



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, August 9, 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 Recognizing the City of San Juan Pony All-Star Teams and Participants of the Games of Texas.
- B.** 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 Ordinance Regarding 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. *Tabled.*
- B. Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 15.06 acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision, as Requested by Cesar de Leon Lara.
- C. Consideration and Action on an Ordinance Approving Negotiated Resolution Between the City of San Juan and Texas Gas Service.
- D. Hold a Public Hearing and Consider an Ordinance Regarding Amending Chapter 4 Business Regulations, Article 4.08 Alcoholic Beverages, Section 4.08.002 Licenses and Fees of the City of San Juan, Texas Code of Ordinances to Update the City's Alcoholic Beverages License/Permit Fees; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

VII. APPOINTMENTS

- A. Consider the Nomination and Appointment of Board Member(s) Related to the Planning and Zoning Board.

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

- A. Preliminary and Final Plat Approval of the City of San Juan Parks and Recreational Center Subdivision being a 7.67 acre tract of land out of Lot 9, Block 6, John Closner Subdivision, located approximately a quarter of a mile East from Veterans Boulevard, along the North side of Sioux Road, as Requested by SAMES Engineering, Inc.
- B. Discussion and Consider Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2022 through September 30, 2023 and set Public Hearing.
- C. Discussion and Possible Action Allowing City Manager to Purchase Vehicles from Hacienda

Ford from Edinburg, Texas on an Emergency Purchase in the Amount of \$112500.

- D. Discussion and Consideration to Initiate a Public Service Announcement Concerning City of San Juan Stage 2 of the Water Conservation and Drought Contingency and Emergency Management Plan.

IX. CONTRACTUALS

- A. Consider Authorizing the City Manager to Execute an Inter-Local Agreement Between the City of San Juan and the City of Weslaco for Animal Shelter Services.

X. RESOLUTIONS

- A. Consideration and Approval of a Resolution Establishing the Intention of the City of San Juan, Texas to Reimburse Itself for the Prior Lawful Expenditures of Funds Relating to Acquiring, Constructing and Equipping Various City Improvements from the Proceeds of One or More Series of Tax-Exempt Obligations to be Issued by the City Authorized Purposes; Authorizing Other Matters Incident and Related Thereto; and Providing an Effective Date.

XI. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverages Retail Dealer’s On-Premise Permit*) for On-Premise Consumption at “La Cocinita” Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.
- B. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit to allow a “Pitt’s Food Truck” at 1806 N. Raul Longoria Road, legally described as Azteca Acres Tract B, as Requested by Valeria Chapa.
- C. Consider Second and Final Reading of an Ordinance Regarding 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.

XII. 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 §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.
2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Health Insurance and Voluntary Products.

XIII. 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 §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.
 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Health Insurance and Voluntary Products.

XIV. 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: 08/02/2022

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.

- 83 building permits were issued during the month of July with a \$2,519,666.61 in total valuation.
- 216 garage sale permits were issued \$3,240 in total valuation.
- Provide customer service and support to 1,225 people and handled approximately 2,014 calls.
- The building inspectors made approximately 516 inspections.
- 11 building permits were issued for new houses \$1,494,920 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational license and health permits were up to date. A total of sixteen yearly letters were sent out to existing businesses to renew their licenses. A total of twenty-three (23) business permits were renewed with \$1,150.00 in total valuation and twelve (12) health inspections were issued during the month of July with \$1,300.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Alfa Autoclimas at 2411 N. Veterans Boulevard
- Boss Beauty Suites at 111 W. Nolana Avenue
- Carolina’s New, Used & More at 111 W. Nolana Avenue
- El Puerto del Tio Jerry at 111 W. Nolana Avenue
- El Secreto de Fe at 232 W. Business 83
- La Mariposa Snacks at 205 W. Nolana Avenue
- Luxury Iron Services at 2203 N. Raul Longoria Road
- Sunshine Kids Daycare at 111 W. Nolana Avenue

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

- V's Motors, LLC. at 702 W. Business 83
- Vibe Beauty Bar at 111 W. Nolana Avenue

CODE ENFORCEMENT

Code Enforcement Inspectors issued one (1) illegal dumping, twenty-two (22) work orders, thirteen (13) junk vehicles, nine (9) garage sale without a permit, five (5) rubbish, twenty (20) building without a building permits, twenty-seven (27) certified letters were sent out, four (4) abandoned cars, two (2) street vendors and two (2) person conducting business in a residence.

SUBDIVISIONS IN PROCESS

- Shops at Chavez, Lots 6-7
- San Juan Oaks
- Parks and Recreation Center Subdivision
- 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

ITEMS REVIEWED BY THE PLANNING AND ZONING COMMISSION

- Rezoning Request for Hector Bowie
- Rezoning Request for Yolanda de la Cruz Presenta, LLC.
- CUP for La Condesa Event Center
- CUP for Sweet Events
- CUP for De la Mancha Event Center
- CUP for Cabrera's Meat Market
- CUP for the Spot Food Park
- Meadows on Ridge Block I
- CUP for La Cocinita Restaurant
- CUP for Pitt's Food Truck
- Mosa Multi-Family Subdivision
- Twin Subdivision
- Variance for Martin Villicana at 202 W. 3rd Street

MEETINGS ATTENDED IN JULY

- Budget Workshop
- Hacienda San Fernando Final Walkthrough



**PLANNING AND ZONING COMMISSION
JULY 7, 2022
SAN JUAN MEMORIAL LIBRARY
6:15 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Eliza Yzaguirre
Valerie Cardenas

P&Z ABSENT

Eddie Alaniz
Cesar Cantu
Victor Perez, Jr.

STAFF PRESENT

Daniel Tijerina
Monica Gomez

GUESTS PRESENT

Hector Bowie Jr.
Felipe Barrios
Marcelo Gonzalez
Andrea Ramirez
Juan Sanchez
Norma Sanchez
Ricardo Cabrera

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:26 p.m.

2. APPROVAL OF MINUTES

Chairwoman Castillo asked if there were any corrections to June 2, 2022 minutes. Commissioner Yzaguirre made a motion to approve the minutes as presented by staff. Commissioner Cardenas seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Rezoning Request:

From Single-Family Residence District (R-S) to
Multi-Family Residence District (R-MF)
Lots 4 thru 6, Block 1, Paradise Park Subdivision
R-S
Hector Bowie

REVIEW COMMENTS: Mr. Tijerina explained the rezoning request is to change the zone district of three residential lots into multi-family use. He explained the existing land use of the proposed properties. He also mentioned the Future Land Use of the property as Residential District. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper.

RECOMMENDATION: Staff recommends denial of the rezoning request since it will be considered spot zoning and does not comply with the minimum requirement for multi-family lot size.

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

Mr. Felipe Barrios, resident of 203 E Garfield Street, asked how the change is going to affect his property and traffic control along Sioux Road.

Commissioner Magallan explained that taxes will not affect his property, only the applicants.

Commissioner Vargas asked about the minimum requirement for multi-family properties. Mr. Tijerina responded with a minimum of 150'x150'.

Mr. Hector Bowie Jr., representing Mr. Hector Bowie Sr., explained that his father would like to build apartment units to beautify the subdivision.

Chairwoman Castillo responded that it still needs to follow the city requirements.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Yzaguirre made a motion to deny the rezoning request as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 3.2

Rezoning Request:

From Single-Family Residence District (R-S) to General Business District (C-2)
Lots 16 thru 18, Block 4, Small No. 2 Subdivision R-S.
Yolanda de la Cruz Presenta, LLC.

REVIEW COMMENTS: Mr. Tijerina explained that the application is to rezone three residential lots into commercial property located along the Raul Longoria Road and Alta St. The proposed use is for a Food Truck Park. Mr. Tijerina mentioned that the location is residential but the surrounding area is all commercial. The proposed application meets the city requirements. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper. Mr. Tijerina mentioned he received two (2) phone calls from property owners against the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Mr. Marcelo Gonzalez introduced himself and will be speaking on behalf of Ms. Yolanda de la Cruz (mother). They want to make a Food Truck Park similar to the Alamo Food Truck Park.

Commissioner Yzaguirre mentioned that staff is requesting approval because it is near Raul Longoria Road. Commissioners and Staff agreed that it will be in line to the surrounding commercial locations.

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

Chairwoman Castillo entertained a motion. Commissioner Yzaguirre made a motion to approve the rezoning request as presented by Staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.1**Conditional Use Permit:**

To Allow "La Condesa Event Center"
111 W Nolana Avenue, Suites 5 through 7
Lot 2, Circle K No. 9123 Subdivision C-2
Jose Santos

REVIEW COMMENTS: Mr. Tijerina explained that current zoning is C-2 and is permissible with special requirements. The applicant has been notified of these requirements. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper. Mr. Tijerina mentioned he did not receive any response from the notices.

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

Chairwoman Castillo asked if the applicant was present. Mr. Jose Santos, the applicant, was not present.

Chairwoman Castillo was concerned if the Event Center would be serving alcohol, Mr. Tijerina responded by saying they would need to comply with the requirements and request a permit.

Commissioner Castillo asked if there were any other questions or concerns which there were not therefore she closed the item for further discussion. It was agreed that there was no discussion.

Chairwoman Castillo entertained a motion. Commissioner Cardenas made a motion to approve the request as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.2**Conditional Use Permit:**

To Allow "Sweet Events"
2003 N. Veterans Boulevard, Suites 1-2
Lot 1, Porciones Center C-2
Andrea Ramirez

REVIEW COMMENTS: Mr. Tijerina mentioned that this will be an Event Center which will be located in a plaza which existing zoning is C-2 (General Business District). Item was similar to the previous application.

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

Chairwoman Castillo asked if the applicant was present. Andrea Ramirez was present. She agreed with Mr. Tijerina's statement and wanted to get the permit to start her business.

Chairwoman Castillo asked if there was anybody else present or if there were any other questions or concerns which there were not, therefore she closed the item for further discussion.

Chairwoman Castillo entertained a motion. Commissioner Cardenas made a motion to approve the request as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.3

Conditional Use Permit:

To Allow "De La Mancha Event Center"
502 N. Veterans Boulevard Suite E
Being the West 193 feet of the North 162 feet of Lot 2,
Knights Subdivision
C-2
Juan Sanchez

REVIEW COMMENTS: Mr. Tijerina mentioned that this is an existing event center, Mr. Sanchez will be taking over. This application has the same requirements and permits as the two previous applications.

RECOMMENDATION: Staff recommends approval subject to the list of requirements.

Chairwoman Castillo asked if the applicant was present. Jose Sanchez was present. He will be renting from the existing owner and this event center is already open for business. He will not be serving any alcoholic beverages.

Chairwoman Castillo asked if there were any other questions or concerns which there were not, therefore she closed the item for further discussion.

Chairwoman Castillo entertained a motion. Commissioner Magallan made a motion to approve the request as presented by Staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.4

Conditional Use Permit:

For the Sale of Alcoholic Beverages for Off-Premise
Consumption at Cabrera's Meat Market
2211 S. Veterans Boulevard Suite 3
C-2
Ricardo Cabrera

REVIEW COMMENTS: Mr. Tijerina mentioned this proposed application is to be able to sell alcoholic beverages at Cabrera's Meat Market not to be consumed at premises. Mr. Cabrera would need to comply with the Texas Alcoholic Beverage Commission and also obtain the necessary licenses and health permits required by the city. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper. There were no comments received in favor or against it.

RECOMMENDATION: Staff recommends approval subject to the list of requirements.

Chairwoman Castillo asked if the applicant was present. Ricardo Cabera was present. He mentioned that customers have been requesting to be able to purchase beer and he decided to submit an application for permission.

Chairwoman Castillo asked if there was anyone else present or any other questions or concerns which there were not, therefore she closed the item for further discussion.

Chairwoman Castillo entertained a motion. Commissioner Cardenas made a motion to approve the request as presented by Staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.5

Conditional Use Permit:

To allow a Food Truck Park and the Sale of Alcoholic
Beverages for On-Premise Consumption
103 Alta Street
R-S
Yolanda de la Cruz Presenta LLC

REVIEW COMMENTS: Mr. Tijerina mentioned that the application is for permission for two items: approval of one (1) "The Spot" Food Truck Park and the second (2) approval for the sale of alcoholic beverages On-Premise Consumption. Applicant is proposing ten (10) food trucks, green area, parking area and restrooms for customers. Two (2) people are against the rezoning of this application. They were not present at the meeting.

RECOMMENDATION: Staff recommends approval.

Mr. Marcelo Gonzalez was present on behalf of Yolanda de la Cruz Presenta, LLC to answer any questions.

Commissioner Magallan asked when will the food truck park be open and if there will be trash containers for the trash at the location which Mr. Gonzalez answered that the food truck park will be open on the weekends and there will be trash containers in the area. There will also not be any loud music.

Chairwoman Castillo asked if there was anyone else present or any other questions or concerns which there were not, therefore she closed the item for further discussion.

Chairwoman Castillo entertained a motion. Commissioner Cardenas made a motion to approve the request as presented by Staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 5

Preliminary and Final Plat:

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's Subdivision
R-MF
Developer: Esponjas Development, LTD
Engineer: Quintanilla, Headley, and Associates, Inc.

REVIEW COMMENTS: Mr. Tijerina mentioned that this subdivision was previously approved in February 2021. It was a different proposal which included half of residential and half of multi-family. Now it is being proposed only for a multi-family area.

RECOMMENDATION: Staff recommends approval.

Chairwoman Castillo entertained a motion. Commissioner Yzaguirre made a motion to approve the request as presented by staff. Commissioner Cardenas seconded the motion. The motion passed unanimously with a 4-0 vote.

4. NEXT MEETING – August 4, 2022

5. ADJOURNMENT

There being no further items to discuss, Commissioner Magallan made a motion to adjourn; Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (4-0) vote and the meeting was adjourned at 7:17 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



**ZONING BOARD OF ADJUSTMENTS AND APPEALS
JULY 7, 2022
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Eliza Yzaguirre
Valerie Cardenas

P&Z ABSENT

Eddie Alaniz
Cesar Cantu
Victor Perez, Jr.

STAFF PRESENT

Daniel Tijerina
Monica Gomez

GUESTS PRESENT

Martin Villicana
Maribel Villicana

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 February 17, 2022 minutes. Commissioner Magallan made a motion to approve the minutes as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Conditional Use Permit:

To keep existing structures and consider granting two
variances to the side setbacks of the existing homes.
Corridor District (EC)
Lot 9, Block 8, San Juan Original Townsite
R-S
Martin Villicana

REVIEW COMMENTS: Mr. Tijerina explained that the applicant wants to be able to reconstruct or finish out and continue with all three (3) structures which are the brick house in the front, the four plex in the rear, and the frame house. Mr. Villicana wants to live in the house in the front and rent the other structures. Mr. Tijerina concluded by mentioning that notices were mailed out and did not receive any response against or in favor.

RECOMMENDATION: Staff recommends denial of demolition of the two (2) structures in the rear and allowing just the main home in the front.

Mr. Trevino introduced Mr. Villicana to answer any questions or concerns. Mr. Villicana mentioned that there is a duplex in the back, a house in front, and an extra house on the side and nobody is living in any of the three (3) structures. Commissioner Cardenas is concerned of the fire hazard that surrounds this upgrade and also the location is considered a four plex which seems too big for the small property. Commissioner Magallan requested an estimate for the reconstruction cost and as per Mr. Villicana mentioned that it has an estimated cost between \$30,00.00 to \$40,000.00. Commissioner Castillo is concerned about the upgrading structures, parking and that they must bring it up to standards.

Chairwoman Castillo opened the public hearing and asked if there was any input in favor or against the request. Ms. Maribel Villicana (parent) was present and she spoke of the advice she gave her son to follow the city ordinance and regulations also to make sure to make the property attractive.

No other people were present to speak against or in favor of the project.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Yzaguirre made a motion to approve the side setback variance of brick home and not for two structures in the back. Commissioner Magallan seconded the motion. The motion was 3-1 vote with Commissioner Cardenas voting nay.

4. NEXT MEETING – July 21, 2022

5. ADJOURNMENT

There being no further items to discuss, Commissioner Yzaguirre 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 6:26 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



**PLANNING AND ZONING COMMISSION
JULY 21, 2022
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Eliza Yzaguirre
Cesar Cantu

P&Z ABSENT

Valerie Cardenas
Victor Perez, Jr.
Eddie Alaniz

STAFF PRESENT

Daniel Tijerina
Monica Gomez

GUESTS PRESENT

Willy Arratia, NAIN Eng.
Juan Muniz
Jose Perez, TRIMAD Cons.
Rick Salazar, TRIMAD
Mr. Acosta
Valeria Chapa
Luis Tanguma
Diego Tanguma
Freddy Carmona, TRIMAD

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:10 p.m.

2. APPROVAL OF MINUTES

Chairwoman Castillo asked if there were any corrections to July 7, 2022 minutes. Commissioner Magallan made a motion to approve the minutes as presented by staff. Commissioner Cantu seconded the motion. The motion passed unanimously with a 4-0 vote.

Chairwoman Castillo said some words in memory of Commissioner Eddie Alaniz.

3. PUBLIC HEARINGS

Item 3.1

Conditional Use Permit:

For the Sale of Alcoholic Beverages (wine and beer) for
On-Premise Consumption at “La Cocinita” Restaurant
201 S. Nebraska Avenue
Lot 1, Block 10, San Juan Original Townsite
C-1
Jazmin Acosta

REVIEW COMMENTS: Mr. Tijerina mentioned that this proposed application is to be able to serve alcoholic beverages at “La Cocinita” Restaurant. The owner was notified that 51% or more sale of food is required. Also the owner must apply to other permits for the Planning Department and follow the TABC requirements. Application was submitted to TABC for the sale of alcoholic beverages by the owner. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper. There were no comments received in favor or against the request.

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

Chairwoman Castillo opened the public hearing and called for Jazmin Acosta. She was not present but Mr. Acosta was present to represent her.

Mr. Acosta, he agreed with all that Mr. Tijerina mentioned

Commissioner Magallan asked about the limited parking area. Mr. Acosta explained that in the front there are 4 parking spaces. A property was purchased behind El Rancho Grande and is being planned to be used as additional parking.

Chairwoman Castillo asked if there were any other questions or concerns and if anybody was present against or in favor of the project.

Chairwoman Castillo closed the public hearing.

Chairwoman Castillo entertained a motion. Commissioner Yzaguirre made a motion to approve the request as presented by staff. Commissioner Cantu seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 3.2

Conditional Use Permit:

To allow "Pitt's Food Truck"
1806 N Raul Longoria Road
Azteca Acres, Tract B
C-1
Valeria Chapa

REVIEW COMMENTS: Mr. Tijerina mentioned that this proposed application is to place an affordable food concession stand. The owner Ms. Chapa is proposing to install a 16' x 8' food truck that is ready for use. Hours of operation are from Monday to Saturday from 6:00 a.m. thru 1:00 p.m. and reopens in the evening from 6:00 p.m. thru 10:00 p.m. He said that they must follow the CUP conditions which they are all being met. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper. There were no comments received in favor or against the request.

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

Commissioner Yzaguirre questioned if there are any restroom facilities available. Mr. Tijerina mentioned they received permission to be able to use the restrooms at the Taekwondo at that same location.

Chairwoman Castillo asked if the owner was present. Mr. Diego Tanguma was there to represent the owner Ms. Valeria Chapa. He agreed with Mr. Tijerina's request and also mentioned that all services are available. They will have tables outside and there are also parking spaces available for customers.

Commissioner Castillo mentioned traffic control in the area, there should not be blocking traffic. Mr. Tanguma said he was confident that all safety measures are in place.

Chairwoman Castillo asked if there were any other questions or concerns and if anybody was present against or in favor of the project. Nobody else was present for this project.

Chairwoman Castillo entertained a motion. Commissioner Yzaguirre made a motion to approve the rezoning request as presented by Staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.1

Preliminary and Final Plat:

Mosa Multi-Family Subdivision

Being 1.42 acre tract of land out of Lot 14, Block 8, John Clossner Subdivision

R-MF

Developer: Mosa Development, LLC

Engineer: TRIMAD Consultants, LLC

REVIEW COMMENTS: Mr. Tijerina explained that current use of the property is vacant. A rezoning of property was approved back in January 2022 from a single family to a multi-family. All previous documentation has been provided for review. Letters were mailed out to the surrounding property owners and public notice was advertised in the newspaper. There were no comments received in favor or against the request.

Mr. Tijerina introduced Mr. Rick Salazar the engineer for the project. Mr. Salazar agreed with Mr. Tijerina introduction and was available for any questions. Commissioner Magallan asked how many entrances/exit will have the property. There will be two entrances and one exit. The entrances will be wide enough to accommodate. Also Commissioner Magallan asked about canopies for the parking area, as per Mr. Salazar, it is on the plans and will be installed after the completion of the apartment complex and go through the process of the permits. Commissioner Yzaguirre questioned the installation of the fire hydrants. Mr. Salazar said the fire hydrants will be installed as per the requirements of the fire department for multifamily, every 300 feet and they are willing to comply.

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

Commissioner Castillo asked if there were any other questions or concerns which there were not therefore she closed the item for further discussion. It was agreed that there was no discussion.

Chairwoman Castillo entertained a motion. Commissioner Magallan made a motion to approve the request as presented by staff. Commissioner Cantu seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.2

Preliminary and Final Plat:

Twin Subdivision
Being a 2.5 acre tract of land out of Lot 54, M.L. Woods
Tract No. 6
R-MF
Developer: Juan Muniz
Engineer: Nain Engineering LLC

REVIEW COMMENTS: Mr. Tijerina mentioned that the developer is proposing an apartment complex. This approval of rezoning was approved by the city of San Juan in April 2020. Additional fire hydrants will be installed every 300 feet. Mr. Tijerina introduced Mr. Willy Arratia as the lead project engineer for this project.

Commissioner Castillo asked if there were any other questions or concerns which there were not therefore she closed the item for further discussion. It was agreed that there was no discussion.

Chairwoman Castillo entertained a motion. Commissioner Yzaguirre made a motion to approve the request as presented by staff. Commissioner Cantu seconded the motion. The motion passed unanimously with a 4-0 vote.

4. NEXT MEETING – August 4, 2022

5. ADJOURNMENT

There being no further items to discuss, Commissioner Magallan made a motion to adjourn; Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a (4-0) vote and the meeting was adjourned at 6:33 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: 08/02/2022

SUBJECT: Parks and Recreation Monthly Report.

For the month of July 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.

- The Parks staff continues to maintain parks and city offices.
- Currently, we have certain staff doing routine maintenance on some of our tractors.
- We continue to trim palm trees where needed.
- Assisted sanitation with weeded lots.
- Assisted with July 4th set up and take down at Municipal Park.

Recreation Division,

PONY BASEBALL/SOFTBALL- The San Juan All Stars 8U Baseball team competed in Youngstown, LA on July 20-24, 2022 in the PONY 8u South Zone World Series. The team played some tough competition during pool play. They lost in the semi-finals and ended up with an overall 4-3 tournament record. The San Juan All Stars 12U Baseball team competed in Deer Park, TX on July 20-24, 2022 at the PONY Bronco South Zone Championships. The San Juan All Stars were tournament champions and now advance to the PONY Bronco World Series in Laredo, TX on July 28-August 1, 2022. On Wednesday, July 27 at Municipal Park at 7 pm, the City of San Juan held a sendoff celebration to wish the team good luck at the World Series in Laredo, TX. The 12U team competed but encountered tough competition and went 0-2 at the World

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Series.

SUMMER PROGRAMS- Summer Track, Tennis, T-Ball Camp, Soccer Camp, Swim and Softball Pitching & Hitting Camp ended in the month of July. The number of registered participants is as follows: Track – 135; Swim – 61; Tennis – 27; Softball Pitching & Hitting – 50; T-Ball Camp – 40; Soccer Camp – 40.

TAAF REGION 2 TRACK & FIELD MEET- A total of 77 participants competed at the Region 2 Track & Field Meet in Brownsville, TX on July 7-8, 2022. The track & field team received 5 gold medals, 13 silver medals, 6 bronze medals and had 19 top ten placings.

TAAF REGION 2 SWIM MEET- The PAL Swim athletes participated at the Region 2 Swim Meet in Pharr, TX on July 8-9, 2022. The PAL Swim team received 7 silver medals, 7 bronze medals and had 50 top ten placings. The PAL Swim team placed 6th overall respectively in the boys and girls division out of eleven teams.

TAAF STATE GAMES- The TAAF State Games were held in Corpus Christi, TX from July 21-24, 2022. The track & field team had a total of 19 athletes qualify and the track & field athletes came back with 1 bronze medal, 1 seventh place, 4 eighth place and 1 top ten finish. The PAL Swim team had a total of 16 athletes qualify and the swim athletes came back with four 7th place finishes. Tennis had three athletes compete at the State Games with two making it to the semi-finals of the tournament.

JULY 4th CELEBRATION- The Celebration was held on Friday, July 2 at Municipal Park. Staff assisted with the set-up, concession stand, parade and take down at the end of the night.

-

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 throughout the city, which included City Shop, and the Waste Water plant where three pounds of free-on was added.
- Replacing air filters throughout the city where needed.
- Staff assisted with the fumigation at the City Shop.
- Repaired sink issues at Amigos Del Valle.
- Doing a quarterly inventory of supplies and filters for AC units.
- Assisted with the Fourth of July festival on July 1, 2022.

Upcoming Events:

- **National Night Out August 11, 2022 at Municipal Park from 5pm to 9pm.**
- **Ground Breaking Ceremony for the Northside Park on August 17, 2022 at 12 noon.**
- **Registration for Fall Programs begins Monday August 8, 2022.**
- **Parks Board Minutes for the July 18th 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 July 18, 2022, at 12:00 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 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.

July 18, 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
Mike Vargas

Jonathan Gongora
Claudia Alvarado

4. Update on Current Programs and Out of Town Trips.
5. Ground Breaking for the New Northside Park.
6. National Night Out.
7. Set Date for August Meeting.

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 15th Day July 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 12:37 p.m.

II. Pledge of Allegiance

Pledge of Allegiance led by Patrick Willingham.

III. Roll Call

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

IV. Update on Current Programs and Out of Town Trips.

Director Patrick Willingham informed the Parks Board members about the upcoming events related to the youth programs. Starting with the 8u Baseball Allstars that will be leaving Wednesday to Louisiana they will be participating in the World Series.

12u Allstars Baseball will be heading out to Deer Park, Texas they will compete in the South Zone Championships.



Track and field, swimming, tennis participants will head out to Corpus Christi this Wednesday. A school bus was provided for that trip for whoever wants to ride in the bus.

Monies have been allotted as per Mr. Willingham for all programs Baseball, Track, Tennis, and Swimming. The city did not cover expenses one hundred percent, however there was money allotted to each family for Baseball of approximately \$430. Track, swimming and tennis have been issued per diems for meals.

V. Groundbreaking for New Northside Park.

Director Mr. Willingham made board aware there will be a upcoming Groundbreaking Event for the new Northside Park. Board is encouraged to attend as per Patrick Willingham it will be good to show up and show support. He will notify them as soon as an exact date is set for event.

Mr. Willingham did show the board the layout so far that has been presented of how the new park will look like.

VI. National Night Out.

In collaboration with San Juan Police Department, Parks and Recreation, and San Juan PAL there will be a National Night Out event at San Juan Municipal Park. An area will be made to where kids can maybe have a play area and a movie night while supplies are given out. Mr. Willingham will inform board once a date has been established for this event.

VII. Set date for August 2022 Meeting.

Next set meetings will be on Wednesday, August 10, 2022.



VIII. Adjournment.

Motion to adjourn was made by Jonathan Gongora, motion second by Claudia Alvarado. All voted in favor of the motion. Motion carried unanimously. Meeting adjourned at 12:37 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	



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: Israel Garza, Sanitation Director

DATE: 08/02/2022

SUBJECT: Sanitation Monthly Report.

Sanitation Department (July 2022)

- Solid Waste Collection ran on schedule all month.
- Brush Pickup ran on schedule all month.
- Drop off Site: 1,065 Residents
- Residential: 993.23 Tons
- Commercial: 650.70 Tons
- Roll-Off Containers: 128.46 Tons 25 loads
- Brush: 528.92 Ton 191 loads of brush

Central Garage (July 2022)

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

Recycling (July 2022)

- Cardboard: 8.10 tons/\$1,281.36
 - Mix White Paper: 2.63 tons/\$118.19
 - Newspaper: 0.39 tons/\$39.00
 - Aluminum 0.02 tons/\$23.00
 - Tins: 0.05 tons/\$5.15
 - Plastic: 1.21 tons/\$0.00
 - Curbside Recycle: 6.17 tons/\$0.00
 - E-Waste 0.47 tons/\$18.68
-
- Total Tons/Revenue: 19.04 tons /\$1,485.38
 - Savings of \$380.80
 - Walk-Ins: 360

Code Enforcement (July 2022)

- Violation Notice Issued: 23
- Illegal Dumping: 28
- Contact People: 55
- Construction Material: 25
- Tires: 51



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: 08/03/2022

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the July monthly report including statistics and programs:

For the month of June, we had, 1,897 visitors. Out of those visitors, 474 were here for computer use only. The library checked out a total of 904 items both adult and children. We had 17 in-house circulation items. We requested and received eleven (11) Interlibrary Loans (ILL). We had 69 new patrons added to our circulation system. We helped the public with an estimated 166 reference/informational questions. We had 34 fax transactions. The monthly amount deposited was \$909.95 both fines and fees.

Please see the attached statistical report.

During the month of July

- Attended the City Commission meetings
- Attended the Directors' meetings
- Attended the Hidalgo County Library System meeting at the Mayor Joe V. Sanchez library in Weslaco
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in August 2022

Multipurpose Room

EDC filming, August 1st
HR Civil Service Exam, August 2nd
EDC meeting, August 2nd & 16th
Summer Reading Program Pizza Party, August 3rd

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HR meeting, August 4th
Planning & Zoning meeting, August 4th & 18th
Lions Club meeting, August 6th & 10th
City Commission meetings, August 9th & 23rd
Directors Meetings, August 10th & 24th
Road Ready Safety Training, August 11th & 12th
CCR meeting, August 13th
City of San Juan Job Fair, August 31st

Training Room:

HR Civil Service Exam, August 10th

San Juan Memorial Library

July 2022 Statistics

Statistics	
Total Visitors	1,897
Computer Users	474
Total Checkouts	904
In-House Use	17
Inter-Library Loans	11
New Patrons	69
Reference\ Informational Questions	166
FAX transactions	34
Children's Programs	0
Attendance	0

Multipurpose Room Reservations	Attendance
5th Active Shooter Training	108
6th Active Shooter Training	63
6th Special Call Meeting	8
7th Active Shooter Training	47
7th Planning and Zoning	10
12th Collective Bargaining Meeting	11
12th City Commission	28
13th Directors Meeting	14
14th Summer Reading Program	5
14th Summer Lunch	6
15th Summer Reading Program	5
15th Summer Lunch	10
18th Summer Reading Program	5
18th Summer Lunch	6
19th Summer Reading Program	5
19th Summer Lunch	8
19th EDC	14
20th Civil Service Exam	35
21st Summer Reading Program	5
21st Summer Lunch	9
21st Planning and Zoning	20
22nd Summer Reading Program	6
22nd Summer Lunch	7
22nd Active Shooter Training	16
22nd EDC Film Set Up	7
25th Civil Service Meeting	7
26th Summer Reading Program	4
26th Summer Lunch	5
26th City Commission	33
27th Directors Meeting	14
27th HR Meeting	2
28th HR Meeting	2
29th EDC Filming	8
Total	533

Training Room Reservations	Attendance
12th Summer Reading Program	6
12th Summer Lunch	7
13th Summer Reading Program	5
13th Summer Lunch	6
16th Stewart Place 2 Committee	2
27th Summer Reading Program	6
27th Summer Lunch	7
28th Summer Reading Program	5
28th Summer Lunch	6
29th Summer Reading Program	5
29th Summer Lunch	6
Total	61

Checkouts	
DVDs	76
Books Juvenile	670
Books Adult	158
Total	904

WiFi Usage	
LibGuest	486
LibStaff	2,753
Total	3,239

Study Room Attendance	
Study Rooms	109

Facebook Page	
Likes	26
Visitors	14

SJML Homepage	
Visitors	1,457

Deposits	
Fines	\$ 34.55
Copies	\$ 875.40
Total	\$ 909.95

Youth & Children's Programs/Attendance

Date	Program	Attendance
Friday, July 1, 2022	0	0
Tuesday, July 5, 2022	0	0
Wednesday, July 6, 2022	0	0
Thursday, July 7, 2022	0	0
Friday, July 8, 2022	0	0
Monday, July 11, 2022	0	0
Tuesday, July 12, 2022	0	0
Wednesday, July 13, 2022	0	0
Thursday, July 14, 2022	0	0
Friday, July 15, 2022	0	0
Monday, July 18, 2022	0	0
Tuesday, July 19, 2022	0	0
Wednesday, July 20, 2022	0	0
Thursday, July 21, 2022	0	0
Friday, July 22, 2022	0	0
Monday, July 25, 2022	0	0
Tuesday, July 26, 2022	0	0
Wednesday, July 27, 2022	0	0
Thursday, July 28, 2022	0	0
Friday, July 29, 2022	0	0
Total	0	0

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Hold a Public Hearing and Consider Ordinance Regarding 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. *Tabled.*

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 – 07/26/2022
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:	<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.

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 July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

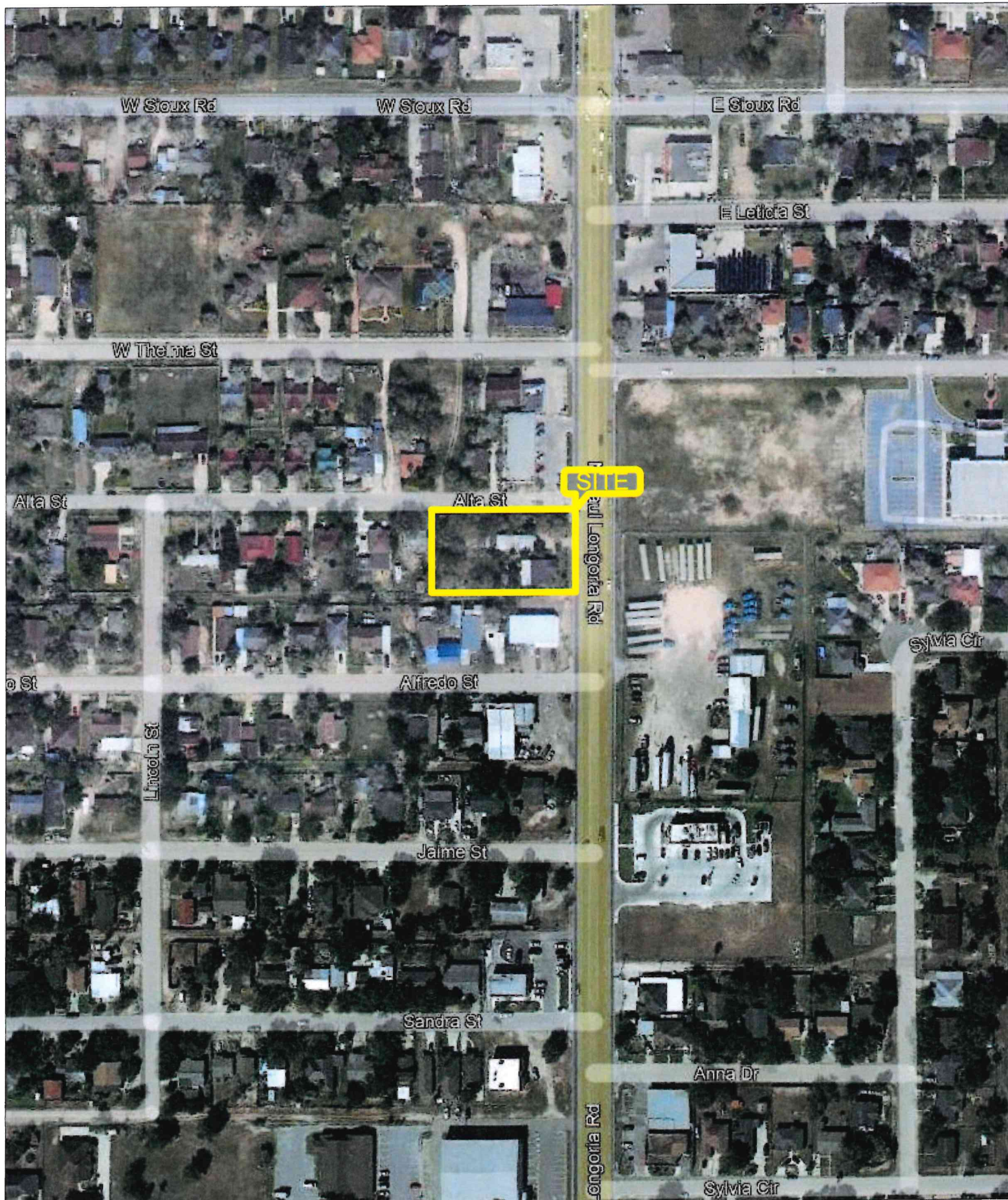
ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow 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.





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

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

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
AUGUST 9, 2022

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 15.06 acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision, as Requested by Cesar de Leon Lara.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Lara is applying for a rezoning request of 15.06-acre tract that is located approximately a quarter of a mile North of Minnesota Road, along the East side of Raul Longoria Road (between Arco Iris No. 2 and Aldama Unit No. 2 Subdivisions.)

It is noted, that on March 16, 2016 a Lara Subdivision plat was recorded including (4) commercial lots along Raul Longoria Road and excluding the proposed property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eighty nine (89) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

Staff recommends approval.

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/04/2022
CITY COMMISSION – 08/09/2022
DATE PREPARED – 08/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Cesar de Leon Lara
SURVEYOR/ENGINEER:	N/A
LEGAL:	Being a 15.06-acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision
LOCATION:	The property is located approximately a quarter of a mile North of Minnesota Road, along the East side of Raul Longoria Road
PROPOSED USE OF PROPERTY:	Apartment Complex
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential / Commercial; Single-Family Residence District (R-S) / General Business District (C-2) <u>South</u> – Residential / Commercial; Single-Family Residence District (R-S) / General Business District (C-2) <u>East</u> – Agriculture; Single-Family Residence District (R-S) / Manufactured Home District (R-MH) <u>West</u> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access along Raul Longoria Road.
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.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Lara is applying for a rezoning request of 15.06-acre tract that is located approximately a quarter of a mile North of Minnesota Road, along the East side of Raul Longoria Road (between Arco Iris No. 2 and Aldama Unit No. 2 Subdivisions.)

It is noted, that on March 16, 2016 a Lara Subdivision plat was recorded including (4) commercial lots along Raul Longoria Road and excluding the proposed property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eighty nine (89) 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
Survey
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 15.06 ACRE TRACT OF LAND OUT OF LOTS 3 AND 6, BLOCK 8, JONH CLOSNER SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lots 3 and 6, Block 8, John Closner 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 9th day of August, 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 the 15.06 acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision, as Requested by Cesar de Leon Lara.





Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 15.06 acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision, as Requested by Cesar de Leon Lara.





Zoning Districts

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

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 15.06 acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision, as Requested by Cesar de Leon Lara.



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REZONING
METES AND BOUNDS DESCRIPTION

BEING A 15.06 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 3 AND 6, BLOCK 8, JOHN CLOSNER ET. AL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 15.06 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, AS FOLLOWS:

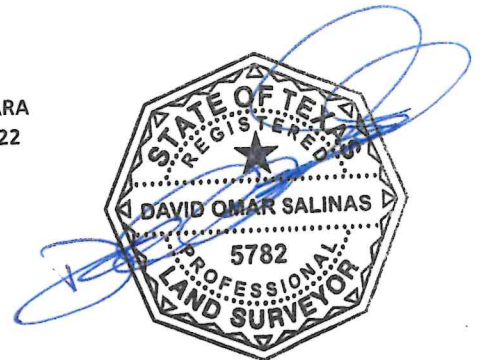
NORTH 08 DEGREES 29 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 3 A DISTANCE OF 175.50 FEET TO A NAIL FOUND ON THE SOUTHWEST CORNER OF ARCO IRIS SUBDIVISION UNIT NO. 2 (VOL. 23, PAGE 135, H.C.M.R.), AND THENCE, SOUTH 81 DEGREES 31 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID ARCO IRIS SUBDIVISION UNIT NO. 2, A DISTANCE OF 276.20 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, SOUTH 81 DEGREES 31 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID ARCO IRIS SUBDIVISION UNIT NO. 2, A DISTANCE OF 1,270.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID ARCO IRIS SUBDIVISION UNIT NO. 2 LOCATED ON INTERSECTION WITH THE EAST LINE OF SAID LOT 3 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH 08 DEGREES 29 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 175.50 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 6, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 331.60 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF ALDAMAS SUBDIVISION UNIT NO. 2 (VOL. 24, PAGE 48A, H.C.M.R.) FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 81 DEGREES 31 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID ALDAMAS SUBDIVISION UNIT NO. 2, A DISTANCE OF 1,270 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF LARA SUBDIVISION (DOC. NO. 2694955, H.C.M.R.) FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH 08 DEGREES 29 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LARA SUBDIVISION, A DISTANCE OF 353.60 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, NORTH 81 DEGREES 31 MINUTES WEST, A DISTANCE OF 221.20 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON A CORNER CLIP FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (6) THENCE, SOUTH 53 DEGREES 29 MINUTES WEST, COINCIDENT WITH SAID CORNER CLIP, A DISTANCE OF 21.21 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP AND LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SAID RAUL LONGORIA ROAD FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (7) THENCE, NORTH 08 DEGREES 29 MINUTES EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID RAUL LONGORIA ROAD, A DISTANCE OF 80.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE BEGINNING OF A SECOND CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (8) THENCE, SOUTH 36 DEGREES 31 MINUTES EAST, COINCIDENT WITH SAID SECOND CORNER CLIP, A DISTANCE OF 21.21 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID SECOND CORNER CLIP FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (9) THENCE, SOUTH 81 DEGREES 31 MINUTES EAST, A DISTANCE OF 221.20 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE EAST LINE OF SAID LARA SUBDIVISION FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (10) THENCE, NORTH 08 DEGREES 29 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LARA SUBDIVISION, A DISTANCE OF 103.50 FEET TO THE **POINT OF BEGINNING**, CONTAINING 15.06 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: LARA SUBDIVISION, H.C.T.
N:\SUBDIVISIONPLATS\CESARLARA.SUB\15.06.063022

DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
MCALLEN, TEXAS, 78501
(956) 682-9081

JOB NO.: CESAR LARA
DATE: JULY 05, 2022



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 15.06 acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision, as Requested by Cesar de Leon Lara.

Empresas Lara Series Five
4905 North Raul Longoria Dr.
San Juan, Texas 78589

Acha, Josias Enrique
PO BOX 618
San Juan, Texas 78589-0618

Saenz, Blanca A.
PO BOX 974
San Juan, Texas 78589-0974

Rios, Irineo & Ludivina
PO BOX 1566
San Juan, Texas 78589-1566

Leon, Manuel
5109 N Raul Longoria Rd
San Juan, Texas 78589-4087

Perez, Alejandro
102 S Liberty Loop
San Juan, Texas 78589-4011

Rivera, Maria de Jesus
104 S Liberty Loop
San Juan, TX 78589-4011

Karr, Angel J & Griselda
910 E Villegas Ave
Pharr, Texas 78577-3441

Mendez, Joe Daniel
108 S Liberty Loop
San Juan, Texas 78589-4011

Lopez, Juan & Eva
110 S Liberty Loop
San Juan, TX 78589-4011

Ponce, Maria
200 S Liberty Loop
San Juan, Texas 78589-3935

Rodriguez, Amado & Celia
1305 Rejamen Dr
San Juan, Texas 78589-2845

Ortega, Hilario & Lucia
105 S Liberty Loop
San Juan, Texas 78589-4012

Hilton, Angelica
107 S Liberty Loop
San Juan, Texas 78589

Gonzalez, Claudia Iris
109 S Liberty Loop
San Juan, Texas 78589-4012

Villarreal, Maria Guadalupe
201 S Liberty Loop
San Juan, Texas 78589-3974

Romo, Jose G & Angelica
203 S Liberty Loop
San Juan, Texas 78589-3974

Ortiz, Eber Ulises & Naomi Denise
Luna
205 S Liberty Loop
San Juan, Texas 78589

Esparza, Tomas & Edna Prado
207 S Liberty Loop
San Juan, Texas 78589-3974

Prado, Fidencio Jr & Maria E
211 S Liberty Loop
San Juan, Texas 78589-3974

Santos, Vilma
213 S Liberty Loop
San Juan, Texas 78589-3974

Lechuga, Carlos & Nayra A
215 S Liberty Loop
San Juan, Texas 78589

Garcia, Alma Gloria C
303 S Liberty Loop
San Juan, Texas 78589-3966

Hernandez, Daniel & Ofelia
Marcos & Oralia Ochoa
305 S Liberty Loop
San Juan, Texas 78589-3966

Vela, Benancio & Petra
307 S Liberty Loop
San Juan, Texas 78589

Nava, Matiana & Refugio T
309 S Liberty Loop
San Juan, Texas 78589-3966

Arco Iris Developers
C/O Mario & Ampario Moreno
115 Southend Blvd.
Lufkin, TX 75901-3927

Hernandez, Diana M
313 S Liberty Loop
San Juan, Texas 78589-3966

Villarreal, Alfonso Salinas
8605 E Monte Cristo Rd
Edinburg, TX 78542-1695

Perez, Kenverly S
404 S Liberty Loop
San Juan, Texas 78589

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 15.06 acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision, as Requested by Cesar de Leon Lara.

Lopez, Alfonsina M
400 S Liberty Loop
San Juan, Texas 78589-3996

De La Pena, Brenda Lee
PO Box 1064
San Juan, Texas 78589-1064

Perez, Remigio & Angelica V
4411 S Raul Longoria Rd
Edinburg, TX 78542-2108

Perez, Jose J & Leonor
310 S Liberty Loop
San Juan, TX 78589-3939

Saenz, Arturo N & Belsa R
PO Box 3184
San Juan, TX 78589-8023

Barrera, Ana Elia
4624 Twin Cir
Edinburg, TX 78542-7146

Villarreal, Jose & Sonia M
2312 Arlina Dr
Edinburg, TX 78542-3388

Solis, Elizabeth & Rogelio Castillo
302 S Liberty Loop
San Juan, Texas 78589-3939

Gomez, Jose M & Jacinta
300 S Liberty Loop
San Juan, Texas 78589-3939

Castaneda-Perez Sandy B
214 S Liberty Loop
San Juan, Texas 78589-3935

Munoz, Rigoberto
1311 Prosperidad
Pharr, TX 78577

Hernandez, Marina & Fidel
210 S Liberty Loop
San Juan, Texas 78589-3935

Castaneda, Jose & Lucia
208 S Liberty Loop
San Juan, Texas 78589-3935

Cedillo, Francisco & Yolanda
206 S Liberty Loop
San Juan, Texas 78589-3935

Simental, Arturo & Maria E
PO Box 704
San Juan, Texas 78589-0704

Horn, Georgia
PO Box 60155
Corpus Christi, TX 78466-0155

Macias, Maria F
PO Box 864
Pharr, TX 78577-1617

Alanis, Francisco J Delgado
1400 E Balboa
McAllen, TX 78503-5695

Bravo, Mario A & Sandra L
105 Sally Ave
San Juan, Texas 78589-4014

Gonzalez, Fernando & Maria M
107 Sally Ave
San Juan, Texas 78589-4014

Rios, Edgar
4108 W Sprague
Edinburg, TX 78539-8845

Pecina, Agustin & Paula
111 Sally Ave
San Juan, Texas 78589-4014

Nava, Victor Manuel Moreno &
Maria M. A. Mireles
109 Sandy Ave
San Juan, Texas 78589

Gomez, Audencio Jr & Maria C
PO Box 119
Pharr, TX 78577-1602

Gallegos, San Juana Maldonado
215 W Ciro Dr Apt No 9
San Juan, Texas 78589

Ledezma, Marina A/K/A Marina
Ledesma
207 Sally Ave
San Juan, Texas 78589-4016

Perez, Eber D Guillen & Rubi
Cardenas
209 Sally Ave
San Juan, Texas 78589-4016

Garza, Ariel Cantu & Maria G Torres
Resendez
211 Sally Ave
San Juan, Texas 78589

Davila, Alejandro
4006 Largo Dr
Edinburg, TX 78542-2620

Villanueva, Ruben
Maria Del Carmen Saucedo
303 Sally Ave
San Juan, Texas 78589-4018

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 15.06 acre tract of land out of Lots 3 and 6, Block 8, John Closner Subdivision, as Requested by Cesar de Leon Lara.

Onofre, Vicente & Lydia Maria
PO Box 1556
San Juan, TX 78589-1556

Esparza, Margarito & Maria
307 Sally Ave
San Juan, Texas 78589-4018

Moreno, Jose C
309 Sally Ave
San Juan, Texas 78589-4018

Lara, Cristino Alfaro
311 Sally Ave
San Juan, Texas 78589

Perez, Gloria Barrera
704 Goodnight Trail
Pharr, TX 78577-7212

Cantu, Fernando & Yolanda Garza
804 W Bowe St
Pharr, TX 78577-2302

Barbosa, Victor M Codero
208 Sally Ave
San Juan, Texas 78589-4015

La Fe Plaza LLC
PO Box 955
San Juan, Texas 78589-0955

Bravo, Rafael
100 Sally Ave
San Juan, Texas 78589

Cedillo, Frank and Yolanda
206 S. Liberty Loop
San Juan, TX 78589

Bravo, Olga L & Jose G Morin Jr
102 Sally Ave
San Juan, Texas 78589-4013

Gutierrez, Guillermo Reyes
6021 N 51st St
McAllen, TX 78504

Quintanilla, Leonel
924 NE 31st St
Belle Glade, FL 33430-7702

Mendoza, Pedro P & Maria DR
108 Sally Ave
San Juan, Texas 78589-4013

Gamboa, Epifania
110 Sally Ave
San Juan, Texas 78589-4013

Barbosa, Victor M Cordero
208 Sally Ave
San Juan, Texas 78589-4015

Garza, Rosa Isela
PO Box 215
Pharr, TX 78577-1604

Villarreal, Juan A & Araceli
204 Sally Ave
San Juan, Texas 78589-4015

Perez, Eber Damian Guillen & Rubi
I Cardenas
209 Sally Ave
San Juan, Texas 78589-4016

Barbosa, Victor M Cordero
208 Sally Ave
San Juan, Texas 78589-4015

Davila, Maria Luisa
300 Sally Ave
San Juan, Texas 78589-4017

Gonzalez, Guadalupe & Petra
302 Sally Ave
San Juan, Texas 78589-4017

Gonzalez, Javier & Norma
302 Sally Ave
San Juan, Texas 78589-4017

Guerrero, Miguel Jr & Jessica Lee
306 Sally Ave
San Juan, Texas 78589-4017

Gonzalez, Marco Antonio
308 Sally Ave
San Juan, Texas 78589-4017

Medina, Juan Tovas & Nohemi
Salas Martinez
108 Santa Elena
San Juan, Texas 78589-3643

Salinas, Eugenio & Yolanda
PO Box 1107
San Juan, Texas 78589-1107

Empresas Lara LLC.
4905 N. Raul Longoria Road
San Juan, TX 78589

Lara, Cesar de Leon
4905 N. Raul Longoria Road
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Consideration and Action on an Ordinance Approving Negotiated Resolution Between the City of San Juan and Texas Gas Service.

STAFF COMMENTS AND RECOMMENDATIONS:

An ordinance of the City Commission of the City of San Juan, Texas, (“city”) approving a NEGOTIATED RESOLUTION between The City of San Juan and Texas Gas Service (“TGS” or “the company”) regarding the company’s April 28 Cost of Service Adjustment (“COSA”) filing; declaring rates to be unreasonable; adopting new tariffs that reflect adjustments consistent with the negotiated settlement and finding the rates to be set by the attached tariffs to be just and reasonable and necessary rate case expenses; adopting a saving clause; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; declaring an effective date; repealing any prior ordinances inconsistent with this ordinance and requiring delivery of this ordinance to the company's and city' legal counsel.

RECOMMENDATION:

Staff Recommends Approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESIDENTIAL SERVICE RATE

APPLICABILITY

Applicable to a residential customer in a single dwelling, or in a dwelling unit of a multiple dwelling or residential apartment, for domestic purposes. A residential consumer includes an individually-metered residential unit or dwelling that is operated by a public housing agency acting as an administrator of public housing programs under the direction of the U.S. Department of Housing and Urban Development. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$18.02 plus
All Ccf @	\$0.88854 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Energy Efficiency Program: Adjustments in accordance with the provisions of the Energy Efficiency Program, Rate Schedule 1EE, if applicable.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Supersedes Same Sheet Dated
July 28, 2021

Meters Read On and After
July 27, 2022

Rio Grande Valley Service Area

RATE SCHEDULE 20

COMMERCIAL SERVICE RATE

APPLICABILITY

Applicable to commercial consumers and to consumers not otherwise specifically provided for under any other rate schedule. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$141.62 plus (For Commercial Service) \$123.62 plus (For Church Service)
All Ccf @	\$0.31650 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Energy Efficiency Program: Adjustments in accordance with the provisions of the Energy Efficiency Program, Rate Schedule 1EE, if applicable.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Supersedes Same Sheet Dated
July 28, 2021

Meters Read On and After
July 27, 2022

INDUSTRIAL SERVICE RATE

APPLICABILITY

Applicable to any qualifying industrial customer whose primary business activity at the location served is included in one of the following classifications of the Standard Industrial Classification Manual of the U.S. Government.

Division B - Mining - all Major Groups

Division D - Manufacturing - all Major Groups

Divisions E and J - Utility and Government - facilities generating power for resale only

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$903.88 plus

 All Ccf @ \$0.30336 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Rio Grande Valley Service Area

RATE SCHEDULE 40

PUBLIC AUTHORITY SERVICE RATE

APPLICABILITY

Applicable to any qualifying public authority, public and parochial schools and colleges, and to all facilities operated by Governmental agencies not specifically provided for in other rate schedules or special contracts. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The Rio Grande Valley Service Area includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of	\$132.93 plus
All Ccf @	\$0.38068 per Ccf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Supersedes Same Sheet Dated
July 28, 2021

Meters Read On and After
July 27, 2022

TRANSPORTATION SERVICE RATE

APPLICABILITY

Applicable to customers who have elected Transportation Service not otherwise specifically provided for under any other rate schedule.

Service under this rate schedule is available for the transportation of customer-owned natural gas through Texas Gas Service Company, a Division of ONE Gas, Inc.'s (the "Company") distribution system. The customer must arrange with its gas supplier to have the customer's gas delivered to one of the Company's existing receipt points for transportation by the Company to the customer's facilities at the customer's delivery point. The receipt points shall be specified by the Company at its reasonable discretion, taking into consideration available capacity, operational constraints, and integrity of the distribution system.

AVAILABILITY

Natural gas service under this rate schedule is available to any individually metered, non-residential customer for the transportation of customer owned natural gas through the Company's Rio Grande Valley distribution system which includes the incorporated areas of Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, McAllen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa, and Weslaco, Texas. Such service shall be provided at any point on the Company's System where adequate capacity and gas supply exists, or where such capacity and gas supply can be provided in accordance with the applicable rules and regulations and at a reasonable cost as determined by the Company in its sole opinion.

COST OF SERVICE RATE

During each monthly billing period, a customer charge per meter per month listed by customer class as follows:

Commercial	\$483.62 per month
Industrial	\$1,153.88 per month
Public Authority	\$487.93 per month

Plus – All Ccf per monthly billing period listed by customer class as follows:

Commercial	The First 5000 Ccf @	\$0.31650 per Ccf
	All Over 5000 Ccf @	\$0.01777 per Ccf

TRANSPORTATION SERVICE RATE
(Continued)

Industrial	The First 5000 Ccf @	\$0.30336 per Ccf
	All Over 5000 Ccf @	\$0.03453 per Ccf
Public Authority	The First 5000 Ccf @	\$0.38068 per Ccf
	All Over 5000 Ccf @	\$0.01595 per Ccf

ADDITIONAL CHARGES

- 1) A charge will be made each month to recover the cost of taxes paid to the State of Texas pursuant to Texas Utilities Code, Chapter 122 as such may be amended from time to time which are attributable to the transportation service performed hereunder.
- 2) A charge will be made each month to recover the cost of any applicable franchise fees paid to the cities.
- 3) In the event the Company incurs a demand or reservation charge from its gas supplier(s) or transportation providers in the unincorporated areas of the Rio Grande Valley Service Area, the customer may be charged its proportionate share of the demand or reservation charge based on benefit received by the customer.
- 4) Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider RCE.
- 5) The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.
- 6) The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

SUBJECT TO

- 1) Tariff T-TERMS, General Terms and Conditions for Transportation.
- 2) Transportation of natural gas hereunder may be interrupted or curtailed at the discretion of the Company in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residential and other higher priority customers served. The curtailment priority of any customer served under this schedule shall be the same as the curtailment priority established for other customers served pursuant to the Company's rate schedule which would otherwise be available to such customer.
- 3) Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Model Staff Report in Support of TGS COSA Rate Increase Ordinance

Background

On April 28, 2022, Texas Gas Service Company (“TGS” or “Company”) filed for a rate increase pursuant to the Cost of Service Adjustment (“COSA”) tariff adopted by the Rio Grande Valley Service Area (“RGVSA”) Cities. TGS claimed an entitlement to rate relief under the tariff in the amount of \$3,717,040 on a system-wide basis. Attorney, Thomas Brocato, and consultant, Karl Nalepa, relied upon by the city coalition to review the TGS filing and negotiate a settlement, agreed to recommend a settlement of \$2,750,000 on a system-wide basis.

Purpose of the COSA

The Texas Legislature allows gas utilities to annually adjust rates based on changes to invested capital. That statutory provision is referred to as the Gas Reliability Infrastructure Program (“GRIP”). In a GRIP proceeding, cities are not allowed to intervene at the Railroad Commission, cannot challenge the reasonableness of any investment, and may not recover rate case expenses. In 2009, RGVSA Cities negotiated a COSA tariff as a three year experimental substitute for the GRIP process. Finding the COSA process to be mutually beneficial, the COSA process was renewed at the end of the experiment. In 2012, Cities and TGS agreed to a revised COSA tariff. In 2017, Cities and TGS agreed to revise the existing COSA tariff. This is the fifth filing under the revised tariff.

Resolution of the 2022 Filing

Cities’ consultant found that TGS’ cost of service calculations were consistent with the terms of the COSA tariff. However, he identified several adjustments that were appropriate. After meeting to discuss the adjustment, the parties were able to reach negotiated resolution of the 2022 COSA.

In summary, the parties agreed to a total revenue requirement adjustment of \$967,040 off of the Company’s original request of \$3,717,040. The agreed reductions to the revenue requirement results in a total increase of \$2,750,000.

EXPLANATION OF “BE IT ORDAINED” PARAGRAPHS IN THE ORDINANCE

- Section 1. When rates change, it is critical for the regulatory authority to find existing rates to be unreasonable and for the new rates to be just and reasonable. This section finds that the new rates reflected in tariffs for each customer class attached to the Ordinance are reasonable.
- Section 2. This paragraph authorizes TGS to collect an additional \$2,750,000 in revenue.
- Section 3. This paragraph requires the Company to reimburse the City for consulting and legal costs associated with the requested increase.

- Section 4. This paragraph repeals any prior City action that might be inconsistent with the new tariffs adopted by the Council.
- Section 5. This paragraph recites compliance with the Open Meetings Act.
- Section 6. This paragraph is a typical savings clause, preserving the remaining provisions of the Ordinance should any one provision be determined to be invalid.
- Section 7. Pursuant to the COSA tariff, the new rates are to become effective on or after the first billing cycle of August each year. This paragraph allows the Company to implement the new rates on meter reads that occur on or after July 27, 2022.
- Section 8. This paragraph requires that an adopted and signed copy of the Ordinance be sent to the Company and outside counsel to the City.

RECOMMENDATION

The City staff recommends adoption of the Ordinance and tariffs establishing new rates.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, (“CITY”) APPROVING A NEGOTIATED RESOLUTION BETWEEN THE CITY AND TEXAS GAS SERVICE (“TGS” OR “THE COMPANY”) REGARDING THE COMPANY’S APRIL 28, 2022 COST OF SERVICE ADJUSTMENT (“COSA”) FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING NEW TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT AND FINDING THE RATES TO BE SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; PROVIDING FOR THE RECOVERY OF THE CITY’S AND TGS’ REASONABLE AND NECESSARY RATE CASE EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; REPEALING ANY PRIOR ORDINANCES INCONSISTENT WITH THIS ORDINANCE AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY’S AND THE CITY’S LEGAL COUNSEL.

WHEREAS, the City of San Juan, Texas (“City”) is a gas utility customer of Texas Gas Service (“TGS” or “the Company”), and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, pursuant to the terms of the agreement settling TGS’ 2017 Statement of Intent to increase rates, to which City was a signatory, the City and other municipalities within the Rio Grande Valley Service Area and TGS worked collaboratively to develop the Cost of Service Adjustment (“COSA”) tariff that allows for an expedited comprehensive rate review process; and

WHEREAS, on or about April 28, 2022, TGS filed with the City a COSA tariff seeking to increase natural gas rates to all customers residing in the City; and

WHEREAS, the Company requested a system-wide increase of \$3,717,040; and

WHEREAS, the City coordinated a review of TGS’ COSA filing and designated attorneys and consultants to resolve issues in the Company’s COSA filing; and

WHEREAS, the Company has filed evidence that existing rates are unreasonable and should be changed; and

WHEREAS, independent analysis by the City’s rate expert concluded that TGS is able to justify an increase over current rates; and

WHEREAS, the City's attorney and consultant recommend that the City approve the Settlement Agreement reflecting increased revenues of \$2,750,000 on a system-wide basis; and

WHEREAS, the attached tariffs implementing new rates are consistent with the negotiated resolution reached by the City and are just, reasonable, and in the public interest; and

WHEREAS, the negotiated resolution of the Company's COSA filing and the resulting rates are, as a whole, in the public interest.

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

Section 1. That the City Council finds that the existing rates for natural gas service provided by TGS are unreasonable and the new tariffs implementing this Ordinance, which are attached hereto and incorporated herein as **Attachment A**, are just and reasonable and are hereby adopted.

Section 2. That a rate increase of \$2,750,000 on a system-wide basis is reasonable.

Section 3. That TGS shall reimburse the reasonable ratemaking expenses of the City in processing the Company's rate application.

Section 4. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 5. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 6. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 7. That the tariffs attached as **Attachment A** to this Ordinance shall become effective for meters read on and after July 27, 2022 consistent with the COSA tariff.

Section 9. That a copy of this Ordinance shall be sent to TGS, care of Stephanie Houle, 1301 South Mopac, Suite 400, Austin, Texas 78746, and to Thomas L. Brocato, Special Counsel to the City, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

READ, PASSED AND APPROVED ON THE FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of August, 2022.

READ, PASSED AND APPROVED ON THE SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of _____ 2022.

City of San Juan

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

APPROVED AS TO FORM:
Palacios Garza & Thompson, P.C.

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Hold a Public Hearing and Consider an Ordinance Regarding Amending Chapter 4 Business Regulations, Article 4.08 Alcoholic Beverages, Section 4.08.002 Licenses and Fees of the City of San Juan, Texas Code of Ordinances to Update the City's Alcoholic Beverages License/Permit Fees; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

On September 1, 2021, TABC consolidated their license/permit list from 75 licenses down to 37.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.08 ALCOHOLIC BEVERAGES, SECTION 4.08.002 LICENSES AND FEES OF THE CITY OF SAN JUAN, TEXAS' CODE OF ORDINANCES TO UPDATE THE CITY'S ALCOHOLIC BEVERAGES LICENSE/PERMIT FEES; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan, Texas is home rule city incorporated under the laws of the State of Texas whose purpose includes improving the quality of life for its citizens; and

WHEREAS, pursuant to the Texas Alcoholic Beverage Code, the City Commission is granted the authority to regulate the sale of alcoholic beverages by requiring businesses within the City's jurisdiction to obtain licenses and/or permits after paying a fee set by the City; and

WHEREAS, the City currently provides for the requirement for businesses to obtain a license or permit for the sale of alcoholic beverages under Chapter 4 Business Regulations, Article 4.08 Alcoholic Beverages, Section 4.02.008 Licenses and Fees under the City's Code of Ordinances; and

WHEREAS, the City Commission desires to amend Section 4.02.008 of the City's Code of Ordinances by updating the license/permit fees in accordance with the Texas Alcoholic Beverage Code; and

WHEREAS, the City Commission deems it necessary and to be in the best interest of the citizens of the City of San Juan.

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

SECTION 1 The City Commission hereby orders that SECTION 4.08.002 OF ARTICLE 4.08 ALCOHOLIC BEVERAGES of CHAPTER 4 BUSINESS REGULATIONS be amended by deleting the stricken out language below and by adding the provisions underlined below:

4.08.002 Licenses and Fees

(a) Relation to state fee. In accordance with the provisions of the Texas Alcoholic Beverage Code, section 1.01 et seq., the city shall, from and after the effective date hereof, charge to all holders of permits under the Texas Alcoholic Beverage Code who do business within the city limits a fee of an amount equal to one-half (1/2) the fee charged by the state for such permits.

(b) Fees enumerated. The following are the most common fees to be charged for permits within the city this is not an exclusive or complete list of the fees to be charged:

~~(1) BQ Wine and Beer Retailer's off Premise Permit \$60.00 for 2 years~~

~~(2) BG Wine and Beer Retailer's Permit \$175.00 for 2 years~~

~~(3) BF Beer Retailer's Off Premise License \$60.00 for 2 years~~

(4) MB-Mixed Beverage Permit	\$750.00 after 3rd year for 2 years
(5) LB-Mixed Beverage Late Hours	\$150.00 for 2 years
(6) PE-Beverage Cartage Permit	\$20.00 for 2 years
(7) BL-Retail Dealer's On-premises Late Hours License	\$250.00 for 2 years
(8) BF-Q Beer Retailer's Off-premise License- Wine Only Package Store	\$150.00 for 2 years
(9) BF-P Beer Retailer's Off-premises License- Package Store Permit	\$500.00 for 2 years
(10) PS-Package Store Testing Permit	\$25.00 for 2 years
(11) FB-Food and Beverage Certification	\$100.00 for 2 years

- (1) (BQ) - Wine and Malt Beverage Retailer's Off-Premise Permit
\$60.00 for 2-year period
- (2) (BG) - Wine and Malt Beverage Retailer's Permit
\$175.00 for 2-year period
- (3) (BE) - (Malt Beverage) Retail Dealer's On-Premise License
\$150.00 for 2-year period
- (4) (BF) - (Malt Beverage) Retail Dealer's Off-Premise License
\$60.00 for 2-year period
- (5) (FB) - Mixed Beverage Permit and Mixed Beverage w/Food & beverage
Certificate required (MB) for 3rd year and subsequent renewals
\$750.00 for 2-year period
- (6) (P) - Package Store Permit
\$500.00 for 2-year period
- (7) (Q) - Wine-Only Package Store Permit
\$75.00 for 2-year period

(c) Payment of fees. Such fees shall be payable on a biannual basis to the city at city hall, thirty (30) days prior to expiration of the license.

- (d) Any violation of this section is punishable by a fine not to exceed five hundred dollars (\$500.00) per violation. The penalty to be provided for in this subsection shall not be construed as exclusive, and the city hereby provides that any other remedy available to it in the enforcement of this section, in law or in equity, is not intended to be, is not to be, and is not foreclosed by the provision of such penalty.

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 3. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 4. CODIFICATION. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 5. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 6. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED on the first reading at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041, on the _____ day of _____, 2022.

READ, PASSED AND APPROVED on the second reading at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041, on the _____ day of _____, 2022.

CITY OF SAN JUAN, TEXAS

BY: _____
MARIO GARZA, MAYOR

ATTEST:

BY: _____
BRENDA ESCALANTE, CITY SECRETARY

APPROVED AS TO ITS FORM:

Palacios, Garza & Thompson, P.C.

BY: _____
CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Consider the Nomination and Appointment of Board Member(s) Related to the Planning and Zoning Board.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Board consists of seven (7) members serving a two (2) year staggered term. As per the Planning and Zoning Bylaws, if absent more than three (3) consecutive times, the individual shall be automatically dropped from membership. Vacancies occurring on the planning commission shall be filled within thirty (30) days by the City Commission for the remainder of the unexpired term for Mr. Eddie Alaniz.

RECOMMENDATION:

Consider Appointment/Reappointment/Removal from the Planning and Zoning Board.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



PLANNING AND ZONING COMMISSIONERS
ATTENDANCE FORM
2022

Commissioners	JAN 1/13	FEB 2/3	FEB 2/17	MAR 3/3	APR 4/7	APR 4/21	JUN 6/2	JUN 6/16	JUL 7/7	JUL 7/18	AUG 8/4		% of Attendance
Irma Castillo	X	√	X	X	√	√	√	-	√	√	√		70%
Eddie Alaniz	√	√	√	√	√	√	X	-	X	-	-		-
Adan Magallan	√	√	√	√	√	√	√	-	√	√	√		100%
Valerie Cardenas	√	√	X	√	√	√	√	-	√	√	X		80%
Eliza Yzaguirre	√	√	√	X	√	√	√	-	√	√	√		90%
Victor Perez	X	√	X	√	X	√	√	-	X	X	√		50%
Cesar Cantu	√	√	√	√	√	√	√	-	X	√	X		80%

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Preliminary and Final Plat Approval of the City of San Juan Parks and Recreational Center Subdivision being a 7.67 acre tract of land out of Lot 9, Block 6, John Closner Subdivision, located approximately a quarter of a mile East from Veterans Boulevard, along the North side of Sioux Road, as Requested by SAMES Engineering, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan is proposing to subdivide 7.67 acre tract of land along Sioux Road, East of the Water Plant #2 to have the Parks and Recreation Offices, parking area and City Park. They are proposing a one (1) lot subdivision with entrance/exit along Sioux Road. The subdivision is located in a flood zone “AH”, areas of 100-year shallow flooding where depths are between one and three feet, according to the FEMA Map.

Water service will be provided by the North Alamo Water Supply Corporation. Sewer is provided by the City of San Juan, Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. Water lines shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet wide.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/04/2022
CITY COMMISSION – 08/09/2022
DATE PREPARED – 08/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the City of San Juan Parks and Rec Subdivision
APPLICANT:	City of San Juan
AGENT:	SAMES Engineering, Inc.
LEGAL:	Being a 7.67 acre tract of land out of Lot 9, Block 6, John Closner Subdivision.
LOCATION:	The property is located approximately a quarter of a mile East from Veterans Boulevard, along the North side of Sioux Road
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Parks and Recreation
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Vacant; Single-Family Residence District (R-S) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> – Vacant; Single-Family Residence District (R-S) <u>West</u> – Water Plant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Sioux Road.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

The City of San Juan is proposing to subdivide 7.67 acre tract of land along Sioux Road, East of the Water Plant #2 to have the Parks and Recreation Offices, parking area and City Park. They are proposing a one (1) lot subdivision with entrance/exit along Sioux Road. The subdivision is located in a flood zone “AH”, areas of 100-year shallow flooding where depths are between one and three feet, according to the FEMA Map.

Water service will be provided by the North Alamo Water Supply Corporation. Sewer is provided by the City of San Juan, Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. Water lines shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet wide.

ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 Subdivision Plat
 Proposed Site Plan



Proposed Site



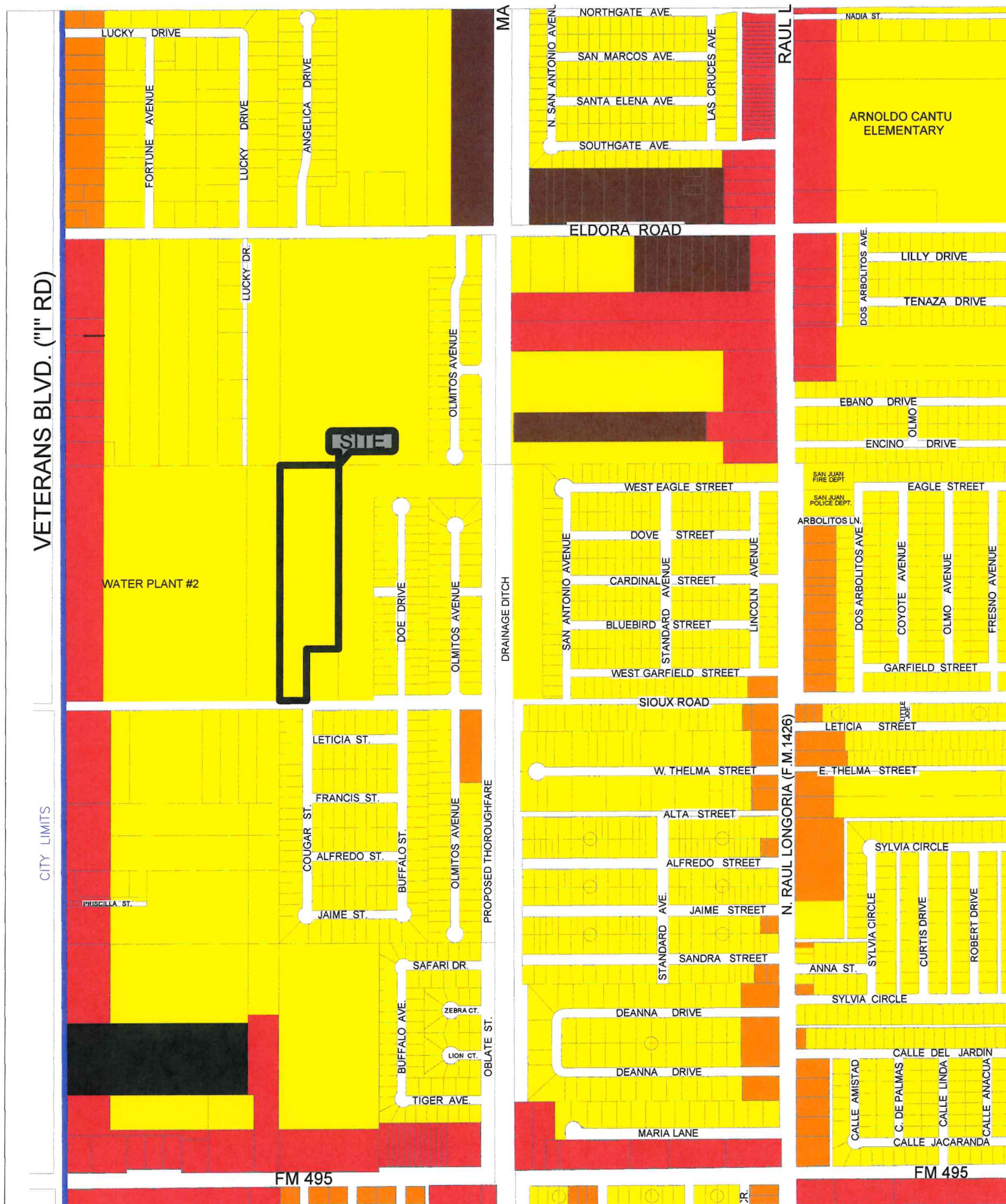


Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the San Juan Parks and Recreational Center Subdivision being a 7.67 acre tract of land out of Lot 9, Block 6, John Closner Subdivision, as Requested by SAMES Engineering, Inc.





Zoning Districts

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

Preliminary and Final Plat Approval of the San Juan Parks and Recreational Center Subdivision being a 7.67 acre tract of land out of Lot 9, Block 6, John Closner Subdivision, as Requested by SAMES Engineering, Inc.



- SURVEY NOTES:**
1. BEARINGS SHOWN BASED ON AMENDED MAP OF SAN JUAN, AS PER MAP RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.
 2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FOOT, GRID. BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

- GENERAL NOTES:**
1. FLOOD ZONE DESIGNATION: "ZONE AH" - AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS (ELEVATION 103) ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
COMMUNITY PANEL NUMBER: 480334 (0425 C)
MAP REVISED: NOVEMBER 16, 1992
 2. BENCHMARK :
 3. BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83.
 4. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS AS PER CITY ORDINANCES.
FRONT: 20.0' OR EASEMENT WHICH EVER IS GREATER IN ALL CASES
SIDE: 6.0' OR EASEMENT WHICH EVER IS GREATER IN ALL CASES
REAR: 15.0' OR EASEMENT WHICH EVER IS GREATER IN ALL CASES
 5. GENERAL NOTE FOR COMMERCIAL-C1:
NO MORE THAN ONE COMMERCIAL DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES".
 7. THIS SUBDIVISION IS A COMMERCIAL-C1 SUBDIVISION DEVELOPMENT.
 8. THIS SUBDIVISION IS LOCATED IN CITY OF SAN JUAN CITY LIMITS.
 9. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
 10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 23,331 CUBIC-FEET (0.536 ACRE-FEET) OF STORM WATER RUNOFF.
 11. THE LOT OWNER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF A DETENTION AREA TO ACCOMMODATE THE DRAINAGE RUNOFF AS CALCULATED BY THE PLAT ENGINEER PRIOR TO THE ISSUANCE OF ANY PERMITS FOR CONSTRUCTION. IF THE PROPOSED IMPERVIOUS AREA FOR FINAL DEVELOPMENT EXCEEDS THE ESTIMATED IMPERVIOUS AREA AS SUBMITTED BY THE PLAT ENGINEER, THEN THE APPLICANT SHALL PROVIDE A REVISED ENGINEERING DESIGN THAT ACCOMMODATES THE INCREASED AMOUNT OF RUNOFF.
 12. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT OR LOT LINE. EASEMENTS WILL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 14. THIS SUBDIVISION IS SERVED BY SAN JUAN WATER DISTRICT.
 15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED CITY MANAGER OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MANAGER, BENJAMIN ARJONA _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT'S #2 RIGHTS OF WAYS OR EASEMENTS.

BY: _____ PRESIDENT _____ ATTEST: _____ SECRETARY _____

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____, MAYOR, CITY OF SAN JUAN _____ DATE _____ ATTEST: _____ CITY SECRETARY _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

_____, RAIL E. SESIN, P.E. _____ DATE _____
GENERAL MANAGER

**STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY CLERK'S RECORDED
CERTIFICATE**

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.

ON: _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____, DEPUTY CLERK

**PLANNING & ZONING
COMMISSION CERTIFICATION**

THIS PLAT OF SAN JUAN FIRE STATION SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____

_____, CHAIRPERSON-PLANNING AND ZONING COMMISSION

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, (WE), CITY OF SAN JUAN, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **SAN JUAN PARKS & RECREATIONAL CENTER SUBDIVISION** TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF SAN JUAN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF SAN JUAN.

_____, CITY MANAGER, BENJAMIN ARJONA _____ DATE _____
709 S. NEBRASKA AVENUE
SAN JUAN, TEXAS 78509

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITIES, ON THIS DAY PERSONALLY APPEARED **BENJAMIN ARJONA**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

_____, NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, **NADIA M. LOPEZ**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____, NADIA M. LOPEZ, P.E. _____ NO. 111683 _____ DATE _____

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CITY OF SAN JUAN	709 S NEBRASKA AVENUE	SAN JUAN, TX 78509	(956) 223-2220	(956) 223-5978
ENGINEER: NADIA M. LOPEZ, P.E.	200 S. 10TH ST., SUITE 1500	McAlLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ, RPLS	200 S. 10TH ST., SUITE 1500	McAlLEN, TX 78501	(956) 702-8880	(956) 702-8883



LEGEND				
●	-	FIND. 1/2" IRON ROD		
○	-	SET 1/2" IRON ROD W/CAP STAMPED "SAMES"		
●	-	FIND. 5/8" IRON ROD		
▲	-	FIND. COTTON PICKER SPINDLE		
▲	-	SET COTTON PICKER SPINDLE		
◆	-	ON-SITE BENCHMARK		
—	-	R.O.W. - RIGHT OF WAY		
---	-	FIND. - FOUND		
---	-	M.A.R.C. - MAP RECORDS OF HIDALGO COUNTY		
---	-	H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS		
---	-	P.O.C. - POINT OF COMMENCEMENT		
---	-	P.U.E. - PUBLIC UTILITY EASEMENT		
---	-	P.O.B. - POINT OF BEGINNING		

Parcel Line Table				
Line #	Length	Direction	Recorded	
L1	150.00'	N81°26'26"W	(WEST PLAT)	
L2	150.00'	N81°26'26"W	(WEST PLAT)	

A 37.34 ACRES, BEING 32.68 ACRES OUT OF LOT 9, BLOCK 6, AND 4.66 ACRES OUT OF LOT 9 BLOCK 17, JOHN CLOSNOR SUBDIVISION, VOL. 0, PG. 4, H.C.M.R.
OWNER: SAN JUAN CITY, DOCUMENT NUMBER: 552555, H.C.D.R.

LOT 9 BLK 6
4.89 AC
212757.6 S.F.

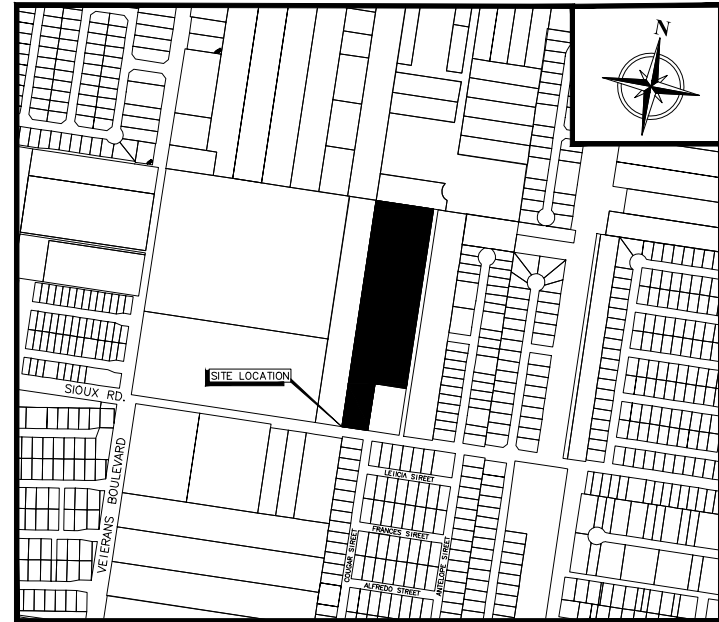
A 7.675 ACRE (334,350.00 SQ. FT.) GROSS, 7.59 ACRE (330,749.00 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 9, BLOCK 6, JOHN CLOSNOR SUBDIVISION, VOL. 0, PG. 4, H.C.M.R.
OWNER: CITY OF SAN JUAN, DOCUMENT NUMBER: 2207683 AND 2062149, H.C.D.R.

TRACT 1,
A 4.0 ACRE TRACT OUT OF LOT 9, BLOCK 6, JOHN CLOSNOR SUBDIVISION, VOL. 0, PG. 4, H.C.M.R.
OWNER: SALINAS SAUL ESTEBAN, DOCUMENT NUMBER: 3225466, H.C.D.R.

A 0.80 ACRE TRACT OUT OF LOT 9, BLOCK 6, JOHN CLOSNOR SUBDIVISION, VOL. 0, PG. 4, H.C.M.R.
OWNER: HIDALGO COUNTY, DOCUMENT NUMBER: 3192986, H.C.D.R.

TRACT 2,
A 1.0 ACRE TRACT OUT OF LOT 9, BLOCK 6, JOHN CLOSNOR SUBDIVISION, VOL. 0, PG. 4, H.C.M.R.
OWNER: SALINAS SAUL ESTEBAN, DOCUMENT NUMBER: 3225466, H.C.D.R.

POC/POB:
COMMON CORNERS OF SOUTHEAST CORNER OF LOT 9, BLOCK 17, AND SOUTHWEST CORNER OF LOT 9, BLOCK 6, JOHN CLOSNOR SUBDIVISION, VOL. 0, PG. 4, H.C.M.R. X:1095806.1383 Y:16604029.2631



LOCATION MAP
SCALE: 1" = 500'

SAN JUAN PARKS & RECREATIONAL CENTER SUBDIVISION

A 7.675 ACRE (334,350.00 SQ. FT.) GROSS, 7.59 ACRE (330,749.00 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 9, BLOCK 6, JOHN CLOSNOR SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 7.675 ACRE (334,350.00 SQ. FT.) GROSS, 7.59 ACRE (330,749.00 SQ. FT.) NET, MORE OR LESS, TRACT OF LAND OUT OF LOT 9, BLOCK 6, JOHN CLOSNOR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4 MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO CITY OF SAN JUAN, AS RECORDED IN DOCUMENT NUMBERS 2207683, AND 2062149, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING: AT THE COMMON CORNERS OF LOT 9, BLOCK 6, AND LOT 9, BLOCK 17, JOHN CLOSNOR SUBDIVISION, BEING THE CENTERLINE OF WEST SIOUX ROAD (RIGHT OF WAY VARIES), ALSO BEING THE SOUTHEAST CORNER OF A 37.34 ACRE TRACT OF LAND CONVEYED TO SAN JUAN CITY, AS RECORDED IN DOCUMENT NUMBER 552555, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E-1095806.1383, N-16604029.2631;

THENCE: NORTH 08°33'34" EAST (NORTH PLAT), ALONG THE EAST LINE OF SAID 37.34 ACRE TRACT OF LAND, CONVEYED TO SAN JUAN CITY, AT A DISTANCE OF 20.00 FEET, PASS A SET A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", LYING ON THE NORTH RIGHT OF WAY LINE OF WEST SIOUX ROAD, AT A DISTANCE OF 1,335.00 FEET, PASS THE SOUTH LINE OF (A 10.00 FOOT) IRRIGATION PIPELINE EASEMENT, AS RECORDED IN VOLUME 2385, PAGE 794, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AT A TOTAL DISTANCE OF 1,445.00 FEET, LYING ON THE SOUTH LINE OF (A 175.00 FEET) DRAINAGE DISTRICT No.1 EASEMENT, AS RECORDED IN VOLUME 1548, PAGE 897, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°33'34" WEST (SOUTH PLAT), ALONG THE WEST LINE OF SAID 0.80 ACRE TRACT OF LAND, CONVEYED TO HIDALGO COUNTY, AT A DISTANCE OF 10.00 FEET, PASS THE SOUTH LINE OF (A 10.00 FOOT) IRRIGATION PIPELINE EASEMENT, AT A TOTAL DISTANCE OF 855.00 FEET, AT THE NORTHWEST CORNER OF A 1.0 ACRE TRACT OF LAND CONVEYED TO HARPER JOHNNY JAMES, AS PER DOCUMENT NUMBER 1596848, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A SET A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°26'26" WEST (WEST PLAT), ALONG THE NORTH LINE OF SAID 1.0 ACRE TRACT OF LAND CONVEYED TO HARPER JOHNNY JAMES, A DISTANCE OF 150.00 FEET, AT THE NORTHWEST CORNER OF SAID A 1.0 ACRE TRACT OF LAND, CONVEYED TO HARPER JOHNNY JAMES, TO A SET A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", AND BEING AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°33'34" WEST (SOUTH PLAT), ALONG THE WEST LINE OF SAID 1.0 ACRE TRACT OF LAND CONVEYED TO HARPER JOHNNY JAMES, AT A DISTANCE OF 270.00 FEET, PASS A SET A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", AT THE NORTH RIGHT OF WAY LINE OF SAID WEST SIOUX ROAD, AT A TOTAL DISTANCE OF 230.00 FEET, AT THE SOUTHWEST CORNER OF SAID A 1.0 ACRE TRACT OF LAND, CONVEYED TO HARPER JOHNNY JAMES, LYING ON THE CENTER LINE OF SAID WEST SIOUX ROAD, AND BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°33'34" WEST (SOUTH PLAT), ALONG THE WEST LINE OF SAID 1.0 ACRE TRACT OF LAND CONVEYED TO HARPER JOHNNY JAMES, AT A DISTANCE OF 270.00 FEET, PASS A SET A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", AT THE NORTH RIGHT OF WAY LINE OF SAID WEST SIOUX ROAD, AT A TOTAL DISTANCE OF 230.00 FEET, AT THE SOUTHWEST CORNER OF SAID A 1.0 ACRE TRACT OF LAND, CONVEYED TO HARPER JOHNNY JAMES, LYING ON THE CENTER LINE OF SAID WEST SIOUX ROAD, AND BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°26'26" WEST (WEST PLAT), ALONG THE CENTER LINE OF SAID WEST SIOUX ROAD, AND BEING THE SOUTH LINE OF LOT 9, BLOCK 6, JOHN CLOSNOR SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOLUME 0, PAGE 4, HIDALGO COUNTY, MAP RECORDS, A DISTANCE OF 180.00 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 7.675 ACRE (334,350.00 SQ. FT.) GROSS, 7.59 ACRE (330,749.00 SQ. FT.) NET, TRACT OF LAND, MORE OR LESS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **OSCAR HERNANDEZ**, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY, THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

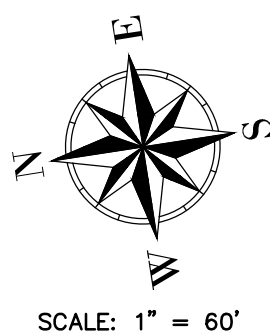
PRELIMINARY
SUBMITTAL FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JULY 12, 2022

_____, OSCAR HERNANDEZ, R.P.L.S. _____ NO. 5005 _____ DATE _____

DATE OF PREPARATION: JULY 2022

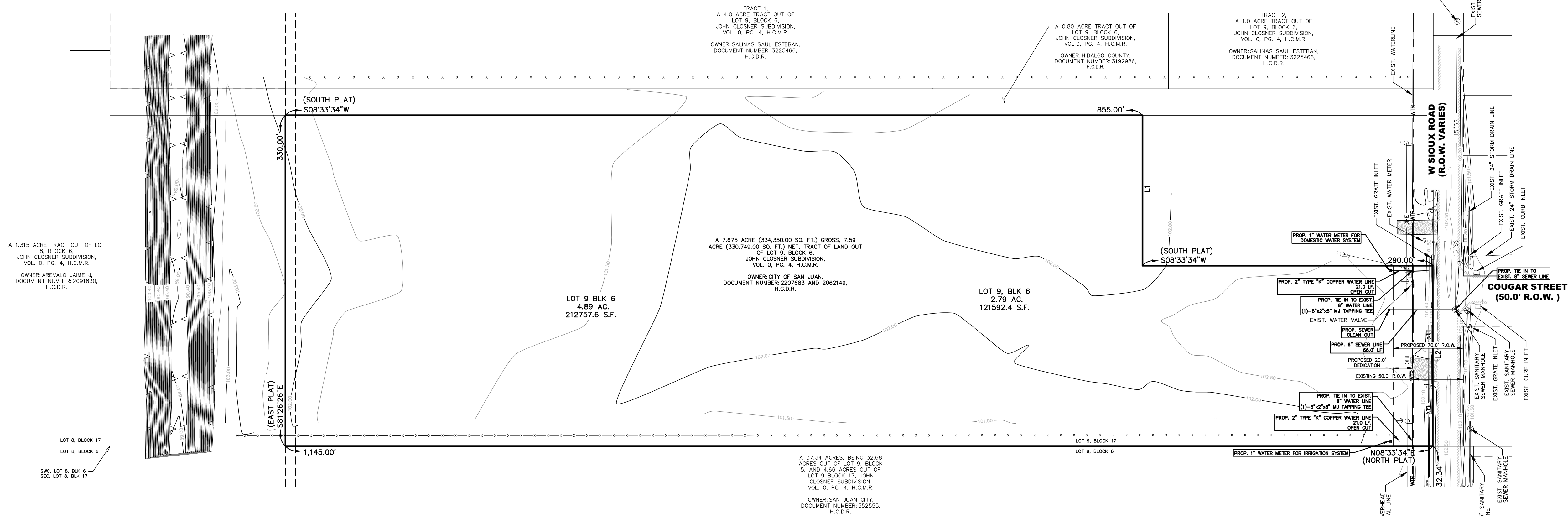
SHEET 1 OF 1
REGISTRATION # F-10602

**SAM Engineering & Surveying, Inc.**
200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880
McAlLEN, TEXAS 78501 FAX: (956) 702-8883

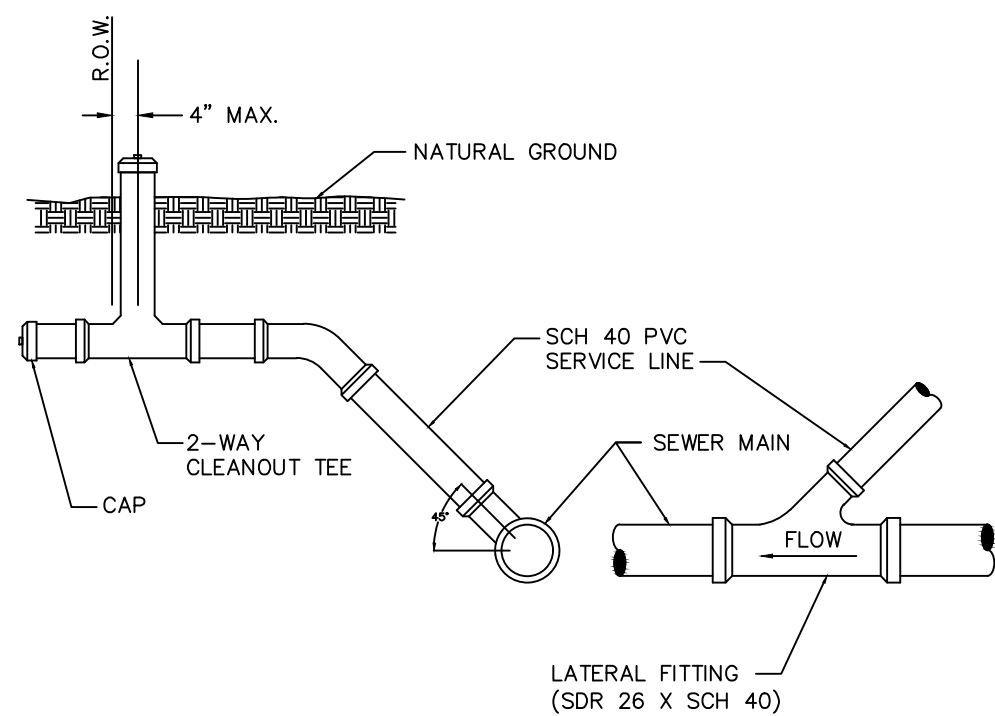


SAN JUAN PARKS & RECREATIONAL CENTER SUBDIVISION

UTILITY LAYOUT



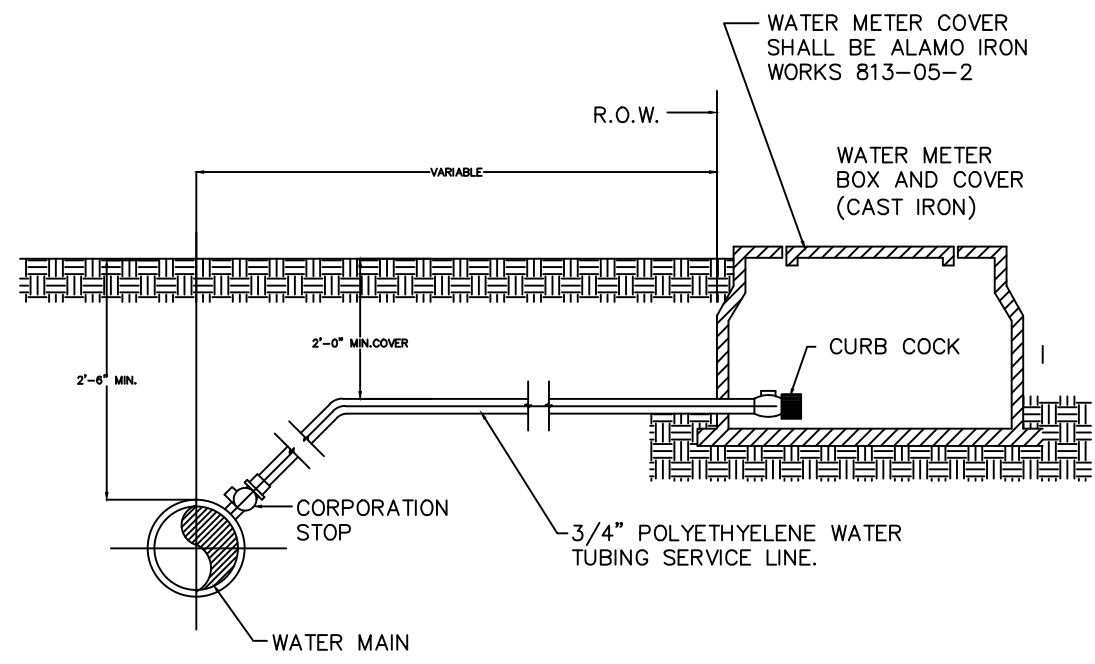
LEGEND	
—24" SD—	EXISTING 24" STORM DRAIN LINE
—15" SS—	EXISTING 15" SANITARY SEWER LINE
—SS—	EXISTING SANITARY SEWERLINE
—WTR—	EXISTING WATER LINE
—OIE—	EXISTING OVERHEAD POWER LINE
—ATT—	EXISTING AT&T LINE
W	EXISTING WATER METER
WV	EXISTING WATER VALVE GATE
S	EXISTING SANITARY SEWER MANHOLE
PO	EXISTING POWERPOLE
TE	EXISTING TELEPHONE PEDESTAL
PC	PROPOSED CLEANOUT
FH	PROPOSED FIRE HYDRANT



NOTES:

- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
- SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION
N.T.S.



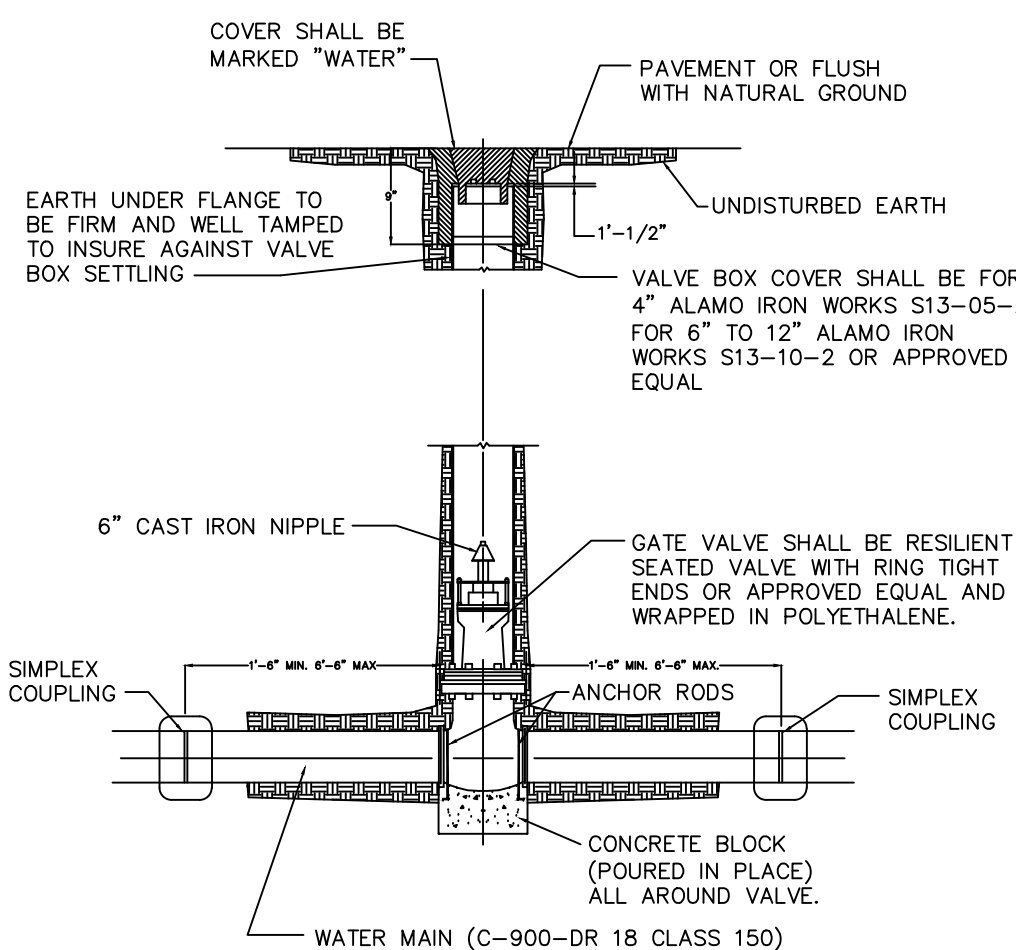
NOTES:

- ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
- WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
- ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
- METER BOX SHALL BE CAST IRON.
- ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
- POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS, SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

TYPICAL SERVICE CONNECTION
WITH METER BOX
N.T.S.

CONSTRUCTION NOTES:

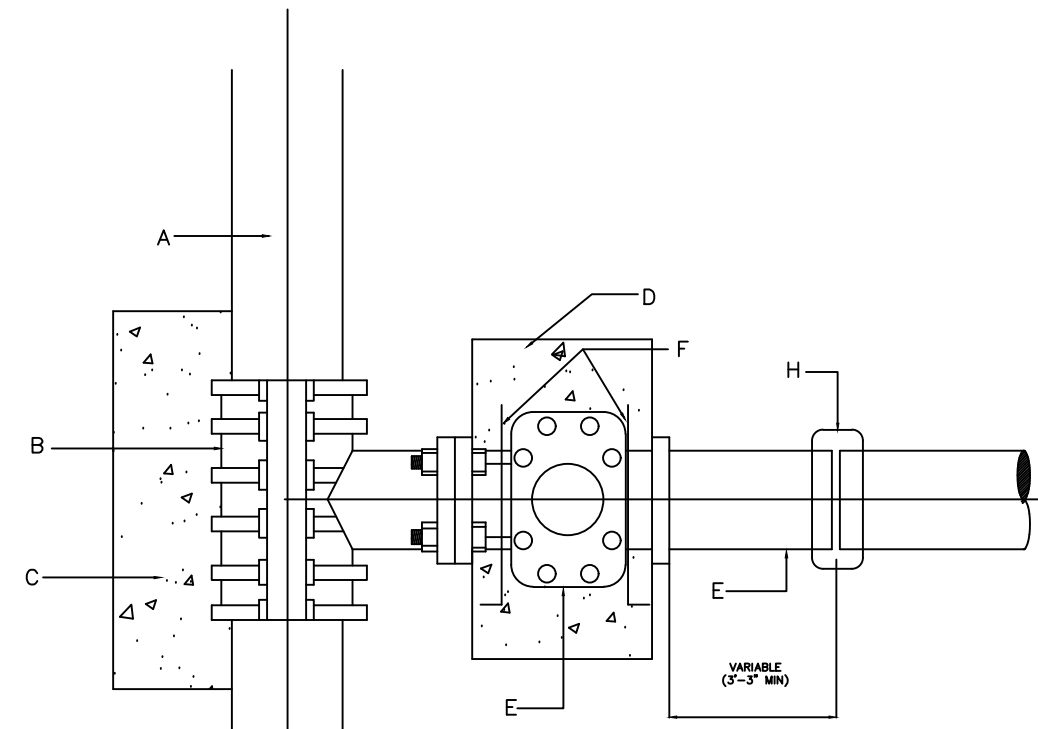
- WATER VALVE COVER
- CURB COCK
- METER BOX & METER PROVIDED
- WATER TUBING SERVICE LINE
- CORPORATION STOP
- WATER MAIN



NOTES:

- CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)

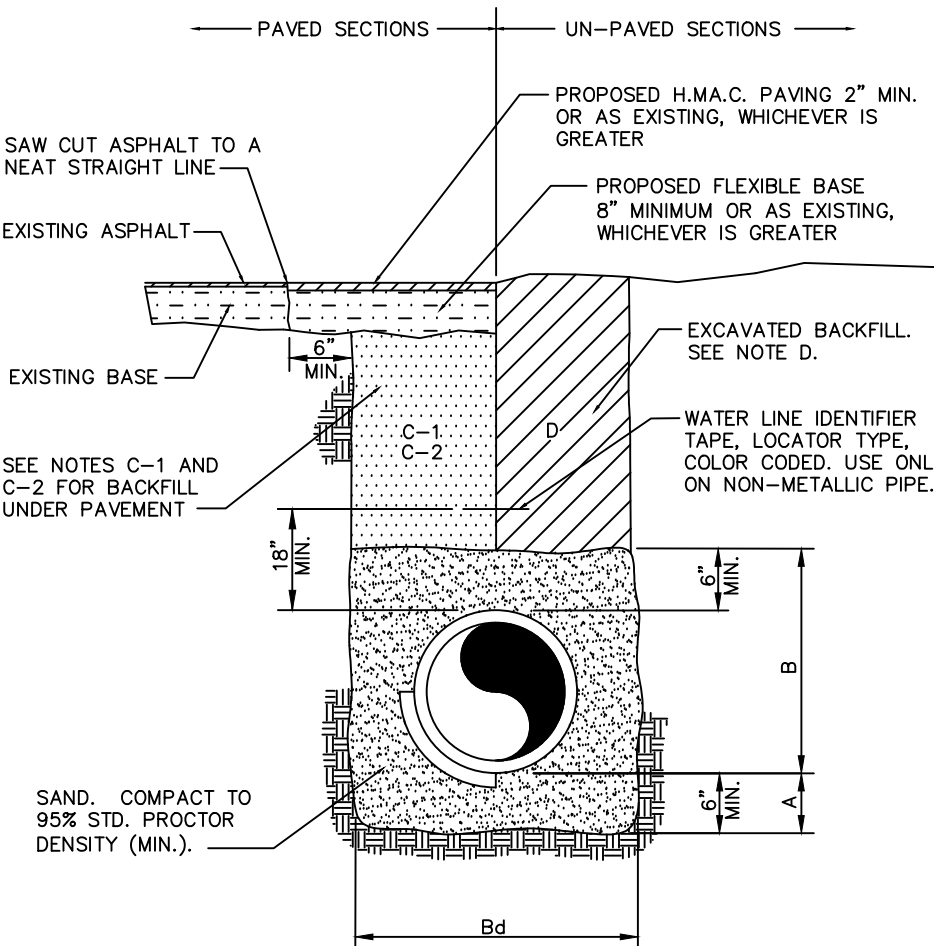
TYPICAL VALVE & VALVE BOX
N.T.S.



CONSTRUCTION NOTES:

- WATER MAIN. (SEE PLANS AND SPECIFICATION)
- TAPPING SLEEVE (SIZE AS REQUIRED).
- CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
- THRUST BLOCK AS PER SPECIFICATIONS.
- FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
- ANCHOR RODS.
- PVC PIPE.
- SIMPLEX COUPLING.

WATER TAPPING SLEEVE
& VALVE INSTALLATION
N.T.S.



NOTES:

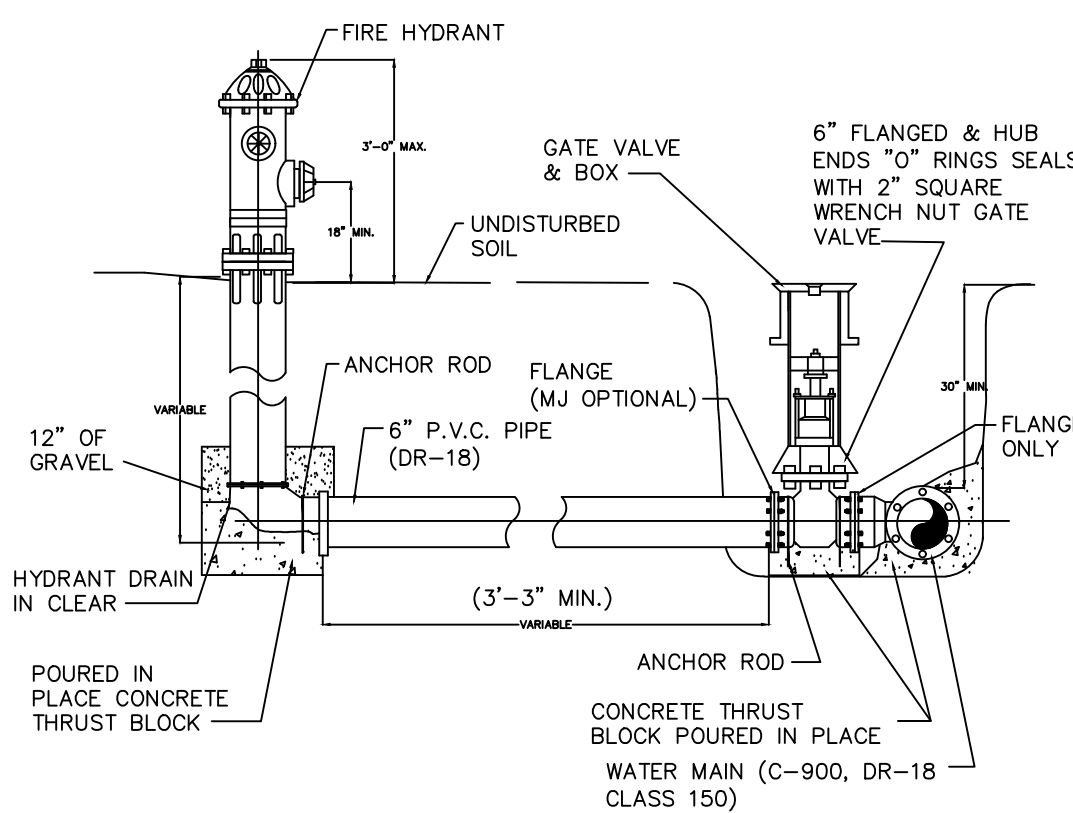
- SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

WATER LINE AND SEWER
FORCEMAIN BEDDING DETAIL
N.T.S.



NOTES:

- FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
- FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE 2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
- FLANGED GATE VALVE INSTALLATION TO BE USED WITH 10" WATER LINES OR GREATER.
- BBF TEES TO BE USED WITH 10" WATER LINE OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
- ACCEPTABLE HYDRANT BRANDS ARE MUELLER, AMERICAN DARLING AND KENNEDY.

TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

NAME
OWNER: CITY OF SAN JUAN
ENGINEER: NADIA M. LOPEZ, P.E.
SURVEYOR: OSCAR HERNANDEZ, RPLS

ADDRESS
709 S NEBRASKA AVENUE
200 S. 10TH ST., SUITE 1500
200 S. 10TH ST., SUITE 1500

CITY & ZIP
SAN JUAN, TX 78589
McAlLEN, TX 78501
McAlLEN, TX 78501

PHONE
(956) 223-2220
(956) 702-8880
(956) 702-8880

FAX
(956) 223-5978
(956) 702-8883
(956) 702-8883

DATE OF PREPARATION: JULY 2022

REGISTRATION # F-10602



SAM Engineering & Surveying, Inc.

200 S. 10TH ST. SUITE 1500.
McAlLEN, TEXAS 78501

TEL. (956) 702-8880
FAX: (956) 702-8883

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Discussion and Consider Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2022 through September 30, 2023 and set Public Hearing.

STAFF COMMENTS AND RECOMMENDATIONS:

In Accordance With Property Tax Law, if the Proposed Tax Rate (\$0.6765/100) will exceed the Unused Increment Rate of (\$0.6876/\$100) a Record Vote must be Taken and also schedule one (1) Public Hearing. The (1) Public Hearing will be scheduled on Tuesday, August 23, 2022 at 6:00 P.M. The Public Hearing will take place at the City of San Juan Memorial Library Multipurpose Room located at 1010 S Standard.

RECOMMENDATION:

Consider the Proposed Tax Rate for the City of San Juan for the Fiscal Year Beginning October 1, 2022 through September 30, 2023 and Set a Public Hearing.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager

2022 Governing Body Summary #1A*

Benchmark 2022 Tax Rates

City of San Juan

Date: 08/02/2022 11:34 AM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No-New-Revenue Tax Rate	\$0.6183	\$8,446,390	
One Percent \$100 Tax Increase***	\$0.6245	\$8,531,086	\$84,696
One Cent per \$100 Tax Increase***	\$0.628300	\$8,582,997	\$136,607
De Minimis Rate	\$0.6877	\$9,394,441	\$948,051
VAR NOT adjusted for Unused Increment Rate	\$0.6765	\$9,241,441	\$795,051
VAR adjusted for Unused Increment Rate	\$0.6765	\$9,241,441	\$795,051
Last Year's Tax Rate	\$0.6876	\$9,393,074	\$946,684
Proposed Tax Rate	\$0.6765	\$9,241,441	\$795,051

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no-new-revenue tax rate.

Benchmark 2021 and 2022 Tax Rate Comparison
City of San Juan, Texas

2021 Total Taxable Value	\$	1,191,278,121				
2022 Total Taxable Value	\$	1,366,066,679				
2021-2022 Taxable Value Increase	\$	174,788,558				
			2021			
			Tax Rate Per \$100	Tax Levy		
No-New-Revenue Rate			0.650911	\$ 7,754,160		
One Percent per \$100 Tax Increase			0.65742	\$ 7,831,701		
One Cent per \$100 Tax Increase			0.660911	\$ 7,873,288		
De Minimis Rate			0.666021	\$ 7,934,162		
VAR NOT adjusted for Unused			0.692821	\$ 8,253,425		
Last Year's Current Tax Rate			0.692600	\$ 8,250,792		
Proposed Tax Rate			0.6876	\$ 8,191,228		
			2022			
			Tax Rate Per \$100	Tax Levy	Additional Tax Levy	2020-2021 Comparison
No-New-Revenue Rate			0.618300	\$ 8,446,390	\$ -	\$ -
One Percent per \$100 Tax Increase			0.6245	\$ 8,531,086	\$ 84,696	
One Cent per \$100 Tax Increase			0.628300	\$ 8,582,997	\$ 136,607	
De Minimis Rate			0.687700	\$ 9,394,441	\$ 948,050	
VAR NOT adjusted for Unused			0.676500	\$ 9,241,441	\$ 795,051	
Last Year's Current Tax Rate			0.687600	\$ 9,393,074	\$ 946,684	\$ 1,142,282
Proposed Tax Rate			0.6765	\$ 9,241,441	\$ 795,051	\$ 1,050,213

2022 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of San Juan

(956) 318-2157

Taxing Unit Name

Phone (area code and number)

2804 S US HWY 281, Edinburg, TX 78540

www.hidalgocountytax.org

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2021 total taxable value. Enter the amount of 2021 taxable value on the 2021 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,356,348,426
2.	2021 tax ceilings. Counties, cities and junior college districts. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 165,967,659
3.	Preliminary 2021 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,190,380,767
4.	2021 total adopted tax rate.	\$ 0.6876 /\$100
5.	2021 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.	
	A. Original 2021 ARB values:	\$ 0
	B. 2021 values resulting from final court decisions:	- \$ 0
	C. 2021 value loss. Subtract B from A. ³	\$ 0
6.	2021 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2021 ARB certified value:	\$ 4,620,827
	B. 2021 disputed value:	- \$ 693,124
	C. 2021 undisputed value. Subtract B from A. ⁴	\$ 3,927,703
7.	2021 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 3,927,703

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,194,308,470
9.	2021 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2021. Enter the 2021 value of property in deannexed territory. ⁵	\$ 0
10.	2021 taxable value lost because property first qualified for an exemption in 2022. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2021 market value: \$ 441,894 B. Partial exemptions. 2022 exemption amount or 2022 percentage exemption times 2021 value: + \$ 2,506,288 C. Value loss. Add A and B. ⁶	\$ 2,948,182
11.	2021 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022. Use only properties that qualified in 2022 for the first time; do not use properties that qualified in 2021. A. 2021 market value: \$ 0 B. 2022 productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 2,948,182
13.	2021 captured value of property in a TIF. Enter the total value of 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2021 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	2021 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,191,360,288
15.	Adjusted 2021 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 8,191,793
16.	Taxes refunded for years preceding tax year 2021. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. ⁹	\$ 11,348
17.	Adjusted 2021 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 8,203,141
18.	Total 2022 taxable value on the 2022 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 1,537,667,138 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ 0 E. Total 2022 value. Add A and B, then subtract C and D.	\$ 1,537,667,138

⁵ Tex. Tax Code § 26.012(15)⁶ Tex. Tax Code § 26.012(15)⁷ Tex. Tax Code § 26.012(15)⁸ Tex. Tax Code § 26.03(c)⁹ Tex. Tax Code § 26.012(13)¹⁰ Tex. Tax Code § 26.012(13)¹¹ Tex. Tax Code § 26.012, 26.04(c-2)¹² Tex. Tax Code § 26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
A.	2022 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴	\$ 17,215,717
B.	2022 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵	+ \$ 0
C.	Total value under protest or not certified. Add A and B.	\$ 17,215,717
20.	2022 tax ceilings. Counties, cities and junior colleges enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 188,816,176
21.	2022 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 1,366,066,679
22.	Total 2022 taxable value of properties in territory annexed after Jan. 1, 2021. Include both real and personal property. Enter the 2022 value of property in territory annexed. ¹⁸	\$ 658,071
23.	Total 2022 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2021. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2021 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2022. ¹⁹	\$ 38,893,534
24.	Total adjustments to the 2022 taxable value. Add Lines 22 and 23.	\$ 39,551,605
25.	Adjusted 2022 taxable value. Subtract Line 24 from Line 21.	\$ 1,326,515,074
26.	2022 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.6183/\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2022 county NNR tax rate. ²¹	\$ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2021 M&O tax rate. Enter the 2021 M&O tax rate.	\$ 0.5302/\$100
29.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,194,308,470

¹³ Tex. Tax Code § 26.01(c) and (d)

¹⁴ Tex. Tax Code § 26.01(c)

¹⁵ Tex. Tax Code § 26.01(d)

¹⁶ Tex. Tax Code § 26.012(6)(B)

¹⁷ Tex. Tax Code § 26.012(6)

¹⁸ Tex. Tax Code § 26.012(17)

¹⁹ Tex. Tax Code § 26.012(17)

²⁰ Tex. Tax Code § 26.04(c)

²¹ Tex. Tax Code § 26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2021 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 6,332,223
31.	Adjusted 2021 levy for calculating NNR M&O rate.	
	A. M&O taxes refunded for years preceding tax year 2021. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. + \$ 8,476	
	B. 2021 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2022 captured appraised value in Line 18D, enter 0. - \$ 0	
	C. 2021 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0	
	D. 2021 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 8,476	
	E. Add Line 30 to 31D.	\$ 6,340,699
32.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,326,515,074
33.	2022 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.4779 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³	
	A. 2022 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0	
	B. 2021 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0	
	C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0/\$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0/\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴	
	A. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. \$ 0	
	B. 2021 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose. - \$ 0	
	C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0/\$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0/\$100

²² [Reserved for expansion]²³ Tex. Tax Code § 26.044²⁴ Tex. Tax Code § 26.041

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵	
	A. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose	\$ 0
	B. 2021 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose.	\$ 0
	C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$ 0/\$100
	D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.	\$ 0/\$100
	E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0/\$100
37.	Rate adjustment for county hospital expenditures. ²⁶	
	A. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022.	\$ 0
	B. 2021 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021.	\$ 0
	C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$ 0/\$100
	D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.	\$ 0/\$100
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0/\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.	
	A. Amount appropriated for public safety in 2021. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year.	\$ 0
	B. Expenditures for public safety in 2021. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.	\$ 0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	\$ 0/\$100
	D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0/\$100
39.	Adjusted 2022 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.4779/\$100
40.	Adjustment for 2021 sales tax specifically to reduce property values. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2021 should complete this line. These entities will deduct the sales tax gain rate for 2022 in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2021, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	\$ 1,448,020
	B. Divide Line 40A by Line 32 and multiply by \$100	\$ 0.1091/\$100
	C. Add Line 40B to Line 39.	\$ 0.5870/\$100
41.	2022 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.6075/\$100

²⁵ Tex. Tax Code § 26.0442²⁶ Tex. Tax Code § 26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): 2022 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ _____ 0 /\$100
42.	Total 2022 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ <u>3,527,157</u> B. Subtract unencumbered fund amount used to reduce total debt. - \$ <u>0</u> C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ <u>0</u> D. Subtract amount paid from other resources - \$ <u>1,131,006</u> E. Adjusted debt. Subtract B, C and D from A.	\$ <u>2,396,151</u>
43.	Certified 2021 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ <u>0</u>
44.	Adjusted 2022 debt. Subtract Line 43 from Line 42E.	\$ <u>2,396,151</u>
45.	2022 anticipated collection rate. A. Enter the 2022 anticipated collection rate certified by the collector. ³⁰ <u>100.00</u> % B. Enter the 2021 actual collection rate. <u>101.27</u> % C. Enter the 2020 actual collection rate. <u>104.29</u> % D. Enter the 2019 actual collection rate. <u>102.81</u> % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	<u>101.27</u> %
46.	2022 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ <u>2,366,101</u>
47.	2022 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,366,066,679</u>
48.	2022 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ <u>0.1732</u> /\$100
49.	2022 voter-approval tax rate. Add Lines 41 and 48.	\$ <u>0.7807</u> /\$100
D49.	Disaster Line 49 (D49): 2022 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ _____ /\$100

²⁷ Tex. Tax Code § 26.042(a)²⁸ Tex. Tax Code § 26.012(7)²⁹ Tex. Tax Code § 26.012(10) and 26.04(b)³⁰ Tex. Tax Code § 26.04(b)³¹ Tex. Tax Code §§ 26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2022 county voter-approval tax rate.	\$ _____ 0 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2021 or May 2022, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2021, enter 0.	\$ _____ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2021 or in May 2022. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2021. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ _____ 1,423,020
53.	2022 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 1,366,066,679
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ _____ 0.1042 /\$100
55.	2022 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 0.6183 /\$100
56.	2022 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2021 or in May 2022. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2021.	\$ _____ 0.6183 /\$100
57.	2022 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ _____ 0.7807 /\$100
58.	2022 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ _____ 0.6765 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ _____ 0
60.	2022 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 1,366,066,679
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ _____ 0 /\$100
62.	2022 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ _____ 0.6765 /\$100

³² Tex. Tax Code § 26.041(d)

³³ Tex. Tax Code § 26.041(i)

³⁴ Tex. Tax Code § 26.041(d)

³⁵ Tex. Tax Code § 26.04(c)

³⁶ Tex. Tax Code § 26.04(c)

³⁷ Tex. Tax Code § 26.045(d)

³⁸ Tex. Tax Code § 26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	2021 unused increment rate. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$ _____ 0/\$100
64.	2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.	\$ _____ 0/\$100
65.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$ _____ 0/\$100
66.	2022 unused increment rate. Add Lines 63, 64 and 65.	\$ _____ 0/\$100
67.	2022 voter-approval tax rate, adjusted for unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ _____ 0.6765/\$100

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2022 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ _____ 0.4779/\$100
69.	2022 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 1,366,066,679
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ _____ 0.0366/\$100
71.	2022 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ _____ 0.1732/\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ _____ 0.6877/\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

³⁹ Tex. Tax Code § 26.013(a)

⁴⁰ Tex. Tax Code § 26.013(c)

⁴¹ Tex. Tax Code §§ 26.0501(a) and (c)

⁴² Tex. Local Gov't Code § 120.007(d), effective Jan. 1, 2022

⁴³ Tex. Tax Code § 26.063(a)(1)

⁴⁴ Tex. Tax Code § 26.012(8-a)

⁴⁵ Tex. Tax Code § 26.063(a)(1)

⁴⁶ Tex. Tax Code § 26.042(b)

⁴⁷ Tex. Tax Code § 26.042(f)

This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2021 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.6876 / \$100
74.	Adjusted 2021 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2021 and the taxing unit calculated its 2021 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2021 worksheet due to a disaster, enter the 2021 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2021 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2021, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2021 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2021 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2021 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0 / \$100
75.	Increase in 2021 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0.6876 / \$100
76.	Adjusted 2021 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,191,360,288
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 8,191,793
78.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,326,515,074
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ 0 / \$100
80.	2022 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0.6765 / \$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate.	\$ 0.6183 / \$100
As applicable, enter the 2022 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). Indicate the line number used: <u>26</u>	
Voter-approval tax rate.	\$ 0.6765 / \$100
As applicable, enter the 2022 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). Indicate the line number used: <u>58</u>	
De minimis rate.	\$ 0.6877 / \$100
If applicable, enter the 2022 de minimis rate from Line 72.	

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code.⁵⁰

print
here

Pablo (Paul) Villarreal, Jr., PCC

Printed Name of Taxing Unit Representative

sign
here

Taxing Unit Representative

Date

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

⁵⁰ Tex. Tax Code §§ 26.04(c-2) and (d-2)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Discussion and Possible Action Allowing City Manager to Purchase Vehicles from Hacienda Ford from Edinburg, Texas on an Emergency Purchase in the Amount of \$112500.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff is recommending approval of two 2022 Ford Superduty F-350 SRW XL.

RECOMMENDATION:

Staff Recommends Approval.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager



3010 W. University Drive
Edinburg, TX, 78539

Rep: Jose Nicoleau
Phone: (956) 383-1615
Fax: (956) 038-3242 2

Date: 08/05/2022
Key: CITY220805
Tax: NO TAX

Vehicle

2022 FORD SUPER DUTY F-350 SRW XL



Stock # 221296
VIN 1FT8W3B64NEE81479
Type New Vehicle
Model # W3B
Exterior 1 OXFORD WHITE
Engine 6.2L 2-VALVE SOHC EFI NA V8
Transmission TorqShift 10-Speed Automatic-in
Drive Four Wheel Drive
Body 4WD Crew Cab 6.75' Box
Odometer 11

Options

Z1 - OXFORD WHITE \$0.00
A - VINYL 40/20/40 SEATS \$0.00
S - MEDIUM EARTH GRAY \$0.00
.XL TRIM \$0.00
572 - .AIR CONDITIONING -- C \$0.00
.AM/FM STEREO MP3/CLK \$0.00
996 - 6.2L EFI V-8 ENGINE \$0.00
44G - 10-SPEED AUTOMATIC \$0.00
TBM - LT245/75R17E BSW ALL \$165.00
X3E - 3.73 ELECTRONIC-LOC \$430.00
90L - POWER EQUIPMENT GR \$1,350.00
JOB #1 ORDER \$0.00
TRAILER TOWING PACKAGE \$0.00
CV LOT MANAGEMENT \$0.00
153 - FRONT LICENSE PLATE \$0.00
17X - FX4 OFF-ROAD PACKA \$495.00
.SKID PLATES \$0.00
10900# GVWR PACKAGE \$0.00
425 - 50 STATE EMISSIONS \$0.00
512 - SPARE TIRE AND WHEEL \$0.00
TELESCPNG TT MIRR-POWR/ \$0.00
59H - CENTER HIGH MOUNT \$0.00
JACK \$0.00
Selling Price \$50,795.00

Customer

Name CITY OF SAN JUAN Source
Address 709 S. NEBRASKA Lead NotSet
City, State SAN JUAN, TX Home Phon (956) 588-1251
Code 30255 Business (956) 223-2204
Email arodriguez@sanjuanpolice.com Cell (956) 588-1251
Zip Code 78589 Contract Da 08/05/2022
CoBuyer Payment D 08/05/2022

Cash Deal

Selling Price	\$50,795.00	NO TAX Taxable	\$956.00
Disposition Fee	\$0.00	NO TAX %	\$0.00
Registration Fee	\$0.00	Payout Lien Amount	\$0.00
L&M Fee	\$0.00	Deposit	\$0.00
Buyer's Tag	\$0.00	Total Balance	\$56,250.00
Deputy Svc Fee	\$0.00		
Doc Fee	\$150.00		
Emission Insp	\$0.00		
Lic Fee less 6K	\$0.00		
Lic Fee over 6K - New	\$159.25		
Title Fee - NEW	\$44.75		
Veh Insp Fee	\$7.00		
Elite - Up to 5 model yr	\$799.00		
acc	\$4,295.00		
Trade	\$0.00		
Sub Total	\$56,250.00		

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared.

x
CITY OF SAN JUAN
x
Dealer Acceptance



3010 W. University Drive
Edinburg, TX, 78539

Rep: Jose Nicoleau
Phone: (956) 383-1615
Fax: (956) 038-3242 2

Date: 08/05/2022
Key: CITY220804
Tax: NO TAX

Vehicle

2022 FORD SUPER DUTY F-350 SRW XL



Stock # 221248
VIN 1FT8W3B62NEE81481
Type New Vehicle
Model # W3B
Exterior 1 OXFORD WHITE
Engine 6.2L 2-VALVE SOHC EFI NA V8
Transmission TorqShift 10-Speed Automatic -in
Drive Four Wheel Drive
Body 4WD Crew Cab 6.75' Box
Odometer 11

Options

Z1 - OXFORD WHITE \$0.00
A - VINYL 40/20/40 SEATS \$0.00
S - MEDIUM EARTH GRAY \$0.00
.XL TRIM \$0.00
572 - .AIR CONDITIONING -- C \$0.00
.AM/FM STEREO MP3/CLK \$0.00
996 - .6.2L EFI V-8 ENGINE \$0.00
44G - 10-SPEED AUTOMATIC \$0.00
TBM - LT245/75R17E BSW ALL \$165.00
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TELESCOPING TT MIRR-POWER/ \$0.00
59H - CENTER HIGH MOUNT \$0.00
JACK \$0.00
Selling Price \$50,795.00

Customer

Name CITY OF SAN JUAN
Address 709 S. NEBRASKA
City, State SAN JUAN, TX
Code 30255
Email arodriguez@sanjuanpolice.com
Zip Code 78589
CoBuyer
Source Lead NotSet
Home Phon (956) 588-1251
Business (956) 223-2204
Cell (956) 588-1251
Contract Da 08/04/2022
Payment D 08/04/2022

Cash Deal

Selling Price	\$50,795.00	NO TAX Taxable	\$956.00
Disposition Fee	\$0.00	NO TAX %	\$0.00
Registration Fee	\$0.00	Payout Lien Amount	\$0.00
L&M Fee	\$0.00	Deposit	\$0.00
Buyer's Tag	\$0.00	Total Balance	\$56,250.00
Deputy Svc Fee	\$0.00		
Doc Fee	\$150.00		
Emission Insp	\$0.00		
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Veh Insp Fee	\$7.00		
Elite - Up to 5 model yr	\$799.00		
ACC	\$4,295.00		
Trade	\$0.00		
Sub Total	\$56,250.00		

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared.

x _____
CITY OF SAN JUAN

x _____
Dealer Acceptance

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Discussion and Consideration to Initiate a Public Service Announcement Concerning City of San Juan Stage 2 of the Water Conservation and Drought Contingency and Emergency Management Plan.

STAFF COMMENTS AND RECOMMENDATIONS:

In accordance with the City of San Juan Water Conservation and Drought Contingency and Emergency Management Plan, the City of San Juan intends to issue a Public Service Announcement(PSA) via social media to remind residents of our STAGE 2 Water Conservation guidelines. Specifically, the City of San Juan like other municipalities in the Rio Grande Valley received notice from TCEQ that the combined water levels of Falcon and Amistad International reservoirs are below 26%.

Stage 2 Water Restriction will be in effect until the water demand is below our trigger points (3.7 million gallons per day) and the TCEQ reports positive increases of water levels in the Falcon and Amistad reservoirs.

RECOMMENDATION:

Staff recommends initiation of the PSA to provide the public and its water customers with information about our Stage 2 Water Restrictions.

PREPARED BY:

Diana Elizondo,
Administrative Clerk

APPROVED BY:

Benjamin Arjona, City
Manager



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

UTILITIES DEPARTMENT ANNOUNCEMENT: Public Service Announcement

Dear San Juan Residents,

The City of San Juan is reminding residents that STAGE 2 of the Water Conservation and Drought Contingency and Emergency Management Plan is in effect. The City of San Juan like other public water systems in the Rio Grande Valley received notice from TCEQ that the combined water levels of Falcon and Amistad International reservoirs are below 25%.

Stage 2 Water Restriction will be in effect until the water demand is below our trigger points and the TCEQ reports positive increases of water levels in the Falcon and Amistad reservoirs.

Stage 2 – Moderate Water Shortage Conditions

Requirements for Initiation: Customers shall be required to comply with the requirements and restrictions on certain non-essential water used, when agricultural use of irrigation water is discontinued and/or when the demand on the City's system is at 3.7 MGD for a three consecutive day period.

Requirements for Termination: Stage 2 of the plan may be rescinded when agricultural use of irrigation water is allowed and/or when the demand on the City's system is below 3.7 MGD for three consecutive days. Upon termination of Stage 2, Stage 1 becomes operative.

Goal: Achieve 7.5% reduction in daily water demand.

The public is required, under the threat of penalty of violation, to limit landscape irrigation with hose-end sprinklers or automatic irrigation systems to Tuesdays and Fridays for water customers in the sector one (area north of Expressway 83) and, Mondays and Thursdays for water customers in sector two (area south of Expressway 83) and irrigate landscape only between the hours of 8:00 pm and 8:00 am. Landscape irrigation by means of hand-held hose or drip irrigation system is exempt from these requirements. The public is allowed to wash automobiles at commercial car washes or at their residences only at their designated irrigation days (e.g. Mondays/Thursdays and Tuesdays/Fridays). The hose must have a flow control device (e.g. spray gun, control nozzle) to stop water flow when not in use. High pressure washers with flow control will also be allowed. The public must discontinue the use of ornamental water features (e.g. fountains) unless provisions are made for recirculation of water. The failure to prevent or control the waste of water is also prohibited.

For more information, please visit our city website at www.sjtx.us or contact our office at (956) 223-2300.

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

City of San Juan
Water Conservation and Drought Contingency Plan
STAGE 2



Sector 1
North of Expressway 83
Watering Days- Tuesdays and Fridays

US Expressway 83

Sector 2
South of Expressway 83
Watering Days- Mondays and Thursdays

Cesar Chavez Rd.

Veterans Blvd.

Landscape irrigation by means of hand-held hose or drip irrigation system are exempt from these requirements.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 26, 2022

Re: 2nd Alert for Permitted State Surface Water Diversions in the Rio Grande

Dear Water Right Holder:

The Texas Commission on Environmental Quality (TCEQ) continues to closely monitor drought conditions and United States storage ownership in the Amistad-Falcon reservoir system. As explained in my May 27, 2022 alert letter ([Rio Grande 1st Drought Alert Letter](#)), insufficient inflows and lack of precipitation have resulted in shortages that have impacted water rights in the Rio Grande. Unfortunately, the water shortage in the Rio Grande has intensified.

As of June 25, 2022, the United States storage ownership in the Amistad-Falcon reservoir system was at a low of 895,135 acre-feet (AF) or 26.39%, with the 75,000 AF operational reserve reduced to 20,091 AF. Without significant inflows and/or precipitation, the Rio Grande Watermaster projects that the operational reserve could be depleted as early as July 2022. If the operational reserve is depleted, the Watermaster will be required to debit Class A and B priority water right accounts up to the amount necessary to restore the operational reserve to 48,000 AF (see [30 Texas Administrative Code §303.22](#)). Class A and B priority account holders should prepare for these impacts.

Domestic, municipal, and industrial water right holders could also be indirectly impacted by negative allocations to Class A and B accounts. Water right holders that share delivery systems with Class A and B accounts may incur higher transportation/delivery losses because of the lack of irrigation water deliveries and use. This may result in the need to lease or purchase additional water to cover increased transportation losses. Water right holders should be in contact with their water delivery system, ensure they understand potential impacts, and begin making any necessary contingency plans now.

All water right holders should be implementing their Drought Contingency Plans, as applicable, in an effort to extend the limited water supplies in the Rio Grande. It is not possible to predict how severe drought conditions and the associated water shortages may become, or how long they will persist.

If you have any questions, please contact Anthony Stambaugh, Rio Grande Watermaster at Anthony.Stambaugh@tceq.texas.gov or 956-430-6056.

Sincerely,

A handwritten signature in black ink, appearing to read "Toby Baker".

Toby Baker
Executive Director

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Consider Authorizing the City Manager to Execute an Inter-Local Agreement Between the City of San Juan and the City of Weslaco for Animal Shelter Services.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and approval of the Weslaco's Animal Shelter Interlocal Agreement between the City of Weslaco and the City of San Juan.

RECOMMENDATION:

Staff recommends entering into interlocal agreement.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS § INTERLOCAL AGREEMENT

COUNTY OF HIDALGO §

SERVICE CONTRACT §

THIS AGREEMENT is made this ____ day of _____, 2022, by and between the **CITY OF WESLACO**, a Home Rule Municipal Corporation, hereinafter referred to as “**CITY**” located at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas 78596 and **CITY OF SAN JUAN** a Home Rule Municipal Corporation, hereinafter referred to as “**SAN JUAN**”, located at 709 S. Nebraska Avenue San Juan, Hidalgo County, Texas 78589.

RECITALS

WHEREAS, SAN JUAN desires to engage with CITY for the provision of certain professional services, therefore CITY and SAN JUAN mutually agree as follows:

SECTION I
CONTRACT AGREEMENT

CITY agrees to provide SAN JUAN Animal Control Operations and Impoundment as follows:

- A. Impoundment services and all available information pertinent to said services, including reports and any other related data. CITY shall be responsible for the professional quality, technical accuracy, and the coordination of services furnished to SAN JUAN.
- B. CITY shall perform the professional services necessary to accomplish the work specified in this Agreement in accordance with all applicable State and Federal requirements in effect on the date of execution.
- C. CITY will provide blank door tags and SAN JUAN must provide individual door tags for each animal brought into CITY’S facility.
- D. SAN JUAN must submit all documentation needed for owner relinquished animals and quarantine animals, which include owner relinquish forms and dog bite reports.
- E. SAN JUAN must give CITY prompt written notice whenever SAN JUAN observes or otherwise becomes aware of any deficiencies in CITY services.
- F. Hours of operation:
 - Citizens of San Juan may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i) CITY OF SAN JUAN

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

ii) CITY OF WESLACO

Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from SAN JUAN may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

SAN JUAN agrees to pay CITY for services contracted herein as follows:

- A. SAN JUAN shall pay CITY \$65.00 per animal impounded at CITY'S shelter.
- B. SAN JUAN shall pay CITY \$55.00 per deceased animal taken to CITY'S shelter.
- C. SAN JUAN citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. SAN JUAN citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. SAN JUAN shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. SAN JUAN shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with SAN JUAN'S invoice.

SAN JUAN will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2022 and shall continue in full-force and effect through October 1, 2023.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If SAN JUAN cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to SAN JUAN.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

SECTION VIII HOLD HARMLESS

To the extent permitted under the Constitution and laws of the State of Texas City Of San Juan agrees to indemnify and hold harmless and defend City, its agents, employees and officers from and against any claim, loss, damage, liability and expense, including reasonable attorney's fees,

incurred or suffered by it, by reason of any and all claims, demands or causes of action asserted or that may be asserted, against any or all of the above named parties, whether alleging intentional or negligent acts or omissions, and whether seeking compensatory or punitive damages, and involving, arising out of, or in any manner related to this agreement.

IN WITNESS WHEREOF, CITY and SAN JUAN have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____
David Suarez, Mayor

255 S Kansas
Weslaco, Texas 78596
Phone: 956.968.3181
Fax: 956.973.3128

ATTEST:

BY: _____
Norma Cantu, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez
Attorney at Law

City Attorney

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

City Of San Juan
709 N Nebraska
San Juan, Texas 78589

956-223-2200

ATTEST:

BY: _____
Brenda Escalante City Secretary

APPROVED AS TO FORM ONLY:

_____, City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Consideration and Approval of a Resolution Establishing the Intention of the City of San Juan, Texas to Reimburse Itself for the Prior Lawful Expenditures of Funds Relating to Acquiring, Constructing and Equipping Various City Improvements from the Proceeds of One or More Series of Tax-Exempt Obligations to be Issued by the City Authorized Purposes; Authorizing Other Matters Incident and Related Thereto; and Providing an Effective Date.

STAFF COMMENTS AND RECOMMENDATIONS:

Department of Sanitation is in need of an excavator to better maintain the detention and retention ponds within the City of San Juan. Department is asking to consider the purchase of an excavator from Rojas Equipment in the amount of \$211,150.

RECOMMENDATION:

Staff Recommends Approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



INVOICE

REMIT TO:
240 FRONTAGE RD.
ALAMO, TX. 78516
956.787.8778

302 BOOMTOWN DR.
LAREDO, TX 78043
956.787.8778

7700 PADRE ISLAND HWY.
BROWNSVILLE, TX 78521
956.545.0022

8817 IH 10
CONVERSE, TX 78109
210.430.5996

BILL TO:
CITY OF SAN JUAN
709 S NEBRASKA AVE
SAN JUAN TX 78589

SHIP TO:
CITY OF SAN JUAN
709 S NEBRASKA AVE
SAN JUAN TX 78589

INVOICE # 20733
INVOICE DATE 6/29/2022
P.O. #
DUE DATE 6/29/2022

DESCRIPTION	QTY	RATE	AMOUNT
2020 LIUGONG CLG925E HYDRAULIC EXCAVATOR S/N: 888925EZELU004063	1	211,150.00	211,150.00T

PLEASE STATE THE FOLLOWING ON PURCHASE ORDER:
"ROJAS HEAVY EQUIPMENT 191001-8258"

Wire Instructions:

BANK: PLAINS CAPITAL BANK
25 E. PRICE RD BROWNSVILLE TX 78521
ACCOUNT NUMBER: 7146695902
ROUTING NUMBER: 111322994
SWIFT NUMBER: PLASUS44
NAME: ROJAS HEAVY EQUIPMENT LLC

TAX EXEMPT 0.00% 0.00

TOTAL: \$211,150.00
PAYMENTS/CREDITS \$0.00
BALANCE DUE \$211,150.00

Terms and Conditions: This equipment is sold "AS IS" and as a condition of sale buyer warrants that it/he has inspected the equipment and accepts the same in its present condition. If the Buyer chooses not to inspect the machine, the Buyer accepts the machine in the "AS IS" condition. Rojas Heavy Equipment LLC. makes no warranties with respect to the equipment as to actual hours/ miles we can only report what can be visually observed, either expressed or implied, as to any matter whatsoever, including without limitation, it's safety, merchantability, or fitness for any particular purpose, or accuracy of manufacturer's printed material. This equipment has not been checked or verified for safety and is sold as is. The Buyer shall indemnify, hold harmless and defend Rojas Heavy Equipment LLC. from and against any and all losses, damages, liabilities and claims. Buyer is responsible for all attorney fees, costs and collections costs, legal fees and expenses arising from this sale.

Buyer agrees that all actions or proceedings arising in connection with this sale shall be tried and litigated exclusively in the state and federal courts located in the county of Hidalgo state of Texas. The Buyer is responsible for remitting sales tax unless a resale tax exempt certificate is supplied to the Rojas Heavy Equipment Inc. The Buyer must recover the equipment within 3 business days of payment; after days Rojas Heavy Equipment LLC. will not be responsible for the machine. By sending payment for the machine, the buyer accepts these terms and conditions.

SIGNATURE

WWW.ROJASHEAVYEQUIPMENT.COM

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING THE INTENTION OF THE CITY OF SAN JUAN, TEXAS TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL EXPENDITURE OF FUNDS RELATING TO ACQUIRING, CONSTRUCTING AND EQUIPPING VARIOUS CITY IMPROVEMENTS FROM THE PROCEEDS OF ONE OR MORE SERIES OF TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY FOR AUTHORIZED PURPOSES; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission (the *Governing Body*) of the City of San Juan, Texas (the *Issuer*) has entered into or will enter into various contracts pertaining to the expenditure of lawfully available funds of the Issuer to finance the costs associated with (i) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's parks and recreation facilities, constructing, acquiring, purchasing, renovating, enlarging, and improving the City's public safety facilities (including a fire station), and acquiring vehicles, heavy machinery, and equipment for sanitation and street maintenance and repair (the *Construction Costs*), (ii) the payment of various engineering costs, including design testing, design engineering, and construction inspection related to the Construction Costs (the *Engineering Costs*), (iii) the payment of various architectural costs, including preparation of plans and specifications and various other plans and drawings related to the Construction Costs (the *Architectural Costs*), and (iv) the payment of various administrative costs, including the fees of bond counsel, financial advisor, project manager, project consultant, other professionals, and printer (the *Administrative Costs*) [the Construction Costs, Engineering Costs, Architectural Costs, and Administrative Costs collectively constitute costs of the project that are the subject of this Resolution (the *Project*)]; and

WHEREAS, the provisions of Section 1201.042, as amended, Texas Government Code (*Section 1201.042*) provide that the proceeds from the sale of obligations issued to finance the acquisition, construction, equipping, or furnishing of any project or facilities, such as the Project, may be used to reimburse the Issuer, for costs attributable to such project or facilities paid or incurred before the date of issuance of such obligations; and

WHEREAS, the United States Department of Treasury (the *Department*) released Regulation Section 1.150-2 (the *Regulations*) which establishes when the proceeds of obligations are spent and therefore are no longer subject to various federal income tax restrictions contained in the Internal Revenue Code of 1986, as amended (the *Code*); and

WHEREAS, the Issuer intends to reimburse itself, within eighteen months from the later of the date of expenditure or the date the property financed is placed in service (but in no event more than three years after the original expenditures are paid), for the prior lawful capital expenditure of funds from the proceeds of one or more series of ad valorem tax-supported bonds issued as tax-exempt obligations (the *Obligations*) that the Issuer currently contemplates issuing in an amount not to exceed \$8,000,000 to finance a portion of the costs of the Project; and

WHEREAS, under the Regulations, to fund such reimbursement with proceeds of the Obligations, the Issuer must declare its expectation ultimately to make such reimbursement before making the expenditures; and

WHEREAS, the Issuer hereby finds and determines that the reimbursement for the prior expenditure of funds of the Issuer is not inconsistent with the Issuer's budgetary and financial circumstances; and

WHEREAS, the Governing Body hereby finds and determines that the adoption of this Resolution is in the best interests of the citizens of the Issuer; now, therefore,

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

SECTION 1: This Resolution is a declaration of intent to establish the Issuer's reasonable, official intent under section 1.150-2 of the Regulations and Section 1201.042 to reimburse itself from certain of the proceeds of the Obligations for any capital expenditures previously incurred (not more than 60 days prior to the date hereof) or to be incurred with respect to the Project from the lawfully-available general funds or other funds of the Issuer.

SECTION 2: The Issuer intends to issue the Obligations and allocate within 30 days after the date of issuance of the Obligations the proceeds therefrom to reimburse the Issuer for prior lawful expenditures with respect to the Project in a manner to comply with the Regulations.

SECTION 3: The reimbursed expenditure will be a type properly chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles.

SECTION 4: The Issuer intends to otherwise comply, in addition to those matters addressed within this Resolution, with all the requirements contained in the Regulations.

SECTION 5: This Resolution may be relied upon by the appropriate officials at the Office of the Attorney General for the State of Texas and establishes compliance by the Issuer with the requirements of Texas law and the Regulations.

SECTION 6: With respect to the proceeds of the Obligations allocated to reimburse the Issuer for prior expenditures, the Issuer shall not employ an abusive device under Treasury Regulation Section 1.148-10, including using within one year of the reimbursement allocation, the funds corresponding to the proceeds of the Obligations in a manner that results in the creation of replacement proceeds, as defined in Treasury Regulation Section 1.148-1, of the Obligations or another issue of tax-exempt obligations or refundable tax credit obligations.

SECTION 7: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Governing Body.

SECTION 8: All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 9: This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10: If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Governing Body hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 11: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 12: This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

* * * *

PASSED, ADOPTED AND APPROVED on this the 9th day of August, 2022.

CITY OF SAN JUAN, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

(Signature Page to City of San Juan, Texas Reimbursement Resolution)

#2029985.1

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverages Retail Dealer’s On-Premise Permit*) for On-Premise Consumption at “La Cocinita” Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Acosta is applying for a conditional use permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retail Dealer’s On-Premise Permit) for On-Premise Consumption at “La Cocinita” Restaurant, located at the Southeast corner of Nebraska Avenue and 2nd Street. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for different alcohol permits.

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 and Tuesday is closed, Wednesday thru Friday from 7:00 a.m. to 3:00 p.m., Saturday and Sunday from 8:00 a.m. to 3:00 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 forty-three (43) 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 in the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/21/2022
CITY COMMISSION – 07/26/2022
DATE PREPARED – 07/15/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “La Cocinita” Restaurant.

APPLICANT: Jazmin Acosta

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, Block 10, San Juan Original Townsite

LOCATION: 201 S. Nebraska Avenue
Located at the Southeast corner of 2nd Street and Nebraska Avenue

EXISTING ZONING: Neighborhood Commercial District (C-1)

**EXISTING LAND USE/
ADJACENT ZONING:** North – Commercial; Neighborhood Commercial District (C-1)
South – Residential; Neighborhood Commercial District (C-1)
East – Residential; Multi-family Residence District (R-MF)
West – Commercial; Neighborhood Commercial District (C-1)

ACCESS AND CIRCULATION: This property has access to 2nd Street

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

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

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Acosta is applying for a conditional use permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverages Retail Dealer’s On-Premise Permit*) for On-Premise Consumption at “La Cocinita” Restaurant, located at the Southeast corner of Nebraska Avenue and 2nd Street. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for different alcohol permit.

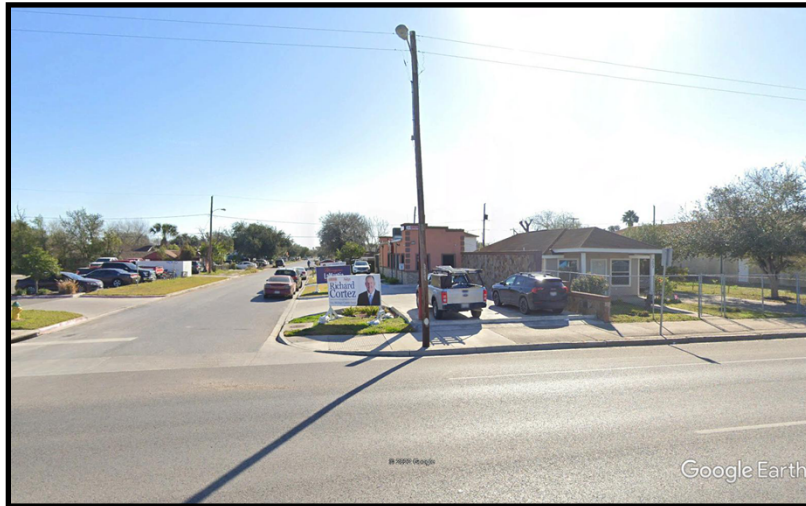
The following are the list of requirements:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday and Tuesday is closed, Wednesday thru Friday from 7:00 a.m. to 3:00 p.m., Saturday and Sunday from 8:00 a.m. to 3:00 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.

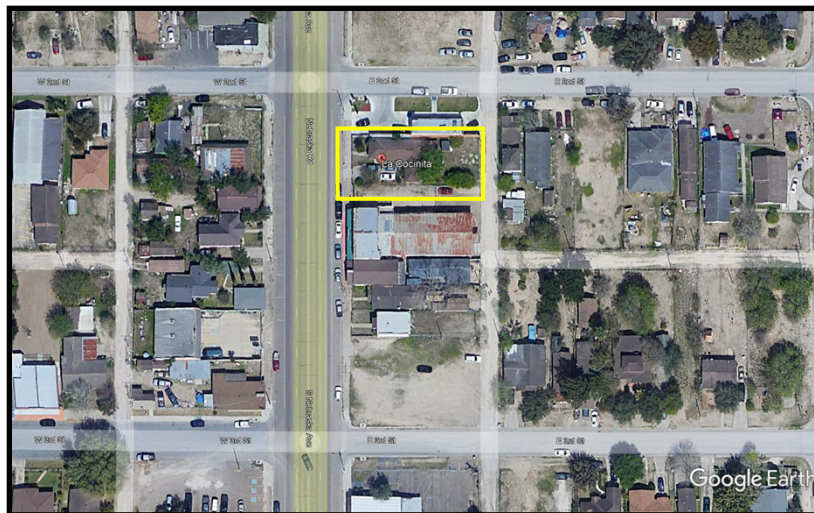
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-three (43) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Affidavit with operation hours
Site Plan
TABC Application
List of neighboring property owners receiving notice
Ordinance



La Cocinita Restaurant



Location Area



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (*BG – WINE AND MALT BEVERAGES RETAIL DEALER'S ON-PREMISE PERMIT*) FOR ON-PREMISE CONSUMPTION AT “LA COCINITA” RESTAURANT LOCATED AT 201 S. NEBRASKA AVENUE, LEGALLY DESCRIBED AS LOT 1, BLOCK 10, SAN JUAN ORIGINAL TOWNSITE, 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, Jazmin Acosta has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “La Cocinita”.

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 Jazmin Acosta for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “La Cocinita” Restaurant located at 201 S. Nebraska Avenue, 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 and Tuesday is closed, Wednesday thru Friday from 7:00 a.m. to 3:00 p.m., Saturday and Sunday from 8:00 a.m. to 3:00 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 26th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 9th day of August, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

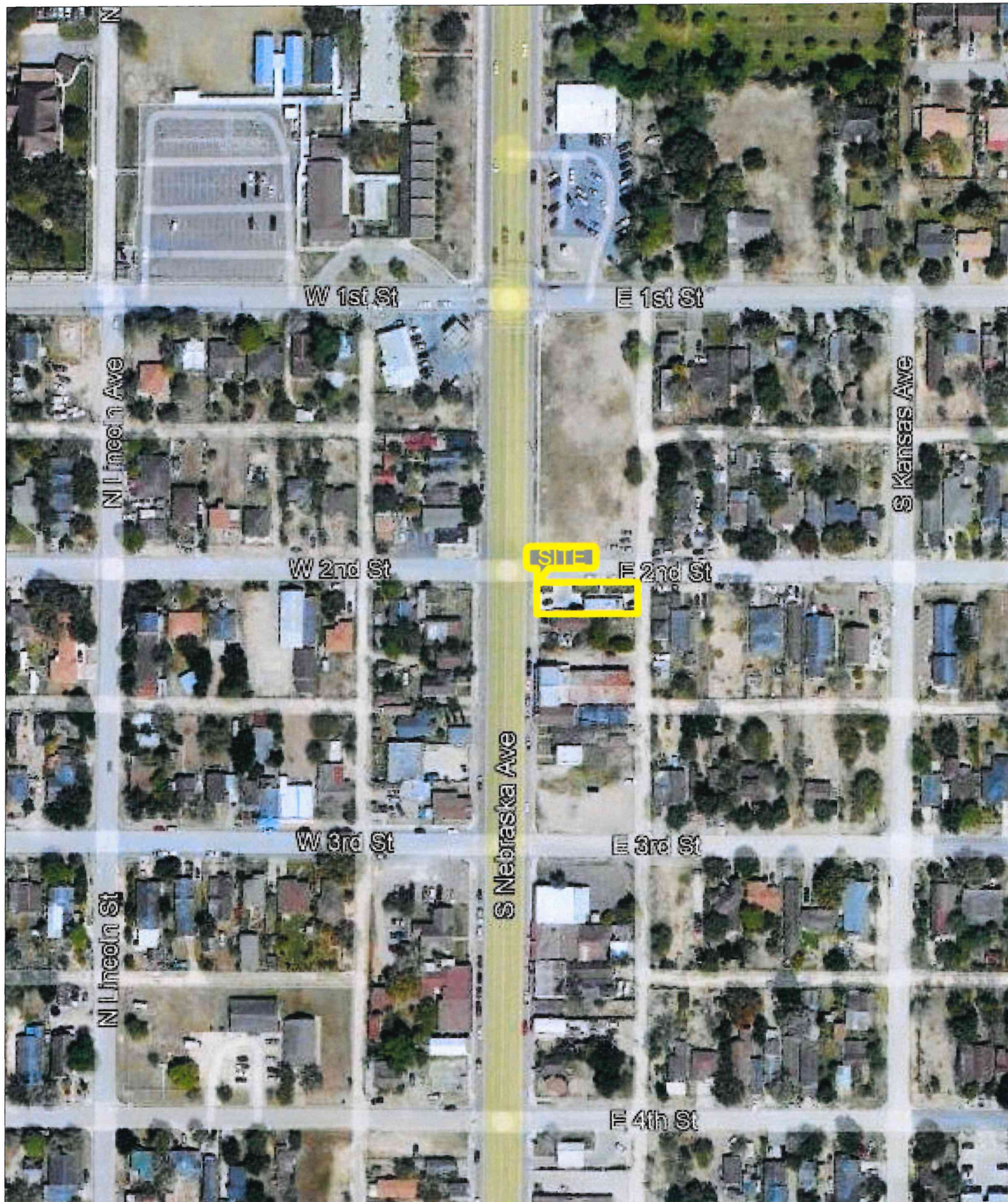
BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



- Legend
- CITY LIMITS
 - Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "La Cocinita" Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.

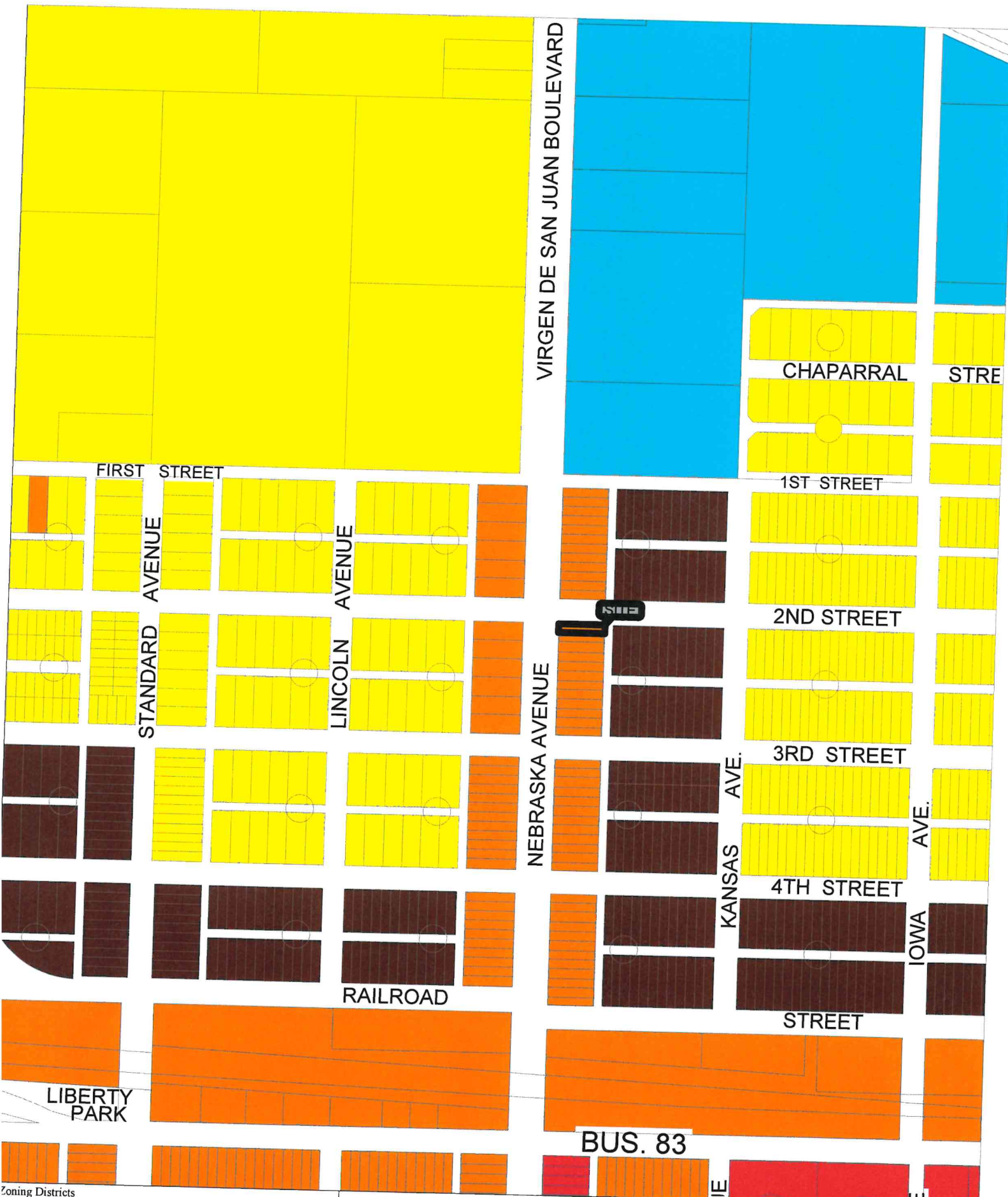


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "La Cocinita" Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.





Zoning Districts

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

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "La Cocinita" Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.

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PROPOSED BUSINESS IS A FULL RESTAURANT WITH THE SALE OF WINE & BEER.

This is a family owned and operated restaurant and will comply with TABC rules.

DAYS AND HOURS ARE AS FOLLOWS:

Closed Monday & Tuesday.

Wednesday thru Friday

7am – 3 pm

Saturday & Sunday

8am – 3 pm

5 employees

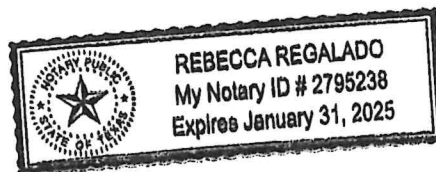


Jazmin Acosta

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 27th DAY OF JUNE, 2022.

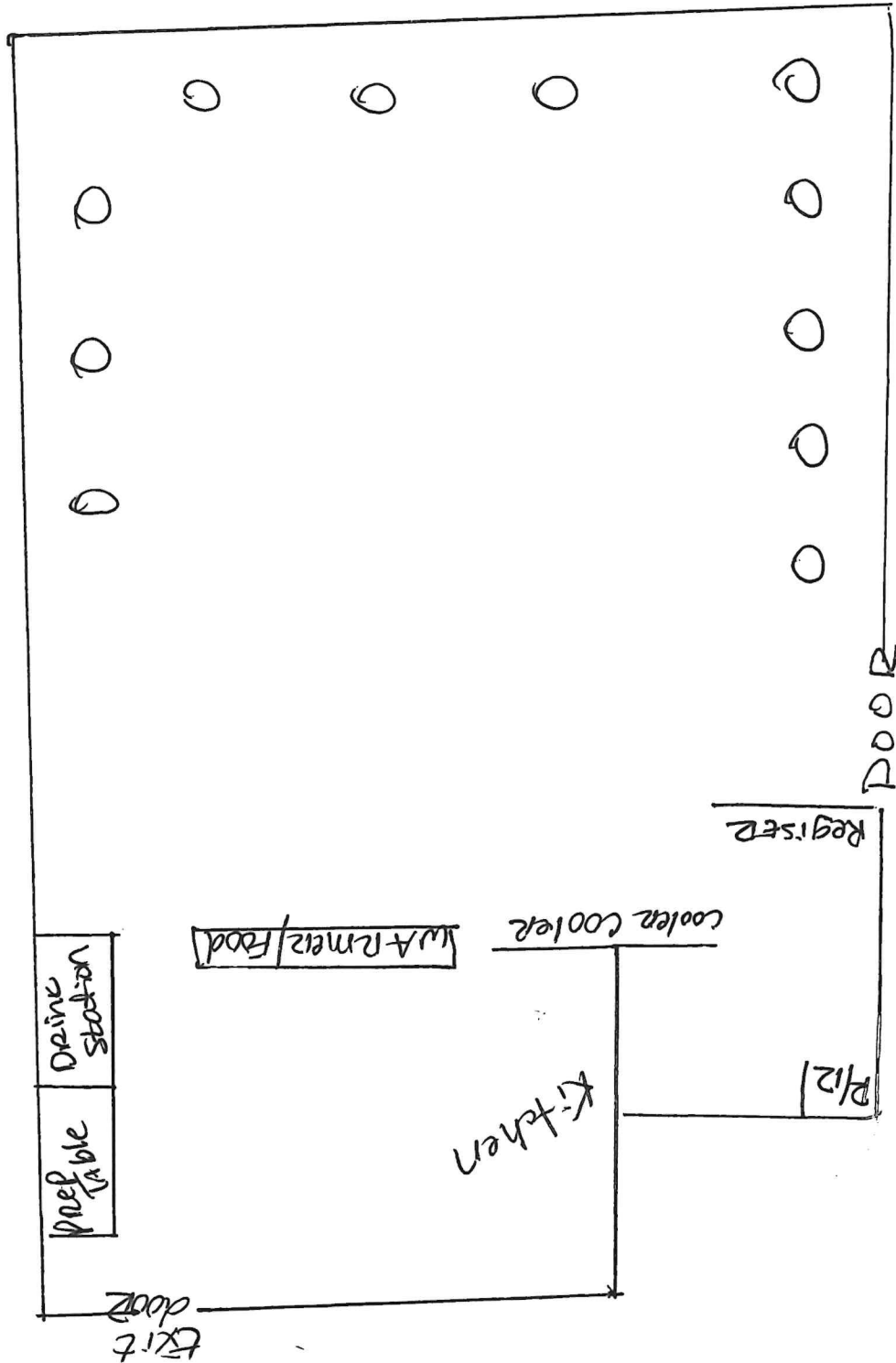


Notary Public in and for the State of Texas



Nebraska

PARKING



2nd Street



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) LA COCINITA			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Jazmin Acosta			
3. Type of Owner ☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☒ Other: SOLE PROPRIETORSHIP			
4. Location Address 201 N Nebraska Avenue			
City San Juan		County Hidalgo	State TX Zip Code 78589
5. Mailing Address 201 N Nebraska Avenue			
City San Juan		County Hidalgo	State TX Zip Code 78589
6. Business Telephone Number 956-475-3983		Alternate Telephone Number 956-402-1980	E-mail Address jazmin.acosta2010@gmail.com
7. Application for:			
☒ Original	☐ Reinstatement License/Permit Number	☐ Reinstatement and Change of Trade Name License/Permit Number	
	☐ Change of Location License/Permit Number	☐ Change of Location and Trade Name License/Permit Number	
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☐ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “La Cocinita” Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.

Acosta, Jazmin
413 Ebony St.
San Juan, Texas 78589

Perez, Ivan
215 E. 2nd St
San Juan, Texas 78589

J&M Tovas Real Estate
P.O. Box 3012
San Juan, Texas 78589

Guerrero Francisca Martinez
203 N Nebraska Ave.
San Juan, Texas 78589

Cortez, Maria De Jesus
121 E.3rd St
San Juan, Texas 78589

Cavazos, Leroy & Sandra
110 E.2nd St.
San Juan, Texas 78589

Morales, Israel
P.O. Box 4364
McAllen, Texas 78502

Gonzalez, Veronica Medrano
P.O. Box 426
Pharr, Texas 78577

Perez, Macario Hernandez Jr.
Gustavo Perez
P.O. Box 638
San Juan, Texas 78589

Osorio Maria Guadalupe
1502 Katie St.
Weslaco, Texas 78596

Lopez, Jesus
127 E. 3rd. St
San Juan, Texas 78589

Perez, Gustavo & Maria G
P.O. Box 638
San Juan, Texas 78589

Garza, Carlos R Quintanilla
909 El Campo Dr.
San Juan, Texas 78589

Sanchez, Ruben
835 W. Lakeside PL
Chicago, IL 60640

Puente, Iris Lynn
127 E 2nd St.
San Juan, Texas 78589

Garcia, Maria Luisa
1803 Sylvia Cir
San Juan, Texas 78589

Soto, Luis Gonzalez & Rosby
Mayorga
130 S. 2nd St
San Juan, Texas 78589

Salinas, Roberto
125 E 2nd St.
San Juan, Texas 78589

Cantu, Jose R
219 S. Nebraska Ave.
San Juan, Texas 78589

Venti Properties LLC
P.O Box 7453
North Brunswick, NJ 08902

Mac Affordable Homes Inc
315 E. Mile 12 N
Weslaco, Texas 78599

Pena, Maria De Jesus
113 E 3rd St.
San Juan, Texas 78589

Martinez, Maria Hilda
120 E. 2nd St.
San Juan, Texas 78589

Yracheta, Hilda
115 E 2nd St.
San Juan, Texas 78589

Gomez, Graciela Gonzalez
207 W 3rd St.
San Juan, Texas 78589

Ramos, Teresa
120 E.2nd St
San Juan, Texas 78589

Morales, Alberto Alejandro
3415 Shadow Wood Street
Edinburg, Texas 78541

Hernandez, Maria Del Carmen
117 E 2nd St.
San Juan, Texas 78589

Lopez, Rafael
115 E 2nd St
San Juan, Texas 78589

Nivon, Alejandro
1315 Citirine Dr.
Weslaco, Texas 78596

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “La Cocinita” Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.

Box, Norma Linda
P.O. Box 598
San Juan, Texas 78589

Serna, Patricia Trustee
Ruben & Librada Serna
1024 Lone Star Dr.
Houston, Texas 77055

Acosta, Robert
P.O. Box 577
Alamo, Texas 78516

Valdez, Esperanza
102 Jaime St.
San Juan, Texas 78589

Meritocracy Family Inc.
302 N. Frontier Ln.
Cedar Park, Texas 78613

Salinas, Norberto & Maria A
208 N Nebraska Ave.
San Juan, Texas 78589

Ramos, Guadalupe
112 E. 2nd Street
San Juan, TX 78589

Hernandez, Gabriel Federico
Ortega
121 E. 2nd Street
San Juan, TX 78589

Garcia, Raul and Alicia Duarte
22725 FM 88
Edcouch, TX 78538

Salas, Aleyda
308 W Walnut Ave.
McAllen, Texas 78501

Molino, Canales LLC
11738 Sagittarius W
Willis, TX 77318

Elizondo, Graciela
Yvette E Cerelly & Xotchitl
Hector Elizondo
213 E Chaparral St.
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit to allow a “Pitt’s Food Truck” at 1806 N. Raul Longoria Road, legally described as Azteca Acres Tract B, as Requested by Valeria Chapa.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Chapa is applying for a conditional use permit to operate a portable food concession stand “Pitt’s Food Truck” located at the commercial plaza in front of Taqueria La Mexicana. She is proposing to install a 16’ x 8’ food truck right in the middle of the parking area. (See attached site plan). She is proposing to use the restroom facilities at the Warriors Taekwondo at same location.

The proposed days and hours of operation are Monday and Saturday from 6:00 a.m. to 1:00 p.m. and 6:00 p.m. to 10:00 p.m. and Sunday will be closed.

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

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

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty-four (34) 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 in the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/21/2022
CITY COMMISSION – 07/26/2022
DATE PREPARED – 07/15/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Pitt’s Food Truck” at commercial area.
APPLICANT:	Valeria Chapa
SURVEYOR/ENGINEER:	N/A
LEGAL:	Azteca Acres, Tract B
LOCATION:	1806 N. Raul Longoria Road Located at the Northwest corner of Deanna Drive and Raul Longoria Road
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Institutional; Neighborhood Commercial District (C-1) <u>South</u> – Commercial; Neighborhood Commercial District (C-1) <u>East</u> – Commercial; Neighborhood Commercial District (C-1) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access to Deanna Drive.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Chapa is applying for a conditional use permit to operate a portable food concession stand “Pitt’s Food Truck” located at the commercial plaza in front of Taqueria La Mexicana. She is proposing to install a 16’ x 8’ food truck right in the middle of the parking area. (See attached site plan). She is proposing to use the restroom facilities at the Warriors Taekwondo at same location.

The proposed days and hours of operation are Monday and Saturday from 6:00 a.m. to 1:00 p.m. and 6:00 p.m. to 10:00 p.m. and Sunday will be closed.

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

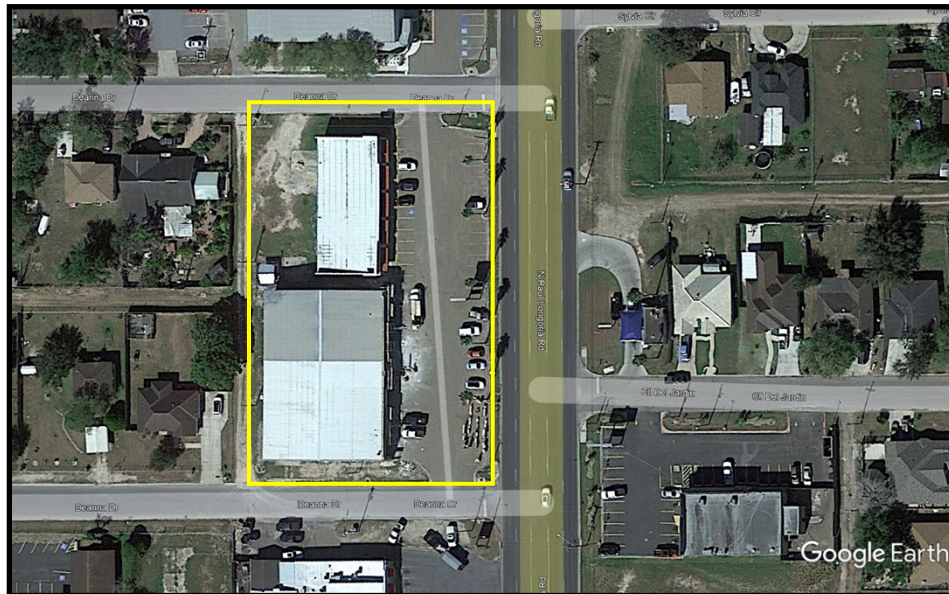
The following are the list of requirements for a food concession stand:

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty-four (34) 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
Letter for restroom facilities
List of neighboring property owners receiving notice
Ordinance



Location Map



Proposed Food Truck
Exterior





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “PITT’S FOOD TUCK” AT 1806 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS AZTECA ACRES TRACT B, 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, Valeria Chapa has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “Pitt’s Food Truck” at 1806 N. Raul Longoria Road.

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 Valeria Chapa for a Conditional Use Permit to allow “Pitt’s Food Truck” at 1806 N. Raul Longoria Road, subject to the following conditions:

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

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

PASSED and **APPROVED** on first reading on the 26th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 9th day of August, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

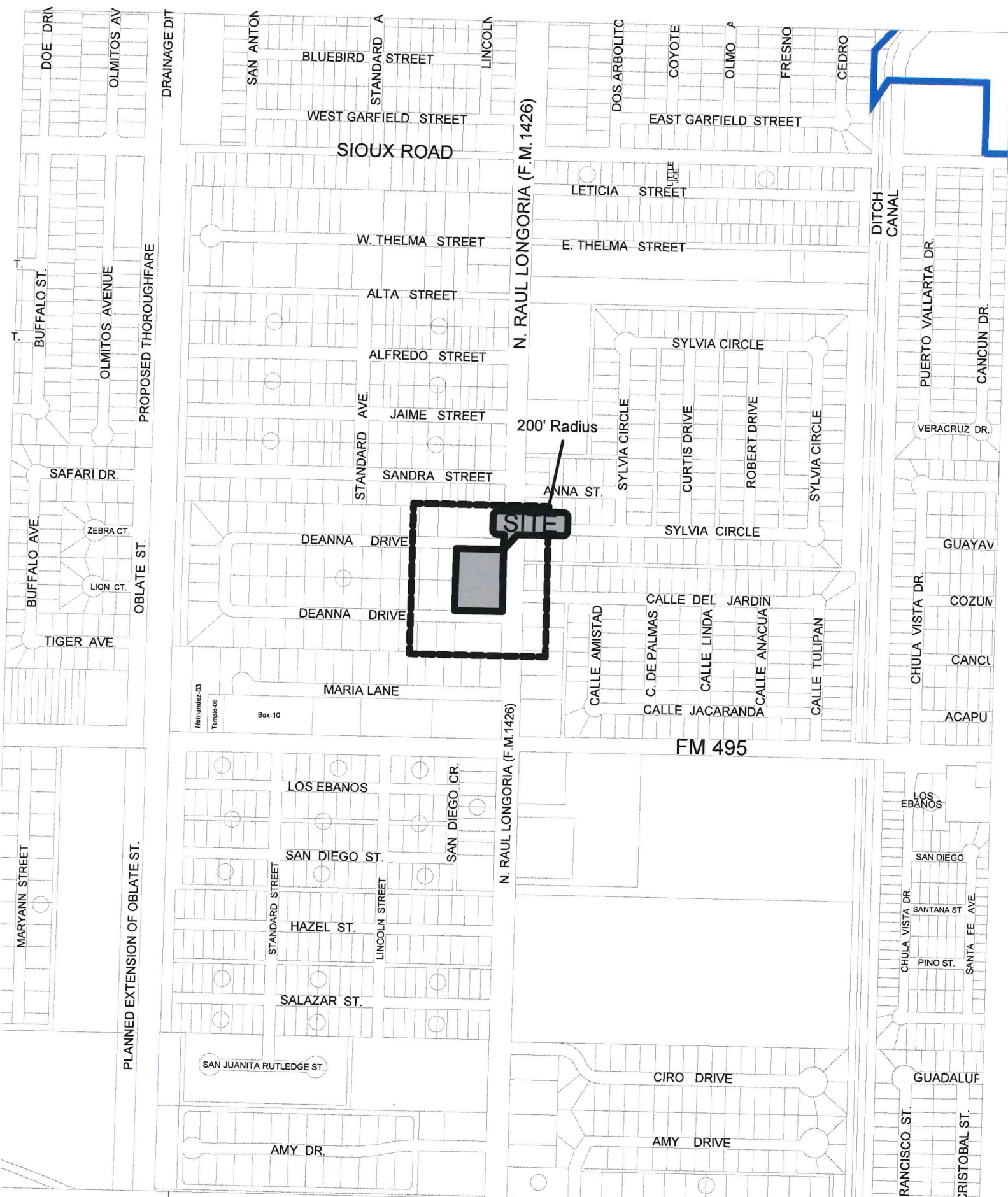
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

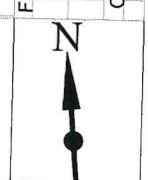


Legend

 CITY LIMITS

 Proposed area

Conditional Use Permit to allow "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as requested by Valeria Chapa.

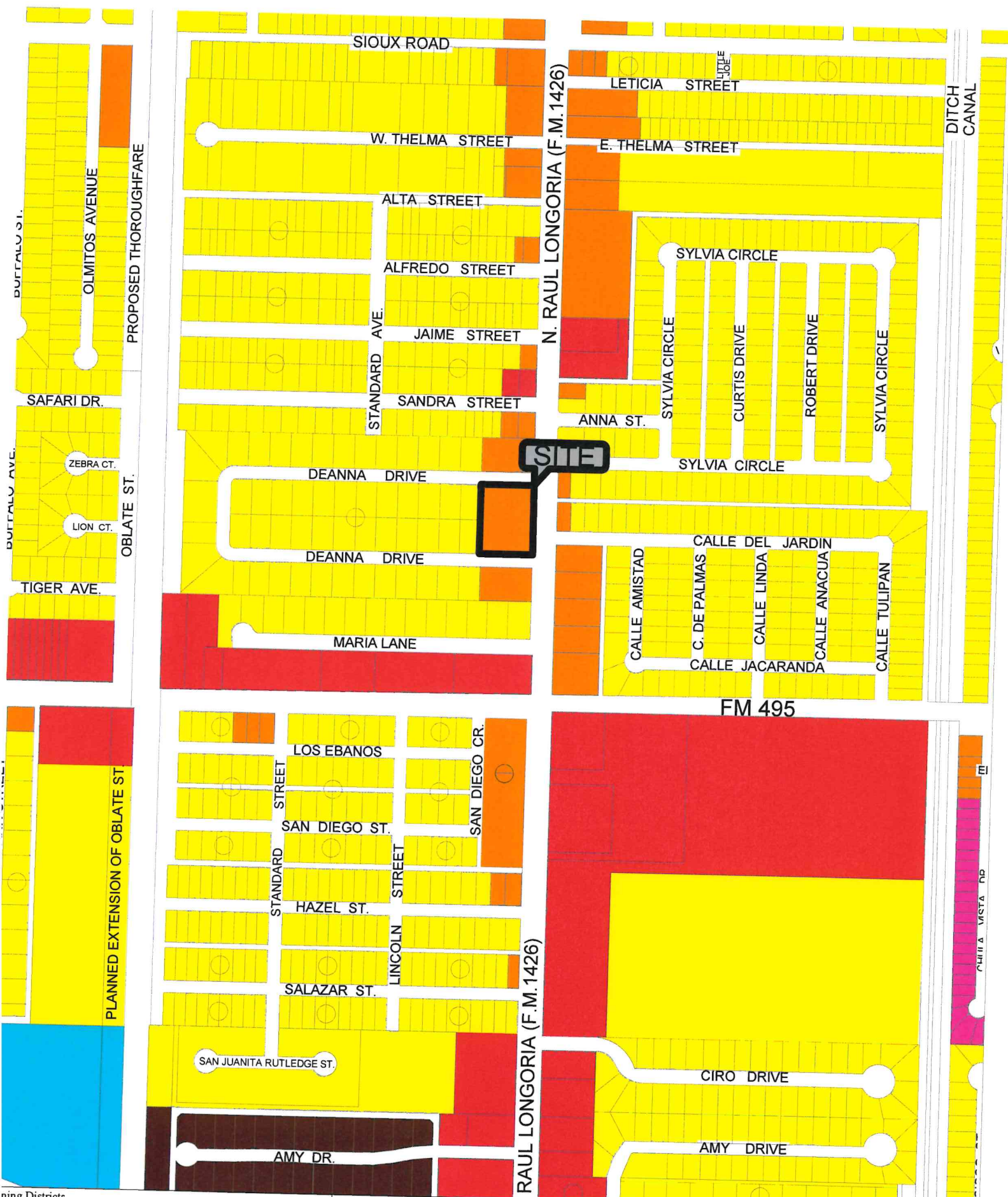




- Legend
-  CITY LIMITS
 -  Proposed area

Conditional Use Permit to allow "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as requested by Valeria Chapa.

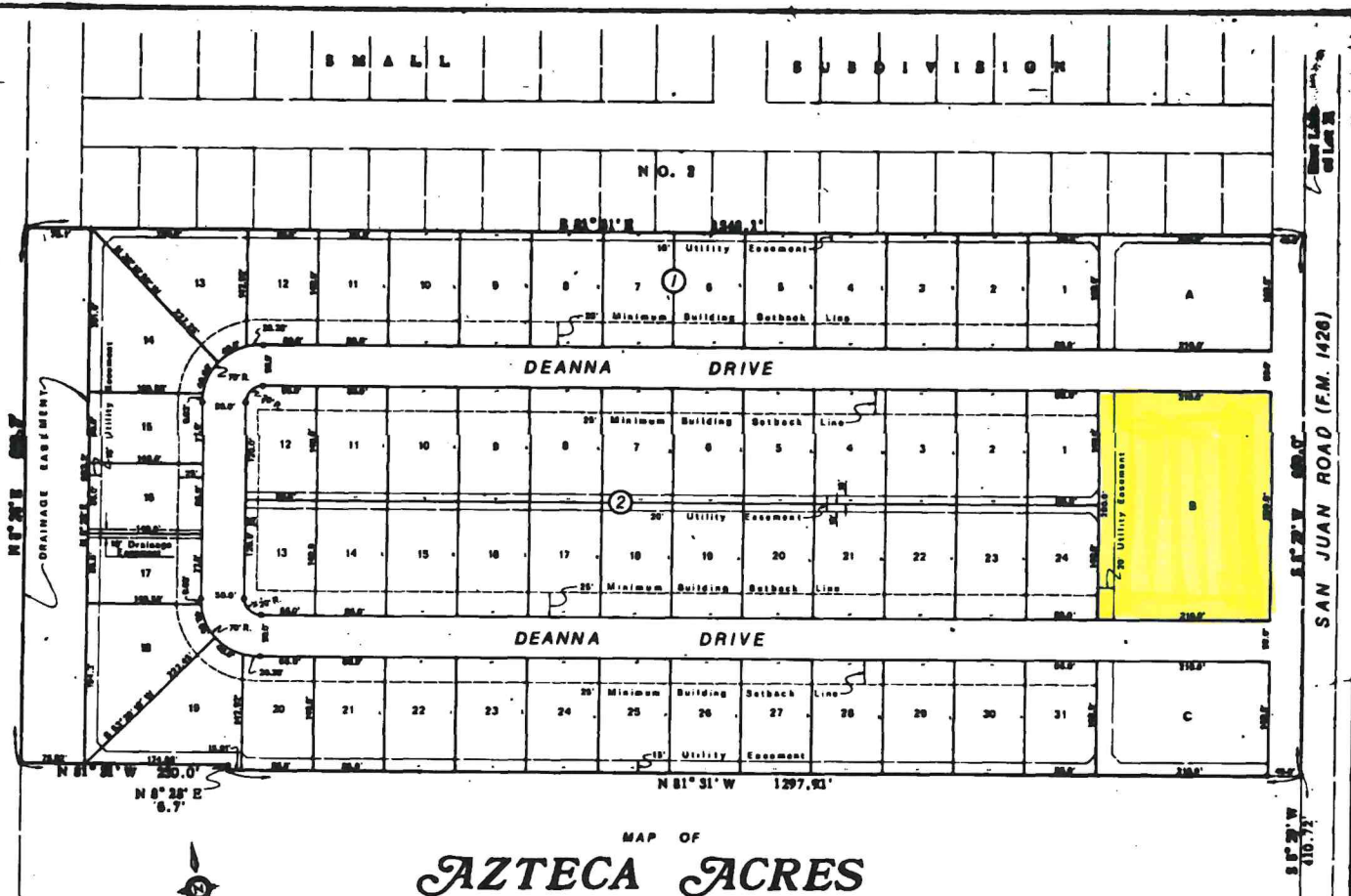




- ning Districts
- Single Family Residential (R-S)
 - Manufactured Home (R-MH)
 - Multi-Family Residential (R-MF)
 - Neighborhood Commercial (C-1)
 - General Business (C-2)
 - Heavy Commercial (C-3)
 - Light Industrial (I-1)
 - Heavy Industrial (I-2)
 - Open Space (O)
 - Exp. Corridor (EC)

Conditional Use Permit to allow "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as requested by Valeria Chapa.





6599

RECORDED IN BOOK 19-68 PAGE 2

APR 1 1975

SANTOS BALDANA
County Clerk, Hidalgo County, Texas
By *[Signature]*

APPROVED FOR RECORDING

BY
COMMISSIONERS' COURT,
This the 1st day of March 1975
SANTOS BALDANA, County Clerk,
Hidalgo County, Texas
By *[Signature]*

I, CAYDINO CASTILLO, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE ABOVE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY SURVECTION.

9-10-74
DATE

[Signature]
REG. PROFESSIONAL ENGINEER 521628



STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT SAN JUAN ACRES DEVELOPMENT COMPANY, OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP AND DO DEDICATE TO THE PUBLIC THE STREETS AND ALL ALLEYS DESIGNATED THEREON.

9-10-74
DATE

[Signature]
HEART JOE, TRUSTEE



STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DATE PERSONALLY APPEARED, 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 10th DAY OF Sept., A.D., 1974.

THIS PLAT APPROVED BY THE SAN JUAN ZONING AND PLANNING BOARD ON THIS THE 2 DAY OF Oct., A.D., 1974.

[Signature]
CHAIRMAN

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

THE MAP APPROVED BY THE CITY COMMISSION OF SAN JUAN, TEXAS, ON THIS THE 21 DAY OF October, A.D., 1974.

ATTEST:

[Signature]
CITY SECRETARY

[Signature]
MAYOR, CITY OF SAN JUAN

THE MAP APPROVED BY HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 2 ON THIS THE 24th DAY OF October, A.D., 1974.

[Signature]
PRESIDENT

[Signature]
PRESIDENT

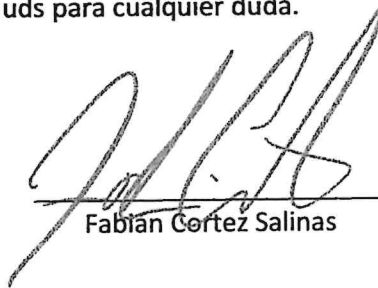
Carta de Autorización

City of San Juan, Texas

Por medio de la presente yo Fabián Cortez Salinas, autorizó a Valeria Chapa al uso de baño en mi negocio ubicado en Plaza San Juan 1806 N. Raúl Longoria local 1 y 2, San Juan TX

Sin más por el momento quedo de uds para cualquier duda.
Teléfono (956) 483 0224

Gracias,



Fabián Cortez Salinas

Conditional Use Permit to allow a "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as Requested by Valeria Chapa.

Chapa, Valeria
1910 Chula Vista Dr.
San Juan, TX 78589

La Palabra Viviente Ministries
171 N Deanna Dr.
San Juan, Texas 78589

Garcia, Gloria San Juanita
104 Maria Ln.
San Juan, TX 78589

Hinostroza, Alfonso
P.O. Box 2550
San Juan, Texas 78589

Gonzalez, Manuel & Maria G.
216 W. Thelma St.
San Juan, Texas 78589

Abrego, Marlene
102 Maria Ln.
San Juan, TX 78589

Camecuaro LLC.
3300 Geranium Ave.
McAllen, Texas 78501-3367

Gonzalez, Gilberto
P.O. Box 347
San Juan, Texas 78589

EID Properties, LLC.
301 Toucan Avenue
McAllen, TX 78501

Apostolic Assembly of The
Faith In Christ Jesus Inc.
P.O. Box 2072
San Juan, Texas 78589

Zavala, Albino and Maria Delia
170 N. Deanna Dr.
San Juan, TX 78539

Rodriguez, Maria Elena Rios
1726 E. Roosevelt Rd.
Donna, TX 78537

Guerra, Noe & Ana S.
104 Sylvia Cir.
San Juan, Texas 78589

Mendez, Maria Antonia
168 N. Deanna Dr.
San Juan, TX 78589

Hernandez, Alfredo and Guadalupe
105 Sylvia Circle
San Juan, TX 78589

Garza, Jorge I. & Leticia
1803 N Raul Longoria Rd
Edinburg, Texas 78541

Juarez, Adrian and Maria
166 N. Deanna Dr.
San Juan, TX 78589

Cortez, Roberto and Guadalupe
121 Sandra St.
San Juan, TX 78589

WaterPlex Inc.
918 Natalie St.
Weslaco, Texas 78596

Castillo, Trinidad and Irma C.
P.O. Box 1611
San Juan, TX 78589

Estrada, Monica
119 Sandra St.
San Juan, TX 78589

Rios, Eutimio S. & Teresa D.
103 Calle Jardin
San Juan, Texas 78589

Segovia, Jesus
112 Deanna Drive
San Juan, TX 78589

Martinez, Juan and Maria del
Carmen
117 Sandra St.
San Juan, TX 78589

Abrego, Jose E & Mayra A.
105 Calle Del Jardin
San Juan, Texas 78539

Olivarez, Luis
110 Deanna Drive
San Juan, TX 78589

Rebollozo, Oralia B.
115 Sandra St.
San Juan, TX 78589

Garza, Emanuel
5211 Canada Ln.
Edinburg, Texas 78542

Pruneda, Martina and Rosvel
106 Maria Ln.
San Juan, TX 78589

Tijerina, Cesar and Enedelia
105 Sandra St.
San Juan, TX 78589

Conditional Use Permit to allow a "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as Requested by Valeria Chapa.

Gonzalez, Manuel
216 W. Thelma St.
San Juan, TX 78589

Rios. Arnulfo and Maria O.
108 Maria Ln.
San Juan, TX 78589

Martinez, Oscar Jr. and Yvonne
110 Maria Ln.
San Juan, TX 78589

Guerra, Noe and Lazaro
Juana Guerra
104 Sylvia Circle
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 9, 2022

Consider Second and Final Reading of an Ordinance Regarding 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 Giants Subdivision, a residential subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivision processed and approved within the city's ETJ. On May 24, 2022, the City Commission approved Resolution 22-15 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:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 3.00-ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3109843, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **3.00** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on June 1, 2022 and June 22, 2022 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 pm on June 14, 2022 at the Amigos del Valle, located at 615 W. 1st Street, in San Juan, Texas and second public hearing was held at 6:00 pm on July 12, 2022 at San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

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 ½" 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 ½" 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 ½" 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 ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF VALLEY RANCH SUBDIVISION, PASSING A ½" 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.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Single-Family Residence District (R-S).

SECTION V: Upon annexation of the herein above described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and APPROVED on first reading on the 26th day of July, 2022.

PASSED and APPROVED on second reading on the 9th day of August, 2022.

CITY OF SAN JUAN

MARIO GARZA, Mayor

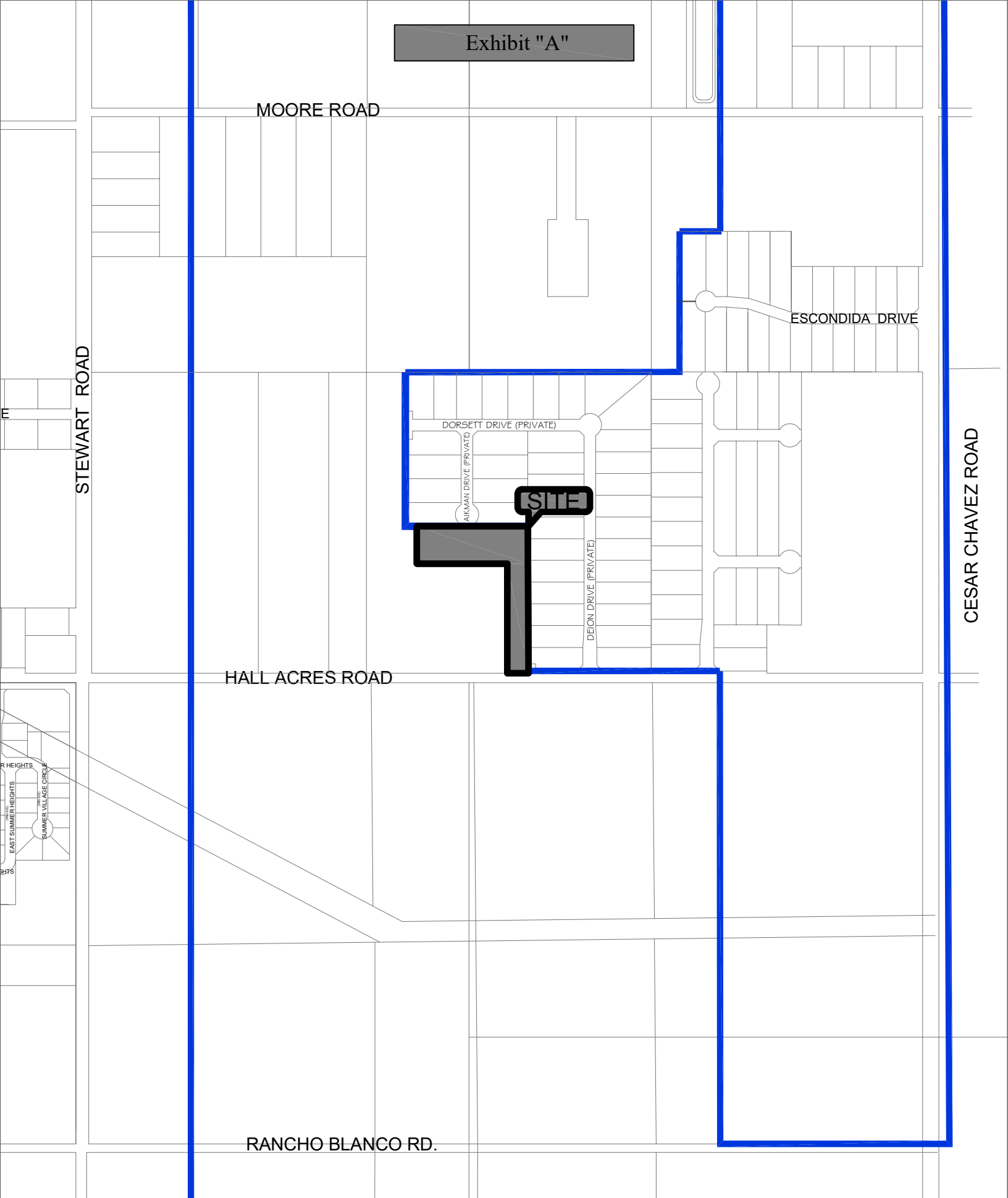
ATTEST:

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

BRENDA ESCALANTE
City Secretary

City Attorney

Exhibit "A"

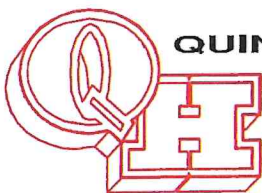


Legend

-  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.





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulallo 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.

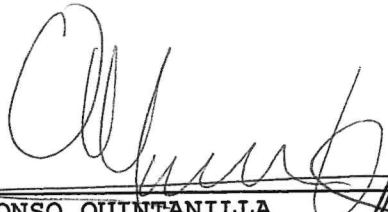
THENCE; SOUTH, ALONG THE WEST LINE OF VALLEY RANCH SUBDIVISION, PASSING A 1/2" IRON ROD FOUND AT 644.80 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 664.80 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHWEST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

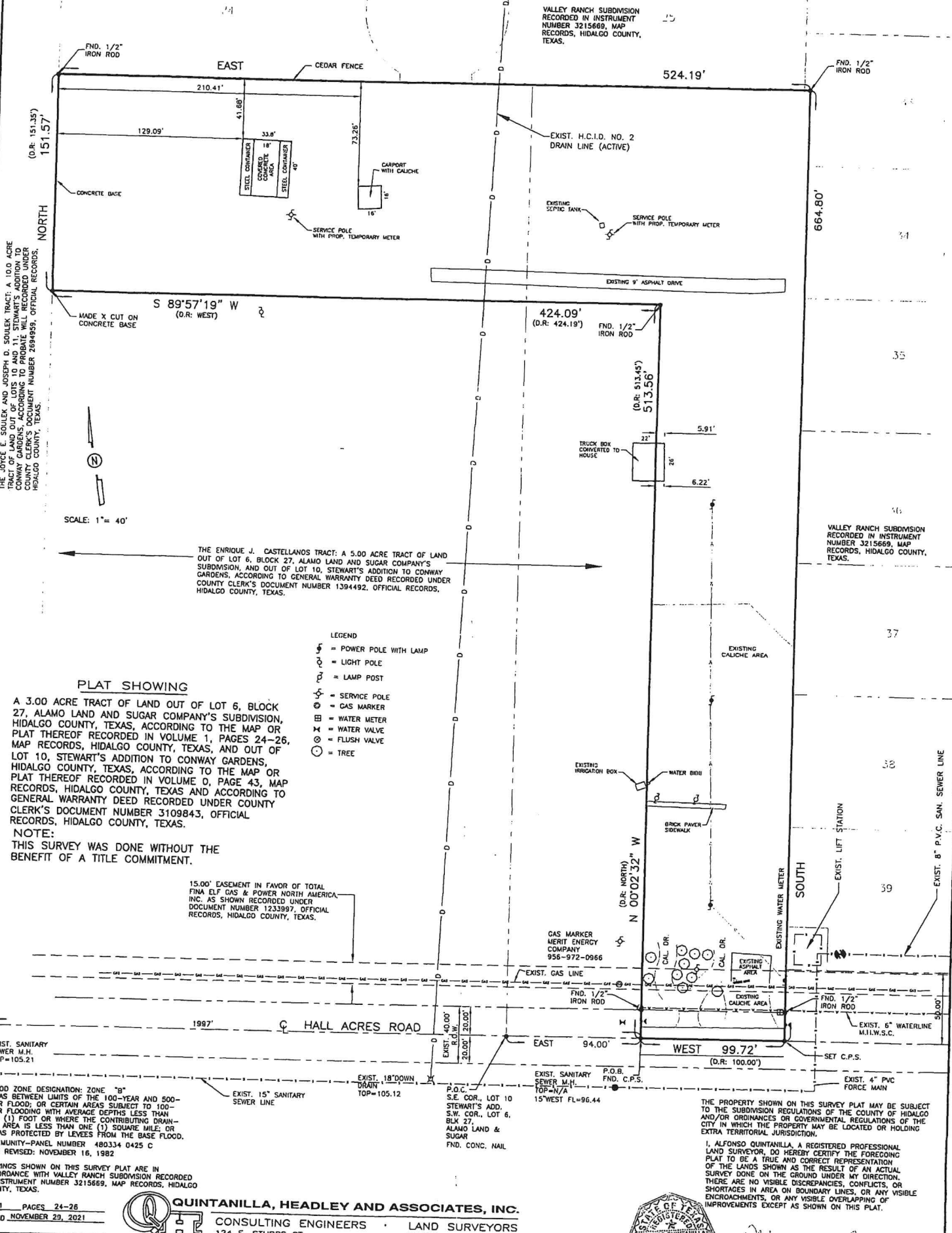
BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO INSTRUMENT NUMBER 2894923, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VALLEY RANCH SUBDIVISION
RECORDED IN INSTRUMENT
NUMBER 3215669, MAP
RECORDS, HIDALGO COUNTY,
TEXAS.

VALLEY RANCH SUBDIVISION
RECORDED IN INSTRUMENT
NUMBER 3215669, MAP
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 1333997, 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

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.

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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



EXHIBIT C

ANNEXATION MUNICIPAL SERVICE PLAN AGREEMENT

POLICE

Existing Services: None by the City of San Juan

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

FIRE PROTECTION & AMBULANCE SERVICE

Existing Services: None by the City of San Juan

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

BUILDING INSPECTION & CODE ENFORCEMENT DIVISION

Existing Services: None by the City of San Juan

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

PLANNING AND ZONING

Existing Services: None by the City of San Juan

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

LIBRARY

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

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

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

STREET

Existing Services: County Street Maintenance

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

STORM WATER MANAGEMENT

Existing Services: None by the City of San Juan

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

STREET LIGHTING

Existing Services: None by the City of San Juan

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

TRAFFIC ENGINEERING

Existing Services: None by the City of San Juan

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

WATER SERVICE

Existing Services: Areas are currently being serviced by the Military Water Supply Corporation.

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

SANITARY SEWER SERVICE

Existing Services: Sewer services currently being provided by on site sewer facilities (OSSF), City of San Juan.

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

SOLID WASTE SERVICES

Existing Services: None

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

MISCELLANEOUS

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

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

Legal Description: Being a 3.00 Acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per Volume 1, Pages 24-26, H.C.M.R., Hidalgo County, Texas.

EXECUTED this _____ day of _____, A.D. 2022.

Jose Luis Hernandez
115 S. 34th Street
Hidalgo, TX 78557

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

 This instrument was acknowledged before me on the _____ day of _____, 2022.

Notary Public – State of Texas

Accepted by:

CITY OF SAN JUAN

By: _____
Benjamin Arjona, City Manager

Approved as to form:

By: _____
City Attorney