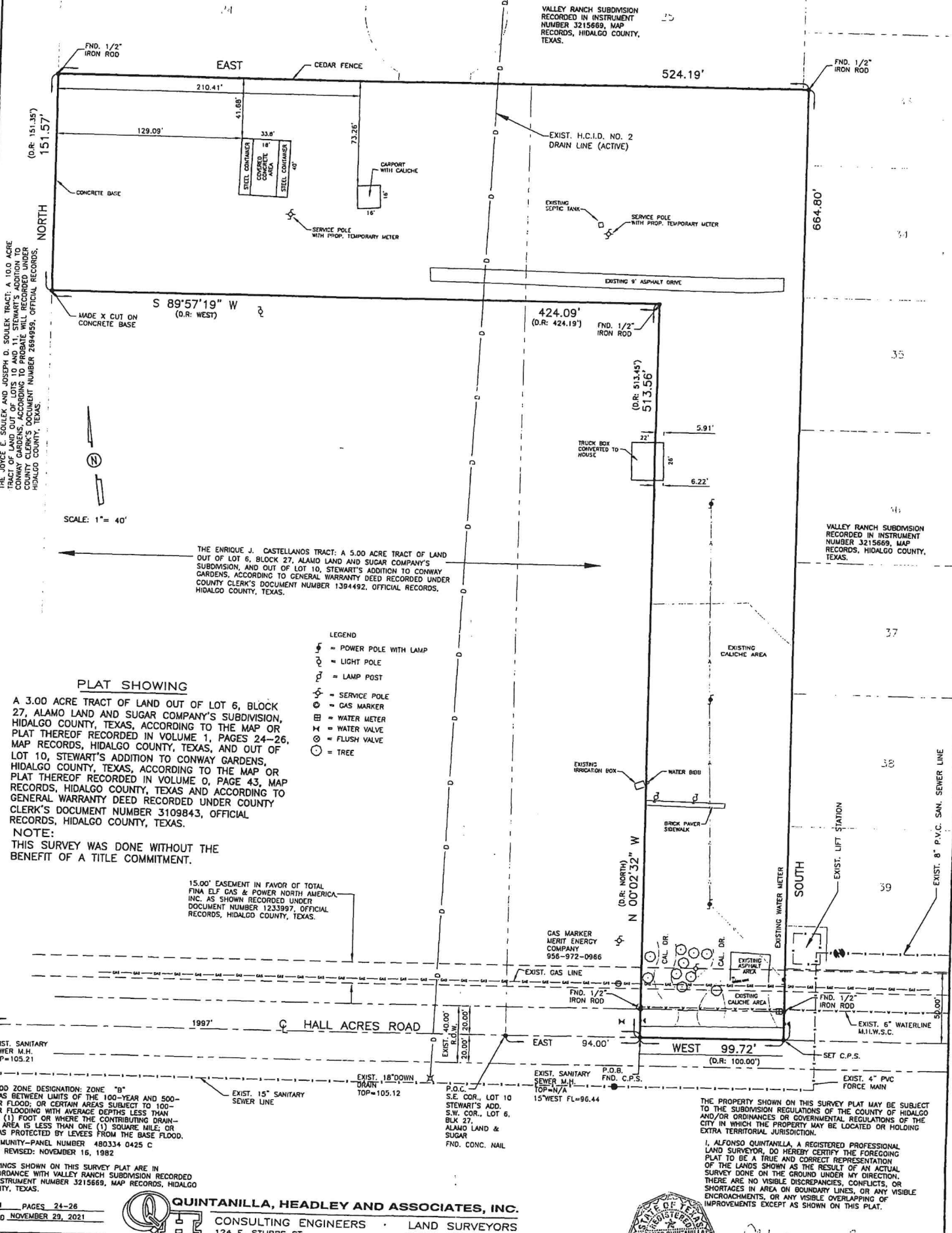
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: MAY 5, 2022


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



THE JOYCE E. SOULEK AND JOSEPH D. SOULEK TRACT, A 10.0 ACRE TRACT OF LAND OUT OF LOTS 10 AND 11, SUBDIVISION OF CONWAY GARDENS, ACCORDING TO PROBATE WILL RECORD UNDER COUNTY CLERK'S DOCUMENT NUMBER 2894959, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



PLAT SHOWING

A 3.00 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3109843, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

15.00' EASEMENT IN FAVOR OF TOTAL
FINA ELF GAS & POWER NORTH AMERICA,
INC. AS SHOWN RECORDED UNDER
DOCUMENT NUMBER 1233987, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

- LEGEND
- ⊕ = POWER POLE WITH LAMP
 - ⊙ = LIGHT POLE
 - ⊖ = LAMP POST
 - ⊙ = SERVICE POLE
 - ⊕ = GAS MARKER
 - ⊕ = WATER METER
 - ⊕ = WATER VALVE
 - ⊕ = FLUSH VALVE
 - ⊙ = TREE

VOL. 1, PAGES 24-26
SURVEYED NOVEMBER 29, 2021
OWNER
ADDRESS
JOB No.
BOOK No.
PAGE
2:\data\SUBDIVISIONS\SAN JUAN\GIANTS SUBDIVISION\GIANTS



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
REGISTRATION NUMBER F-1513
FAX 956-381-0527
ALFONSOQ@GHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



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

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



- Legend**
- CITY LIMITS
 - Proposed area

Consideration and Action on a Resolution Accepting the Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for the Proposed Giants Subdivision, being a 3.00 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Subdivision, as Requested by Jose L. Hdz.



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Consider Removal and Appointment of Board Members Related to the Parks and Recreation Advisory Board.

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Parks and Recreation Advisory Board consists of seven (7) members serving two (2) year staggered terms. As per the Parks and Recreation Bylaws, if a member is absent three (3) or more consecutive times, the individual shall be automatically dropped from membership.

At this time, we have member Ramiro Herrera, whose term has expired. As part of your packet, you will find the list of current members, attendance sheet and applications that were submitted.

RECOMMENDATION:

Consider Removal/Appointment to the San Juan Parks and Recreation Advisory Board.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



City of San Juan

Application for Appointment

Date: 07/01/2022

Board / Commission / Committee: Parks and Recreation

Name: Yesenia Bustos

Mailing Address: 1703 State Ave San Juan, TX

Preferred Phone and Fax: (956) 325-7083

Employer: City of McAllen

Occupation: Grant Writer

Email Address: yessiebustos2@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 7 years

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

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

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

List of professional or social membership(s)

Graduate Association of Public Administration	
---	--

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

Nonprofit board of directors experience Work experience writing grants for McAllen Parks & Recreation dept. Masters in Public Administration
--

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Preliminary and Final Plat Approval of the Meadows on Ridge Block I Subdivision being 8.65 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Ridge Road, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

A meadow on Ridge Subdivision was approved by the City Commission back in February 2021. At that time, the developer was proposing a 33.93 acre subdivision; half of the subdivision was for residential use and the other half for multi-family use. Now, they are proposing to complete only 8.65 acres, the multi-family areas, which are twenty-nine (29) lots.

The proposed subdivision is located in flood zone “B” according to the FEMA Map. The subdivision will have an internal street with an entrance/exit along Ridge Road.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants should be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of Meadows on Ridge Block I Subdivision.
APPLICANT:	Esponjas Development, Ltd.
AGENT:	Quintanilla, Headley and Associates, Inc.
LEGAL:	Being an 8.65-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Ridge Road.
LOT/TRACT SIZE:	8.65- acres
CURRENT USE OF PROPERTY:	Vacant
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> – Vacant; Single-Family Residence District (R-S) <i>West</i> – Drainage Canal
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

A meadow on Ridge Subdivision was approved by the City Commission back in February 2021. At that time, the developer was proposing a 33.93 acre subdivision; half of the subdivision was for residential use and other half for multi-family use. Now, they are proposing to complete only 8.65 acres, the multi-family areas, which are twenty-nine (29) lots.

The proposed subdivision is located in a flood zone “B” according to the FEMA Map. The subdivision will have an internal street with entrance/exit along Ridge Road.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

Park Fees:

1. \$675.00 per dwelling for multi-family residential purposes.

Additional Fees:

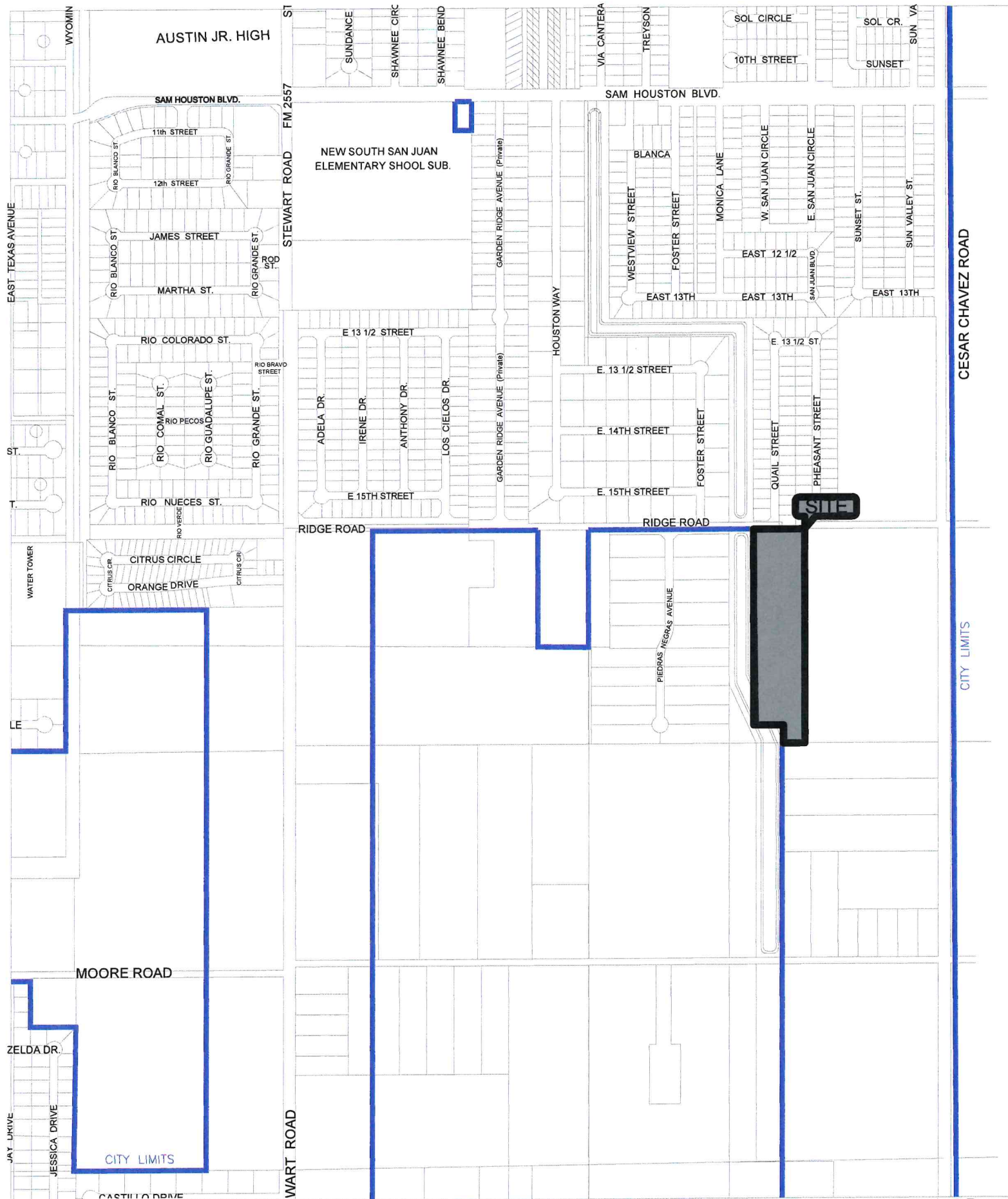
1. \$106.00 Recording Fee
2. \$475.00 Hidalgo County Drainage District No. 1 Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Subdivision Plat



Proposed Site

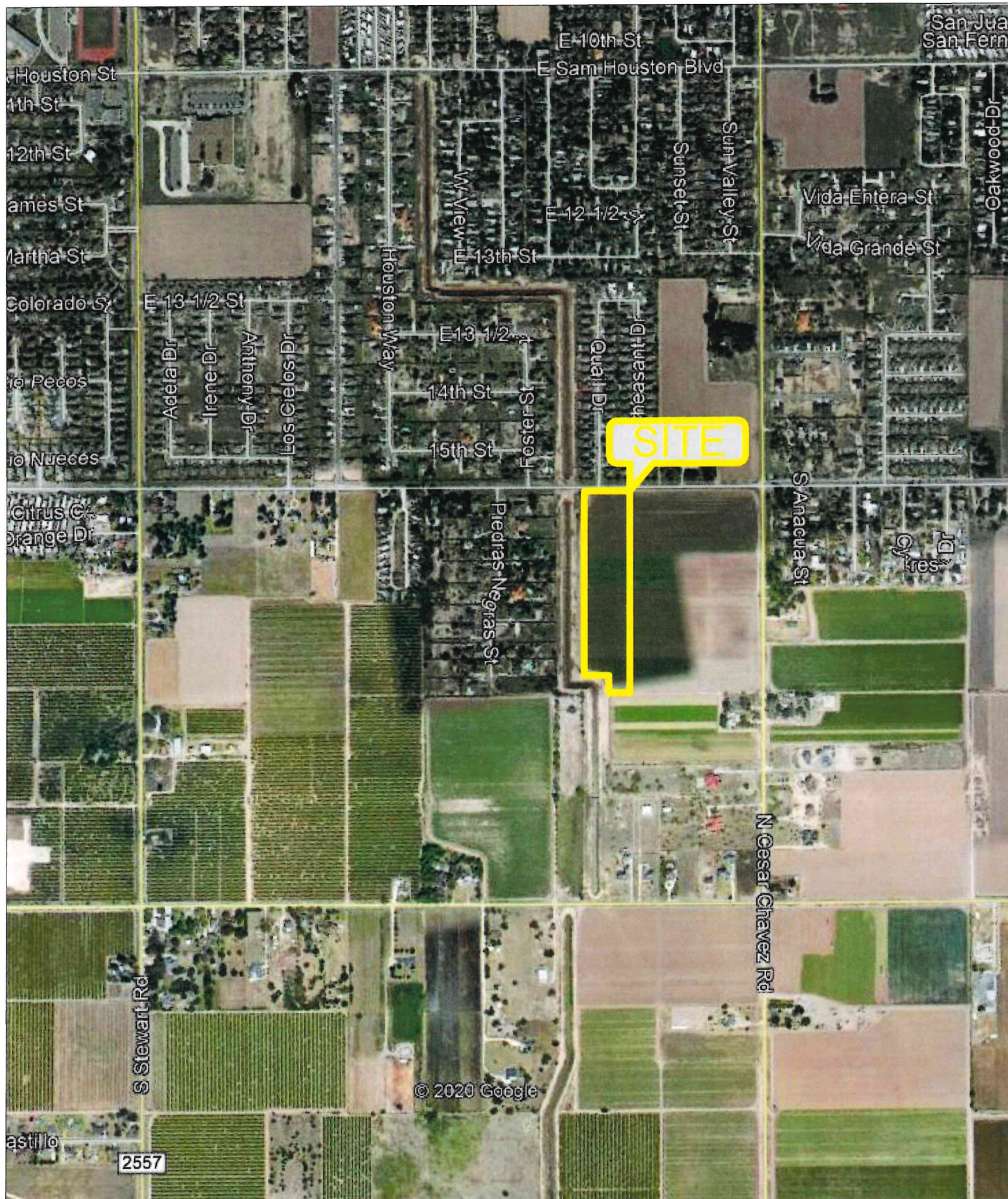


Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Meadows on Ridge Block I Subdivision, being a 8.65 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road along the South side of Ridge Road, as Requested by Quintanilla, Headley and Associates.





Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Meadows on Ridge Block I Subdivision, being a 8.65 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road along the South side of Ridge Road, as Requested by Quintanilla, Headley and Associates.





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)

Preliminary and Final Plat Approval of the Meadows on Ridge Block I Subdivision, being a 8.65 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road along the South side of Ridge Road, as Requested by Quintanilla, Headley and Associates.



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Variance Request to the Subdivision Ordinance at the Proposed Plantation Heights Subdivision being 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 Quintanilla, Headley and Associates, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The subdivision was processed by the Planning and Zoning Commission on February 3, 2022 and by the City Commission on February 8, 2022. At that time, the Project Engineer did not request any variances.

It is noted that Project Engineer is requesting the following variances:

1. To not comply with the 6-foot side setback, they are proposing 5-feet.
2. To not comply with the 20-foot rear setback, they are proposing a 10-foot.
3. To not comply with the 20-foot front setback, they are proposing 18-feet for a garage.

RECOMMENDATION:

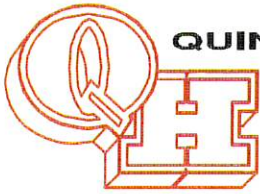
Staff recommends denial of the variance.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

July 7, 2022

Mr. Daniel Tijerina
Director of Planning
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589

Re: Plantation Heights

Dear Mr. Tijerina,

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

- Side Setback
 - Required 6.0', Proposed 5.00'
- Rear Setback
 - Required 20.0', Proposed 10.0'
- Front Setback
 - Required 20.0', Proposed 18.0' for Garage

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

Respectfully,

Alfonso Quintanilla, P.E.
Project Engineer

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Consider Approval of the Collection Report for the Month of May 31, 2022.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of May 31, 2022.

RECOMMENDATION:

Approval as Recommended

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: July 5, 2022
Subject: Monthly Collection Report – May, 2022

Attached you will find the above referenced monthly tax collection report as submitted by Pablo "Paul" Villarreal Jr., County of Hidalgo, Tax Collector for the City of San Juan, Texas.

According to the property tax code, Section 10 **Reports and Remittances of Other Taxes**, "Each month the collector of taxes for a taxing unit shall prepare and submit to the governing body of the unit a written report made under oath accounting for all taxes collected for the unit during the preceding month".

The following summary is included into this memorandum for information purposes:

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2021	2020	2019	2018	2017
Tax Levy	9,088,383.56	8,178,632.33	7,793,728.78	7,286,363.64	7,112,363.88
Adjustment to date	71,058.66	267,480.56	(31,767.84)	(16,319.15)	(4,985.64)
Adjusted Tax Levy	9,159,442.22	8,446,112.79	7,761,960.94	7,270,044.49	7,107,378.24
Collections to date	8,637,705.74	8,133,995.20	7,396,436.76	6,913,739.06	6,751,777.82
Percentage Collected	94.30%	96.30%	95.29%	95.10%	95.00%

A Property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

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

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

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
MAY 2022

COMPARATIVE TAX COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2021/2022	COLLECTED 2020/2021
2021 TAX ROLL	9,088,383.56	8,637,705.74		71,058.66	521,736.48	94.30%	94.22%
2020 & PRIOR YRS	1,310,937.78	280,144.38		(18,158.22)	1,012,635.18	21.67%	21.28%
ROLLBACK	8,033.72	7,207.82		11,264.86	12,090.76	37.35%	0.00%
TOTALS	10,407,355.06	8,925,057.94	-	64,165.30	1,546,462.42		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF MAY 2022

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	96,459.39	(1,953.20) CURRENT
CURRENT YEAR-P&I	10,226.72	
PRIOR YEARS-BASE TAX	20,776.25	(47.51) PRIOR
PRIOR YEARS-P&I	11,664.23	
ROLLBACK	-	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	4,385.61	PURGED
TOTAL COLLECTIONS	143,512.20	(2,000.71)
LESS TRANSFERRED	95,248.91	
LESS IN TRANSIT	44,864.29	
LESS DUE TO HCAD COMM. FEE	23.00	
LESS DUE TO CO TREASURER	3,376.00	
BALANCE	-	

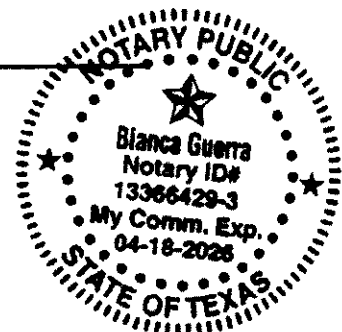
*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF MAY 2022 IS CORRECT

Pablo (Paul) Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 16TH DAY OF JUNE 2022 A.D.

Bianca Guerra
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: MAY 2022

37 - CSJ	REPORT DATE	CURR BASE	CURR P&J	CURR RB	CURR RB P&J	PRIOR BASE	PRIOR P&J	PRIOR RB	P&J	ATTY FEES	ATTY RBFEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
	2-May	454.06	40.18			54.05	16.60			3.50		568.39		568.39	
	3-May	840.08	24.84			247.11	102.43			59.11		1,273.57		1,273.57	
	4-May	3,042.77	312.67			671.43	203.47			136.84		4,367.18		4,367.18	
	5-May	8,253.20	862.20			868.05	508.57			197.17		10,689.19		10,689.19	
	6-May	6,076.53	637.04			451.51	159.82			91.16		7,416.06	20,938.39	(13,522.33)	12-May
	9-May	4,411.00	463.63			119.34	98.11			30.83		5,122.91	5,122.91	-	13-May
	10-May	4,101.15	433.77			203.49	258.44			66.84		5,063.69	5,063.69	-	16-May
	11-May	4,401.47	538.38			1,058.13	350.83			147.19		6,496.00	6,496.00	-	17-May
	12-May	3,559.10	464.67			4.70	1.87			0.98		4,031.32	4,031.32	(0.00)	18-May
	13-May	1,995.86	208.22			889.09	378.58			204.86		3,676.61	3,676.61	-	19-May
	14-May	(487.71)	(5.50)			(138.52)	(4.85)			-		(636.58)		(636.58)	
	16-May	5,644.35	666.46			3,400.66	1,245.20			905.76		11,862.43	15,992.90	11,862.43	23-May
	17-May	3,872.68	357.44			405.72	87.92			43.29		4,767.05	3,038.72	(11,225.85)	24-May
	18-May	1,072.56	165.12			1,134.75	424.41			241.88		3,038.72	3,495.34	(0.00)	25-May
	19-May	2,623.46	277.93			421.11	104.85			67.99		3,495.34	5,220.00	(0.00)	26-May
	20-May	3,035.56	379.21			1,293.04	301.20			210.99		5,220.00	17,964.61	(0.00)	27-May
	23-May	4,961.59	558.68			5,459.72	5,859.62			1,125.00		17,964.61	4,208.42	(0.00)	31-May
	24-May	3,519.56	441.72			152.51	62.40			32.23		4,208.42	1,491.72	-	2-Jun
	25-May	575.39	70.87			567.93	167.26			110.27		1,491.72	6,158.99	-	2-Jun
	26-May	4,802.43	231.53			836.04	213.46			75.53		6,158.99	12,880.21	0.00	3-Jun
	27-May	10,660.54	958.52			831.10	327.17			102.88		12,880.21	24,333.37	23.00	9-Jun
	31-May	19,043.76	2,139.14			1,845.29	796.87			531.31		24,333.37		-	
TTL		96,459.39	10,226.72	0.00	0.00	20,776.25	11,664.23	0.00	0.00	4,385.61	0.00	143,512.20	140,113.20	3,399.00	

OVERALL TOTAL	143,512.20
LESS REFUNDS	0.00
LESS HCAD COMM FEES	23.00
LESS COMM/COST	3,376.00
BALANCE	140,113.20
LESS TRANSFERRED	95,248.91
LESS TRANSF IN TRANSIT	44,864.29
BALANCE PENDING	0.00

**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF MAY 2022**

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2021-2022</u>	<u>2020-2021</u>	<u>DIFFERENCE</u>
<u>2021 CURRENT</u>			
ORIGINAL LEVY	9,088,383.56	8,178,632.23	909,751.33
MODIFICATIONS	71,058.66	268,245.14	(197,186.48)
CURRENT LEVY	9,159,442.22	8,446,877.37	712,564.85
CURRENT COLLECTIONS THIS MONTH	96,459.39	75,249.30	21,210.09
CURRENT COLLECTIONS TO DATE	8,637,705.74	7,958,400.88	679,304.86
OUTSTANDING TO DATE	521,736.48	488,476.49	33,259.99
PERCENT COLLECTED/ORIGINAL	95.04%	97.31%	-2.27%
PERCENT COLLECTED/MODIFIED	94.30%	94.22%	0.08%
TOTAL COLLECTIONS FISCAL YEAR	8,637,705.74	7,958,400.88	
 <u>DELINQUENT</u>			
ORIGINAL LEVY	1,310,937.78	1,400,520.59	(89,582.81)
MODIFICATIONS	(18,158.22)	(3,895.18)	(14,263.04)
DELINQUENT LEVY	1,292,779.56	1,396,625.41	(103,845.85)
DELINQUENT COLLECTIONS THIS MONTH	20,776.25	24,019.91	(3,243.66)
DELINQUENT COLLECTIONS TO DATE	280,144.38	297,218.25	(17,073.87)
OUTSTANDING TO DATE	1,012,635.18	1,099,407.16	(86,771.98)
PERCENT COLLECTED/ORIGINAL	21.37%	21.22%	0.15%
PERCENT COLLECTED/MODIFIED	21.67%	21.28%	0.39%
TOTAL COLLECTIONS FISCAL YEAR	280,144.38	297,218.25	
 <u>ROLLBACK</u>			
ORIGINAL LEVY	8,033.72	0.00	8,033.72
MODIFICATIONS	11,264.86	1,097.46	10,167.40
ROLLBACK LEVY	19,298.58	1,097.46	18,201.12
ROLLBACK COLLECTIONS THIS MONTH	2,011.68	0.00	2,011.68
ROLLBACK COLLECTIONS TO DATE	7,207.82	0.00	7,207.82
OUTSTANDING TO DATE	12,090.76	1,097.46	10,993.30
PERCENT COLLECTED/ORIGINAL	89.72%	#DIV/0!	#DIV/0!
PERCENT COLLECTED/MODIFIED	37.35%	0.00%	37.35%
TOTAL COLLECTIONS FISCAL YEAR	7,207.82	0.00	

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 05/01/2022 TO 05/31/2022

EXCLUDES AG ROLLBACK

PAGE: 28

FISCAL START: 10/01/2021 END: 09/30/2022

JURISDICTION: 0037 CITY OF SAN JUAN

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	1,356,168.908	11,114,593	1,367,283,501	00.687600	9,159,442.22	11,976

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL	YTD UNCOLL
2021	9,088,383.56	1,953.20-	71,058.66	96,459.39	8,637,705.74	521,736.48	94.30	0.00
2020	312,117.59	121.80-	11,718.23-	10,539.91	126,278.18	174,121.18	42.04	1,085.52-
2019	164,177.50	74.29	3,474.25-	3,923.10	45,049.78	115,653.47	28.03	1,030.80-
2018	105,283.41	.00	1,039.21-	1,399.45	22,344.67	81,899.53	21.43	447.30-
2017	83,971.33	.00	460.82-	592.67	15,429.90	68,080.61	18.48	393.75-
2016	66,281.08	.00	233.52-	444.42	9,239.35	56,808.21	13.99	198.56-
2015	59,065.98	.00	176.35-	85.25	6,778.17	52,111.46	11.51	176.35-
2014	51,960.23	.00	176.34-	332.17	5,488.00	46,295.89	10.60	176.34-
2013	49,204.50	.00	192.57-	106.44	5,411.61	43,600.32	11.04	192.57-
2012	47,521.87	.00	198.11-	121.68	5,420.74	41,903.02	11.45	198.11-
2011	58,305.36	.00	202.25-	249.98	5,653.11	52,450.00	9.73	202.25-
2010	43,687.27	.00	170.03-	78.83	5,824.70	37,692.54	13.38	170.03-
2009	42,731.21	.00	96.68-	238.04	5,031.85	37,602.68	11.80	96.68-
2008	33,944.94	.00	19.86-	178.57	2,834.28	31,090.80	8.35	19.86-
2007	29,329.45	.00	0.00	158.12	1,395.96	27,933.49	4.76	0.00
2006	26,114.72	.00	0.00	177.58	1,627.07	24,487.65	6.23	0.00
2005	23,041.36	.00	0.00	157.66	2,003.85	21,037.51	8.70	0.00
2004	16,841.16	.00	0.00	263.23	1,735.93	15,105.23	10.31	0.00
2003	17,352.08	.00	0.00	249.82	1,995.92	15,356.16	11.50	0.00
2002	14,005.44	.00	0.00	162.98	1,213.73	12,791.71	8.67	0.00
2001	11,920.15	.00	0.00	37.20	1,474.12	10,446.03	12.37	0.00
2000	54,081.15	.00	0.00	1,279.15	7,913.46	46,167.69	14.63	0.00
****	10,399,321.34	2,000.71-	52,900.44	117,235.64	8,917,850.12	1,534,371.66		4,388.12-

CITY OF SAN JUAN, TEXAS
AS OF May 2022

Levy 2021 (21-22 YR)

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
-9,088,383.56												
Adjustments	103,608.34	107,204.24	60,189.28	12,011.27	80,694.78	74,028.51	73,111.80	71,038.66	6,088,383.56	9,088,383.56	9,088,383.56	9,088,383.56
Adjusted Levy	9,191,852.10	9,190,587.80	9,164,572.84	9,140,493.83	9,175,078.31	9,162,432.09	9,161,395.42	9,159,441.22	8,088,383.56	8,088,383.56	8,088,383.56	8,113,908.20
Collections	117,470.86	889,430.88	9,817,387.68	7,396,067.11	8,108,170.80	8,309,350.17	8,411,246.35	8,617,709.74	8,038,910.70	8,088,931.19	8,112,108.19	8,113,908.20
Percentage	1.28	9.68	52.46	80.60	88.38	91.67	93.23	94.30	88.45	89.00	89.26	89.50

Levy 2020 (20-21 YR)

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
6,178,632.23												
Adjustments	286,189.51	787,693.92	287,334.23	281,486.41	277,644.91	269,697.44	268,313.52	268,245.14	267,796.16	267,796.16	267,480.30	267,480.30
Adjusted Levy	8,464,821.74	8,466,230.15	8,466,096.46	8,369,118.64	8,450,377.14	8,448,329.57	8,447,142.95	8,446,837.37	8,446,438.61	8,446,438.61	8,446,112.79	8,446,112.79
Collections	130,555.94	684,177.08	9,053,871.77	6,261,511.71	7,363,117.19	7,730,743.55	7,883,131.58	7,958,400.88	8,058,910.70	8,088,931.19	8,112,308.19	8,113,908.20
Percentage	1.54	8.08	46.70	79.92	82.07	91.71	93.11	93.22	93.18	93.77	94.05	94.10

Levy 2019 (19-20 YR)

	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
7,793,728.78												
Adjustments	(2,881,353)	(6,517,513)	1,102,226.02	1,123,344.25	18,161,448	154,205,855	242,035,835	126,378,443	238,490,844	131,605,073	131,605,073	131,605,073
Adjusted Levy	7,790,846.83	7,785,212.25	7,783,502.76	7,781,184.53	7,785,269.30	7,789,522.93	7,786,522.93	7,787,153.34	7,767,231.94	7,762,123.71	7,761,969.94	7,761,969.94
Collections	175,292.78	640,774.22	1,552,655.97	6,113,934.56	6,653,963.90	6,935,098.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,366,486.76
Percentage	2.25	8.23	43.64	78.26	83.47	89.26	90.60	92.23	93.59	94.46	94.93	95.26

Levy 2018 (18-19 YR)

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
7,286,363.64												
Adjustments	91,478.12	(396,360)	(1,467,069)	(6,025,784)	(9,052,855)	101,708,080	135,528,114	(14,311,160)	(14,818,411)	(14,818,411)	(14,818,411)	(14,818,411)
Adjusted Levy	7,286,461.64	7,286,067.28	7,284,897.98	7,279,797.86	7,277,110.79	7,279,655.76	7,277,804.51	7,272,082.48	7,271,545.21	7,271,545.21	7,271,545.21	7,270,044.49
Collections	30,446.92	465,847.78	1,430,804.86	6,752,692.83	6,215,142.89	6,505,324.99	6,627,411.69	6,726,104.39	6,801,180.60	6,838,618.95	6,886,059.71	6,913,759.06
Percentage	0.56	6.49	46.98	79.02	83.40	89.42	91.13	92.49	93.33	94.18	94.70	95.10

Levy 2017 (17-18 YR)

	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
7,112,363.88												
Adjustments	40,342.10	7600.81	19,611.03	15,876.11	6,066.13	5,051.36	(832.12)	(1,285,899)	(3,543,348)	(3,543,348)	(4,438,760)	(4,438,760)
Adjusted Levy	7,112,766.97	7,110,194.69	7,131,976.91	7,125,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,108,877.96	7,108,820.40	7,108,820.40	7,107,935.12	7,107,178.34
Collections	30,766.40	482,890.51	1,109,630.87	5,537,376.14	6,060,205.04	6,342,550.09	6,465,719.48	6,591,382.21	6,639,410.61	6,687,244.82	6,744,386.80	6,793,277.82
Percentage	0.56	6.78	44.86	77.69	83.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00

Levy 2016 (16-17 YR)

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
6,638,277.98												
Adjustments	(1,244,531)	(1,482,700)	(7,788,174)	(10,911,823)	(10,911,823)	(13,093,407)	(16,154,835)	(13,889,021)	(10,337,429)	(10,337,429)	(10,517,421)	(10,517,421)
Adjusted Levy	6,836,103.45	6,834,855.28	6,830,519.81	6,827,364.26	6,827,364.26	6,823,228.58	6,821,123.13	6,822,388.16	6,821,340.56	6,821,340.56	6,821,740.56	6,820,970.17
Collections	78,018.02	484,219.14	2,912,111.10	5,110,704.87	5,540,111.24	5,874,412.72	5,981,176.95	6,063,296.26	6,115,079.88	6,171,021.85	6,211,806.10	6,232,108.82
Percentage	0.57	7.36	44.23	77.42	84.41	88.69	90.52	91.56	92.65	93.23	93.81	94.16

Levy 2015 (15-16 YR)												
6,363,985.51	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEPT 2016
Adjustments	16,923.38	16,343.86	15,174.33	12,248.13	3,359.23	2,743.56	3,689.88	3,689.88	3,643.08	3,433.65	3,433.65	2,492.92
Adjusted Levy	6,380,908.89	6,380,329.37	6,379,159.84	6,376,233.64	6,367,344.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,675.39	6,367,675.39	6,367,675.39	6,366,478.43
Collections	30,228.48	473,930.57	2,957,041.48	4,868,335.42	5,383,897.22	5,636,678.33	5,759,686.01	5,836,094.81	5,909,114.77	5,945,053.31	5,978,898.45	6,006,559.85
Percentage	0.47	7.43	46.35	76.35	84.55	88.53	90.45	91.65	92.80	93.37	93.90	94.35
Levy 2014 (14-15 YR)												
6,062,874.30	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015
Adjustments	60,733.51	60,140.93	56,698.99	34,516.60	34,516.60	24,796.93	23,579.34	27,488.04	24,224.31	23,656.24	22,138.85	22,138.85
Adjusted Levy	6,123,607.81	6,123,015.23	6,119,573.29	6,116,539.71	6,097,390.90	6,087,671.23	6,086,453.64	6,090,362.34	6,087,098.61	6,086,530.54	6,085,013.15	6,085,013.15
Collections	16,215.04	492,588.40	2,645,528.79	4,602,715.11	5,106,457.36	5,336,845.78	5,422,212.16	5,505,371.53	5,593,139.34	5,669,786.37	5,702,816.66	5,720,270.90
Percentage	0.26	8.04	43.23	75.25	83.75	87.67	89.09	90.39	91.89	93.15	93.72	94.01
Levy 2013 (13-14 YR)												
6,026,969.81	OCT 2013	NOV 13	DEC 13	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 2014	AUG 2014	SEPT 14
Adjustments	(34.83)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.56)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
Adjusted Levy	6,026,934.98	6,031,309.71	6,029,560.60	6,021,591.62	6,020,954.00	6,018,709.25	6,013,150.08	6,018,594.01	6,014,086.29	6,011,910.58	6,011,621.04	6,010,470.94
Collections	32,279.62	601,876.01	2,596,943.90	4,373,398.17	4,986,813.44	5,265,476.99	5,363,199.71	5,431,795.38	5,510,781.54	5,573,532.08	5,598,332.25	5,620,809.41
Percentage	0.54	9.98	43.07	72.63	82.82	87.49	89.16	90.25	91.63	92.71	93.13	93.52
Levy 2012 (12-13 YR)												
5,863,668.66	OCT 2012	NOV 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
Adjusted Levy	5,863,668.66	5,863,668.66	5,871,293.29	5,871,740.31	5,870,005.80	5,889,235.73	5,856,813.66	5,856,561.36	5,849,999.30	5,849,999.30	5,849,158.37	5,848,313.62
Collections	2,857.95	394,574.30	2,403,399.43	4,142,161.70	4,771,528.55	5,056,363.27	5,208,931.41	5,298,704.35	5,376,134.09	5,421,008.00	5,450,025.91	5,464,167.23
Percentage	0.05	6.73	40.93	70.54	81.29	85.86	88.94	90.47	91.90	92.67	93.18	93.43
Levy 2011 (FY 11-12)												
5,807,342.89	OCT 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	JUL 2012	AUG 2012	Sept 12
Adjustments	(434.68)	9,757.00	7,191.02	6,935.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjusted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04
Levy 2010 (FY 10-11)												
5,689,359.60	OCT 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sept 11
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjusted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64

Levy 2009 (FY 09-10)												
5,701,885.79												
Adjustments	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjusted Levy	5,701,885.79	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
		5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47
Levy 2008 (FY 08-09)												
5,024,376.42												
Adjustments	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjusted Levy	5,027,004.24	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,047.86	23,047.86	22,638.15
		5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,432.22	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.03	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
4,468,732.01												
Adjustments	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjusted Levy	4,471,366.30	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
		4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
3,969,895.75												
Adjustments	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjusted Levy	3,970,548.45	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4,476.77	4,476.77	4,196.49	3,820.62	3,820.62
		3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,258.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18
Levy 2005 (FY 05-06)												
3,624,334.79												
Adjustments	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjusted Levy	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
		3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28
PREPARED BY: Leroy Gonzales												July 5, 2022

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 12, 2022

Consider Approval of City Commission Meeting Minutes:
-January 25, 2022

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of City Commission Meeting Minutes.

RECOMMENDATION:

Approval of Minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, January 25, 2022

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro Tempore
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Finance Director
Armandina Sasin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. INVOCATION:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**

DISCUSSION: No Public Comments.

Benjamin Arjona, City Manager informed the City Commission the city would be having COVID-19 testing site Thursday and Friday from 9:00 a.m. – 3:00 p.m. at the San Juan Municipal Park. In addition, on February 17th the City of San Juan along with Hidalgo County would be hosting a vaccine clinic for the 1st, 2nd and 3rd dose at Municipal Park.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JANUARY 25, 2022**

V. PRESENTATIONS:

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

DISCUSSION: Mario Garza, Mayor read the proclamation and congratulated the P.S.J.A Administration. Mr. Carlos Villegas, Board Member thanked and commended the City Commission and the San Juan EDC for the hard work they are putting in for the City of San Juan and continued to congratulate the P.S.J.A Administration. Dr. Jorge L. Arredondo, Superintendent thanked the City Commission for working together with them to keep everyone safe and recognized the P.S.J.A Administration for their hard work. Jesus Zambrano, Board Member thanked the City Commission for the recognition, thanked Dr. Alejandro Elias for everything he does at the P.S.J.A Early High School, and recognized the school administration. Dr. Alejandro Elias thanked the City Commissioners for the proclamation and recognized the staff for their hard work.

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**

DISCUSSION: Commissioner Ernesto Guajardo asked Tirso Garza, Fire Chief about a fire truck that broke down. Chief Garza stated he got with Mr. Arjona and they're working on looking at options since it's a 20 year old truck. Mayor Pro-Tem Leonardo Sanchez asked Juan Soto, Interim Director of Sanitation for a status on the Citrus drain project. Mr. David Salinas stated the last thing Mr. Roel Garza reported was that they had received the new root cutter and there was some training pending. Mr. Salinas mentioned he would get with Mr. Soto to confirm if the training ever happened, since there is a large root that needed to be cut. Mayor Mario Garza asked if it was contracted out or was done in-house. Mr. Salinas replied the work was done in-house since they bought the equipment, which is why the training was scheduled. Commissioner Adina Santillan thanked Chief Garza for responding to the house fire at 13th Street. Commissioner Marco Villegas thanked the Fire Department staff for the hard work they've been doing the past couple of weeks.

VI. PUBLIC HEARINGS

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this item was a public hearing to allow a guest house at the address 2404 Deion Drive, the subject site is three quarters of a mile West of Cesar Chavez along the Northside of Hall Acres Rd. Mr. Tijerina stated staff recommends approval subject to compliance with the list of requirements. Mr. Tijerina mentioned staff mailed out notices to 15 property owners within a 200 foot radius and received no comments in favor or against the application. In addition, at the meeting of January 13, 2022 the Planning and Zoning Commission recommended approval of the conditional use permit.

Mayor Mario Garza opened the Public Hearing at 6:30 p.m. There being no comments from the public, the public hearing was closed at 6:30 p.m.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JANUARY 25, 2022**

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Mario Garza. Motion Passed. (5-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the applicant was 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 Rd. Mr. Tijerina also stated the applicant is proposing a 370 sq ft pool house on a 12,300 sq ft lot. Mr. Tijerina stated they are the same conditions as the first item and pointed out that the lot had to be larger than 8,000 sq. ft., which it is. Mr. Tijerina mentioned staff mailed out notices to 15 property owners within a 200 radius and received no comments in favor or against the applications. In addition, at the meeting of January 13, 2022 the Planning and Zoning Commission recommended approval of the conditional use permit.

Mayor Mario Garza opened the Public Hearing at 6:32 p.m. There being no comments from the public, the public hearing was closed at 6:32 p.m.

Mayor Pro-Tempore Leonardo “Lenny” Sanchez made motion to approve and was seconded by Mayor Mario Garza. Motion Passed. (5-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated Ms. Reyes is taking over the event center that was in operation for a couple of years, the event center has a total of 3,000 sq. ft. and an occupancy load of approximately 120 people with a total of 24 parking spaces. Mr. Tijerina also stated 11 notices were mailed to property owners within a 200 ft radius and received no comments in favor or against it. In addition, at the meeting of January 13, 2022 the Planning and Zoning Commission recommended approval of the conditional use permit.

Mayor Mario Garza opened the Public Hearing at 6:33 p.m.

Mayor Mario Garza asked if this was a purchase or a lease, to which Mr. Tijerina replied it was leased.

Mayor Mario Garza closed the Public Hearing at 6:34 p.m.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed. (5-0)

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 J.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated Mr. Chapa applied for a conditional use permit for the sale and on-site consumption of alcoholic beverages at the proposed “El Puerto del Tio Jerry #3” seafood restaurant, which is located at the Southwest corner of Raul Longoria Rd. and Nolana Ave. just West of Stripes. Furthermore, the applicant is proposing to sell alcohol as far as the hours

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JANUARY 25, 2022**

would be from 12pm to 12am, Monday-Sunday. Mr. Tijerina also stated there are requirements set by TABC that must be followed. He mentioned 8 notices were mailed out to property owners within a 200 ft radius and did not receive any comments in favor or against the request. Also at the meeting of January 13, 2022 the Planning and Zoning Commission recommended approval.

Mayor Mario Garza opened the Public Hearing at 6:36 p.m.

Mayor Mario Garza asked what type of alcohol would be sold. Mr. Tijerina replied only beer.

Mayor Mario Garza closed the Public Hearing at 6:37 p.m.

Mayor Pro-Tempore Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed. (5-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the applicant is proposing to rezone 21.61 acres from a multi-family residence to single-family residence. Mr. Tijerina also stated future land use and comprehensive maps designated this property as single family use. He furthermore stated 76 notices were mailed out to property owners within 200ft radius and did not receive any comments in favor or against the request. Planning and Zoning recommended approval on January 13, 2022 and city staff recommended approval as well.

Mayor Mario Garza opened the public hearing at 6:39 p.m. There being no comments from the public, the public hearing closed at 6:41 p.m.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed. (5-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated 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 Districts to Multi-Family Residence in order to build an apartment complex. Mr. Tijerina stated 17 notices were mailed to property owners within a 200 ft radius and received no comments in favor or against this request. He further stated at the meeting of January 13, 2022 the Planning and Zoning Commission recommended to deny the request and city staff recommended approval as well.

Mayor Mario Garza opened the Public Hearing at 6:43 p.m.

Ricardo Salazar with Trimad Consultants provided the City Commission with an exhibit of the proposed development. Commissioner Marco “Markie” Villegas asked the reason for denial. Mr. Tijerina replied they were concerned that along Eldora Road there were no other apartment complexes, but he noted that there are

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some to the westside. Roel Mora Jr. property owner stated it would be ideal for the city to have a multi-family since families can benefit from the schools and tax base for the city.

Mayor Mario Garza closed the Public Hearing at 6:50 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed. (5-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this item was the final work Plan for the Hidalgo County Program for Fiscal Year 35 (2022). The final work plan approved in the last City Commission Meeting for the amount of \$300,037.00 included the following Street Improvements that will cover materials and engineering/geotechnical expenses for the repaving and curb and gutter of Alfredo Street, Jaime Street, Standard Avenue, 12th Street and the 3 Lomas Streets in the amount of \$283,037.00. Also included is CASA of Hidalgo for Abused and Neglected Children that covers the volunteer’s supervisors salaries when they are assisting current children in the precinct in the amount of \$2,000.00, Nuestra Clinica del Valle for health services that covers all medical, dental and support services, pharmacy, radiology and laboratory for low income and uninsured residents in San Juan in the amount of \$7,000.00, General Administration funds shall be used for CDBG expenses including advertisements, postings and coordinating project activities in the amount of \$3000.00 and finally Amigo Del Valle for 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. Mr. Tijerina stated staff is recommending approval of the work plan.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed. (5-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the developer proposed to subdivide 4.03-acre tract of land into two lots and gave a brief description of the property’s location. In addition he stated that the subdivision will have access to Raul Longoria and Lincoln Avenue, lot 1 which is facing Raul Longoria will be for commercial use and Lot 2 will be for multi-family use with a CU flood zone. Also, water and sewer services will be provided by the City of San Juan and additional fire hydrants shall be located every 300 feet water line shall be looped to eight inch as per the San Juan Fire Department requirements and all entrances and exits must be at minimum 26 feet. He further stated that staff recommended approval and on January 13, 2022 the Planning and Zoning Commission recommended approval.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed. (5-0)

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

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the Conway Gardens, located at the Southwest Corner of Stewart and Moore Road, as Requested by Cruz-Hogan Consultants.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the developer is proposing to subdivide 20.17 acres located at the Southwest Corner of Stewart and Moore Road for a residential subdivision. Furthermore, he stated the subdivision shall be developed in two phases, phase one was presented to the City Commission which consist of 82 residential lots with four internal streets the subdivision will have two access points exiting out to Stewart Road with a B flood zone. Additionally, he mentioned that part of this subdivision is located outside of the city limits, but in our E.T.J. a voluntary annexation had been initiated. Also, water services will be provided by MHWSC and sewer services will be provided by the City of San Juan ,fire hydrants shall be located every 300 feet water line shall be looped to eight inch line, as per the San Juan Fire Department requirements and all entrances and exits must be at minimum 26 feet. He further stated on January 13, 2022 the Planning and Zoning Commission recommended approval subject to compliance with a list of requirements. Mr. Tijerina mentioned that the Engineer Ronnie Cruz on behalf of his client submitted a letter for variances to reduce the lot sizes. He concluded that the Planning and Zoning Commission and staff recommended approval of the plat subject to the variances requested based on the code requirements. Commissioner Adina “Dina” Santillan asked Mr. Tijerina to go over the FEMA flood zones. Mr. Tijerina provided the City Commission with a map of the plat with the plans and profiles for their review. Commissioner Santillan asked the difference between the flood zones. Mr. Tijerina stated that zone A, AH are flood prone, B and C the closer it is to C the better for water to flow or move. Mr. Ronnie Cruz stated it was his understanding that the city had been approving the 55 ft. lots therefore they were asking for the variances. Commissioner Ernesto “Neto” Guajardo asked for the living sq. ft. The developer with WestWind Homes stated the minimum square footage for the house would be 1200 living. Commissioner Santillan for the number of lots in phase one. Mr. Tijerina replied 82 lots. Mayor Mario Garza asked what other developments with variances have they approved. Benjamin Arjona, City Manager replied the one he recalled was over at Carroll.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed. (5-0)

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

DISCUSSION: Mayor Mario Garza asked to get clarification in reference to the Amnesty Program. Benjamin Arjona, City Manager stated that the Amnesty Program was to have anybody with warrants to come in to pay and won’t be arrested. Commissioner Adina “Dina” Santillan asked what type of payments the city was taking. Maria Enriquez stated payments may be done over the phone, in-person or by mail. Commissioner Santillan asked if online payment is available. Mr. Arjona informed the City Commission online payment was not available at the moment, but they could pay over the phone. Mayor Mario Garza asked Ms. Enriquez to make sure this information was shared with the public.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed. (5-0)

VIII. RESOLUTIONS

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

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DISCUSSION: Benjamin Arjona, City Manager stated this item was previously discussed and this resolution was to make it official.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Mario Garza. Motion Passed. (5-0)

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**

DISCUSSION: No comments.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed. (5-0)

X. ADJOURNMENT 7:11 p.m.

Commissioner Adina “Dina” Santillan made motion to adjourn and was seconded by Mayor Mario Garza. Motion passed. 5-0

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Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary