



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 St.
San Juan, Texas 78589
Tuesday, April 11, 2023

REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A. Presentation to Recognize the PSJA Lady Bears Golf Team for their District 31-6A Golf Championship.**
- B. Presentation and Update by the Hidalgo County Drainage District No. 1 as it Relates to the 2023 Drainage Bond Program.**
- C. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation and San Juan Memorial Library.**

- 1. Planning and Zoning Monthly Report. [Daniel Tijerina, Director of Planning]**

2. Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
3. Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]
4. San Juan Memorial Library Monthly Report. [Armandina Sesein, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 3.24-Acre Tract of Land out of the South 5.00 Acre Tract of Lot 16, Block 8, John Closner Subdivision, as Requested by Javier A. Pena. [Daniel Tijerina, Director of Planning]
- B. Hold a Public Hearing of an Ordinance for the Voluntary Annexation Petition of the Stewart Coves Subdivision, Which is 16.579-Acre Tract of Land out of Lots 1 and 6, Stewart's Addition to the Conway Gardens, Located at the Northwest Corner of Moore and Stewart Road, as Requested by Joyce E. Soulek Living Trust. [Daniel Tijerina, Director of Planning]

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

- A. Discussion and Action, if any, Ratifying the Hidalgo County Drainage District No. 1 Request for the Use of City Facilities as Early Voting and Election Day Polling Locations for the May 6, 2023 General Election. *Tabled* [Brenda Escalante, City Secretary]
- B. Preliminary and Final Plat Approval of the Starlite Subdivision being a 11.02-Acre Tract of Land out of Lot 1, Leighann Subdivision and an 0.60-Acre Tract of Land out of Lot 6, M.L. Woods Tract No. 3 Subdivision, as Requested by Trevino Engineering. [Daniel Tijerina, Director of Planning]
- C. Variance Request to the Subdivision Ordinance for the Plantation Heights Subdivision Being a 21.68 Acre Tract of Land out of Lot 1, Block 14, John Closner Subdivision, Located Approximately a Quarter of a Mile South of Hall Acres Road, Along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]

VIII. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) at "Las Cariñosas Drive-Thru" Located at 4101 N. Veterans Boulevard, Legally Described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, as Requested by Ivan Rodriguez Lucio. [Daniel Tijerina, Director of Planning]

- B. Consider Second and Final Reading of an Ordinance for a Special Use Permit for the Installation of a Portable Building, Camera and Antenna at 171 Deanna Drive, Legally Described as Lot 5 and the East ½ of Lot 6, Block 1, Azteca Acres, as Requested by La Palabra Viviente Ministries. [Daniel Tijerina, Director of Planning]

IX. 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 6th day of April, 2023 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

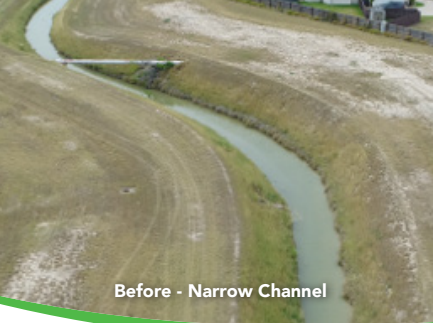


BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

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 _____, 2023.

OFFICE OF THE CITY SECRETARY



Before - Narrow Channel



Construction - Channel Widening



After - Expanded Channel for More Capacity

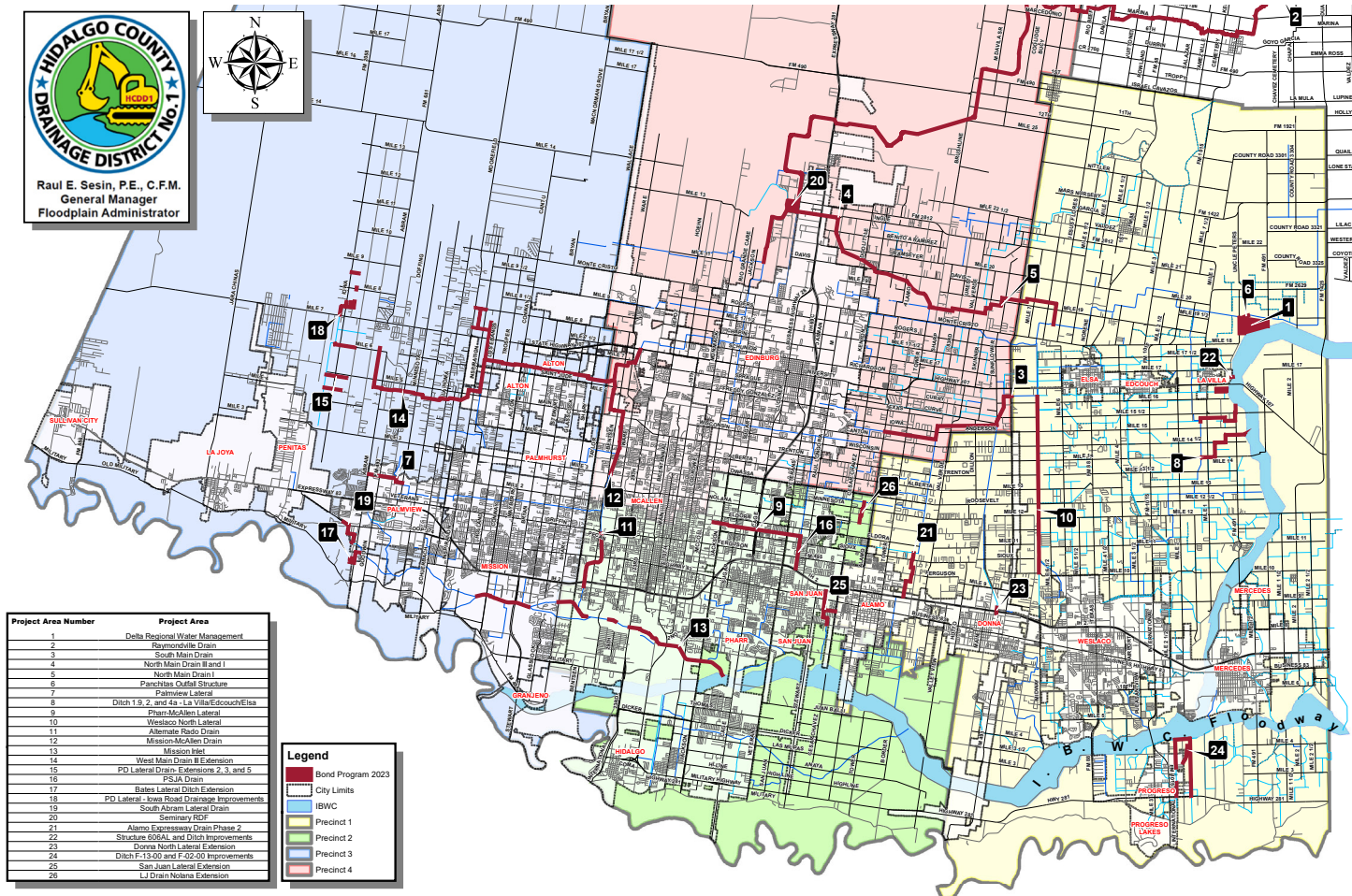
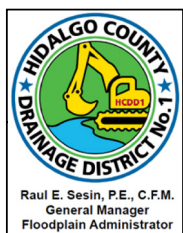


2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

The Hidalgo County Drainage District No.1 is proposing a bond in the amount of \$195 million for drainage infrastructure improvements. There is ZERO tax rate impact to Hidalgo County taxpayers. The proposed countywide projects would positively affect more than 81,095 structures in Hidalgo County, helping to protect more than \$17.8 billion in assessed property values.

- 1** **Delta Regional Water Management**
Project Cost: \$15,000,000
Area: Regional
 Continuation of improvements to the 200+ acre off-line detention pond near Mile 17 North and Uncle Peters Road to mitigate flooding up and downstream of the Main Floodway Channel.
- 2** **Raymondville Drain**
Project Cost: \$15,000,000
Area: Regional
 Project consists of a drainage ditch connection to existing channels. Existing channels improvements of approximately 63 miles of drainage improvements include in-line and off-line detention, reservoirs, and control structures that stretch from Edinburg Lake (Hidalgo County) to the Laguna Madre (Willacy County).
- 3** **South Main Drain**
Project Cost: \$11,510,000
Area: Regional
 Approximately 5.6 miles of channel improvements includes widening the South Main Drain within existing right of way, from FM 493 to FM 907.
- 4** **North Main Drain III and I**
Project Cost: \$17,190,000
Area: Regional
 Approximately 9 miles of channel improvements includes widening the North Main Drain within existing right of way, from Monte Cristo Road to J-09 Drain.
- 5** **North Main Drain I**
Project Cost: \$15,850,000
Area: Regional
 Approximately 5.7 miles of channel improvements includes widening the North Main Drain within existing right of way, from the Main Floodway Channel to Monte Cristo.
- 6** **Panchitas Outfall Structure**
Project Cost: \$3,060,000
Area: Regional
 Rehabilitation of the outfall structure, including concrete embankment replacement.
- 7** **Palmview Lateral**
Project Cost: \$5,460,000
Area: Precinct 3
 Approximately 1.3 miles of channel improvements includes widening the Palmview Lateral within existing right of way, from Minnesota Road to Abram Road. One regional detention facility west of Minnesota Road to relieve area from flooding.
- 8** **Ditch 1.9, 2, and 4a - La Villa/Edcouch/Elsa**
Project Cost: \$23,010,000
Area: Precinct 1
 Approximately 4.3 miles of channel improvements includes excavating and widening Ditches 1.9, 2, and 4a in new and existing right of way, including additional culvert crossings. Improvements include a new pump station at the Floodway and a regional detention facility.
- 9** **Pharr-McAllen Lateral**
Project Cost: \$5,660,000
Area: Precinct 2
 Approximately 3 miles of channel improvements includes widening the Pharr-McAllen Lateral within existing right of way, from PSJA Lateral to 1/4 mile west of Jackson Road.
- 10** **Weslaco North Lateral**
Project Cost: \$4,560,000
Area: Precinct 1
 Approximately 6 miles of channel improvements includes widening of the Weslaco North Lateral within existing right of way, from South Main Drain to Mile 10.
- 11** **Alternate Rado Drain**
Project Cost: \$5,440,000
Area: Precinct 2
 Approximately 2.1 miles of channel improvements includes widening the Alternate Rado Drain within existing right of way, from Colbath Road to FM 495
- 12** **Mission-McAllen Drain**
Project Cost: \$21,110,000
Area: Precinct 4
 Approximately 5.3 miles of channel improvements includes widening the Mission-McAllen Drain within existing right of way, from SH 107 to 3 Mile North.
- 13** **Mission Inlet**
Project Cost: \$7,480,000
Area: Precinct 2
 Channel improvements include widening the pilot channel of the Mission Inlet and improvements at the outfall structure to IBWC Floodway.
- 14** **West Main Drain III Extension**
Project Cost: \$17,480,000
Area: Precinct 3
 Approximately 14 miles of channel improvements include constructing and widening the West Main Drain at Abram Road to Mile 6 Road, new ROW acquisition and pipe.



15 PD Lateral Drain - Extensions 2, 3, and 5
Project Cost: \$3,140,000
Area: Precinct 3
Approximately 2 miles of channel improvements include widening Laterals 2, 3, and 5 within United Irrigation District right of way.

16 PSJA Drain
Project Cost: \$1,090,000
Area: Precinct 2
Approximately 2 miles of channel improvements includes widening the PSJA Drain within existing right of way, from Nolana to I2.

17 Bates Lateral Ditch Extension
Project Cost: \$1,860,000
Area: Precinct 3
Channel improvements include excavation of the Bates Lateral Ditch towards S. Abram Road and new storm drainage system along Apache Street and Navajo Street towards S. Abram Road, outfalling at the Bates Lateral Ditch Extension.

18 PD Lateral - Iowa Road Drainage Improvements
Project Cost: \$1,940,000
Area: Precinct 3
Channel improvements include widening of the PD Lateral from SH 107 to Vaquero Avenue within existing right of way and installation of culverts at Iowa, Mile 7, and Mile 8. New storm drainage system for the neighborhood from the PD Lateral to Vaquero Avenue. New storm drainage system for Iowa Road near alignment for Mile 8 1/2.

19 South Abram Lateral Drain
Project Cost: \$1,900,000
Area: Precinct 3
Channel improvements include widening of south Abram Lateral and storm drainage system along West Loop 374 between Chihuahua Drive and Los Charcos Dr. to south Abram Lateral Drain.

20 Seminary RDF
Project Cost: \$5,610,000
Area: Precinct 4
Acquisition of 67.8 acres for excavation of regional detention facility located at Seminary Road and Ingle Road.

21 Alamo Expressway Drain Phase 2
Project Cost: \$1,470,000
Area: Precinct 1
Approximately 1.9 miles of channel improvements include excavation of the Alamo Expressway Drain and roadway crossing upgrades from I2 to Cesar Chavez Drain.

22 Structure 606AL and Ditch Improvements
Project Cost: \$1,710,000
Area: Precinct 1
Approximately 0.4 miles of channel improvements include ditch widening and new gatewell structure with pump at IBWC Levee Structure 606 AL, north of SH 107.

23 Donna North Lateral Extension
Project Cost: \$810,000
Area: Precinct 1
Construction of stormwater pump station and force main across I2, west of FM 493.

24 Ditch F-13-00 and F-02-00 Improvements
Project Cost: \$1,460,000
Area: Precinct 1
Approximately 4.7 miles of channel improvements include widening Ditches F-13-00 and F-02-00 within existing right of way, from Hwy 281 to Floodway Levee.

25 San Juan Lateral Extension
Project Cost: \$3,460,000
Area: Precinct 2
Channel improvements include widening the San Juan Lateral within existing right of way, from Ridge Road to Sam Houston Blvd. New storm drainage culvert from Sam Houston Blvd. to Carroll Rd.

26 LJ Drain Nolana Extension
Project Cost: \$2,740,000
Area: Precinct 2
Channel and culvert improvements include excavation of new drainage ditch and drainage culverts from Earling Road to LJ Drain.



Antes - Canal Estrecho



Construcción - Ampliación del canal



Después - Ampliación del canal para aumentar su capacidad

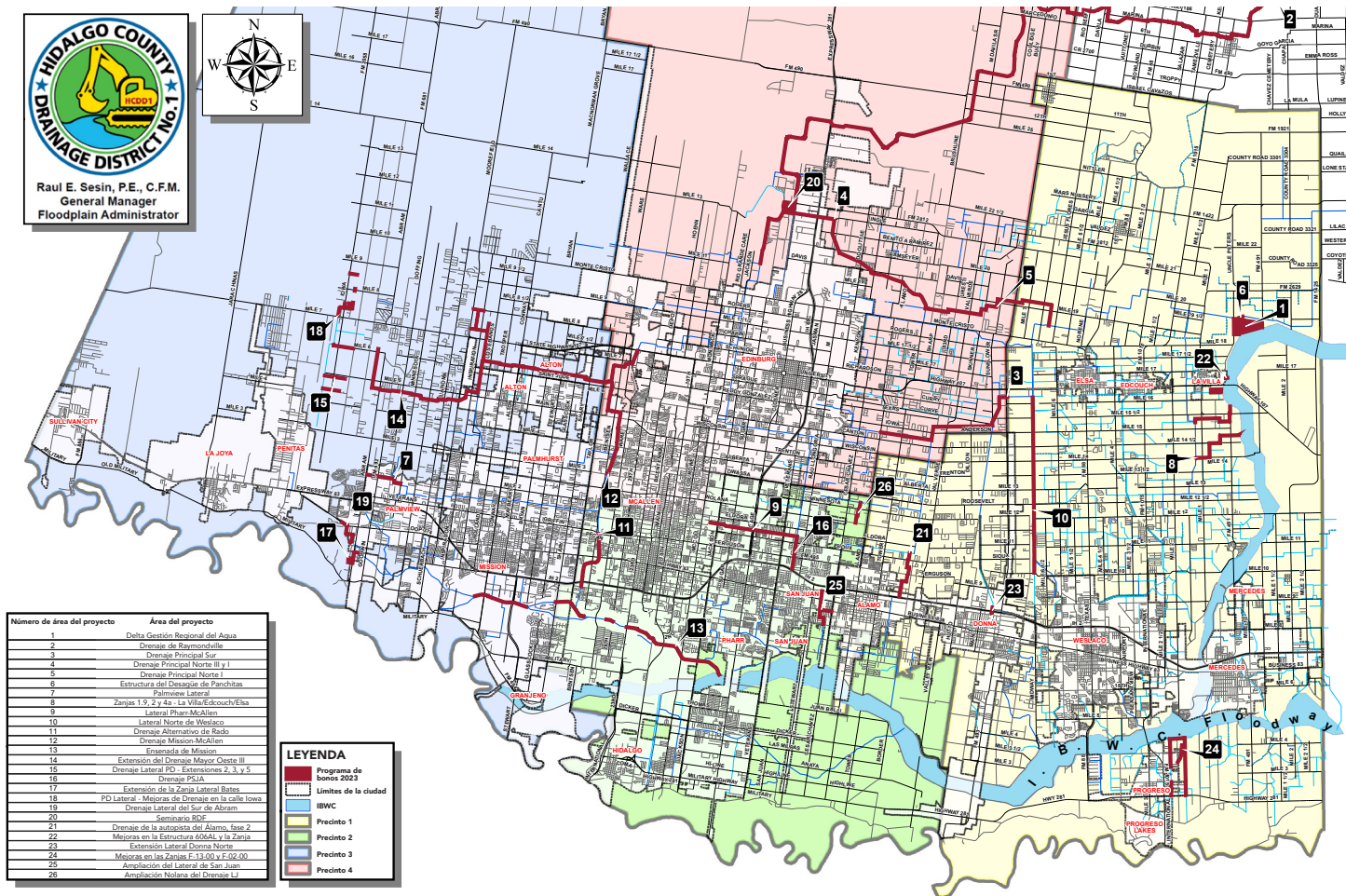


PROGRAMA DE BONOS DE DRENAJE 2023

DISTRITO DE DRENAJE DEL CONDADO DE HIDALGO NO. 1

El Distrito de Drenaje del Condado de Hidalgo No.1 está proponiendo un bono por la cantidad de \$195 millones para mejoras en la infraestructura de drenaje. Hay CERO impacto en la tasa de impuestos a los contribuyentes del Condado de Hidalgo. Los proyectos propuestos en todo el condado afectarían positivamente a más de 81.095 estructuras en el condado de Hidalgo, ayudando a proteger más de 17.800 millones de dólares en valores de propiedad tasados.

- 1** **Delta Gestión Regional del Agua**
Costo: \$15,000,000
Área: Regional
Continuación de la mejora del estanque de detención fuera de línea de más de 200 acres cerca de la milla 17 norte y la calle Uncle Peters para mitigar las inundaciones aguas arriba y abajo del canal principal de inundación.
- 2** **Drenaje de Raymondville de**
Costo: \$15,000,000
Área: Regional
El proyecto consiste en la conexión de una zanja de drenaje a los canales existentes. Las mejoras de los canales existentes de aproximadamente 63 millas de drenaje incluyen detención en línea y fuera de línea, embalses y estructuras de control que se extienden desde el Lago Edinburg (Condado de Hidalgo) hasta la Laguna Madre (Condado de Willacy).
- 3** **Drenaje Principal Sur**
Costo: \$11,510,000
Área: Regional
Aproximadamente 5.6 millas de mejoras del canal incluye la ampliación del Drenaje Principal Sur dentro del derecho de paso existente, desde FM 493 a FM 907.
- 4** **Drenaje Principal Norte III y I**
Costo: \$17,190,000
Área: Regional
Aproximadamente 9 millas de mejoras del canal incluyen la ampliación del Drenaje Principal Norte dentro del derecho de paso existente, desde Monte Cristo Road hasta el Drenaje J-09.
- 5** **Drenaje Principal Norte I**
Costo: \$15,850,000
Área: Regional
Aproximadamente 5.7 millas de mejoras del canal incluyen la ampliación del Drenaje Principal Norte dentro del derecho de paso existente, desde el Canal Principal de Inundación hasta Monte Cristo.
- 6** **Estructura del Desagüe de Panchitas**
Costo: \$3,060,000
Área: Regional
Rehabilitación de la estructura del desagüe, incluida la sustitución del terraplén de cemento.
- 7** **Palmview Lateral**
Costo: \$5,460,000
Área: Precinto 3
Aproximadamente 1.3 millas de mejoras del canal incluyen la ampliación del Palmview Lateral dentro del derecho de paso existente, desde la calle de Minnesota hasta la calle de Abram. Una instalación de detención regional al oeste de la calle de Minnesota para aliviar el área de inundaciones.
- 8** **Zanjas 1.9, 2 y 4a - La Villa/Edcouch/Elsa**
Costo: \$23,010,000
Área: Precinto 1
Aproximadamente 4.3 millas de mejoras al canal incluyen la excavación y ampliación de las Zanjas 1.9, 2, y 4a en un derecho de vía nuevo y existente, incluyendo cruces adicionales de alcantarillas. Las mejoras incluyen una nueva estación de bombeo en la zona inundable y un centro de detención regional.
- 9** **Lateral Pharr-McAllen**
Costo: \$5,660,000
Área: Precinto 2
Aproximadamente 3 millas de mejoras en el canal incluyen la ampliación del Lateral Pharr-McAllen dentro del derecho de paso existente, desde el Lateral PSJA hasta 1/4 de milla al oeste de la calle Jackson.
- 10** **Lateral Norte de Weslaco**
Costo: \$4,560,000
Área: Precinto 1
Aproximadamente 6 millas de mejoras al canal incluyen el ensanchamiento del Lateral Norte de Weslaco dentro del derecho de paso existente, desde el Drenaje Principal Sur hasta la milla 10.
- 11** **Drenaje Alternativo de Rado**
Costo: \$5,440,000
Área: Precinto 2
Aproximadamente 2.1 millas de mejoras del canal incluye la ampliación del Drenaje Alternativo de Rado dentro del derecho de paso existente, desde la calle Colbath hasta FM 495.
- 12** **Drenaje Mission-McAllen**
Costo: \$21,110,000
Área: Precinto 4
Aproximadamente 5.3 millas de mejoras del canal incluye la ampliación del Drenaje Mission-McAllen dentro del derecho de vía existente, desde SH 107 hasta 3 Milla Norte.
- 13** **Ensenada de Mission**
Costo: \$7,480,000
Área: Precinto 2
Las mejoras del canal incluyen la ampliación del canal piloto de la ensenada de Mission y mejoras en la estructura de desagüe a la vía de inundación de la IBWC.
- 14** **Extensión del Drenaje Principal Oeste III**
Costo: \$17,480,000
Área: Precinto 3
Aproximadamente 14 millas de mejoras del canal incluyen la construcción y ampliación del Drenaje Principal Oeste III en la calle Abram hasta la calle Milla 6, nueva adquisición de ROW y tubería.



15 Drenaje Lateral PD - Extensiones 2, 3, y 5
Costo: \$3,140,000
Área: Precinto 3
Aproximadamente 2 millas de mejoras del canal incluyen la ampliación de los Laterales 2, 3 y 5 dentro del derecho de paso de Distrito de Riego Unido.

16 Drenaje PSJA
Costo: \$1,090,000
Área: Precinto 2
Aproximadamente 2 millas de mejoras del canal incluyen la ampliación del Drenaje de PSJA dentro del derecho de paso existente, de Nolana a I2.

17 Extensión de la Zanja Lateral Bates
Costo: \$1,860,000
Área: Precinto 3
Las mejoras del canal incluyen la excavación de la Zanja Lateral Bates hacia la calle Sur de Abram y un nuevo sistema de drenaje pluvial a lo largo de la calle Apache y la calle Navajo hacia la calle Sur de Abram, que desemboca en la ampliación de la Zanja Lateral Bates.

18 PD Lateral - Mejoras de Drenaje en la calle Iowa
Costo: \$1,940,000
Área: Precinto 3
Las mejoras del canal incluyen la ampliación del PD Lateral desde SH 107 hasta Avenida Vaquero dentro del derecho de paso existente y la instalación de alcantarillas en Iowa, Milla 7 y Milla 8. Nuevo sistema de drenaje pluvial para el vecindario desde el lateral PD hasta la Avenida Vaquero. Nuevo sistema de drenaje pluvial para la calle Iowa cerca de la alineación para Milla 8 1/2.

19 Drenaje Lateral del Sur de Abram
Costo: \$1,900,000
Área: Precinto 3
Las mejoras del canal incluyen el ensanchamiento del Lateral del Sur de Abram y el sistema de drenaje pluvial a lo largo de West Loop 374 entre Chihuahau Drive y Los Charcos Dr. hasta el Drenaje Lateral del Sur de Abram.

20 Seminario RDF
Costo: \$5,610,000
Área: Precinto 4
Adquisición de 67.8 acres para la excavación de un centro de detención regional situado en la calle Seminary y la calle Ingle.

21 Drenaje de la autopista del Álamo, fase 2
Costo: \$1,470,000
Área: Precinto 1
Drenaje de la autopista del Álamo, fase 2
Aproximadamente 1.9 millas de mejoras al canal incluyen la excavación del Drenaje de la autopista del Álamo y mejoras al cruce de la carretera desde I2 hasta el drenaje Cesar Chavez.

22 Mejoras en la Estructura 606AL y la Zanja
Costo: \$1,710,000
Área: Precinto 1
Aproximadamente 0.4 millas de mejoras al canal incluyen el ensanchamiento de la zanja y una nueva estructura de compuerta con bomba en la Estructura 606 AL del Dique IBWC, al norte de SH 107.

23 Extensión Lateral Donna Norte
Costo: \$810,000
Área: Precinto 1
Construcción de estación de bombeo de aguas pluviales y tubería de impulsión a través de I2, al oeste de FM 493.

24 Mejoras en las Zanjas F-13-00 y F-02-00
Costo: \$1,460,000
Área: Precinto 1
Aproximadamente 4.7 millas de mejoras del canal incluyen la ampliación de las zanjas F-13-00 y F-02-00 dentro del derecho de paso existente, desde la autopista 281 hasta el dique de inundación.

25 Ampliación del Lateral de San Juan
Costo: \$3,460,000
Área: Precinto 2
Las mejoras del canal incluyen la ampliación del Lateral de San Juan dentro del derecho de paso existente, desde la calle Ridge hasta Sam Houston Blvd. Nueva alcantarilla de drenaje pluvial desde Sam Houston Blvd. hasta Carroll Rd.

26 Ampliación Nolana del Drenaje LJ
Costo: \$2,740,000
Área: Precinto 2
Las mejoras de canales y alcantarillas incluyen la excavación de una nueva zanja de drenaje y alcantarillas de drenaje desde la calle Earling hasta el Drenaje LJ.



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



Before - Narrow Channel



Construction - Channel Widening



After - Expanded Channel for More Capacity

BACKGROUND

Hidalgo County Drainage District No. 1 has been aggressively improving drainage infrastructure throughout the County. In-house projects, as well as funds from the 2018 Bond, leveraged by state and federal resources, have all contributed greatly to bringing many drainage improvement projects to fruition. With proper funding in place, the District is able to accelerate projects more rapidly to completion, contributing to the overall positive drainage infrastructure health of the County.

NEED

There is a tremendous need to improve major systems to ensure our area is adequately prepared to during major rainfall events. The District has strategically worked closely with partnering cities within the County to identify and prioritize those projects that would have the greatest impact in expanding drainage capacity and addressing the most critical infrastructure improvements needed in the County's drainage system.

PROPOSAL

To address the most critical drainage infrastructure improvements and expansions of these arteries and channels to mitigate potential threats from catastrophic flooding and protect lives and property, the Hidalgo County Drainage District No. 1 is proposing a bond in the amount of \$135 million for drainage infrastructure improvements in regional main arteries as well as the lateral drains that serve all our communities.

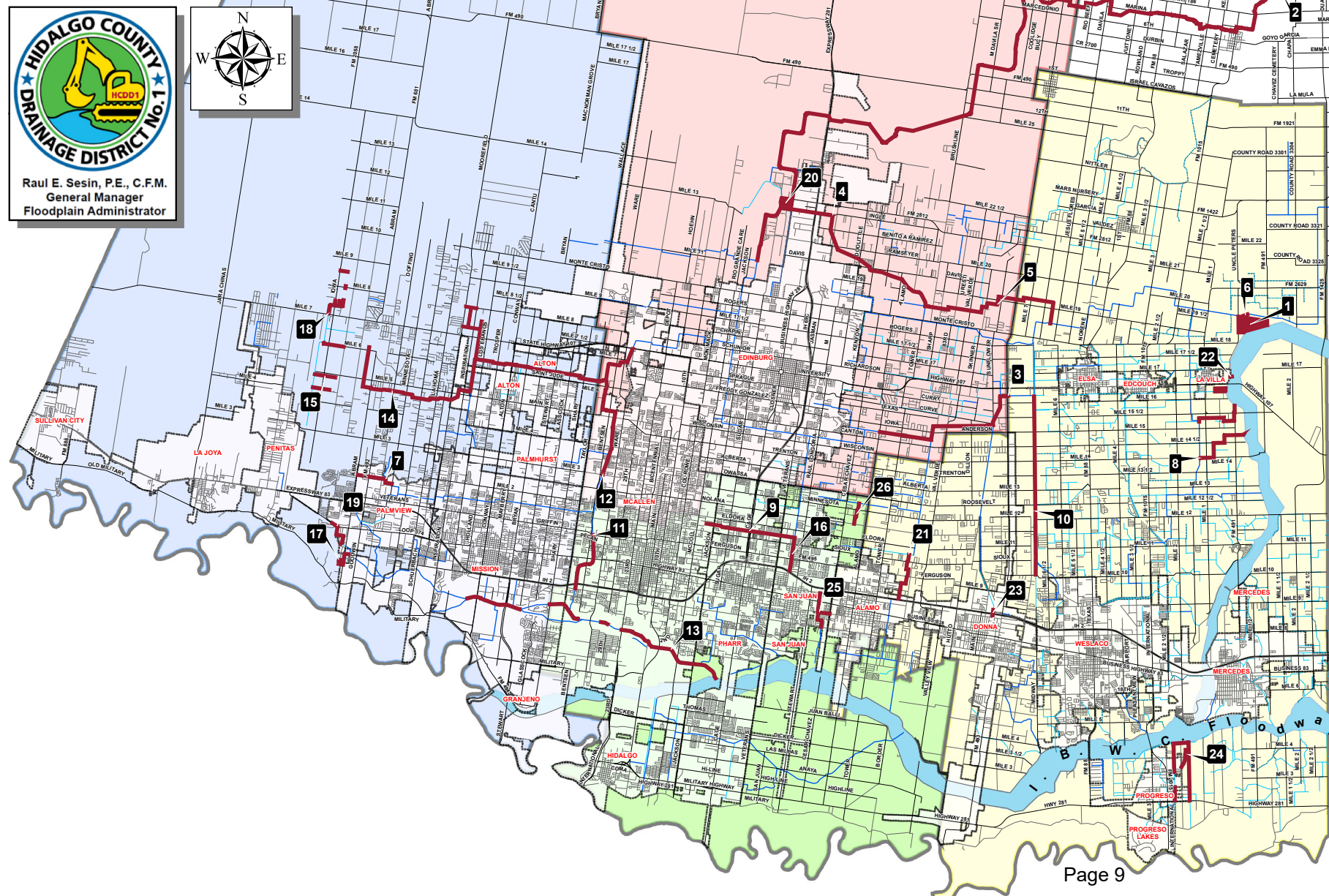
TAX IMPACT

There is ZERO tax impact to Hidalgo County taxpayers. The Hidalgo County Drainage District No. 1 has responsibly managed the debt incurred and paid off the previous bond, so this bond can be issued without increasing taxes.

EARLY VOTING: **APRIL 24 - MAY 2**
ELECTION DAY: **SATURDAY, MAY 6**

PROPOSED PROJECTS

1	Delta Regional Water Management	\$15,000,000
2	Raymondville Drain	\$15,000,000
3	South Main Drain	\$11,510,000
4	North Main Drain III and I	\$17,190,000
5	North Main Drain I	\$15,850,000
6	Panchitas Outfall Structure	\$3,060,000
7	Palmview Lateral	\$5,460,000
8	Ditch 1.9, 2, and 4a La Villa/Edcouch/Elsa	\$23,010,000
9	Pharr-McAllen Lateral	\$5,660,000
10	Weslaco North Lateral	\$4,560,000
11	Alternate Rado Drain	\$5,440,000
12	Mission-McAllen Drain	\$21,110,000
13	Mission Inlet	\$7,480,000
14	West Main Drain III Extension	\$17,480,000
15	PD Lateral Drain Extensions 2, 3, and 5	\$3,140,000
16	PSJA Drain	\$1,090,000
17	Bates Lateral Ditch Extension	\$1,860,000



PROPOSED 2023 DRAINAGE BOND PROGRAM

The proposed countywide projects would positively affect more than 81,095 structures in Hidalgo County, helping to protect more than \$17.8 billion in assessed property values.

“ The approval of this bond by voters will provide the District necessary funding to increase capacity and upgrade infrastructure in our drainage system. ”

- RAUL E. SESIN, P.E., C.F.M.,
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Projects are listed in no particular order of priority and can be commenced simultaneously depending upon readiness of project as funding becomes available under this program. Project scope and location are estimates based on information currently available and may be subject to reasonable change on the bases of new and refined information up to the time of completion.

PROPOSED PROJECTS (continued)

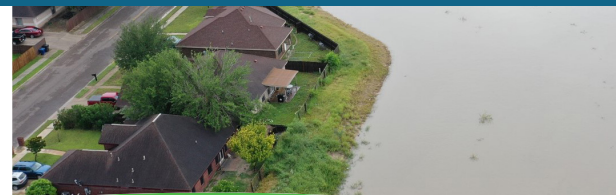
18	PD Lateral - Iowa Road Drainage Improvements	\$1,940,000
19	South Abram Lateral Drain	\$1,900,000
20	Seminary RDF	\$5,610,000
21	Alamo Expressway Drain Phase 2	\$1,470,000
22	Structure 606AL and Ditch Improvements	\$1,710,000
23	Donna North Lateral Extension	\$ 810,000
24	Ditch F-13-00 and F-02-00 Improvements	\$1,460,000
25	San Juan Lateral Extension	\$3,460,000
26	LJ Drain Nolana Extension	\$2,740,000

EARLY VOTING
APRIL 24 - MAY 2
ELECTION DAY
SATURDAY, MAY 6



PROGRAMA DE BONOS DE DRENAJE 2023

DISTRITO DE DRENAJE DEL CONDADO DE HIDALGO NO. 1



CONTEXTO

El Distrito de Drenaje No. 1 del Condado de Hidalgo ha estado mejorando agresivamente la infraestructura de drenaje en todo el Condado. Los proyectos internos, así como los fondos del Bono 2018, apalancados por recursos estatales y federales, han contribuido en gran medida a llevar a buen término muchos proyectos de mejora de drenaje. Con la financiación adecuada en su lugar, el Distrito puede acelerar los proyectos más rápidamente hasta su finalización, contribuyendo a la salud general positiva de la infraestructura de drenaje del Condado.

NECESIDAD

Existe una tremenda necesidad de mejorar los principales sistemas para garantizar que nuestra zona esté adecuadamente preparada para los grandes episodios de lluvia. El Distrito ha trabajado estratégicamente en estrecha colaboración con las ciudades asociadas dentro del Condado para identificar y priorizar aquellos proyectos que tendrían el mayor impacto en la ampliación de la capacidad de drenaje y abordar las mejoras de infraestructura más críticas necesarias en el sistema de drenaje del Condado.

PROPUESTA

Para abordar las mejoras de infraestructura de drenaje más críticas y las expansiones de estas arterias y canales para mitigar las amenazas potenciales de inundaciones catastróficas y proteger vidas y propiedades, el Distrito de Drenaje No. 1 del Condado de Hidalgo propone un bono por la cantidad de \$135 millones para mejoras de infraestructura de drenaje en las arterias principales regionales, así como los drenajes laterales que sirven a todas nuestras comunidades.

IMPACTO FISCAL

Hay CERO impacto fiscal para los contribuyentes del Condado de Hidalgo. El Distrito de Drenaje No. 1 del Condado de Hidalgo ha administrado responsablemente la deuda contraída y pagado el bono anterior, por lo que este bono puede emitirse sin aumentar los impuestos.

EARLY VOTING: APRIL 24 - MAY 2
ELECTION DAY: SATURDAY, MAY 6



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

MAY 6, 2023 LOCAL ENTITIES ELECTIONS

EARLY VOTING POLLING LOCATIONS

APRIL 24 THROUGH MAY 2, 2023

ALAMO Large Meeting Room <i>(Sala de reuniones grande)</i> Sgt. Fernando de la Rosa Library 416 N. Tower Rd. Alamo, TX	ALTON Class 1 <i>(Clase 1)</i> Alton Recreation Center 349 Dawes Ave. Alton, TX	DONNA Main Area <i>(Area Principal)</i> Amigos Del Valle 1408 Silver Ave. Donna, TX	EDCOUCH Meeting Room <i>(Sala de Reuniones)</i> Sgt. Rodriguez Community Center 320 W. Santa Rosa Ave. Edcouch, TX	WESLACO Conference Room A & B <i>(Sala de Conferencias A y B)</i> Business Visitor and Event Center 275 S. Kansas Weslaco, TX
EDINBURG MAIN EARLY VOTING LOCATION Annex Room <i>[Habitación Anexa]</i> Elections Annex Building 317 N. Clossner Blvd. Edinburg, TX	EDINBURG Conference Room <i>(Sala de Conferencia)</i> San Carlos Endowment Center 107 Sunflower Rd. Edinburg, TX	ELSA Court Chambers <i>(Salas de la Corte)</i> Elsa Municipal Court 216 E. 4th St. Elsa, TX	GRANJENO Computer Room / Library <i>(Sala de Ordenadores A/Biblioteca)</i> Granjeno City Hall 6603 S. FM 494 Granjeno, TX	HIDALGO Commissioners Chambers <i>(Sala de Comisionados)</i> Hidalgo City Hall 704 Ramon Ayala Dr. Hidalgo, TX
LA VILLA Commissioner's Chambers <i>(Camaras de Comisionado)</i> La Villa City Hall 916 S. Mike Chapa La Villa, TX	MCALLEN Main Entrance <i>(Entrada Principal)</i> Fireman's Pumphouse 201 N. 1st St. McAllen, TX	MCALLEN Exercise Room <i>(Sala de Ejercicio)</i> Lark Community Center 2601 Lark Ave. McAllen, TX	MCALLEN Exercise Room <i>(Sala de Ejercicio)</i> Palm View Community Center 3401 Jordan Ave. McAllen, TX	MCALLEN Community Room <i>(Sala de Comunidad)</i> South Texas College Nursing Campus Building B 1901 S. McColl Rd. McAllen, TX
MCALLEN Lobby <i>(Vestibulo)</i> South Texas College Pecan Campus Bldg U 3201 Pecan Blvd. McAllen, TX	MERCEDES Main Entrance <i>(Entrada Principal)</i> Mercedes Civic Center 520 E. 2nd St. Mercedes, TX	MISSION Gymnasium <i>(Gimnasio)</i> Bannworth Gym 1822 N. Shary Rd. Mission, TX	PEÑITAS Main Area <i>(Area Principal)</i> Peñitas Public Library 1111 S. Main St. Penitas, TX	PALMVIEW Back Entrance <i>(Entrada Trasera)</i> Pct. 3 "The Mansion" 2401 N. Moorefield Rd. Palmview, TX
PHARR Conference Center <i>(Centro de Conferencias)</i> Development and Research Center 850 W. Dicker Rd. Pharr, TX	PHARR Small Hall <i>(Salon Pequeño)</i> Jose Pepe Salinas Center 1011 West Kelly Ave. Pharr, TX	PROGRESO Main Entrance <i>(Entrada Principal)</i> Progreso Family Community Center 510 FM 1015 Weslaco, TX	SAN JUAN Multi-Purpose Room <i>(Salon Multiuso)</i> San Juan Memorial Library 1010 S. Standard Ave. San Juan, TX	

MAY 6, 2023 LOCAL ENTITIES ELECTIONS

ELECTION DAY VOTING POLLING LOCATIONS

ALAMO Large Meeting Room <i>(Sala de reuniones grande)</i> Sgt. Fernando de la Rosa Library 416 N. Tower Rd. Alamo, TX	ALTON Class 1 <i>(Clase 1)</i> Alton Recreation Center 349 Dawes Ave. Alton, TX	DONNA Main Area <i>(Area Principal)</i> Amigos Del Valle 1408 Silver Ave. Donna, TX	DONNA Gymnasium <i>(Gimnasio)</i> W.A.Todd Donna ISD 400 N. Salinas Blvd. Donna, TX	EDCOUCH Meeting Room <i>(Sala de Reuniones)</i> Sgt. Rodriguez Community Center 320 W. Santa Rosa Ave. Edcouch, TX
WESLACO Conference Room A & B <i>(Sala de Conferencias A y B)</i> Business Visitor and Event Center 275 S. Kansas Weslaco, TX	EDINBURG MAIN EARLY VOTING LOCATION Annex Room <i>(Habitacion Anexa)</i> Elections Annex Building 317 N. Closner Blvd. Edinburg, TX	EDINBURG Conference Room <i>(Sala de Conferencia)</i> San Carlos Endowment Center 107 Sunflower Rd. Edinburg, TX	ELSA Court Chambers <i>(Salas de la Corte)</i> Elsa Municipal Court 216 E. 4th St. Elsa, TX	GRANJENO Computer Room / Library <i>(Sala de Ordenadores A/Biblioteca)</i> Granjeno Public Facility 6603 S. FM 494 Granjeno, TX
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MCALLEN Community Room <i>(Sala de Comunidad)</i> South Texas College Nursing Campus Building B 1901 S. McColl Rd. McAllen, TX	MCALLEN Lobby (Vestibulo) South Texas College Pecan Campus Bldg U 3201 Pecan Blvd. McAllen, TX	MCALLEN Cafeteria <i>(Cafeteria)</i> Leonelo H. Gonzalez McAllen ISD 201 E. Martin Ave. McAllen, TX	MCALLEN Gymnasium <i>(Gimnasio)</i> Bannworth AECHS at Lincoln McAllen ISD 1601 N. 27th St. McAllen, TX	MCALLEN Main Entrance Hallway <i>(Pasillo de entrada Principal)</i> McAllen High School McAllen ISD 2021 La Vista Ave. McAllen, TX
MCALLEN Gymnasium <i>(Gimnasio)</i> Victor Fields Elementary McAllen ISD 500 Dallas Ave. McAllen, TX	MERCEDES Main Entrance <i>(Entrada Principal)</i> Mercedes Civic Center 520 E. 2nd St. Mercedes, TX	MISSION Gymnasium <i>(Gimnasio)</i> Bannworth Gym 1822 N. Shary Rd. Mission, TX	PEÑITAS Main Area <i>(Area Principal)</i> Peñitas Public Library 1111 S. Main St. Penitas, TX	PALMVIEW Back Entrance <i>(Entrada Trasera)</i> Pct. 3 "The Mansion" 2401 N. Moorefield Rd. Palmview, TX
PHARR Conference Center <i>(Centro de Conferencias)</i> Development and Research Center 850 W. Dicker Rd. Pharr, TX	PHARR Small Hall <i>(Salon Pequeno)</i> Jose Pepe Salinas Center 1011 West Kelly Ave. Pharr, TX	PHARR Pharr City Hall 118 S. Cage Blvd. Pharr, TX	PHARR Pharr Natatorium 3001 N. Cage Blvd. Pharr, TX	PHARR Pharr ONE 1121 E. Nolana Pharr, TX
PROGRESO Main Entrance <i>(Entrada Principal)</i> Progreso Family Community Center 510 FM 1015	SAN JUAN Multi-Purpose Room <i>(Salon Multiuso)</i> San Juan Memorial Library 1010 S. Standard Ave. San Juan, TX	SAN JUAN Old Commissioners Room <i>(Antigua Sala de Comisarios)</i> Fire Station #2 2301 N. Raul Longoria San Juan, TX		



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



Before - Narrow Channel



Construction - Channel Widening



After - Expanded Channel for More Capacity

RAUL E. SESIN, P.E., C.F.M.,
DISTRICT GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BOARD OF DIRECTORS



HIDALGO COUNTY JUDGE
RICHARD F. CORTEZ



PRECINCT 1 COMMISSIONER
DAVID L. FUENTES



PRECINCT 2 COMMISSIONER
EDUARDO "EDDIE" CANTU



PRECINCT 3 COMMISSIONER
EVERARDO "EVER" VILLARREAL



PRECINCT 4 COMMISSIONER
ELLIE TORRES



UPDATE ON 2018 DRAINAGE BOND

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

2018 DRAINAGE BOND PROJECTS

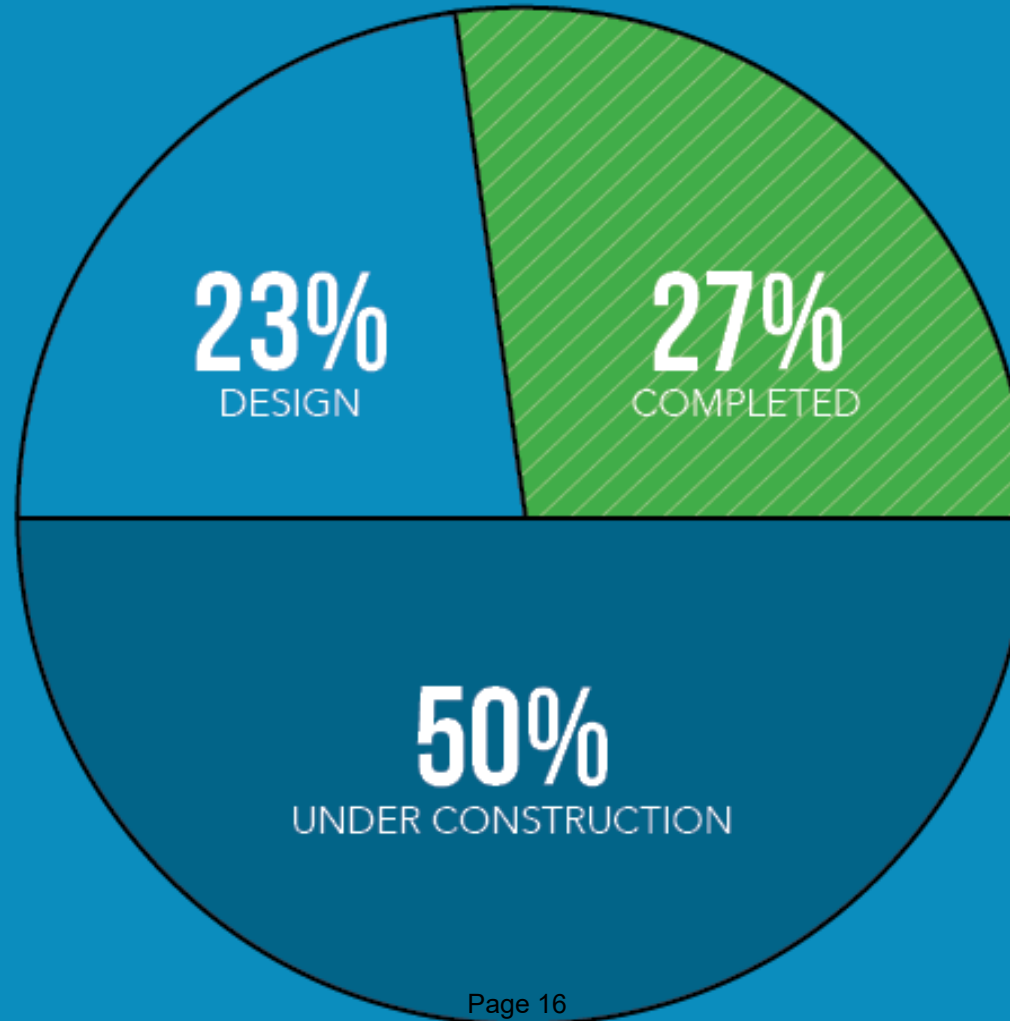
1	3 1/4 Mile Rd. & N. Bentsen Palm Dr. (Pct. 3)	20	Mile 10 N & Baseline Rd (Pct. 1)
2	3 3/4 Mile Rd. & Shuerbach Rd. (Pct. 3)	21	Mile 10 N & Mile 1 W (Pct. 1)
3	4 1/2 Mile Rd. & N. Doffing Rd. (Pct. 3)	22	Mile 11 N & FM 1015 (Pct. 1)
4	4 Mile Rd. & Minnesota Rd. (Pct. 3)	23	Mile 11 N & Texas Blvd (Pct. 1)
5	5 1/2 Mile Rd. & N.Bentsen Palm Dr. (Pct. 3)	24	Mile 9 N & FM 1015 (Pct. 1)
6	7 1/2 Mile Rd. & Glasscock Rd. (Pct. 3)	25	Mission-McAllen Rado Alternate (Pct. 2)
7	7 1/2 Mile Rd. & Western Rd (Pct. 3)	26	Mission Lateral (Pct. 2 & 3)
8	Anaquitas (Pct. 1)	27	Monte Cristo Rd. & Conway Rd. (Pct. 3)
9	Delta Regional Reservoir (Pct. 1)	28	Old La Blanca & Mile 10 N (Pct. 1)
10	East Mercedes (Pct. 1)	29	PD-Lateral (Pct. 3)
11	Faysville Drain (Pct. 4)	30	Penitas Drain (Pct. 3)
12	FM 493 & Country Rd (Pct. 1)	31	Pharr-McAllen Drain (Pct. 2)
13	Hidalgo Drain (Pct. 2)	32	Raymondville Drain (Pct. 4)
14	Hwy 281 and FM 88 (Pct. 1)	33	South "I" Road Detention (Pct. 2)
15	J-08 Drain (Pct. 4)	34	South Lateral Drain (Pct. 2)
16	Jackson Rd. Drain (Pct. 2)	35	Southwest Weslaco (Pct. 1)
17	Las Milpas (Pct. 2)	36	Sunflower Drain (Pct. 4)
18	Malone Dr & Pomelo Rd (Pct. 1)	37	Western Rd & 9 Mile Line (Pct. 3)
19	Mid Valley Airport (Pct. 1)	38	Districtwide: Capital Acquisition of In-House Machinery and Equipment



UPDATE ON 2018 DRAINAGE BOND

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

2018 DRAINAGE BOND PROJECTS STATUS - BY PROJECT





2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BACKGROUND

Hidalgo County Drainage District No. 1 has been aggressively improving drainage infrastructure throughout the County.

In-house projects, as well as funds from the 2018 Bond, leveraged by state and federal resources, have all contributed greatly to bringing many drainage improvement projects to fruition.

With proper funding in place, the District is able to rapidly accelerate projects to completion, contributing to the overall positive drainage infrastructure health of the County.



*Chapa/Las Brisas Flooding - 2018 Before Improvements
Precinct 1*



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



*Chapa/Las Brisas After Improvements
Precinct 1*

NEED

There is a tremendous need to improve drainage systems to ensure our area is adequately prepared during major rainfall events.

The District has strategically worked closely with partnering cities within the County to identify and prioritize those projects that would have the greatest impact in expanding drainage capacity and addressing the most critical infrastructure improvements needed in the County's drainage system.



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



PROPOSAL

To address critical drainage infrastructure improvements and expansions of these arteries and channels to mitigate potential threats from catastrophic flooding and protect lives and property, the Hidalgo County Drainage District No. 1 is proposing a bond in the amount of \$195 million for drainage infrastructure improvements in regional main arteries that serve our communities.

The proposed countywide projects would positively affect more than 81,095 structures in Hidalgo County, helping to protect more than \$17.8 billion in assessed property values.



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



TAX IMPACT

There is ZERO tax rate impact to Hidalgo County taxpayers.

The Hidalgo County Drainage District No. 1 has responsibly managed the debt incurred, so this bond can be issued without increasing the tax rate.



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



PROPOSED PROJECTS

1	Delta Regional Water Mgmt	\$15,000,000	15	PD Lateral Drain Extensions 2, 3, and 5	\$3,140,000
2	Raymondville Drain	\$15,000,000	16	PSJA Drain	\$1,090,000
3	South Main Drain	\$11,510,000	17	Bates Lateral Ditch Extension	\$1,860,000
4	North Main Drain III and I	\$17,190,000	18	PD Lateral - Iowa Road Drainage Improvements	\$1,940,000
5	North Main Drain I	\$15,850,000	19	South Abram Lateral Drain	\$1,900,000
6	Panchitas Outfall Structure	\$3,060,000	20	Seminary RDF	\$5,610,000
7	Palmview Lateral	\$5,460,000	21	Alamo Expressway Drain Phase 2	\$1,470,000
8	Ditch 1.9, 2, and 4a La Villa/Edcouch/Elsa	\$23,010,000	22	Structure 606AL and Ditch Improvements	\$1,710,000
9	Pharr-McAllen Lateral	\$5,660,000	23	Donna North Lateral Extension	\$810,000
10	Weslaco North Lateral	\$4,560,000	24	Ditch F-13-00 and F-02-00 Improvements	\$1,460,000
11	Alternate Radio Drain	\$5,440,000	25	San Juan Lateral Extension	\$3,460,000
12	Mission-McAllen Drain	\$21,110,000	26	LJ Drain Nolana Extension	\$2,740,000
13	Mission Inlet	\$7,480,000			
14	West Main Drain III Extension	\$17,480,000			



Raul E. Sesin, P.E., C.F.M.
General Manager
Floodplain Administrator



PROPOSED COUNTYWIDE PROJECTS

Project Area Number	Project Area
1	Delta Regional Water Management
2	Raymondville Drain
3	South Main Drain
4	North Main Drain II and I
5	North Main Drain I
6	Panchitas Outfall Structure
7	Palmview Lateral
8	Ditch 1, 9, 2, and 4a - La Villa/Edouch/Elsa
9	Pharr-McAllen Lateral
10	Weslaco North Lateral
11	Alternate Rado Drain
12	Mission-McAllen Drain
13	Mission Inlet
14	West Main Drain III Extension
15	PD Lateral Drain- Extensions 2, 3, and 5
16	PSJA Drain
17	Bates Lateral Ditch Extension
18	PD Lateral - Iowa Road Drainage Improvements
19	South Abram Lateral Drain
20	Seminary RDF
21	Alamo Expressway Drain Phase 2
22	Structure 606AL and Ditch Improvements
23	Donna North Lateral Extension
24	Ditch F-13-00 and F-02-00 Improvements
25	San Juan Lateral Extension
26	LJ Drain Nolana Extension

Legend

- Bond Program 2023
- HCCD1 Maintained
- NOT Maintained
- HCCD1 Owned
- IBWC
- City Limits
- Precinct 1
- Precinct 2
- Precinct 3
- Precinct 4



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



EARLY VOTING
APRIL 24 - MAY 2

ELECTION DAY
SATURDAY, MAY 6



2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



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2023 DRAINAGE BOND PROGRAM

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



Before - Narrow Channel



Construction - Channel Widening



After - Expanded Channel for More Capacity

THANK YOU!



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: 03/29/2023

SUBJECT: Planning and Zoning Monthly Report. [Daniel Tijerina, Director of Planning]

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.

- 96 building permits were issued during the month of March with a \$8,862,069.00 in total valuation.
- 181 garage sale permits were issued for \$2,715.00.00 in total valuation.
- Provide customer service and support to 1,109 people and handled approximately 1,796 calls.
- The building inspectors made approximately 681 inspections.
- 14 building permits were issued for new houses for \$2,515,990.00 in total valuation.
- 17 building permits were issued for four-plexes \$5,180.000.00 in total validation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational licenses and health permits were up to date. A total of twenty-eight letters were sent out to existing businesses to renew their licenses. A total of thirty (30) business permits were renewed for \$1,400.00 in total revenue and forty-nine (49) health inspections were issued during the month of March for \$1,750.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Area 956 Nail Art Lab 901 W. 1st Street
- Cutting-Edge Insurance 1618 N. Veterans Blvd
- Garcia's Transmission 901 FM. 495
- International Auto, LLC 1003 N. Raul Longoria
- Iron Bones Gaming 200 W. Expressway 83
- Izaguirre Wellness Clinic 1110 S. Stewart Road
- La Antojeria 916 E. Business Hwy 83

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

- Lashed by Zully 111 W. Nolana Avenue
- Taqueria Titos 909 W. FM 495
- The Olive Garden Italian 1403 E. IH 2

CODE ENFORCEMENT

Code Enforcement Inspectors issued five (5) work orders for weedy lots, three (3) junk vehicles, six (6) garage sales without a permit, two (2) rubbish cases, three (3) building without a permit and seven (7) certified letters were sent out.

SUBDIVISIONS IN PROCESS

- Shops at Chavez, Lots 6-7
- San Juan Oaks
- Parks and Recreation Center Subdivision
- Lucero Estates
- 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
- Cantu Subdivision
- Arguello Subdivision
- Hinojosa Subdivision
- Starlite Subdivision
- Uresti Subdivision
- Paraiso Subdivision
- Espana Subdivision
- Artic Ice 1 Subdivision

ITEMS REVIEWED BY THE PLANNING AND ZONING COMMISSION

- Rezoning Request for Cesar Lara
- Rezoning Request for Rafael and Lisa Gonzalez
- Conditional Use Permi for Las Carinosas Drive-Thru
- Special Use Permit for La Palabra Viviente Ministries
- Planned Unit Development for Stewart Coves Subdivision
- Preliminary Plat Approval for Stewart Coves Subdivision

MEETINGS ATTENDED IN MARCH

- TML Training
- TMLIRP Safety and Risk Management Training
- Final Walkthrough for Orchards of San Juan
- Meeting with SAMES Engineering regarding Artic Ice Subdivision
- Final Walkthrough for Uresti Subdivision
- PSJA Tri City Sidewalk Phase II Meeting

- Meeting with Javier Pena regarding a new subdivision
- Meeting for Genesis Project
- Special Called Meeting - Joint Meeting with EDC
- City of San Juan and I-2/I-69 Coordination Meeting
- Final Walkthrough for Orchards of San Juan
- Meeting for the San Juan Fire Station
- Meeting for the New Parks and Recreation
- Meeting for Plantation Heights Subdivision
- PSJA Tri City Sidewalk Phase II Meeting



**PLANNING AND ZONING COMMISSION
MARCH 2, 2023
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Eliza Yzaguirre
Mark Salinas

P&Z ABSENT

Valerie Cardenas
Cesar Cantu

STAFF PRESENT

Daniel Tijerina
Veronica Escobedo

GUESTS PRESENT

Rafael Gonzalez
David Alvarado
Ramena Barron
Samuel Morales
Melanie Morales
Ivan Rodriguez
Ricardo Rodriguez
Desiree Rodriguez
Cruz Castillo
Maritza Castillo
Oscar Garcia
Michael Garcia
Ram Searle
Linda Searle
Oralia Rebollozo
Andres Palma

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:13 p.m.

2. APPROVAL OF MINUTES

Commissioner Magallan made a motion to approve the minutes as presented. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Rezoning Request

From Multi-Family Residence District (R-MF) to
Single-Family Residence District (R-S)
Being a 15.06-acre tract of land out of Lot 3 and 6, Block
8, John Closner Subdivision
Applicant: Cesar Lara

REVIEW COMMENTS: Mr. Tijerina explained the memorandum in the packet, stating that Mr. Cesar Lara was applying for a rezoning from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S). The property was rezoned to Multi-Family Residence District on August 2, 2022. The front part of the property along Raul Longoria Road was subdivided into four commercial lots. Letters were mailed out to eighty-nine (89) property owners and received no comments in favor or against this request.

RECOMMENDATION: Staff recommended approval.

Chairwoman Castillo opened the public hearing at 6:18 p.m. She asked if there was anyone present in favor or against this request.

No one was present to comment on this request.

Chairwoman Castillo closed the public hearing at 6:20 p.m.

No discussion took place.

Commissioner Yzaguirre made a motion to approve the rezoning request as presented. Commissioner Salinas 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
Multi-Family Residence District (R-MF)
Being the South 60 Feet of the East 156.9 feet of Lot 26
and the North 40 feet and the East 156 feet of Lot 27,
Block R, Lettered Block (San Juan)
Applicant: Rafael and Lisa Gonzalez

REVIEW COMMENTS: Mr. Tijerina explained memorandum in the packet and explained the rezoning is from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF). Mr. Tijerina stated his recommendation is denial since it is considered a “spot” zoning and does not meet the minimum area requirement of 150 feet in width by 150 feet on depth, totaling (22,500 square feet). Letters were mailed out to seventeen (17) property owners and three (3) calls were received against this request. He explained the “spot” zoning and stated that applicant was aware of staff’s recommendation and wants to process his application.

RECOMMENDATION: Staff recommended denial.

Chairwomen Castillo opened the public hearing at 6:25 p.m.

Chairwomen Castillo asked Mr. Gonzalez, the applicant, if he wants to add something.

Mr. Gonzalez stated that he was glad to know the meaning of spot zoning.

Melanie Morales, resident at 1315 S. Wyoming Avenue, stated that she is against the request and wants to keep the area as residential use. She is afraid that change will contribute to a criminal activity and increase the traffic in the area.

David Alvarado, resident at 1227 East Texas Avenue, speak against this request and stated that he spoke to several neighbors and all agreed to keep the property as residential use only.

Oscar Garcia, resident at 1303 East Texas Avenue, stated that area has criminal activity and having multi-family area will not be safe for residents.

Ram Searle, resident at 1306 Rio Blanco Street, stated that he was also against this request for the same reason as all the other property owners who were there to voice their opinion regarding this rezoning request.

Jose Alvarez, resident at 1301 Rejeman Drive, stated that he is against the rezoning request.

Chairwoman Castillo closed the public hearing at 6:33 p.m.

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

Item 3.3

Conditional Use Permit

To Operate a Drive-thru Business and Sale of Alcoholic Beverages (BG-Wine and Beer Retailer's Permit)

"Las Carinosas Drive-Thru"

4101 N. Veterans Boulevard

The West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closer Subdivision

Applicant: Ivan Rodriguez Lucio

REVIEW COMMENTS: Mr. Tijerina explained memorandum in the packet and explained that Conditional Use Permit is for a drive-thru business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at "Las Carinosas Drive-Thru". The proposed days and hours of operation are Sunday thru Friday from 1:00 p.m. to 12 a.m., Saturdays from 1:00 p.m. to 1:00 a.m. He explained the requirements listed in the packet and TABC requirements. A letter was mailed to thirteen (13) property owners within a 200-foot radius and received no comments in favor or against this request.

RECOMMENDATION: Staff recommended approval.

Chairwomen Castillo opened the public hearing at 6:38 p.m.

Chairwomen Castillo asked if there was anyone present regarding this Conditional Use Permit.

Ivan Rodriguez, applicant, stated that he was aware of the requirements and would follow all the conditions as requested.

Chairwomen Castillo asked about having loud music. Mr. Rodriguez stated that he is not planning to have loud music on site.

Chairwoman Castillo closed the public hearing at 6:40 p.m.

Commissioner Yzaguirre made a motion to approve the Conditional Use Permit as presented. Commissioner Magallan seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 3.4

Special Use Permit

Special Use Permit for the Installation of a portable building, camera and antenna
171 Deanna Drive
Lot 5 and the East ½ of Lot 6, Block 1, Azteca Acres
Applicant: La Palabra Viviente Ministries

REVIEW COMMENTS: Mr. Tijerina explained that La Palabra Viviente has requested a Special Use Permit to allow 12 feet by 8 feet portable building, by 11 feet high that will be located in one of the empty lots along Deanna Drive. The portable building is set to provide (2) antennas that will serve for remote to broadcast a television program and one (1) surveillance camera to provide security to the antenna. The applicant is also proposing to install the portable building 30-foot from the rear property line and 30-foot from the side as shown in the site plan provided. According to the zoning ordinance, all radio and/or television towers needs a Special Use permit through the city. Staff mailed (34) notices to property owners and received no comments in favor or against the request.

RECOMMENDATION: Staff recommends approval.

Chairwomen Castillo opened the public hearing at 6:46 p.m.

Chairwomen Castillo asked if there was anyone present regarding this matter.

Pastor Andres Palma explained that they are thinking about live streaming their services and they would need this special permit to proceed. He is also proposing to install a camera to avoid vandalism.

Oralia Rebollozo, neighbor, stated that she received the letter and wants to know about the request. She was neither against or for it.

Chairwomen Castillo asked if there was anyone else in regards to this matter. No one else was there to speak about this request.

Chairwomen Castillo closed the public hearing at 6:50 p.m.

Commissioner Yzaguirre made a motion to approve the Special Use Permit as presented. Commissioner Magallan seconded the motion. The motion passed unanimously with a 4-0 vote.

Item 4.

Planned Unit Development

Stewart Coves Subdivision

Being a 37.258-acre tract of land out of Lots 1 and 6,

Stewarts's Addition to the Conway Gardens

Located at the Northwest corner of Moore and Stewart Road

Engineer: Melden & Hunt, Inc.

REVIEW COMMENTS: Mr. Tijerina explained the Planned Unit Development (PUD) at Stewart Coves Subdivision, being a 37.258-acre tract located at the Northwest corner of Stewart and Moore Roads. The regulations prescribed shall regulate the procedure for making application for a permit for a PUD, the public hearing, the staff investigation and technical report, also action by the Planning and Zoning Commission, and Planning Director.

RECOMMENDATION: Staff recommends approval.

Mr. Tijerina explained a PUD was needed due to the size of the lots, due to different dwelling types and/or a variety of land uses which creatively complement each other and harmonize with existing and proposed land. He explained that this PUD had to be approved before the Preliminary Plat.

Chairwomen Castillo open public hearing at 7:05 p.m.

Mr. Tijerina stated that they had a meeting with Rhodes Development regarding subdivision.

Chairwomen Castillo closed the public hearing at 7:06 p.m.

Commissioner Magallan made a motion to approve the Planned Unit Development as presented. Commissioner Salinas seconded the motion. The motion passed unanimously with a 4-0 vote.

5. Subdivisions

Item 5.1

Preliminary Plat Approval

Stewart Coves Subdivision

Being a 37.258-acre tract of land out of lots 1 and 6,

Stewart's addition to the Conway Gardens

Located at the Northwest corner of Moore and Stewart Road

Developer: Rhodes Development, Inc.

Engineer: Melden & Hunt, Inc.

REVIEW COMMENTS: Mr. Tijerina explained that the developer is proposing to subdivide 37.258-acre tract of land located at the Northwest corner of Stewart and Moore Road. The subdivision will have one hundred and eighty-four (184) residential lots with two (2) entrances/exit along Stewart Road. Mr. Tijerina explained the subdivision is located in a flood zone "B". It is also noted that part of the subdivision is outside our city limits and a voluntary annexation petition was submitted.

Chairwomen Castillo opened the public hearing at 7:08 p.m.

Chairwomen asked if there was anyone present regarding this matter. She asked if lots does not meet the required size, the new property owners can modify the lots. Mr. Tijerina sated that PUD would come into effect.

Chairwomen Castillo closed public hearing at 7:15 p.m.

Commissioner Salinas made a motion to approve the Preliminary Plat as presented. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 4-0 vote.

NEXT MEETING – March 16, 2023, if necessary

6. ADJOURNMENT

There being no further items to discuss, Commissioner Yzaguirre made a motion to adjourn; Commissioner Magallan seconded the motion. Meeting was adjourned at 7:16 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: Israel Garza, Sanitation Director

DATE: 04/03/2023

SUBJECT: Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

Sanitation Department (March 2023)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 1,075 Residents
- Residential: 1,161.45 Tons
- Commercial: 844.98 Tons
- Roll-Off Containers: 260 Tons 53 loads
- Brush: 540.94 Tons 189 loads of brush

Central Garage (March 2023)

- Tickets Open: 86
- Tickets Closed: 68
- 5 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 2 Brush Trucks operating
- 1 Brush Tractor (grapple) operating
- 2 Brush Grapple Trucks operating
- 2 Roll- Offs Trucks operating

Recycling (March 2023)

- Cardboard : 14.10 tons/\$708.65
- Mix White Paper 1.27 tons/\$25.57
- Curbside Recycle: 5.41 tons/\$0.00
- Newspaper 0.39 tons/\$39.90
- Mix Plastic 1.42 tons/0.00
- Copper: 0.03 tons/\$10.00
- Car Batteries: 0.09 tons/\$18.50
- Total Tons/Revenue: 22.71 tons/\$802.62
- Savings of \$454.21
- Walk-Ins: 463

Code Enforcement (March 2023)

- Violation Notice Issued: 24
- Illegal Dumping: 47
- Residents Contacted: 70
- Construction Material: 15
- Tires: 18



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: 04/04/2023

SUBJECT: Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]

For the month of March 2023, 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 staff continues to maintain parks and city offices.
- The parks crew assisted with the set up and taking down the Friendly City 5K and Bike Ride.
- Work around all the parks has begun in preparation for the spring season.
- Staff assisted with Easter decorations at City Hall.

Recreation Division,

WINTER LEAGUES: Boys Basketball Leagues had 29 teams which finished on March 10 with games played at local PSJA ISD schools, Garza-Pena gym, Sorensen gym, Raul Yzaguirre MS gym and Austin MS gym. The Girls Soccer Leagues had 20 teams which finished on March 10 with all games played at Municipal Park soccer fields.

ADULT SOFTBALL LEAGUES: Adult Softball finished on March 16 for Men’s Class E Softball League with 10 teams and Co-Ed Softball League with 8 teams. All softball games are played at Municipal Park on Thursday and Friday nights.

PONY BASEBALL/SOFTBALL: The 2023 PONY Baseball/Softball League coaches meeting was

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

held on Thursday, March 8, 2023 at 6 pm to discuss rules, pick up rosters and pick up equipment.

There are a total of 28 baseball teams and 14 softball teams in the San Juan PONY League. We will be interlocking some leagues with Alamo and Pharr. On March 7, a meeting was held with Alamo and Pharr to discuss interlocking some PONY baseball and softball age divisions and scheduling.

Softball and Baseball uniforms were distributed on Thursday & Friday, March 30 & 31, 2023 from 8am-5pm. The PONY Baseball/Softball Opening Ceremonies is scheduled for Saturday, April 1, 2023 at 9 a.m. at Municipal Park.

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FRIENDLY 5K RUN, FUN RUN & BIKE RIDE: Packet pick-up was held on Friday, March 24 for all events at the Parks & Recreation Office. On Saturday, March 25, the Fun Run was held at 8 am with 73 registered participants; the 5K Run was held at 8:30 am with 106 registered participants; the Bike Ride was held at 9:30 pm with 55 registered participants. Every participant received a medal and early registrants received a shirt.

SUMMER PROGRAMS- Our department is currently planning and beginning registration in May for summer programs in Track, Tennis, Swim, T-Ball Camp, Soccer Camp, Softball Pitching & Hitting Camp, Middle School Girls Volleyball League, Adult Men's Softball.

TAAF REGION 2 MEETING: Ramiro Moreno, currently serves as TAAF Region 2 Director and TAAF Executive Board Member. He organizes and conducts the TAAF Region 2 Meeting that was held in Brownsville, TX on March 25, 2023 at 12 pm at the Brownsville Events Center. He discussed and coordinated this Summer Region 2 meet schedules for track, swim and tennis, awards registrations and Sports Management School. Alex Lopez gave a report on the San Juan Parks & Recreation programs & events that are ongoing and upcoming.

On Thursday, March 23 at 10 am, Ramiro Moreno attended a Zoom Meeting for the TAAF Executive Board to discuss the TAAF State Games Champions Track, Tennis, Swim and Golf, a medal and ring for awards. The Executive Board approved.

-

Upcoming Events

April 24- April29, 2023. Mid-Season Baseball/Softball Tournaments.

May 1-6, 2023. Mid-Season Baseball/Softball Tournaments.

April 11-14th, 2023 National Police Athletic League Conference.

The Parks and Recreation Advisory Board met on March 20, 2023. Present members were, Rigo Dela Cerda, Mike Vargas, Ram Herrera, Erica Lopez, and Claudia Alvarado. Items discussed were the Friendly City 5K and opening day for our youth baseball and softball leagues. The board has been very active in providing knowledgeable insight to assist with creating a healthier environment for our kids and community when participating in our youth programs. Key points were made by all board members that helped enhance the events as well. Our next board meeting will take place on Monday April 17, 2023 at the Parks and Recreation office at 6pm.



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 04/04/2023

SUBJECT: San Juan Memorial Library Monthly Report. [Armandina Sesin, Library Director]

Enclosed is the March monthly report including statistics and programs:
For the month of March, we had, 1,672 visitors. Out of those visitors, 516 were here for computer use only. The library checked out a total of 710 items both adult and children. We had 42 in-house circulation items. We requested and received forty (40) Interlibrary Loans (ILL). We had 77 new patrons added to our circulation system. We helped the public with an estimated 260 reference/informational questions. We had 28 fax transactions. The monthly amount deposited was \$1,214.90 both fines and fees.

Please see the attached statistical report.

During the month of March

- Attended the City Commission meetings
- Attended the Directors’ meetings
- Attended the HCLS meeting at the Dustin Sekula Memorial Library
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in April 2023

Multipurpose Room

Lion’s Club, April 1st
Nationwide Meeting, April 3rd
EDC Meeting, April 4th & 18th
Planning & Zoning, Fire Station Project Meeting, April 5th
Library Board, April 5th

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Planning & Zoning, April 6th & 20th
City Commission Meetings, April 11th & 25th
Directors' Meetings, April 12th & 26th

Training Room:

Library Webinar, April 5th
Dia de los Niños, April 27th
Police Department Meeting, April 28th

**San Juan Memorial Library
March 2023 Statistics**

Statistics	
Total Visitors	1,672
Computer Users	516
Total Checkouts	710
In-House Use	42
Inter-Library Loans	40
New Patrons	77
Reference\ Informational Questions	260
FAX transactions	28
Children's Programs	1
Attendance	39

Multipurpose Room Reservations	Attendance
1st Civil Service Exam	14
1st Police Department Meeting	65
2nd TML Training	47
2nd Planning & Zoning Meeting	24
4th Lions Club	10
6th Directors Meeting	14
7th EDC	15
9th Subdivision Review	12
14th Planning and Zoning Interviews	6
15th McDonald's Play Van Event	39
16th Retirement Seminar	53
16th Civil Service Meeting	7
20th Parks & Rec Meeting	12
22nd HR Training	3
22nd Special Called Meeting	23
28th City Commission	44
29th Directors Meeting	15
Total	403

Training Room Reservations	Attendance
1st Eating Smart	5
2nd Library Board	5
8th Eating Smart	5
15th Lions Club	6
15th Planning & Zoning	8
15th Keeping San Juan Beautiful	5
22nd Finance Director Meeting	2
27th Civil Service Exam	4
Total	40

Checkouts	
DVDs	38
Books Juvenile	505
Books Adult	167
Total	710

WiFi Usage	
LibGuest	1,891
LibStaff	740
Total	2,631

Study Room Attendance	
Study Rooms	63

Facebook Page	
Likes	5
Visitors	3607

SJML Homepage	
Visitors	5,868

Deposits	
Fines	\$ 80.05
Copies	\$ 1,132.06
Surcharges	\$ 2.79
Total without Surcharges	\$1,212.11
Total with Surcharges	\$1,214.90

Youth & Children's Programs/Attendance

Date	Program	Attendance
Wednesday, March 1, 2023	0	0
Thursday, March 2, 2023	0	0
Friday, March 3, 2023	0	0
Monday, March 6, 2023	0	0
Tuesday, March 7, 2023	0	0
Wednesday, March 8, 2023	0	0
Thursday, March 9, 2023	0	0
Friday, March 10, 2023	0	0
Monday, March 13, 2023	0	0
Tuesday, March 14, 2023	0	0
Wednesday, March 15, 2023	*	39
Thursday, March 16, 2023	0	0
Friday, March 17, 2023	0	0
Monday, March 20, 2023	0	0
Tuesday, March 21, 2023	0	0
Wednesday, March 22, 2023	0	0
Thursday, March 23, 2023	0	0
Friday, March 24, 2023	0	0
Monday, March 27, 2023	0	0
Tuesday, March 28, 2023	0	0
Wednesday, March 29, 2023	0	0
Thursday, March 30, 2023	0	0
Friday, March 31, 2023	0	0
Total	0	39
*McDonald's Play Van		

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 11, 2023

Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 3.24-Acre Tract of Land out of the South 5.00 Acre Tract of Lot 16, Block 8, John Closner Subdivision, as Requested by Javier A. Pena.
[Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Pena is applying for a rezoning from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) on a 3.24-acre tract of property located just South of the Dollar General, along Raul Longoria Road. It is noted, that two properties located to the North are zoned as Multi-Family Residence District (R-MF).

Since the property does not have access to a public street and the applicant owns the two properties on the North, a subdivision plat will be required in order to do improvements to the property and grant access to the property. The surrounding properties consist of a mixture of commercial and residential uses, along Raul Longoria Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventy (70) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION –04/06/2023
CITY COMMISSION – 04/11/2023
DATE PREPARED – 04/05/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF).
APPLICANT:	Javier A. Pena
SURVEYOR/ENGINEER:	Homero Luis Gutierrez
LEGAL:	3.24-acre tract of land, being a portion of the South 5.0-acre tract of Lot 16, Block 8, John Closner Subdivision
EXISTING ZONING:	Single-Family Residence District
EXISTING LAND USE/ ADJECENT ZONING	<i>North</i> – Retail; Neighborhood Commercial District (C-1) / General Business District (C-2) <i>South</i> – Residential; Single-Family Residence District (R-S) / General Business District (C-2) <i>East</i> - Retail; General Business District (C-2) <i>West</i> – Residential; Single-Family Residential District (R-S) and Drainage Ditch
ACCESS AND CIRCULATION:	This property has no access to a public street; it is a land lock area. (It is in the process to being subdivided)
PUBLIC SERVICES:	Water and sewer services will be provided by City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Pena is applying for a rezoning from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of 3.24-acre tract of the property located just South of the Dollar General, along Raul Longoria Road. It is noted, that two properties located to the North are zoned as Multi-Family Residence District (R-MF).

Since the property does not have access to a public street and the applicant owns the two properties on the North, a subdivision plat will be required in order to do improvements to the property and grant access to the property. The surrounding properties consist of a mixture of commercial and residential uses, along Raul Longoria Road.

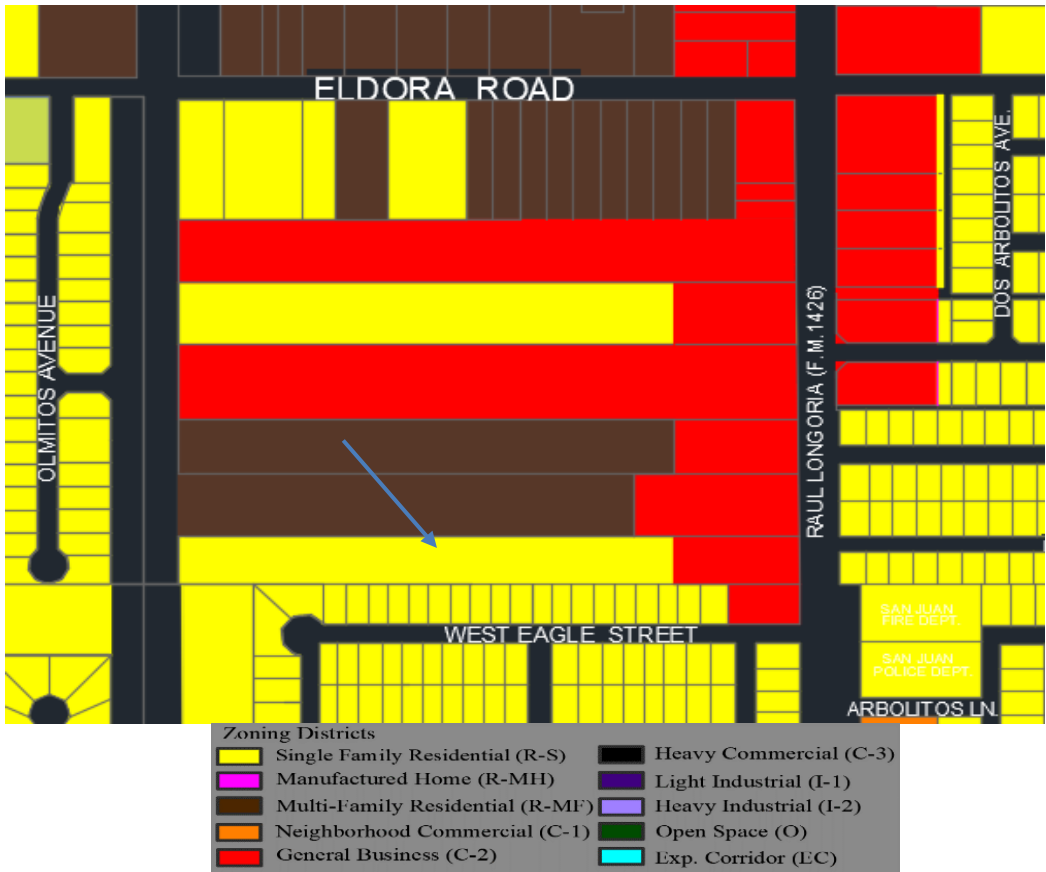
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Seventy (70) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Survey
- List of neighboring property owners receiving notice



Location Map





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 3.24-ACRE TRACT OF LAND OUT OF THE SOUTH 5.00 ACRES OF LOT 16, BLOCK 8, JOHN CLOSNER SUBDIVISION BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 3.24-acre tract of land out of the South 5.00 acres of Lot 16, Block 8, John Closner Subdivision shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 11th day of April, 2023.

PASSED and **APPROVED** on second and final reading on the _____ of April, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

EXHIBIT "A"

METES AND BOUNDS

3.24-ACRE TRACT RAUL LONGORIA ROAD

A 3.24-ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 5.00 ACRES OF LOT 16, BLOCK 8, JOHN CLOSNER SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF SAN JUAN ON THE WEST SIDE OF RAUL LONGORIA ROAD APPROXIMATELY 1,160 FEET SOUTH OF ELDORA ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCEMENT (P.O.C.)** BEING AT A POINT OF REFERENCE ON THE APPARENT EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE OF SAID RAUL LONGORIA ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 16, BLOCK 8; **THENCE**, NORTH 81 DEGREES 26 MINUTES 33 SECONDS WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 16, A DISTANCE OF 50.00 FEET PAST A POINT ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID RAUL LONGORIA ROAD, CONTINUINUING WITH THE APPARENT NORTH LOT LINE OF EBANOS HEIGHTS PHASE I (VOLUME 26, PAGE 160A, HIDALGO COUNTY MAP RECORDS) AND THE SOUTH LOT LINE OF A 1.0-ACRE TRACT OF LAND VESTED IN BALDERAS AND WIFE ROSALINDA BALDERAS (DOCUMENT NO, 2835599, HIDALGO COUNTY OFFICIAL RECORDS) FOR A TOTAL DISTANCE OF 444.81 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.0-ACRE TRACT AND THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 3.24-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 3.24-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 81 DEGREES 26 MINUTES 33 SECONDS WEST, WITH THE SAID SOUTH LOT LINE OF LOT 16, THE NORTH LOT LINE OF EBANOS HEIGHTS PHASE I AND WITH THE APPARENT SOUTHERNMOST SOUTH LOT LINE OF SAID 3.24-ACRE TRACT, A DISTANCE OF 1,004.49 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EAST LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 EXISTING 100-FOOT RIGHT-OF-WAY FOR THE APPARENT NORTHWEST CORNER OF SAID EBANOS HEIGHTS PHASE I AND THE SOUTHWEST CORNER OF SAID 3.24-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 32 MINUTES 27 SECONDS EAST, PARALLEL AND 100.00 FEET EAST OF THE APPARENT WEST LOT LINE OF SAID LOT 16, AND WITH THE SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 EXISTING EAST RIGHT-OF-WAY LINE AND WITH THE APPARENT WEST LOT LINE OF SAID 3.24-ACRE TRACT, A DISTANCE OF 140.60 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF LOT 1, SAN JUAN DG SUBDIVISION, AN ADDITION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, AS PER PLAT OR MAP THEREOF RECORDED UNDER CLERK'S FILE NO. 2430019 ON JULY 12, 2013, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID 3.24-ACRE TRACT OF LAND HEREIN DESCRIBED;

METES AND BOUNDS
3.24-ACRE TRACT (CONTINUE)

THENCE, SOUTH 81 DEGREES 26 MINUTES 33 SECONDS EAST, PARALLEL TO THE SAID SOUTH LOT LINE OF LOT 16, AND WITH THE APPARENT SOUTH LOT LINE OF SAID SAN JUAN DG SUBDIVISION AND THE NORTH LOT LINE OF SAID 3.24-ACRE TRACT, A DISTANCE OF 1,004.49 FEET TO A NO.4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID 1.0-ACRE TRACT VESTED IN BALDERAS AND WIFE ROSALINDA BALDERAS AND THE NORTHEAST CORNER OF SAID 3.24-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 32 MINUTES 27 SECONDS WEST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 16, AND WITH THE APPARENT WEST LOT LINE OF SAID 1.0-ACRE TRACT VESTED IN BALDERAS AND WIFE ROSALINDA BALDERAS AND THE APPARENT EAST LOT LINE OF SAID 3.24-ACRE TRACT, A DISTANCE OF 140.60 FEET TO THE SAID POINT FOR THE SOUTHEAST CORNER OF SAID 3.24-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)**, CONTAINING A GROSS OF 3.24 ACRES OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet.

THE STATED DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 10, 2023. SEE ACCOMPANIED SURVEY PLAT OF SAID 3.24-ACRE TRACT OF LAND.



Homero Luis Gutierrez
Homero Luis Gutierrez – R.P.L.S. # 2791

02/20/2023
Date

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 11, 2023

Hold a Public Hearing of an Ordinance for the Voluntary Annexation Petition of the Stewart Coves Subdivision, Which is 16.579-Acre Tract of Land out of Lots 1 and 6, Stewart's Addition to the Conway Gardens, Located at the Northwest Corner of Moore and Stewart Road, as Requested by Joyce E. Soulek Living Trust. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at the Northwest corner of Moore and Stewart Road. It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On January 10, 2023, the City Commission approved Resolution No. 2023-01 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 the City for proposed residences. Annexation of this property is being taken 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 16.579-ACRE TRACT OF LAND OUT OF LOTS 1 AND 6, STEWART'S ADDITION TO THE CONWAY GARDENS, AS PER MAP RECORDED IN COLUME 0, PAGE 43, MAP RECORDS, OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 658482 AND 3350363, 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 **16.579** 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 August 31, 2022 and September 14, 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 February 28, 2023 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas and second public hearing was held at 6:00 pm on March 28, 2023 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 TRACT OF LAND CONTAINING 16.579 ACRES SITUATED IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS, OUT OF LOTS 1 AND 6, STEWARTS ADDITION TO THE CONWAY GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, HIDALGO COUNTY MAP RECORDS, WHICH SAID 16.579 ACRES BEING OUT OF A TRACT CONVEYED TO JOYCE E. SOULEK LIVING TRUST BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3350363, HIDALGO COUNTY OFFICIAL RECORDS, AND A TRACT OF LAND CONVEYED TO ALEJANDRA CONTRERAS BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 658482, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.579 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at a Nail set at the Southeast corner of said Lot 6;

THENCE, N81°23'26"W along the South line of said Lot 6, a distance of 500.00 feet;

THENCE, N08°36'34"E a distance of 891.00 feet to an No. 4 rebar set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N81°23'26"W, a distance of 680.00 feet to a No. 4 rebar set on the East line of a 140.00-foot right-of-way claimed in fee by Hidalgo County Irrigation District No. 2, for the Southwest corner of this tract;
2. THENCE, N08°36'34"E, along the East line of said 140.00-foot right-of-way claimed in fee by Hidalgo County Irrigation District No. 2, at a distance of 429.00 feet pass the North line of said Lot 6 and the South line of said Lot 1, at a distance of 897.00 feet pass the South line of said certain tract conveyed to Alejandra Contreras, continuing a total distance of 1,062.00 feet to a No. 4 rebar set on the South line of a certain tract conveyed to Jose Luis Contreras by virtue of a Warranty Deed recorded under Document Number 658483, Hidalgo County Official Records, for the Northwest corner of this tract;
3. THENCE, S81°23'26"E, a distance of 680.00 feet to a No. 4 rebar set, for the Northeast corner of this tract;
4. THENCE, S08°36'34"W, along the East line of said Lot 1, at a distance of 633.00 feet pass the South line of said Lot 1 and the North line of said Lot 6, continuing a total distance of 1,062.00 feet, to the POINT OF BEGINNING and containing 16.579 acres of land, more or less.

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 11th day of October of April, 2023.

PASSED and **APPROVED** on second reading on the day of _____, 2023.

CITY OF SAN JUAN

MARIO GARZA, Mayor

ATTEST:

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

BRENDA ESCALANTE
City Secretary

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 11, 2023

Discussion and Action, if any, Ratifying the Hidalgo County Drainage District No. 1 Request for the Use of City Facilities as Early Voting and Election Day Polling Locations for the May 6, 2023 General Election. *Tabled* [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Hidalgo County Drainage District No. 1 is requesting the use of the San Juan Memorial Library for early voting and for election day, May 6, 2023. In addition, they are requesting the use of the San Juan Fire Station #2 on election day. In the past, the City of San Juan has approved the use of the facilities.

RECOMMENDATION:

As recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

Hidalgo County Drainage District No. 1

Early Voting and/or Election Day

Polling Location Request Form

Facility Requested: Multi-Purpose Room		
San Juan Memorial Library 1010 S. Standard Ave. San Juan Texas	<u>Early Voting</u> April 24, 2023, through May 2, 2023 Approximately from 7 a.m. – 7 p.m.	<u>Election Day</u> Saturday, May 6, 2023 7 a.m. – 7 p.m.

Contact Information		
Contact #1	Name: Lora Briones	Title: Chief Financial Officer
Phone #: 956-292-7080 ext. 5803		Email: lora.briones@hcdd1.org
Contact #2	Name: Alvaro Chuc	Title: Accounting Director
Phone #: 956-292-7080 ext 5827		Email: alvaro.chuc@hcdd1.org
Contact #3	Name: Raul Sesin PE CFM	Title: General Manager
Phone #: 956-292-7080 ext. 5801		Email: Raul.Sesin@hcdd1.org

Please check ALL that apply	YES	NO
Is the Hidalgo County Drainage District No. 1 authorized to use this facility?		
Can the following be provided:	YES	NO
• Tables and Chairs		
• Facility restrooms (stocked with hand soap, paper towels, and toilet paper)		
• Water fountains		
• Breakroom, if available		
• Parking for Election Judge and Clerks		
Has the staff of the building been informed of the usage for this upcoming election?		

I represent that I have the Authority to authorize the use of this polling location for the Election(s) listed. I certify that the information on this form is true and correct.

Signature _____ Print Name _____ Date _____

PLEASE FAX/EMAIL THIS FORM AS SOON AS POSSIBLE

Hidalgo County Drainage District No. 1
Early Voting and/or Election Day
Polling Location Request Form

Facility Requested: Fire Station #2		
San Juan Fire Station #2 2301 N. Raul Longoria San Juan, Texas		<u>Election Day</u> Saturday, May 6, 2023 7 a.m. – 7 p.m.

Contact Information			
Contact #1	Name: Lora Briones	Title: Chief Financial Officer	
Phone #: 956-292-7080 ext. 5803		Email: lora.briones@hcdd1.org	
Contact #2	Name: Alvaro Chuc	Title: Accounting Director	
Phone #: 956-292-7080 ext 5827		Email: alvaro.chuc@hcdd1.org	
Contact #3	Name: Raul Sesin PE CFM	Title: General Manager	
Phone #: 956-292-7080 ext. 5801		Email: Raul.Sesin@hcdd1.org	

Please check ALL that apply	YES	NO
Is the Hidalgo County Drainage District No. 1 authorized to use this facility?		
Can the following be provided:	YES	NO
• Tables and Chairs		
• Facility restrooms (stocked with hand soap, paper towels, and toilet paper)		
• Water fountains		
• Breakroom, if available		
• Parking for Election Judge and Clerks		
Has the staff of the building been informed of the usage for this upcoming election?		

I represent that I have the Authority to authorize the use of this polling location for the Election(s) listed. I certify that the information on this form is true and correct.

 Signature

 Print Name

 Date

PLEASE FAX/EMAIL THIS FORM AS SOON AS POSSIBLE

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 11, 2023

Preliminary and Final Plat Approval of the Starlite Subdivision being a 11.02-Acre Tract of Land out of Lot 1, Leighann Subdivision and an 0.60-Acre Tract of Land out of Lot 6, M.L. Woods Tract No. 3 Subdivision, as Requested by Trevino Engineering. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide an 11-acre tract into four (4) commercial lots. Lots 1, 2 and 3 will be facing Frontage Road and one Lot 4 will be facing Sgt. Leonel Trevino Road. The property is located approximately a quarter of a mile East of Raul Longoria Road, along the North side of Frontage Road. The proposed subdivision is located in flood zone “C” according to the FEMA Map, areas of minimum flooding.

It is noted that Starlite Subdivision was approved by the City Commission in January 2021 but the subdivision plat was never recorded.

Water a sewer services will be provided by the City of San Juan. Additional fire hydrants shall be installed as per San Juan Fire Department requirements.

RECOMMENDATION:

Staff recommends approval subject to compliance with 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 – 04/06/2023
CITY COMMISSION – 04/11/2023
DATE PREPARED – 03/28/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Starlite Subdivision.
APPLICANT:	Texas G&S Investments, Inc.
AGENT:	Trevino Engineering
LEGAL:	Being 11.02-acre tract of all Lot 1, Leighann Subdivision and 0.60-acre tract of land out of Lot 6, M.L. Woods Tract No. 3.
LOCATION:	The property is located to the East of the Mercedes Benz Dealership.
CURRENT USE OF PROPERTY:	Commercial
EXISTING ZONING:	Expressway Corridor District (EC)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Expressway Corridor District (EC) <i>South</i> – Commercial; Expressway Corridor District (EC) <i>East</i> – Vacant; Expressway Corridor District (EC) <i>West</i> – Commercial; Expressway Corridor District (EC)
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the list of requirements in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide an 11-acre tract into four (4) commercial lots. Lots 1, 2 and 3 will be facing Frontage Road and one Lot 4 will be facing Sgt. Leonel Trevino Road. The property is located approximately a quarter of a mile East of Raul Longoria Road, along the North side of Frontage Road. The proposed subdivision is located in a flood zone "C" according to the FEMA Map, areas of minimum flooding.

It is noted that Starlite Subdivision was approved by the City Commission on January 2021 but subdivision plat was never recorded.

Water a sewer services will be provided by the City of San Juan. Additional fire hydrants shall be installed as per San Juan Fire Department requirements.

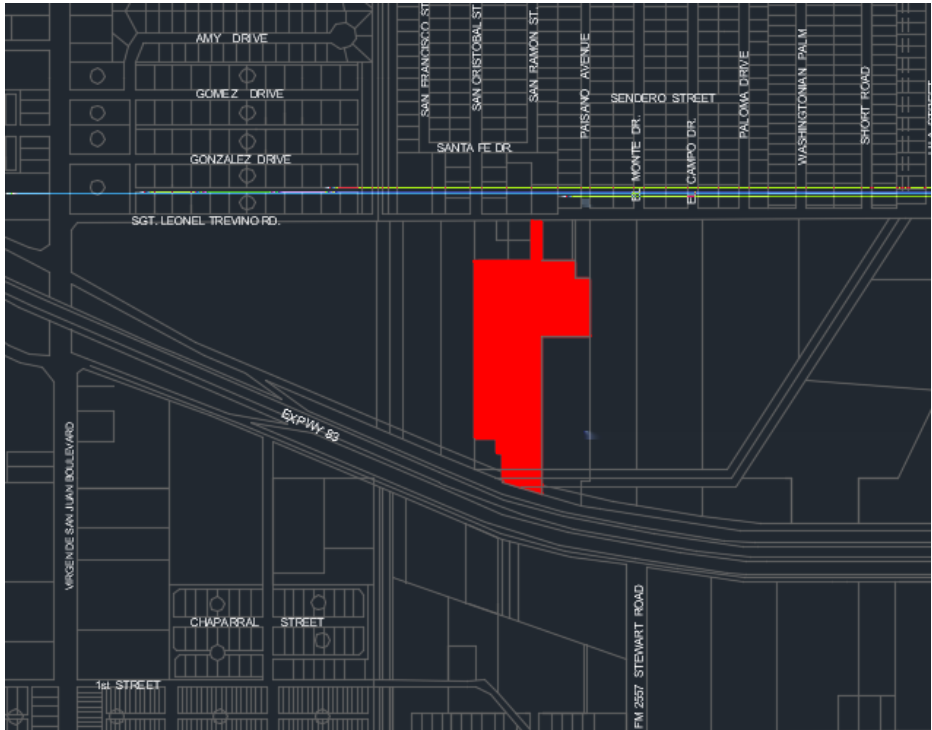
ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Subdivision Plat
- Comments

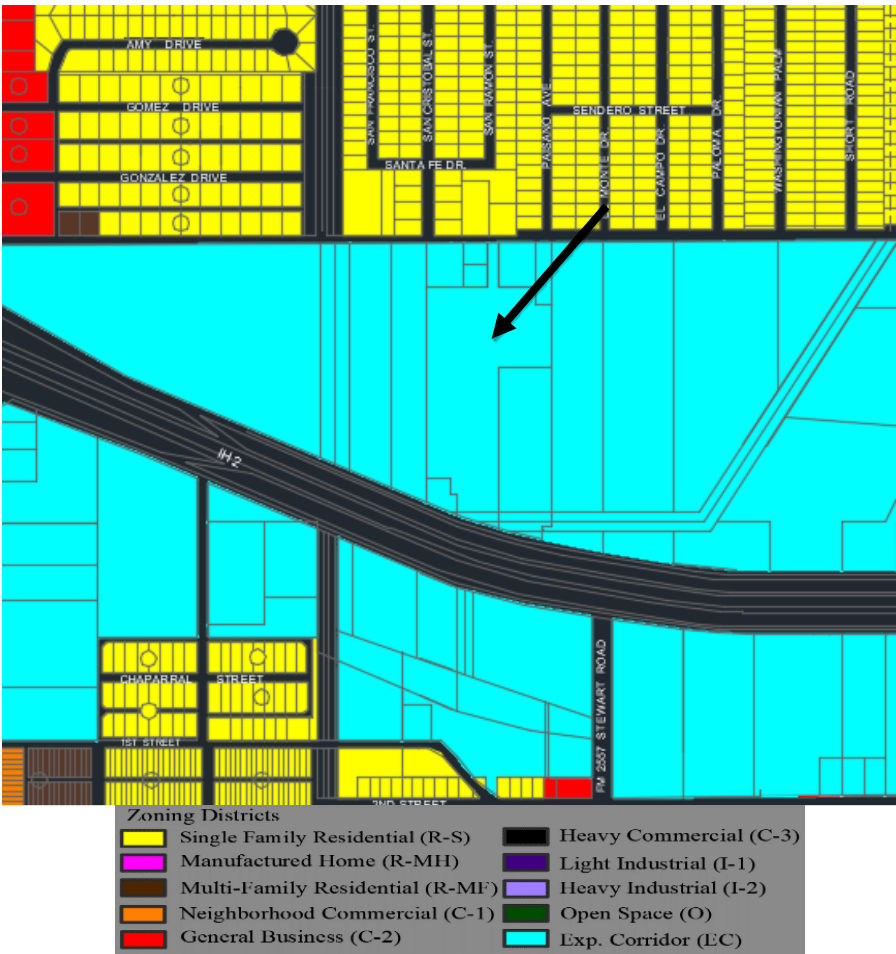


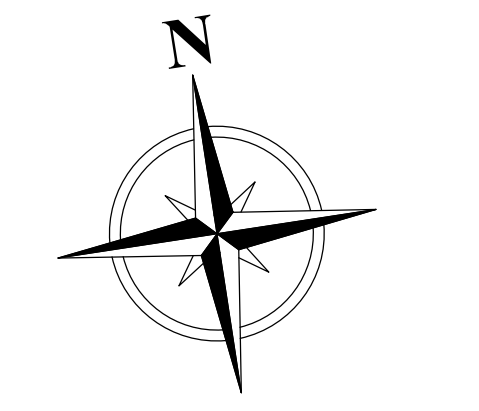
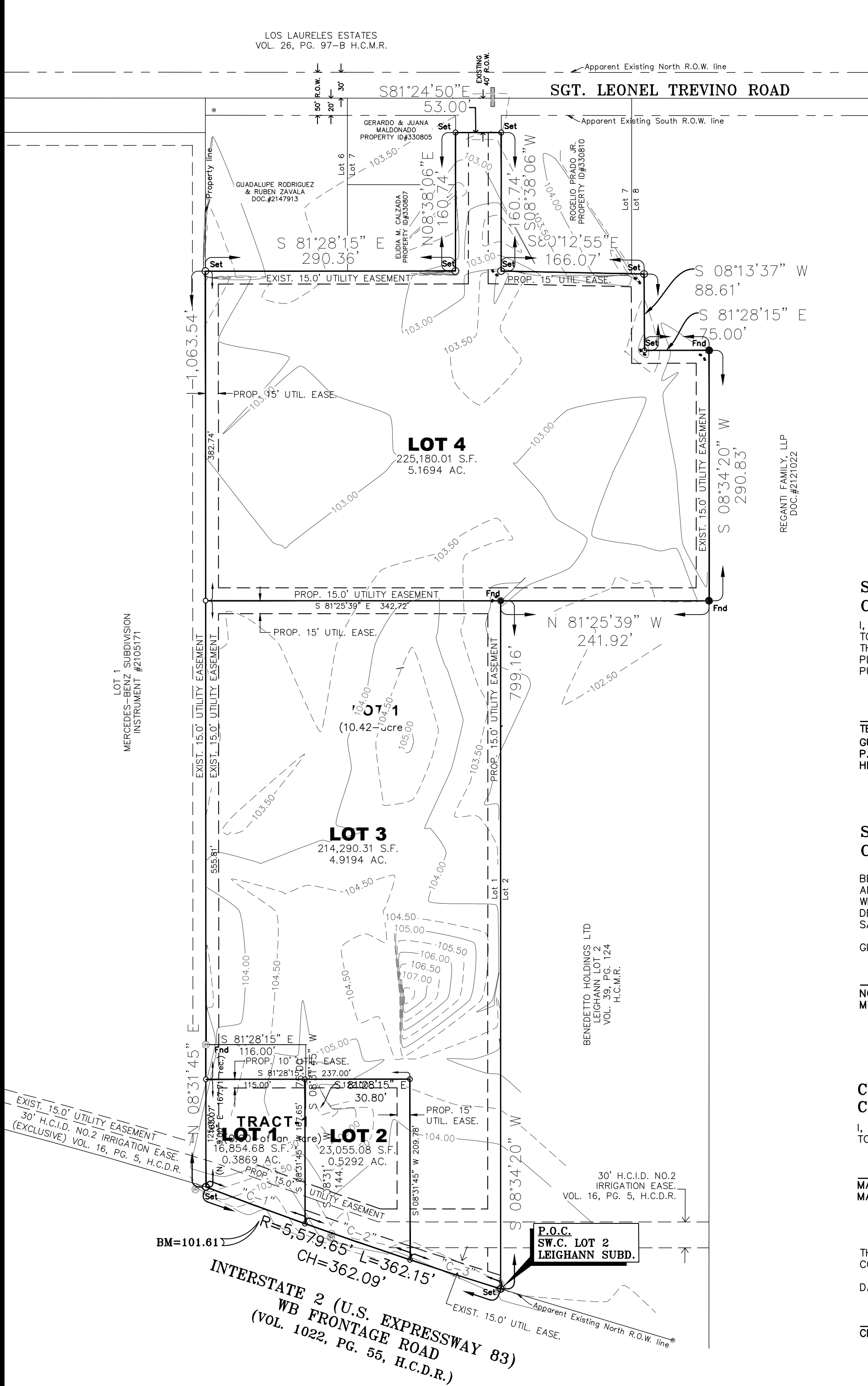


Aerial Photo



Proposed Site





LEGEND	
●	FND. 1/2" IRON ROD
○	SET 1/2" IRON ROD SET
●	FND. 5/8" IRON ROD
○	FND. 2" IRON PIPE
—	R.O.W. - RIGHT OF WAY
—	FND. - FOUND
—	P.O.C. - POINT OF COMMENCEMENT
—	P.O.B. - POINT OF BEGINNING

SURVEY NOTES:

- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE, SOUTH ZONE.
- ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CURVE	RADIUS	LENGTH	CHORD
C-1	5,579.65'	122.65'	122.65'
C-2	5,579.65'	129.07'	129.07'
C-3	5,579.65'	110.42'	110.41'

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **STARLITE SUBDIVISION** TO THE CITY OF SAN JUAN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

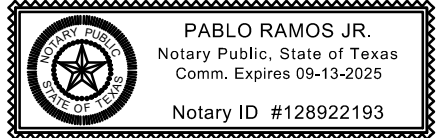
TEXAS G & S INVESTMENTS INCORPORATED
GUILLERMO SOLIS JR
P.O. BOX 1426
HIDALGO, TEXAS 78557

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **TEXAS G & S INVESTMENTS** AND PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



CITY OF SAN JUAN, TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF 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.

MAYOR, CITY OF SAN JUAN
MARIO GARZA

DATE

THIS SUBDIVISION PLAT OF **STARLITE SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2021

CHAIRMAN, PLANNING AND ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

HIDALGO COUNTY IRRIGATION DRAINAGE DISTRICT NO. 2

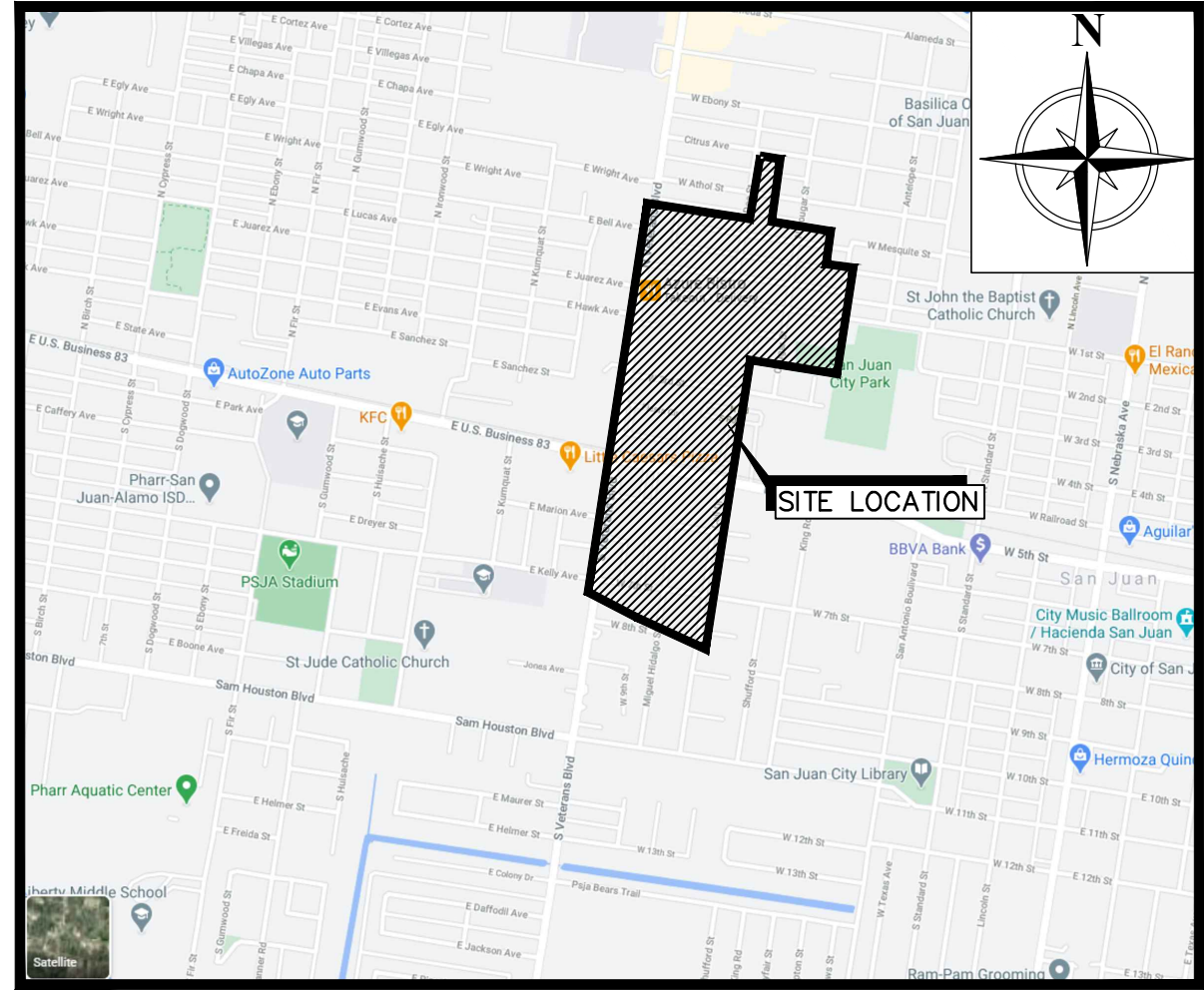
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS _____ DAY OF _____, 20____
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT

ATTEST:
SECRETARY

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	GUILLERMO SOLIS JR.	P.O. BOX 1426	HIDALGO, TEXAS 78557	(956) 739-8838
ENGINEER:	IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWENS BLVD.	McALLEN, TEXAS 78504	(956) 249-8061



LOCATION MAP
SCALE: 1"=500'

AN 11.02-ACRE TRACT OF LAND BEING ALL OF LOT 1, LEIGHANN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP HEREOF RECORDED IN VOLUME 29, PAGE 124 OF THE MAP RECORDS OF HIDALGO COUNTY, AND 0.60-OF AN ACRE TRACT (TRACT-1) OF LAND OUT OF LOT 6, M.L. WOODS TRACT NO. 3 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 52 OF THE MAP RECORDS OF HIDALGO COUNTY

GENERAL NOTES:

- THIS PROPERTY IS LOCATED IN ZONE "C" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- THE MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE THE TOP OF CURB MEASURED FROM THE CENTER AND AT THE FRONT OF EACH RESIDENTIAL LOT.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF SAN JUAN ZONING ORDINANCE.
- A TOTAL OF 3,552 ACRE FEET (154,738 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR LOT 1 TO 5 OF THIS SUBDIVISION.
LOT 1 = 4,642 C.F. OF STORM RUNOFF
LOT 2 = 7,737 C.F. OF STORM RUNOFF
LOT 3 = 69,632 C.F. OF STORM RUNOFF
LOT 4 = 72,727 C.F. OF STORM RUNOFF
- PROJECT BENCHMARK: TOP OF CURB INLET IN FRONT OF THIS PROPERTY ELEVATION = 101.61
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- ALL UTILITY EASEMENTS SHALL BE PROPERLY MAINTAINED BY THE OWNER AS PER CITY ORDINANCE.
- A 5 FOOT SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF INTERSTATE-2 AND THE SOUTH SIDE OF SGT. LEONEL TREVINO ROAD.
- AN ENGINEERED DETENTION PLAN MUST BE APPROVED BY THE CITY OF SAN JUAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A 6' BUFFER IS REQUIRED FROM COMMERCIAL/RESIDENTIAL USES.
- LOT 2 AND 3 SHALL HAVE A SHARED ACCESS.



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ DEPUTY

STARLITE SUBDIVISION

AN 11.02-ACRE TRACT OF LAND BEING ALL OF LOT 1, LEIGHANN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP HEREOF RECORDED IN VOLUME 29, PAGE 124 OF THE MAP RECORDS OF HIDALGO COUNTY, AND 0.60-OF AN ACRE TRACT (TRACT-1) OF LAND OUT OF LOT 6, M.L. WOODS TRACT NO. 3 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 52 OF THE MAP RECORDS OF HIDALGO COUNTY

METES AND BOUNDS

AN 11.02-ACRE TRACT OF LAND BEING ALL OF LOT 1, LEIGHANN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP HEREOF RECORDED IN VOLUME 29, PAGE 124 OF THE MAP RECORDS OF HIDALGO COUNTY, AND 0.60-OF AN ACRE TRACT (TRACT-1) OF LAND OUT OF LOT 6, M.L. WOODS TRACT NO. 3 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 52 OF THE MAP RECORDS OF HIDALGO COUNTY, BEING ON THE NORTH SIDE OF INTERSTATE 2 (US 83 EXPRESSWAY) EXISTING WESTBOUND FRONTAGE ROAD AND APPROXIMATELY 2,340 FEET EAST OF RAUL LONGORIA ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 2 FOR THE APPARENT SOUTHWEST CORNER OF LOT 2, LEIGHANN SUBDIVISION, AND SOUTHEAST CORNER OF SAID LOT 1, AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, IN A NORTHWESTERLY DIRECTION WITH A CURVE TO THE RIGHT FOR THE SAID EXISTING NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 2, AND THE MOST SOUTHERLY SOUTH LOT LINE OF SAID 11.02-ACRE TRACT, WITH A RADIUS OF 5579.65 FEET, AN ARC ANGLE OF 3 DEGREES 43 MINUTES 08 SECONDS TO THE RIGHT; A TANGENT OF 181.14 FEET, A CHORD DISTANCE OF 362.09 FEET, A DISTANCE OF 205.75 FEET PASS THE APPARENT SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 1, CONTINUING FOR A TOTAL DISTANCE OF 362.15 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHEAST CORNER OF LOT 1, MERCEDES-BENZ SUBDIVISION (INSTRUMENT #2105171, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND SOUTHWEST CORNER OF A SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 MINUTES 45 SECONDS EAST, WITH THE APPARENT EAST LINE OF SAID LOT 1, MERCEDES-BENZ SUBDIVISION, AND ADJOINING WEST LOT LINE OF SAID TRACT AND OF THE WEST LOT LINE OF SAID 0.60-OF AN ACRE TRACT, A DISTANCE OF 165.07 FEET MEASURED (167.71 FEET RECORDED) PASS A NO. 4 REBAR FOUND ON THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 1,063.54 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF A TRACT VESTED IN GUADALUPE RODRIGUEZ & RUBEN ZAVALA (DOCUMENT #2147913, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE WESTERNMOST NORTHWEST CORNER OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 28 MINUTES 15 SECONDS EAST, WITH THE APPARENT WESTERNMOST NORTH LOT LINE OF SAID LOT 1 LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT, AND ADJOINING SOUTH LOT LINE OF SAID TRACT VESTED IN GUADALUPE RODRIGUEZ & RUBEN ZAVALA, THENCE WITH THE APPARENT ADJOINING SOUTH LOT LINE OF A 0.264-OF AN ACRE TRACT VESTED IN ELIDIA M. CALZADA (DOCUMENT #2198494, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 290.36 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.264-OF AN ACRE TRACT VESTED IN ELIDIA M. CALZADA, AND AN INTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 38 MINUTES 06 SECONDS EAST, WITH THE APPARENT EAST LOT LINE OF SAID 0.264-OF AN ACRE TRACT VESTED IN ELIDIA M. CALZADA, THENCE WITH A 0.288-OF AN ACRE TRACT VESTED IN GERARDO MALDONADO (DOCUMENT #2722202, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE MOST NORTHERLY WEST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND 11.02-ACRE TRACT, A DISTANCE OF 160.74 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SGT. LEONEL TREVINO ROAD FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 1.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 24 MINUTES 50 SECONDS EAST, WITH THE SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF SGT. LEONEL TREVINO ROAD, AND THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT HEREIN DESCRIBED, A DISTANCE OF 53.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT WEST LOT LINE OF A TRACT VESTED IN ROGELIO PRADO JR., (PROPERTY ID#330810), FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 38 MINUTES 06 SECONDS WEST, WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT, AND WEST LOT LINE OF A TRACT VESTED IN ROGELIO PRADO JR., A DISTANCE OF 160.74 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID TRACT VESTED IN ROGELIO PRADO JR., AND AN INTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 80 DEGREES 12 MINUTES 55 SECONDS EAST, WITH THE APPARENT EASTERNMOST NORTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT, AND THE APPARENT ADJOINING SOUTH LOT LINE OF SAID TRACT VESTED IN ROGELIO PRADO JR., A DISTANCE OF 166.07 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT WEST LOT LINE OF A 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA (VOLUME 153, PAGE 780, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND THE APPARENT SOUTHEAST CORNER OF SAID TRACT VESTED IN ROGELIO PRADO JR., AND AN EXTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 13 MINUTES 37 SECONDS WEST, WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT, AND THE APPARENT ADJOINING WEST LOT LINE OF A 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA (VOLUME 153, PAGE 780, DEED RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 88.61 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA (VOLUME 153, PAGE 780, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND AN INTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 28 MINUTES 15 SECONDS EAST, WITH THE EASTERNMOST NORTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT, AND THE APPARENT ADJOINING SOUTH LOT LINE OF SAID 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA, A DISTANCE OF 75.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT WEST LOT LINE OF A 6.93-ACRE TRACT OF LAND VESTED IN REGANTI FAMILY, LLP (DOCUMENT #2121022, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA (VOLUME 153, PAGE 780, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND AN EXTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 34 MINUTES 20 SECONDS WEST, WITH THE EASTERNMOST EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT, AND THE APPARENT ADJOINING WEST LOT LINE OF A 6.93-ACRE TRACT OF LAND VESTED IN REGANTI FAMILY, LLP, A DISTANCE OF 290.83 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2, AND EASTERNMOST SOUTHEAST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 25 MINUTES 39 SECONDS WEST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2, AND EASTERNMOST SOUTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT, A DISTANCE OF 241.92 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 2, AND AN INTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 34 MINUTES 20 SECONDS WEST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 2, AND THE SOUTHERNMOST EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED, A DISTANCE OF 799.16 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID EXISTING INTERSTATE 2 NORTH RIGHT-OF-WAY LINE FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 2, AND SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT HEREIN DESCRIBED, AND THE POINT OF BEGINNING, SAID TRACT CONTAINING A GROSS OF 11.02 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, **HOMERO LUIS GUTIERREZ**, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MISSION.



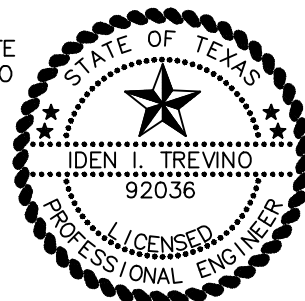
HOMERO LUIS GUTIERREZ, RPLS

NO. 2791

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



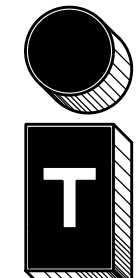
IDEN I. TREVINO, PE

NO. 92036

DATE

DATE OF PREPARATION: DECEMBER 15, 2020

NO.	SHEET	REVISION	DATE	APPROVED



TREVINO ENGINEERING

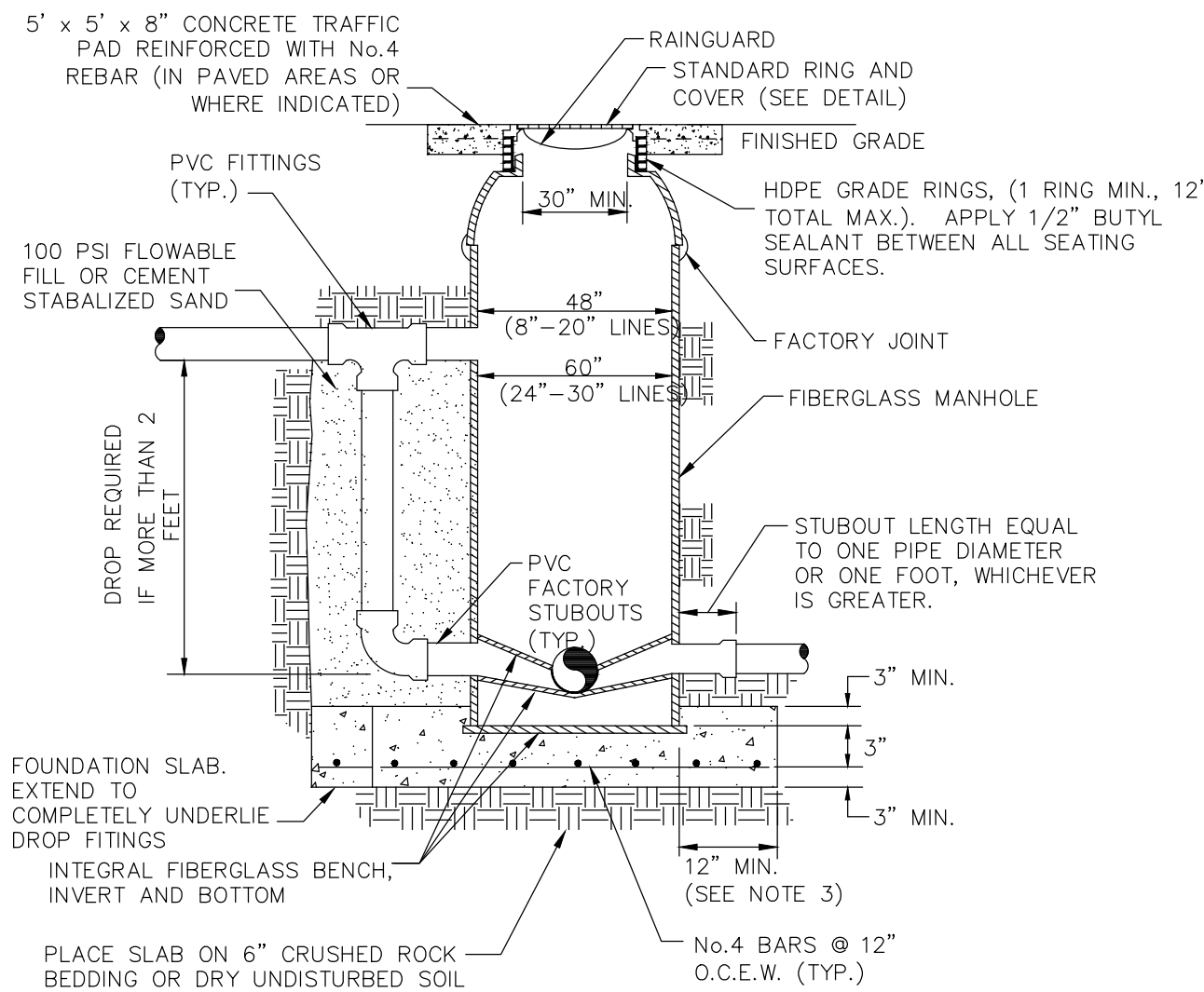
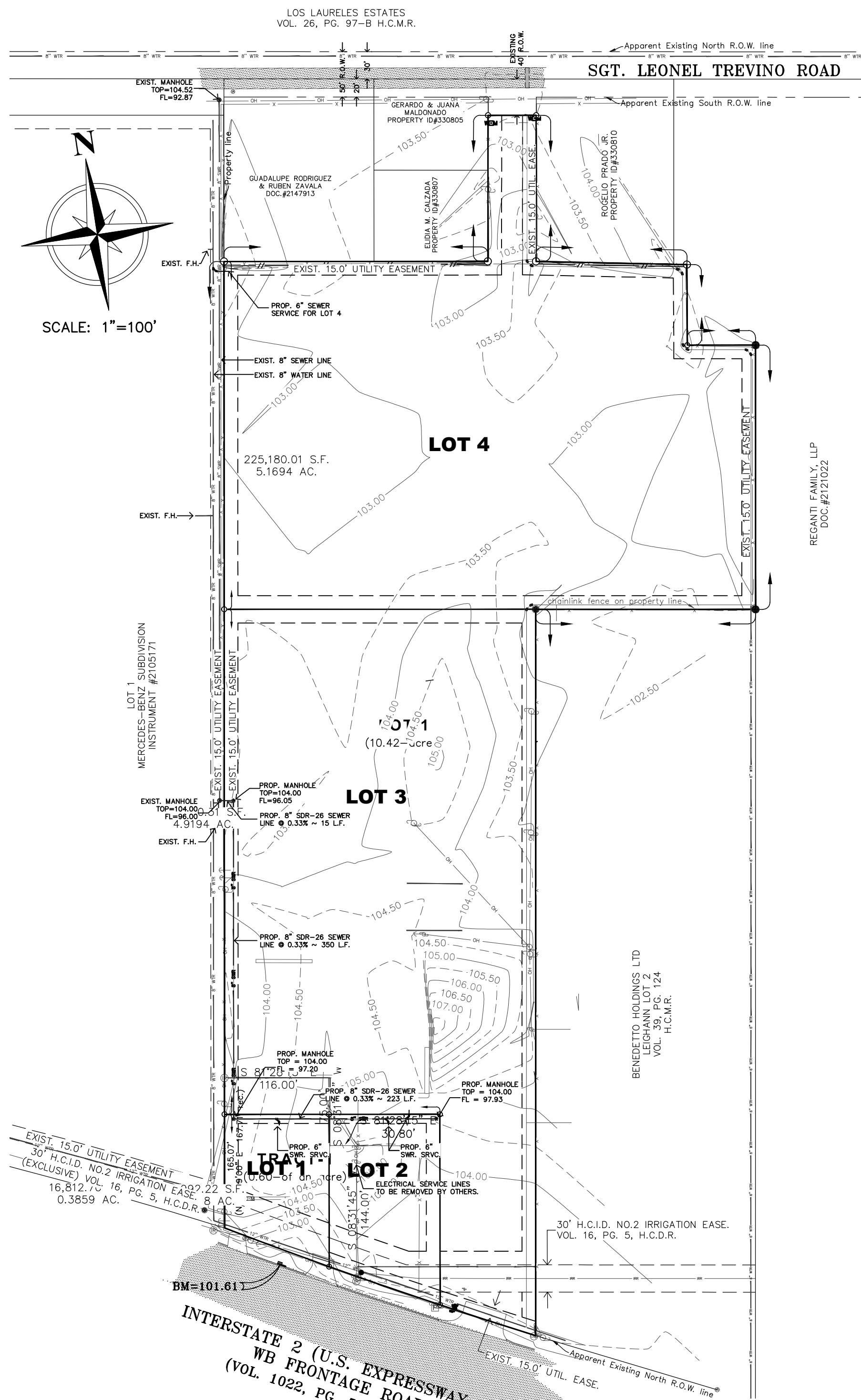
FIRM No. F-7906

TEL No. (956) 283-8847

ident@trevinoengineering.com

200 S. 10th St. Ste. 1303

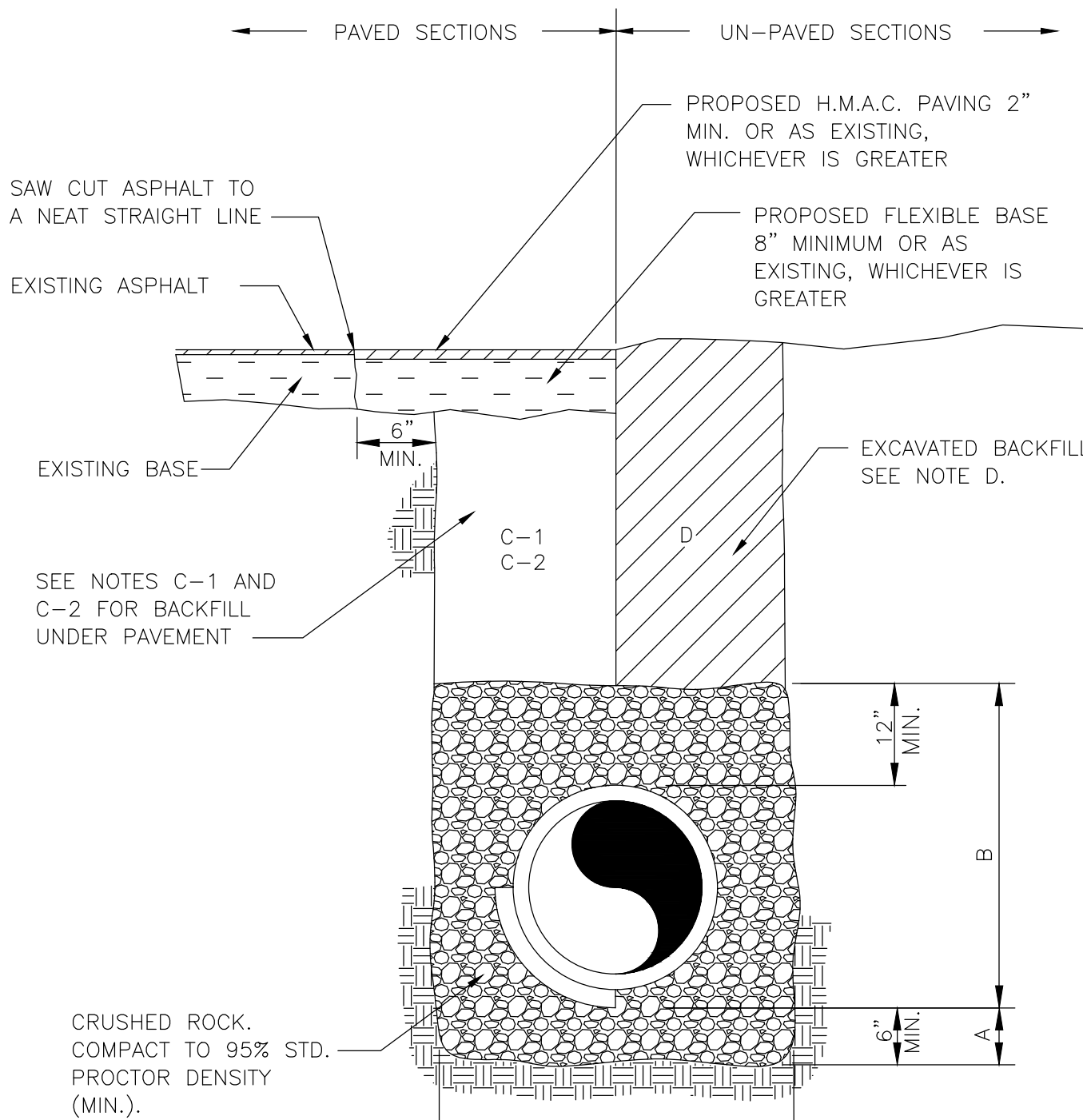
McAllen, Texas 78501



- NOTES
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
 3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
 4. COAT ALL INTERNAL CEMENTITIOUS AND METALLIC SURFACES WITH COAL TAR EPOXY.
 5. OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.

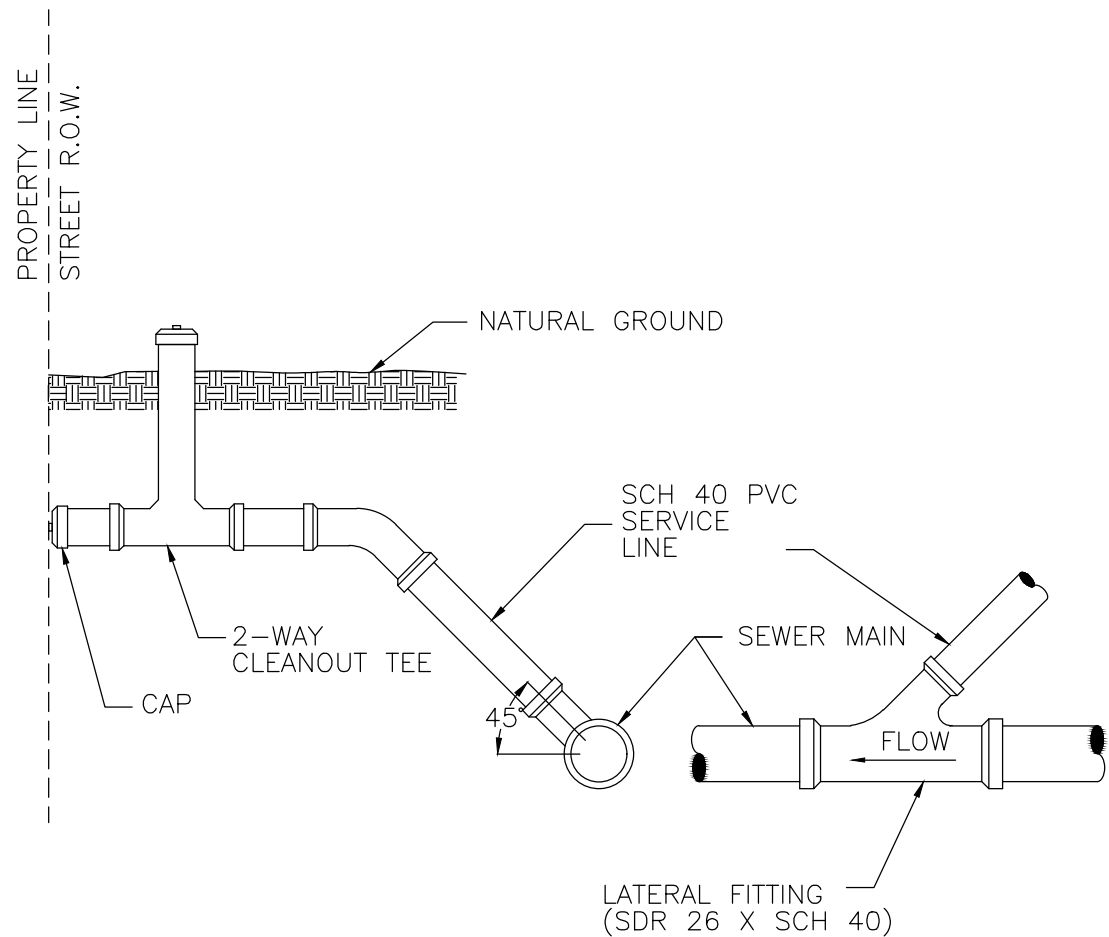
PRECAST SANITARY SEWER COLLECTION MANHOLE

Not to Scale



TYPICAL SANITARY SEWER PIPE BEDDING DETAIL

Not to Scale



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

STANDARD SEWER SERVICE CONNECTION DETAIL

Not to Scale

- GENERAL NOTES:
- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" 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.
 - Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 - C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- D. 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 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

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

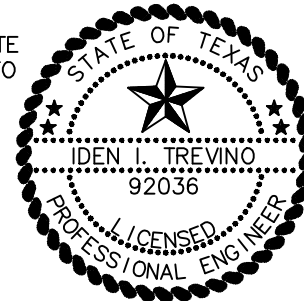
FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

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.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, **IDEN I. TREVINO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

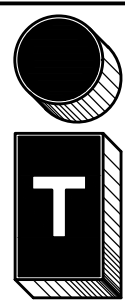
IDEN I. TREVINO, PE NO. 92036 DATE



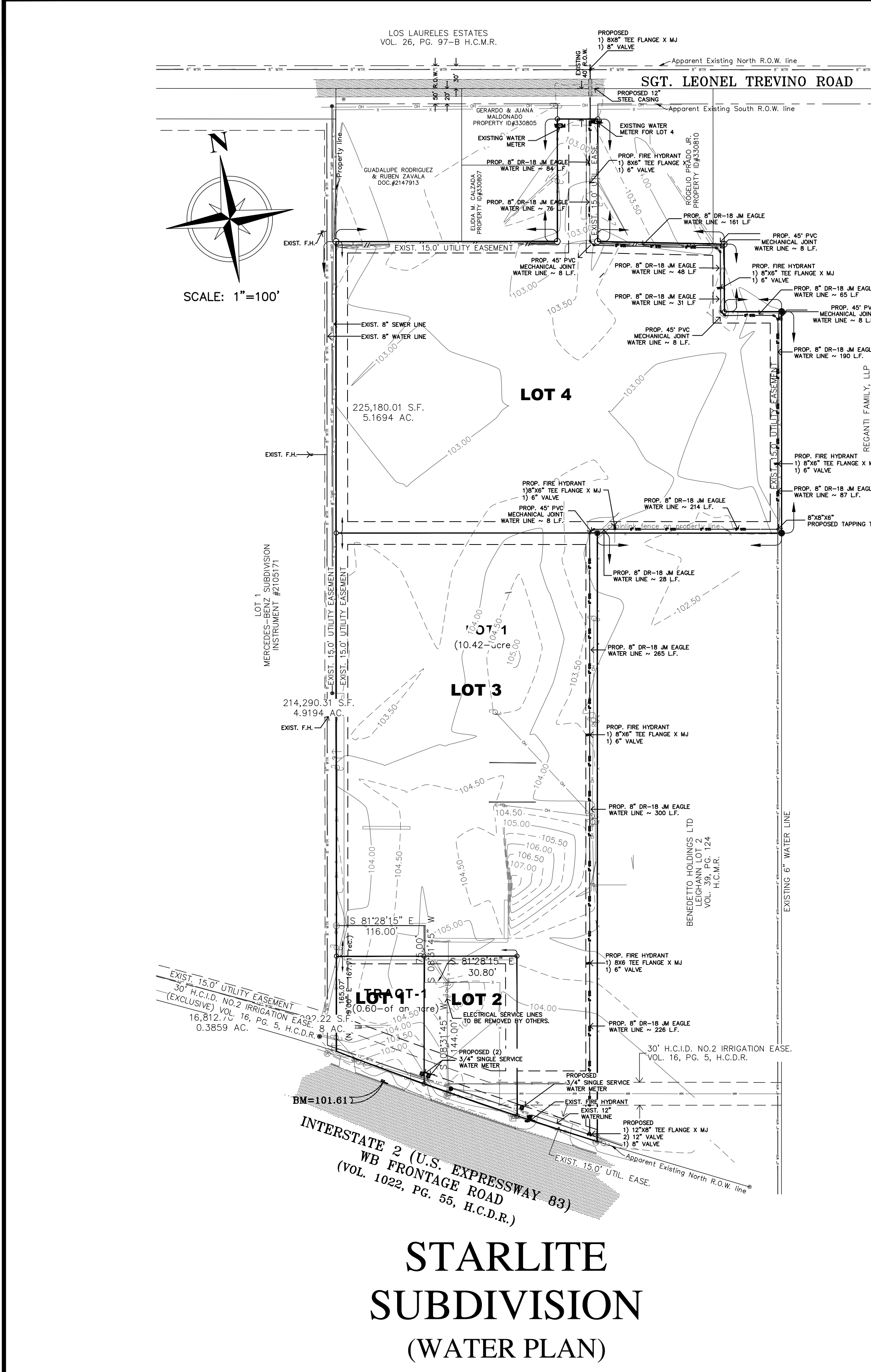
DATE OF PREPARATION: FEBRUARY 28, 2023

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
ENGINEER:	GUILLERMO SOLIS JR.	P.O. BOX 1426	HIDALGO, TEXAS 78557		
SURVEYOR:	IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847	
	HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWENS BLVD.	McALLEN, TEXAS 78504	(956) 249-8061	

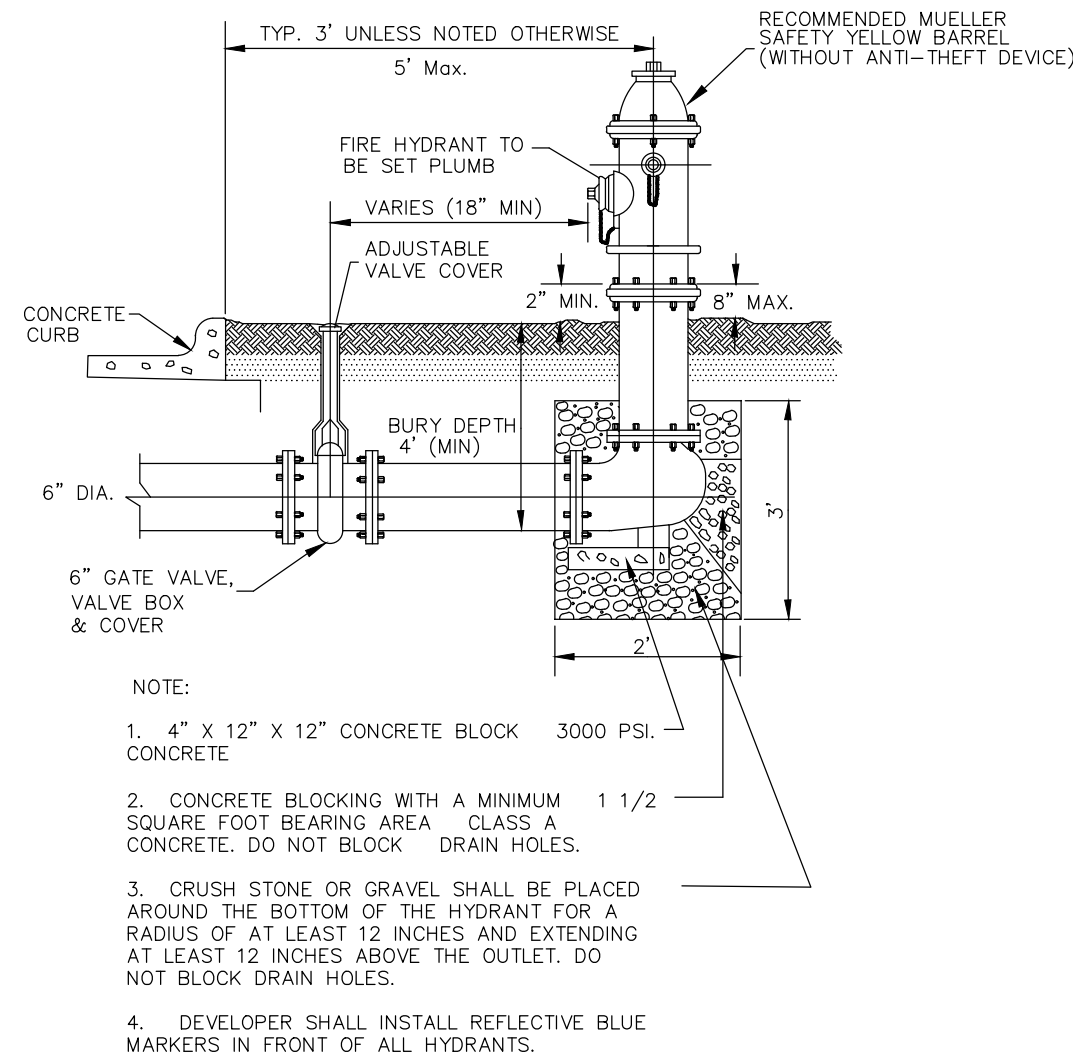


TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com



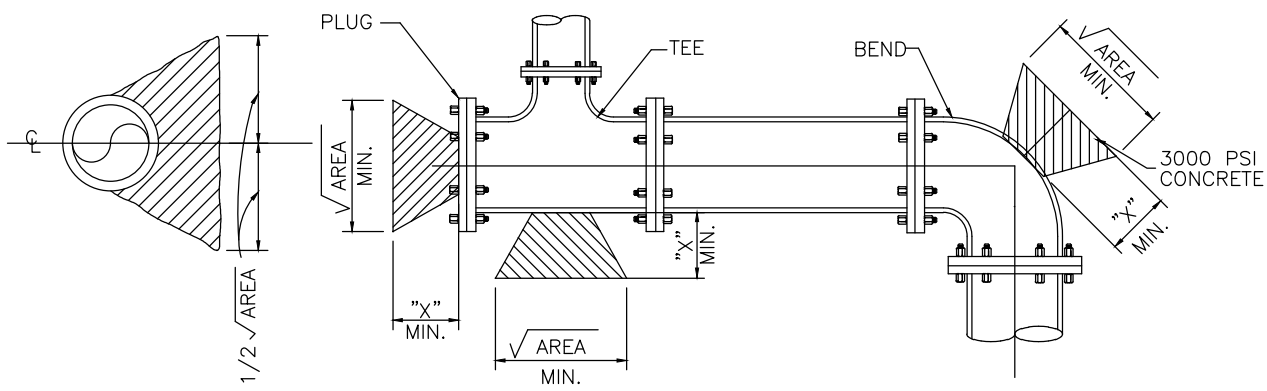
AN 11.02-ACRE TRACT OF LAND BEING ALL OF LOT 1, LEIGHANN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP HEREOF RECORDED IN VOLUME 28, PAGE 124 OF THE MAP RECORDS OF HIDALGO COUNTY, AND 0.60-OF AN ACRE TRACT (TRACT-1) OF LAND OUT OF LOT 6, M.L. WOODS TRACT NO. 3 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 52 OF THE MAP RECORDS OF HIDALGO COUNTY

STARLITE SUBDIVISION (WATER PLAN)



TYPICAL FIRE HYDRANT INSTALLATION DETAIL

Not to Scale



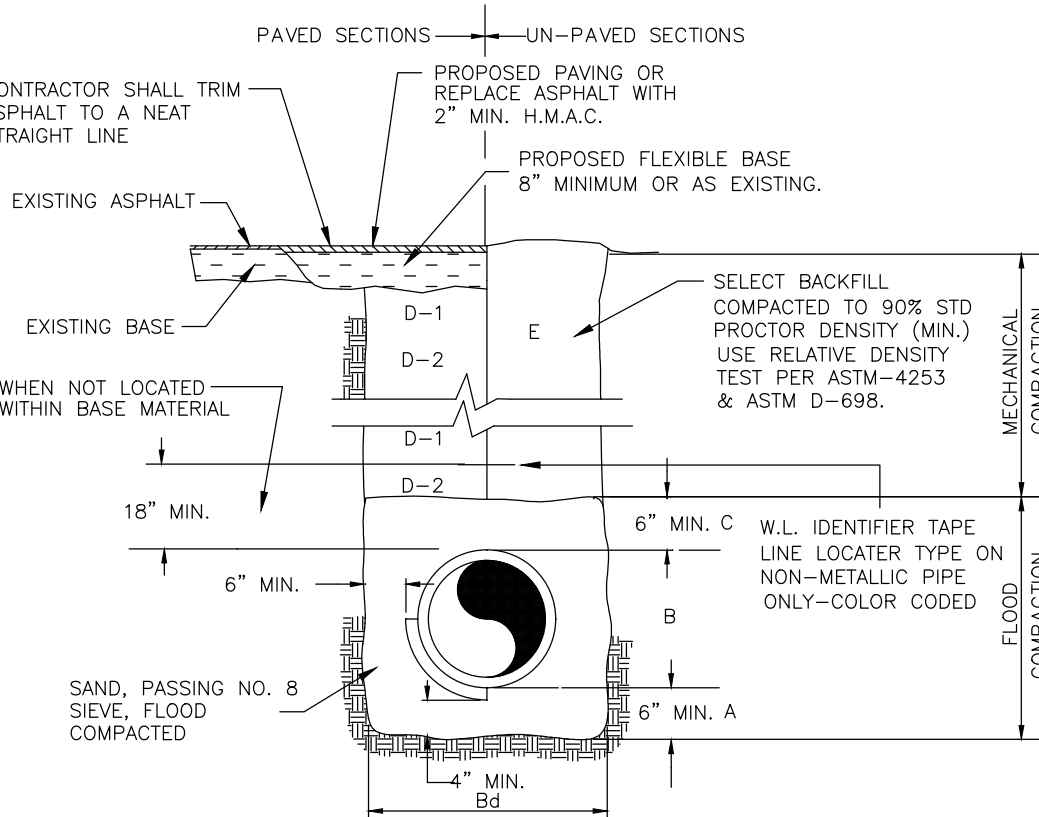
NOTES:

1. THRUST BLOCK AREAS SHOWN ARE BASE ON TEST PRESSURES OF 150 P.S.I. FOR 6"-12" PIPE AND 200 P.S.I. FOR 14"-16" PIPE AND SOIL BEARING PRESSURE OF 1000 PSF.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET.
3. BEARING MUST BE ON UNDISTURBED EARTH.
4. ADJUST THRUST BLOCK AREAS ACCORDINGLY IF PRESSURES AND/OR SOIL BEARING VALUE VARIES.
5. THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS AND TEES. AT ALL BENDS, AND OTHER AREAS WHICH MAY REQUIRE THRUST RESISTANCE AS APPROVED BY THE ENGINEER.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS MAY BE REG'D BY ENGINEER AT ALL LOCATIONS

"X" DIMENSION MAY VARY TO PROVIDE REQ'D BEARING AGAINST UNDISTURBED EARTH.							
HORIZONTAL BLOCKING TABLE							
BEARING AREA OF BLOCK IN SQUARE FEET							
PIPE SIZE (IN)	DEAD END AND TEE	90° BEND	45° BEND	22.5° BEND	11.25° BEND	5° BEND	"X"-DIM FT.
6	4.24	6.00	3.25	1.65	0.83	0.37	1.00
8	7.54	10.66	5.77	2.94	1.48	0.66	1.00
10	11.78	16.66	9.02	4.60	2.31	1.03	1.25
12	16.96	23.99	12.98	6.62	3.33	1.48	1.25
14	30.79	43.54	23.56	12.01	6.04	2.69	1.50
16	40.20	56.67	30.78	15.69	7.88	3.51	1.75
18"	RESTRAINING JOINTS AS DIRECTED BY						

CONCRETE THRUST BLOCK TYPICAL DETAIL

Not to Scale

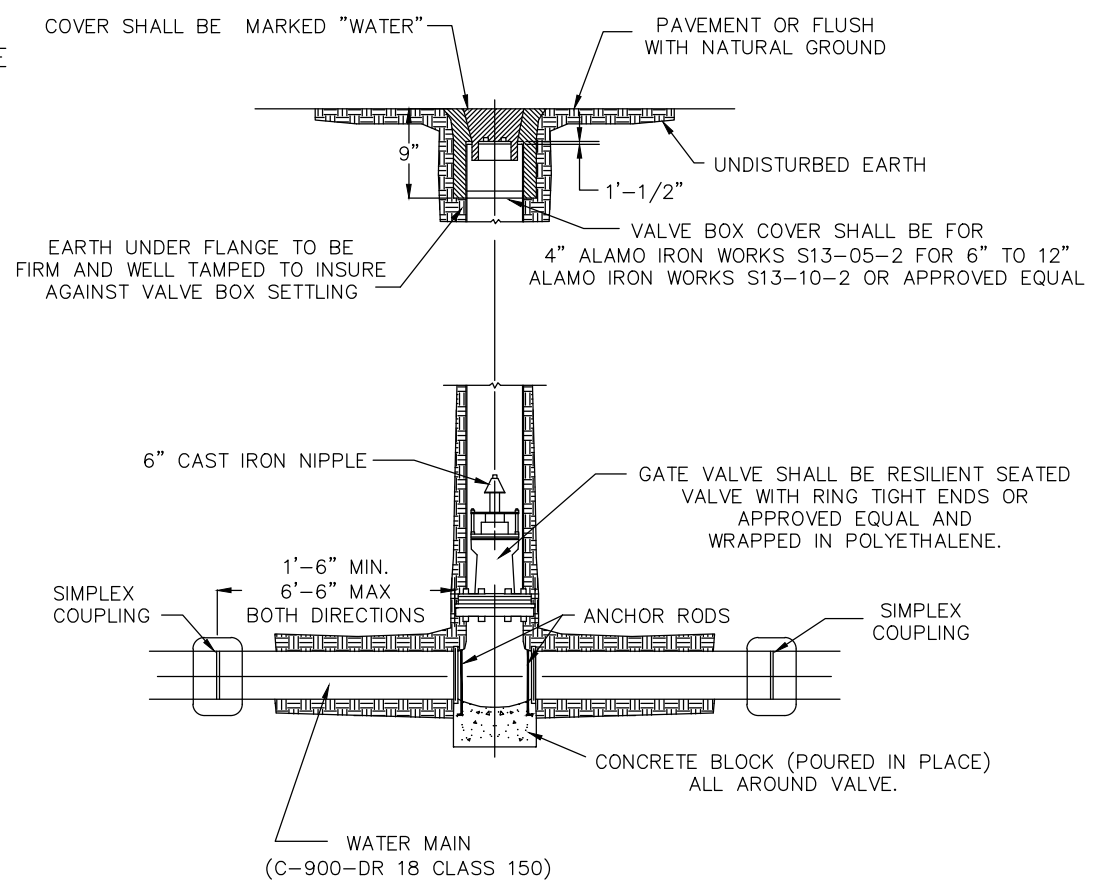


- A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B4 TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD (8" LIFTS, MECHANICAL COMPACTION)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- E. SELECT EARTH BACKFILL COMPACTED TO 90% STD (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

NOTE: SHOULD A CONFLICT BETWEEN THIS STANDARD AND THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED BY CONTRACTOR FROM THE CITY. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF EITHER.

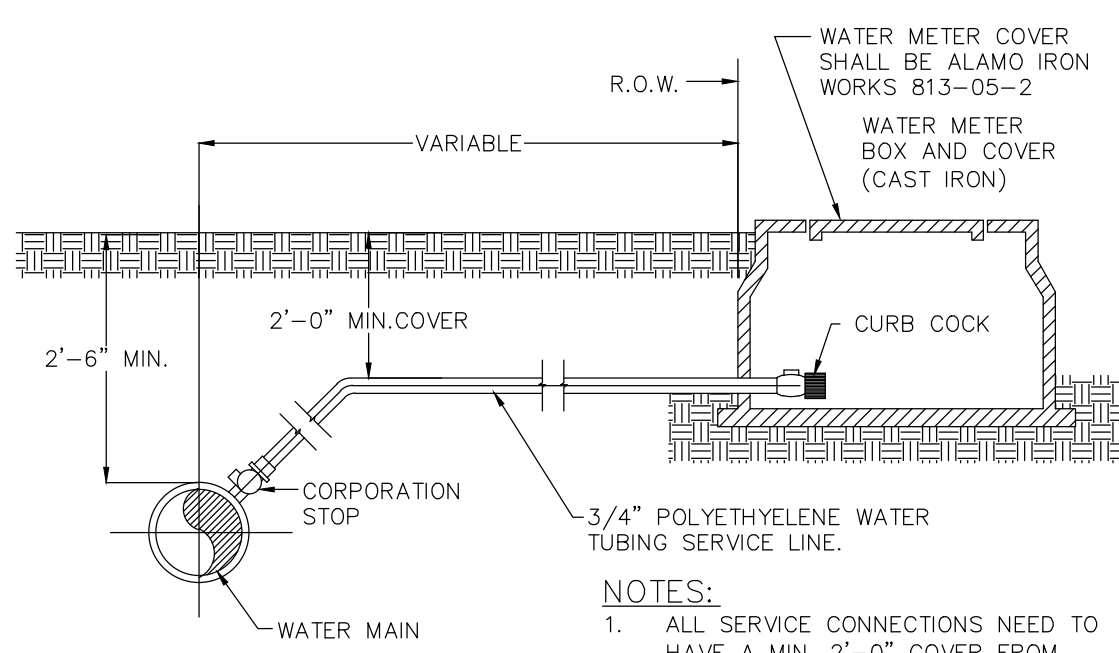
WATER LINE BEDDING TYPICAL DETAIL

Not to Scale



TYPICAL GATE VALVE AND BOX DETAIL

Not to Scale



CONSTRUCTION NOTES:

- A. WATER VALVE COVER
- B. CURB COCK
- C. METER BOX & METER PROVIDED
- D. WATER TUBING SERVICE LINE
- E. CORPORATION STOP
- F. WATER MAIN

NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS. SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

TYPICAL WATER SERVICE CONNECTION WITH METER BOX

Not to Scale

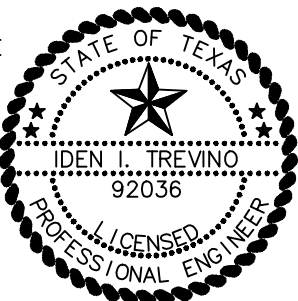
STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, **IDEN I. TREVIÑO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

IDEN I. TREVIÑO, PE

NO. 92036

DATE



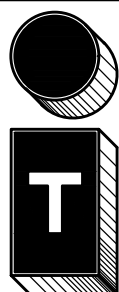
DATE OF PREPARATION: FEBRUARY 28, 2023

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS
OWNER:	GUILLERMO SOLIS JR.	P.O. BOX 1426
ENGINEER:	IDEN I. TREVIÑO, P.E.	200 S. 10TH ST. SUITE 1303
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWENS BLVD.

CITY & ZIP	PHONE	FAX
HIDALGO, TEXAS 78557	(956) 283-8847	
McALLEN, TEXAS 78501	(956) 249-8061	
McALLEN, TEXAS 78504		



TREVIÑO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847

200 S. 10th St. Ste. 1303

McAllen, Texas 78501

ident@trevinoengineering.com

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 11, 2023

Variance Request to the Subdivision Ordinance for the Plantation Heights Subdivision Being a 21.68 Acre Tract of Land out of Lot 1, Block 14, John Closner Subdivision, Located Approximately a Quarter of a Mile South of Hall Acres Road, Along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Quintanilla, Headley and Associates is applying for a Variance to the Subdivision Ordinance to not comply with the lot depth of 100-feet in Lots 15, 16 and 17 since they are irregular lots and to not comply with the 5-foot sidewalk along Veterans Boulevard in the Plantation Heights Subdivision. The subdivision, which is a 21.68-acre tract with 105 residential lots, is located along Veterans Boulevard, just south of Hall Acres Road.

It is noted, that the subdivision plat was approved on February 3, 2022. On July 12, 2022, the San Juan City Commission approved a variance not to comply with the side, rear and front setbacks.

RECOMMENDATION:

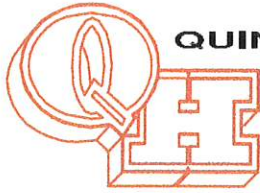
Staff recommends denial of the variance request since it is against our city code.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

March 27, 2023

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

Re: Plantation Heights

Dear Mr. Tijerina,

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

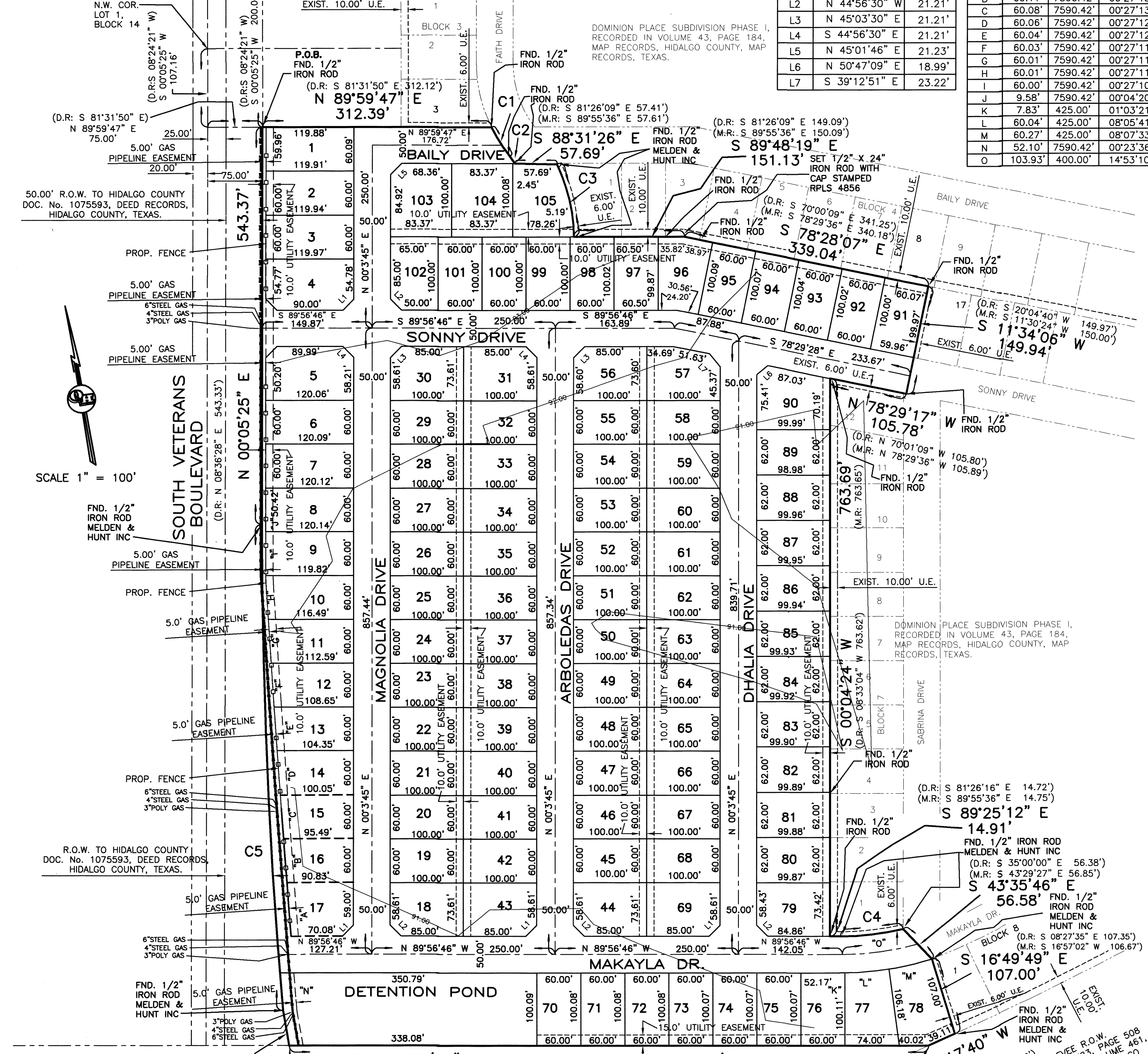
- Lot Depth for Single Family Residential District (R-S)
 - Required 100', Proposed 100.02' & 95.49' for Lot 15
 - Required 100', Proposed 95.49' & 90.83' for Lot 16
 - Required 100', Proposed 90.83' & 85.08' for Lot 17
- Sidewalk on South Veterans Blvd.
 - Required 5.0', Proposed 0.0' due to sidewalks are not existing to the north, south or across the street. They will not connect to any sidewalks.

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

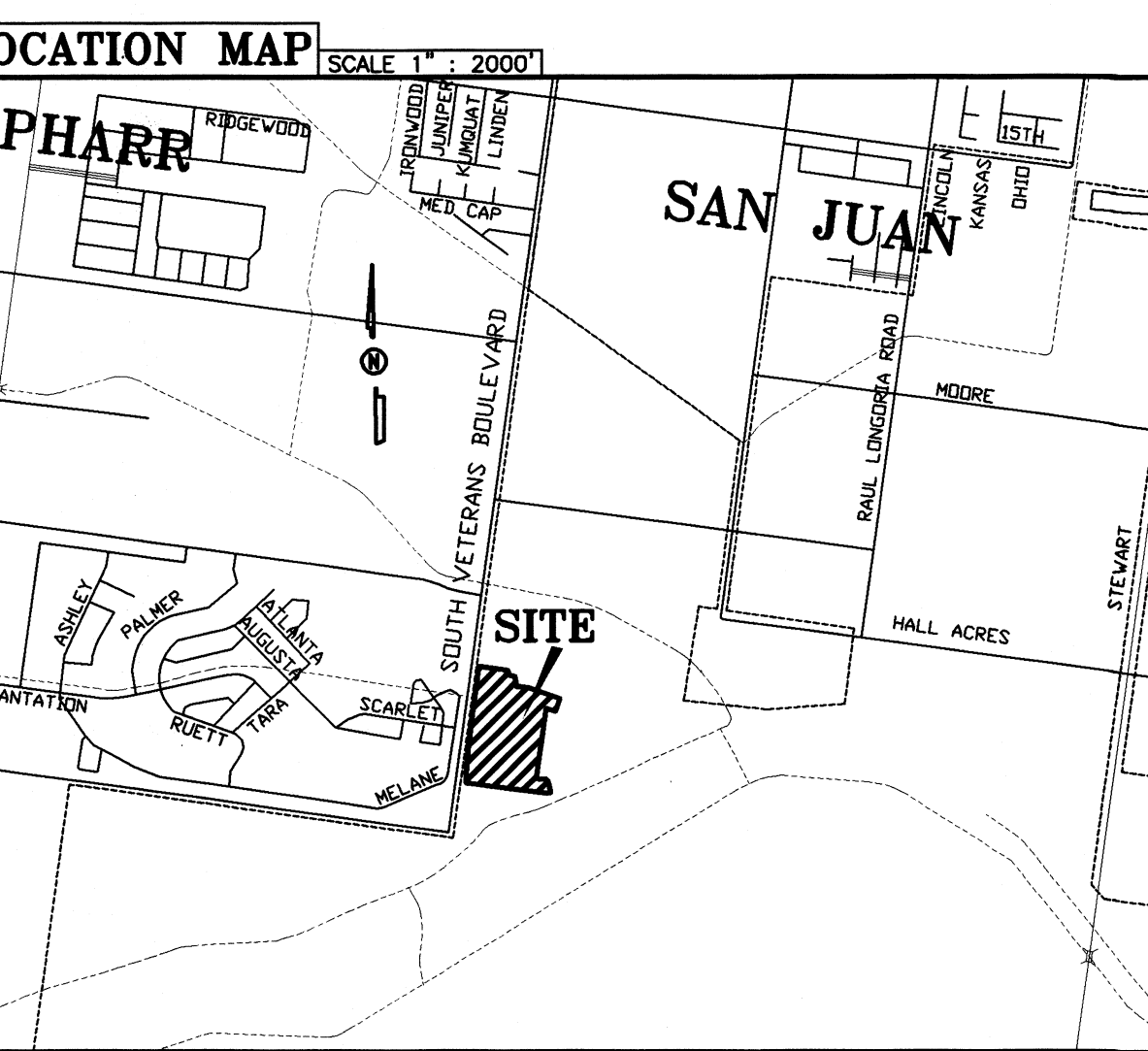
Respectfully,

Eulalio Ramirez, P.E.
Project Engineer

THE KARINA LUGO AND ROSA LINDA FLORES TRACT, A 0.868 OF AN ACRE TRACT OF LAND OUT OF LOT 14, SAN JUAN HACIENDA ESTATES UNIT NO. 1, AND OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2970949, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
C1	47.64'	228.40'	11°57'05"
C2	11.79'	178.35'	03°47'18"
C3	101.90'	228.35'	25°34'01"
C4	86.00'	375.00'	13°08'22"
C5	666.36'	7590.42'	05°01'48"



- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
 - MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
 - LEGEND: " " DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
 - MINIMUM BUILDING SETBACK LINES:
FRONT.....20.00'
GARAGE.....18.00'
REAR.....10.00'
CORNER.....10.00'
SIDE.....5.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.

DATE OF PREPARATION: NOVEMBER 15, 2021			
F:\DATA\SUBDIVISIONS\SAN JUAN\PLANTATION HEIGHTS\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-15-2021	LC		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
02-09-2022	G.CANTU		

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45°3'30" W	21.21'
L2	N 44°56'30" W	21.21'
L3	N 45°03'30" E	21.21'
L4	S 44°56'30" E	21.21'
L5	N 45°01'46" E	21.23'
L6	N 50°47'09" E	18.99'
L7	S 39°12'51" E	23.22'

CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
A	74.18'	7590.42'	00°33'36"
B	60.11'	7590.42'	00°27'13"
C	60.08'	7590.42'	00°27'13"
D	60.06'	7590.42'	00°27'12"
E	60.04'	7590.42'	00°27'11"
F	60.03'	7590.42'	00°27'11"
G	60.01'	7590.42'	00°27'11"
H	60.01'	7590.42'	00°27'11"
I	60.00'	7590.42'	00°27'10"
J	9.58'	7590.42'	00°04'20"
K	7.83'	425.00'	01°03'21"
L	60.04'	425.00'	08°05'41"
M	60.27'	425.00'	08°07'33"
N	52.10'	7590.42'	00°23'36"
O	103.93'	400.00'	14°53'10"

AREA TABLE		
LOT	AREA (S.F.)	AREA (AC.)
1	7197.30	0.17
2	7195.48	0.17
3	7197.23	0.17
4	8259.78	0.20
5	8676.14	0.21
6	7204.60	0.17
7	7206.35	0.17
8	7208.06	0.17
9	7201.17	0.17
10	7103.23	0.17
11	6872.17	0.17
12	6638.16	0.17
13	6390.02	0.17
14	6131.81	0.16
15	5868.38	0.16
16	5589.61	0.15
17	6396.02	0.18
18	7248.08	0.17
19-29	6000.00	0.14
30-31	7248.08	0.17
32-42	6000.00	0.14
43-44	7248.07	0.17
45-55	6000.00	0.14
56	7247.62	0.17
57	6817.79	0.16
58-68	6000.00	0.14
69	7248.54	0.17
70	6005.20	0.14
71	6004.98	0.14
72	6004.76	0.14
73	6004.53	0.14
74	6004.31	0.14
75	6004.09	0.14
76	6003.94	0.14
77	6842.57	0.16
78	7589.66	0.17
79	7220.70	0.17
80	6192.28	0.14
81	6193.01	0.14
82	6193.74	0.14
83	6194.46	0.14
84	6195.19	0.14
85	6195.91	0.14
86	6196.64	0.14
87	6197.36	0.14
88	6198.09	0.14
89	6198.82	0.14
90	7917.51	0.18
91	6000.47	0.14
92	6000.48	0.14
93	6001.90	0.14
94	6003.32	0.14
95	6004.74	0.14
96	6475.57	0.15
97	6046.69	0.14
98	6005.16	0.14
99-101	6000.00	0.14
102	6387.50	0.15
103	8220.56	0.19
104	8340.77	0.19
105	7504.58	0.17
POND	34589.57	0.79

5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
- DRAINAGE DETENTION REQUIRED FOR THE ENTIRE SUBDIVISION IS 180,810.64 C.F. (4.15 ACRE- FEET), AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED SOUTHEAST OF THIS SUBDIVISION.
7. BENCH MARK = ELEV. 100.76 TOP OF INLET LOCATED NORTHEAST CORNER OF LOT 34 OF THIS SUBDIVISION. NAVD. 88 DATUM.
8. A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE. A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF SOUTH "I" ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
9. THERE SHALL BE NO ACCESS ALLOWED TO SOUTH "I" ROAD FROM LOTS 1 THRU 17.
10. E.E. DENOTES ELECTRICAL EASEMENT. U.E. DENOTES UTILITY EASEMENT.
11. SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.
12. DETENTION POND AREA MAINTENANCE TO BE MAINTAINED BY HOME OWNER ASSOCIATION
13. OWNERS TO MAINTAIN R.O.W AND PERIMETER OF SUBDIVISION. WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) CONSTRUCTION GENERAL PERMIT.

PLANTATION HEIGHTS

A 21.68 ACRE TRACT OF LAND (DEED RECORD: 21.68 ACRES) OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 0, PAGES 4 AND 5, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3319910, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

METES AND BOUNDS

A 21.68 ACRE TRACT OF LAND (DEED RECORD: 21.68 ACRES) OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 0, PAGES 4 AND 5, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3319910, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

THENCE: S 00°05'25" W (DEED RECORD: S 08°24'21" W), ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 200.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE KARINA LUGO AND ROSA LINDA FLORES TRACT (A 0.868 OF AN ACRE TRACT OF LAND OUT OF LOT 14, SAN JUAN HACIENDA ESTATES UNIT No.1, AND JOHN CLOSNER SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2970949, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING.

THENCE: N 89°59'47" E (DEED RECORD: S 81°31'50" E), ALONG THE SOUTH LINE OF THE KARINA LUGO AND ROSA LINDA FLORES TRACT AND THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 312.39 FEET (DEED RECORD: 312.12 FEET) TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF FAITH DRIVE FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, THE WEST RIGHT OF WAY LINE OF FAITH DRIVE AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 11°57'05" [MAP RECORD: 11°57'32"]; DEED RECORD: 11°57'26" [DEED RECORD: 11°57'26"]], RADIUS = 228.40 FEET (MAP RECORD: 228.35 FEET), A DISTANCE OF 47.64 FEET (MAP RECORD: 47.66 FEET; DEED RECORD: 47.67 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, THE WEST RIGHT OF WAY LINE OF FAITH DRIVE AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 03°47'18" [MAP RECORD: 03°49'35"]; DEED RECORD: 03°49'35" [DEED RECORD: 03°49'35"]], RADIUS = 178.35 FEET, A DISTANCE OF 11.79 FEET (MAP RECORD: 11.79 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 88°31'26" E (MAP RECORD: S 89°55'36" E; DEED RECORD: S 81°26'09" E), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE SOUTH RIGHT OF WAY LINE OF FAITH DRIVE, A DISTANCE OF 57.69 FEET (MAP RECORD: 57.61 FEET; DEED RECORD: 57.41 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 25°34'01" [MAP RECORD: 25°58'16"]; DEED RECORD: 25°57'08" [DEED RECORD: 25°57'08"]], RADIUS = 228.35 FEET (MAP RECORD: 103.51 FEET; DEED RECORD: 103.43 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°48'19" E (MAP RECORD: S 89°55'36" E; DEED RECORD: S 81°26'09" E), A DISTANCE OF 151.13 FEET (MAP RECORD: 150.09 FEET; DEED RECORD: 149.09 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 78°28'07" E (MAP RECORD: S 78°29'36" E; DEED RECORD: S 70°00'09" E), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 339.04 FEET (MAP RECORD: 340.18 FEET; DEED RECORD: 341.25 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 11°34'06" W (MAP RECORD: S 11°32'24" W; DEED RECORD: S 20°04'40" W), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 149.94 FEET (MAP RECORD: 150.00 FEET; DEED RECORD: 149.97 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 78°29'17" W (MAP RECORD: N 78°29'38" W; DEED RECORD: N 70°01'09" W), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 105.78 FEET (MAP RECORD: 105.89 FEET; DEED RECORD: 105.80 FEET) TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 00°04'24" W (DEED RECORD: S 08°33'04" W), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 763.69 FEET (MAP RECORD: 763.65 FEET; DEED RECORD: 763.62 FEET) TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°25'12" E (MAP RECORD: S 89°55'36" E; DEED RECORD: S 81°26'09" E), A DISTANCE OF 14.91 FEET (MAP RECORD: 14.78 FEET; DEED RECORD: 14.72 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 43°35'46" E (MAP RECORD: S 43°29'27" E; DEED RECORD: S 35°00'00" E), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 56.85 FEET (MAP RECORD: 56.85 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 16°49'46" E (MAP RECORD: S 16°57'02" E; DEED RECORD: S 08°27'35" E), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 107.00 FEET (MAP RECORD: 106.67 FEET; DEED RECORD: 107.35 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE NORTH LINE OF THE NORTH FLOODWAY LEVEE RIGHT OF WAY (RECORDED IN VOLUME 383, PAGE 508, VOLUME 467, PAGE 124, VOLUME 461, PAGE 187, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF DOMINION PLACE SUBDIVISION PHASE I AND THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 89°58'59" W (DEED RECORD: N 81°27'27" W), ALONG THE NORTH LINE OF THE MMGJ SAN JUAN LLC TRACT, A DISTANCE OF 872.10 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°44'38" W (DEED RECORD: N 01°18'16" W), ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 48.91 FEET (DEED RECORD: 48.94 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 05° 01'48", RADIUS = 7,590.42 FEET), A DISTANCE OF 666.36 FEET (DEED RECORD: 666.37 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 00°05'25" E (DEED RECORD: N 08°36'28" E), ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 543.33 FEET (DEED RECORD: 543.33 FEET) TO THE POINT OF BEGINNING AND CONTAINING 21.68 OF AN ACRE OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



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 THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLANTATION HEIGHTS SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DM & DG DEVELOPMENT, LLC
117 SOUTH SHAWY RD
MISSION, TX 78572

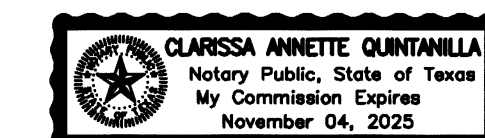
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
DM & DG DEVELOPMENT, LLC

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA- NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

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

ATTEST:
PRESIDENT SECRETARY

CITY OF SAN JUAN
PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE CHAIRMAN PLANNING COMMISSION

CITY OF SAN JUAN
MAYOR 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 OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY SECRETARY MAYOR

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



EULALIO RAMIREZ
P.E. No. 77062
DATE 9-6-23



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 11, 2023

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “Las Cariñosas Drive-Thru” Located at 4101 N. Veterans Boulevard, Legally Described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, as Requested by Ivan Rodriguez Lucio. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Rodriguez is requesting a Conditional Use Permit for a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “Las Cariñosas Drive-Thru, before known as Wacky Snacks which was open back in 2021.

The proposed days and hours of operation are Sunday thru Friday from 1:00 p.m. to 12:00 a.m. and Saturdays from 1:00 p.m. to 1:00 a.m.

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. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.

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

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 03/02/2023
CITY COMMISSION – 04/11/2023
DATE PREPARED – 04/06/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for a drive-thru business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “Las Cariñosas Drive-Thru”
APPLICANT:	Ivan Rodriguez Lucio
SURVEYOR/ENGINEER:	N/A
LEGAL:	West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision.
LOCATION:	4101 N. Veterans Boulevard
EXISTING ZONING:	<u>North</u> – Outside city limits
ADJACENT ZONING:	<u>South</u> – Adult Day Care; General Business District (C-2) <u>East</u> – Residential; General Business District (C-2) <u>West</u> – Outside city limits
ACCESS AND CIRCULATION:	This property has access along Veterans Boulevard and 41 st Street.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Rodriguez is requesting a Conditional Use Permit for a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “Las Cariñosas Drive-Thru, before known as Wacky Snacks which was open back in 2021.

The proposed days and hours of operation are Sunday thru Friday from 1:00 p.m. to 12:00 a.m. and Saturdays from 1:00 p.m. to 1:00 a.m.

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. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.

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

ATTACHMENTS:	Proposed Site Location Map Base Map Zoning map Letter from property owner List of neighboring property owners receiving notice
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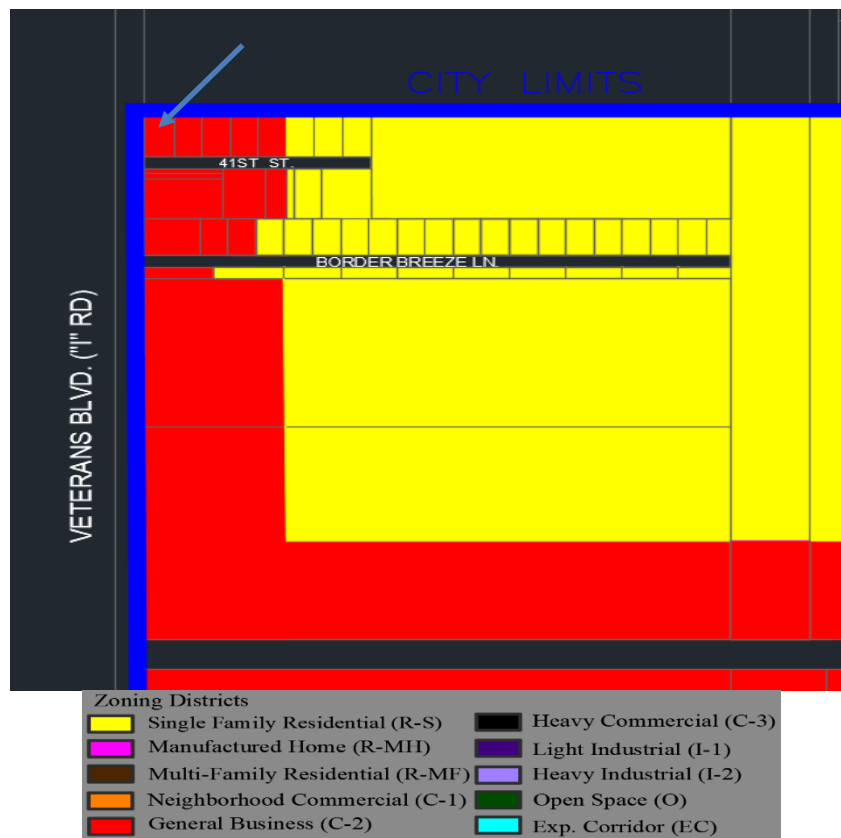


**CONDITIONAL USE PERMIT
LAS CARINOSAS DRIVE-THRU
APRIL 11, 2023**

PAGE 3



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-PREMISE CONSUMPTION AT “LAS CARINOSAS DRIVE THRU” LOCATED AT 4101 N. VETERANS, LEGALLY DESCRIBED AS THE WEST 132.37 FEET OF THE NORTH 120 FEET OF LOT 5, BLOCK 5, JOHN CLOSER SUBDIVISION AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Ivan Rodriguez Lucio, has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “Las Carinosas Drive-Thru”.

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 Ivan Rodriguez Lucio has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Las Carinosas Drive Thru” located at 4101 N. Veterans Boulevard, subject to the following conditions:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer with the residential uses to the South.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.

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

PASSED and **APPROVED** on first reading on the 28th day of March, 2023.

PASSED and **APPROVED** on second and final reading on the 11th day of April, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

AFFIDAVIT OF IVAN RODRIGUEZ LUCIO

STATE OF TEXAS

§

§

COUNTY OF HIDALGO

§

Before me, the undersigned authority, on this day personally appeared affiant Ivan Rodriguez Lucio, who proved to me to be the person whose name is subscribed to this Affidavit and who acknowledged to me that he executed the same, and after he was duly sworn, upon his oath, he deposed and said:

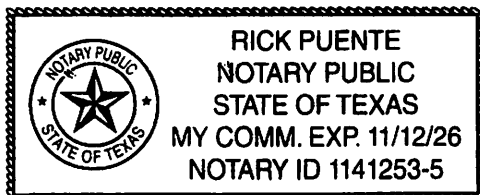
My name is Ivan Rodriguez Lucio. I am over 18 years of age, a United States Citizen, of sound mind and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

I am the managing member of Las Carinosas Drive Thru LLC, located at 4101 N. Veterans Blvd, San Juan, Texas 78589. Our business will be a drive thru convenience store with a wide variety of drinks, snacks, and food items available for sale. We will have a kitchen to allow us to prepare and sell fast food items like Ceviche, prepared beverages, and nachos. We will not prepare any food items that require frying or cooking. We will be open from Sunday thru Friday from 1pm to 12am. On Saturday we will be open from 1pm-1am. Initially, our store will be operated by me and my wife, Natalia Rodriguez. We hope to hire employees once our business is well established.

If you should have any questions or need any additional information, please feel free to call me at 956-336-3497.

Ivan Rodriguez Lucio
Ivan Rodriguez Lucio

SWORN TO and SUBSCRIBED before me by Ivan Rodriguez Lucio on this 10th day of February 2023.



[Signature]
Notary Public in and for the State of Texas
My Commission Expires on
November 12, 2026.

¹ Rick Puente-Notary Public: PO Box 1514, San Juan, TX 78589 (956) 782-8425

Conditional Use Permit for the Sale of Alcoholic Beverages (BG-Wine and Beer Retailer's Permit) at "Las Carinosas Drive-Thru" located at 4101 N. Veterans Blvd. legally described as the West 132.37 feet of the North 120 Feet of Lot 5, Block 5m John Closner Subdivision, as Requested by Ivan Rodriguez Lucio..

Leal, Alejandro
3019 Ginger Ave.
Edinburg, Texas 78541

Aguliar, Juan R. & Griselda
1305 E. Prosperida Dr.
Pharr, Texas 78577

Leal, Sergio
912 W. 41st
San Juan, Texas 78589

Castillo, Javier & Carmen
905 W. 41st
San Juan, Texas 78589

Solis, Claudia Hernandez
3913 N. Veterans Blvd.
San Juan, Texas 78589

Torres, Jessica
934 Border Breeze
San Juan, Texas 78589

Garcia, Jose Indalecio & Gloria
P.O. Box 2293
San Juan, Texas 78589

Flores, Rogelio
714 Border Breeze
San Juan, Texas 78589

Garcia, Rigoberto
P.O. Box 2293
San Juan, Texas 78589

Cedillo, Norma,
1204 E. Bell Ave.
Pharr, Texas 78577

Villarreal, Javier
12545 N. Inspiration
Mission, Texas 78573

Martinez, Eduardo A
733 E. Cardinal Street
San Juan, Texas 78589

Las Carinosas Drive Thru
Ivan Rodriguez, Lucio
4101 N. Veterans Blvd
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 11, 2023

Consider Second and Final Reading of an Ordinance for a Special Use Permit for the Installation of a Portable Building, Camera and Antenna at 171 Deanna Drive, Legally Described as Lot 5 and the East ½ of Lot 6, Block 1, Azteca Acres, as Requested by La Palabra Viviente Ministries. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

La Palabra Viviente Ministries has requested a Special Use Permit to allow a 12 x 8 portable building by 11 feet high that will be located in one of the empty lots along Deanna Drive. The portable building will have two (2) antennas that will serve for remote to broadcast a television program and one (1) surveillance camera. Applicant is proposing to install the portable building 30-foot from the rear property line and 30-foot from the side as shown in the site plan.

According to the Unified Development Code, Appendix A, Chapter 2. Zoning Regulations, Article 4, District Use and Area Regulations all Radio or television broadcasting tower or station required a Special Use Permit with the City.

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 of the second reading of the Ordinance.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 03/02/2023
CITY COMMISSION – 04/11/2023
DATE PREPARED – 04/06/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Special Use Permit for the Installation of a portable building, camera and antenna at La Palabra Viviente Church
APPLICANT:	La Palabra Viviente Ministries
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 5 and East 1/2 of Lot 6, Block 1, Azteca Acres Subdivision.
LOCATION:	171 Deanna Drive
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; Neighborhood Commercial District (C-1) <u>South</u> – Commercial Plaza; Neighborhood Commercial District (C-1) <u>East</u> – Drive-Thru Business; Neighborhood Commercial District (C-1) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access along Deanna Drive and Raul Longoria Road.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

La Palabra Viviente Ministries has requested a Special Use Permit to allow a 12 x 8 portable building by 11 feet high that will be located in one of the empty lots along Deanna Drive. The portable building will have two (2) antennas that will serve for remote to broadcast a television program and one (1) surveillance camera. Applicant is proposing to install the portable building 30-foot from the rear property line and 30-foot from the side as shown in the site plan.

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ATTACHMENTS:

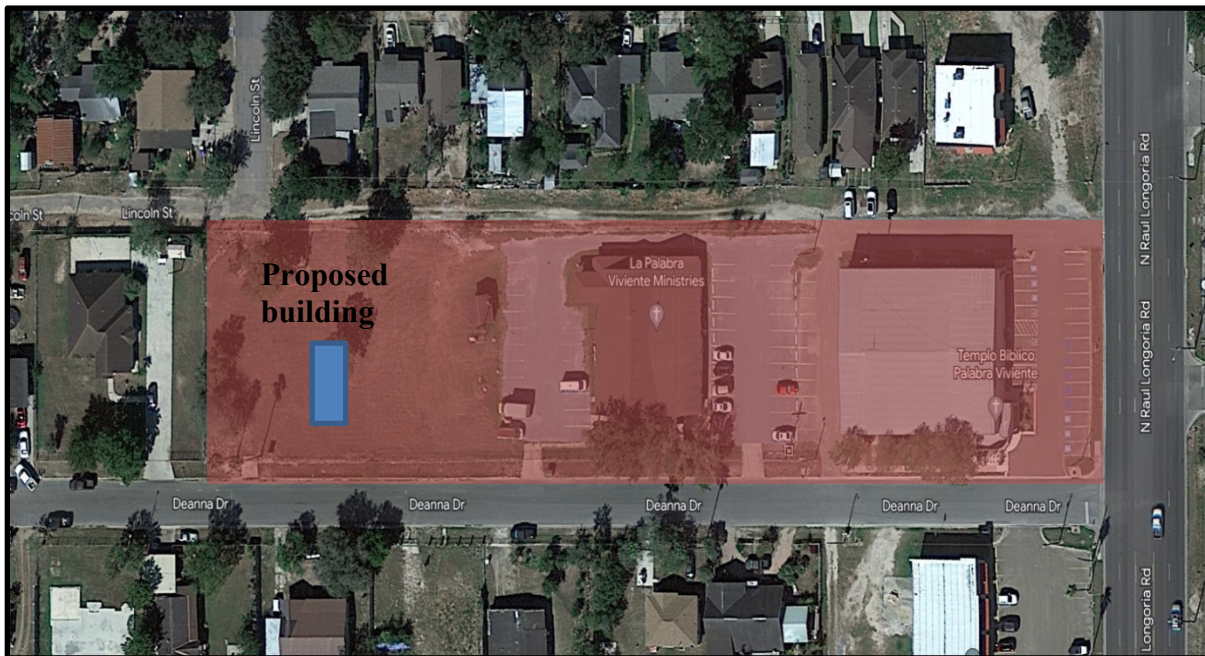
- Proposed Site
- Location Map
- Base Map
- Zoning map
- Survey of the property
- List of neighboring property owners receiving notice



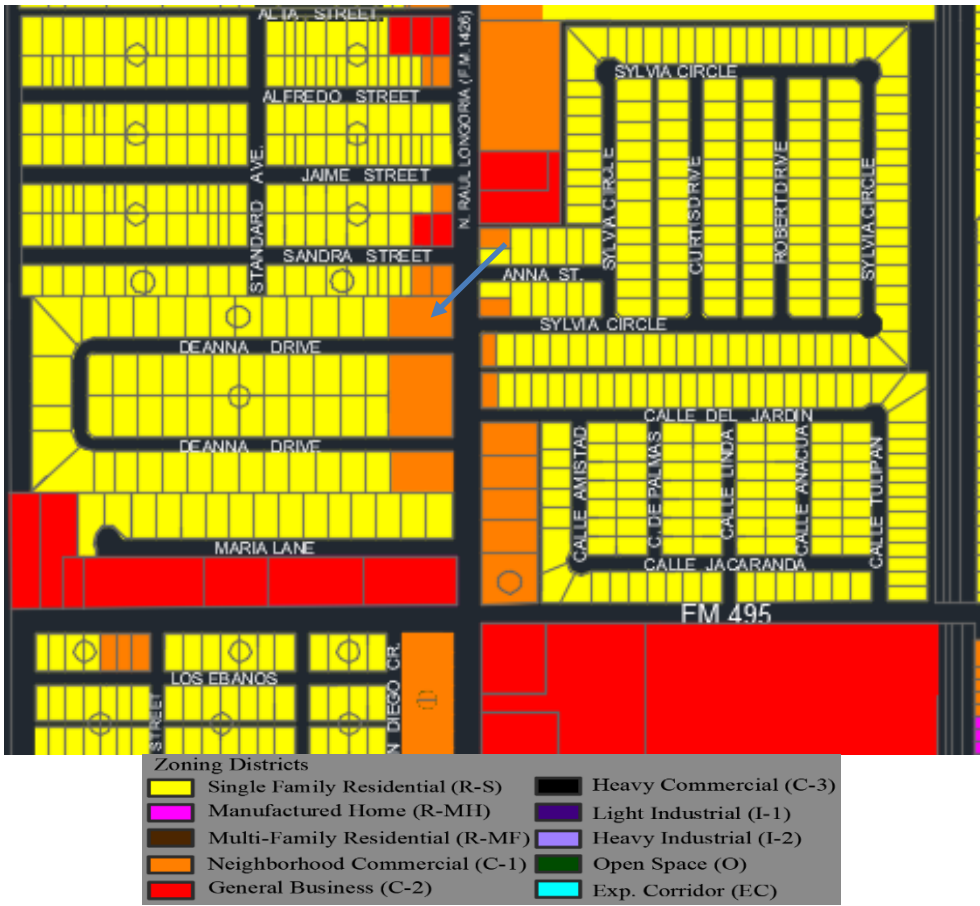
Proposed Property



View from Deanna Drive



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, FOR A SPECIAL USE PERMIT FOR THE INSTALLATION OF A PORTABLE BUILDING, CAMERA AND ANTENA AT LA PALABRA VIVIENTE LOCATED AT 171 DEANNA DRIVE, LEGALLY DESCRIBED AS LOT 5 AND THE EAST ½ OF LOT 6, BLOCK 1, AZTECA ACRES BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

WHEREAS, La Palabra Viviente, has applied for a Special Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Installation of a Portable Building, Camera and Antenna at 171 Deanna Drive.

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

SECTION I. That a Special Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to La Palabra Viviente for a Special Use Permit for the Installation of a Portable Building, camera and antenna at 117 Deanna Drive.

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 28th day of March, 2023.

PASSED and **APPROVED** on second and final reading on the 11th day of April, 2023.
CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

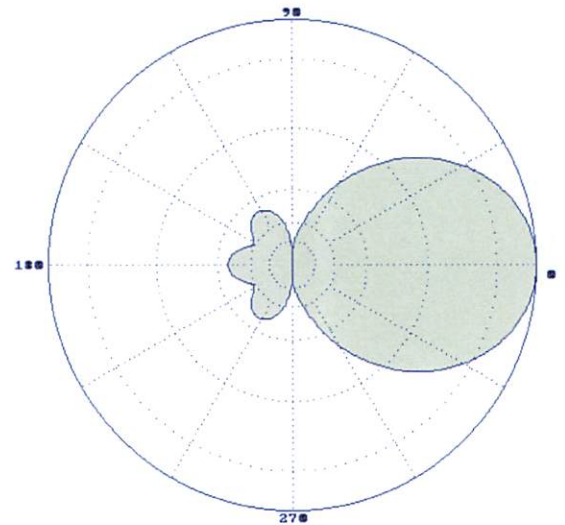
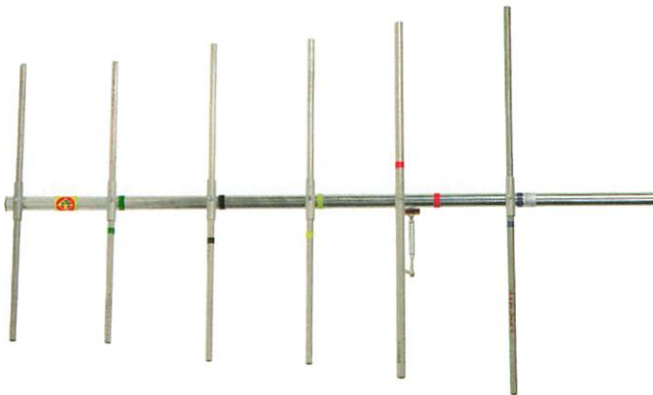
CITY ATTORNEY

Broadband, High Gain YAGI Antenna

SAM-160
140-199 MHz

- The SAM-160 is a rugged, small, antenna. Ideally suited for either remote broadcast or permanent SCADA installations.
- The SAM-160 is hand tuned across several frequencies to assure optimum performance in the field.
- A three year limited warranty is standard with the SAM-160.

SAM-160 6 element YAGI antenna



ELECTRICAL DATA

Frequency 140/200 MHz
Bandwidth 6 MHz
VSWR 1.5 to 1 or less
Impedance 50 ohms
Forward Gain 10 dB
Front to Back Ratio 20 db+
Polarization Vertical or Horizontal
Lightning Protection Direct Ground
Power Handling 300 Watts
Termination Type N Female

MECHANICAL DATA

Materials Aluminum
Boom 1" Tube
Elements 1/2" Tube
Driven Element 1" Tube
Wind Survival 100 mph
Permanent Mounting V-Bolts – up to 2" pipe
Portable Mounting U-Bolts – up to 1" pipe
Overall length 52"
Shipping Information Weight 4.5 lbs.

PLEASE SPECIFY FREQUENCY OR FREQUENCY RANGE

SAMCO Antennas, Inc.

ANTENNAS SINCE 1963

2607 West Waggoman • Fort Worth, Texas 76110
817/336-4351 or 817/207-8433 • FAX 817/336-7931 or 817/207-8435
www.samcoantennas.com • e-mail: samyagi@flash.net

City of San Juan, TX
Tuesday, February 14, 2023

Appendix A. Unified Development Code

CHAPTER 2. ZONING REGULATIONS

ARTICLE IV. DISTRICT USE AND AREA REGULATIONS

§ 12.02. SPECIAL USE PERMIT.

- (a) The City Commission by an affirmative two-thirds vote may grant a special use permit for the following special uses in any district as qualified for which they are otherwise prohibited by this Code; and may impose appropriate conditions and safeguards, including a specified period of time for the permit. The City Commission shall have great discretion.
- (1) Airport, landing field, or landing strip for aircraft;
 - (2) Amusement park, but not within 300 feet of any "R" District;
 - (3) Circus or carnival grounds, but not within 300 feet of any "R" District;
 - (4) Commercial, recreational, or amusement development for temporary, seasonal or other limited periods but not within 300 feet of any "R" District;
 - (5) Hospital, clinic or institution;
 - (6) Office building or a civic, religious or charitable organization, conducting activities primarily by mail and not handling merchandise or rendering services on site.[:]
 - (7) Privately operated community building or recreation field;
 - (8) Any public or government building, including public or denominational schools;
 - (9) Radio or television broadcasting tower or station;
 - (10) In accordance with the Texas Alcoholic Beverage Code on-premises consumption of alcoholic beverages, including beer;
 - (11) Drive-in theaters;
 - (12) Neighborhood grocery stores, provided they are located on a corner lot, with total floor area not to exceed two thousand five hundred (2,500) square feet, display signs not to exceed the height of the average roofline of the neighborhood and to be switched on no earlier than 6:00 a.m. and switched off no later than 11:00 p.m.; or
 - (13) Planned Unit Development.
- (b) The owner shall file with the Planning and Zoning Commission a proposed site plan and detailed description of the structures to be erected, the other facilities of the project and the land uses involved. In addition, the applicant shall furnish such other information as the Planning and Zoning Commission may reasonably require. In acting upon the application, the Planning and Zoning Commission may alter setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules and density and intensity limits. It may also recommend to the City

Commission uses not permitted in the district where the lot is located, providing such uses are desirable or convenient for users of the lot as developed or the immediate neighborhood, and provided that such uses are planned so as to assure that they will not materially alter the existing character of the neighborhood.

- (c) A special permit granted by the City Commission under the provisions above shall be considered as an amendment to the zoning regulation as applicable to such property. In granting such permit the City Commission may impose conditions which shall be complied with by the applicant before any final public utility connection may be made with such building or property, and such conditions shall not be construed as conditions precedent to the granting of the special permit or the change in zoning of said property, but shall be considered a precedent of such final public utility connections.
- (d) Before authorization of any of the above special uses, the request shall be referred to the Planning and Zoning Commission for study and a written report concerning:
 - (1) the conformance of the proposed use to the overall objectives of the Comprehensive Plan; and
 - (2) the character and development of the neighborhood.

(Ordinance 15-10 adopted 8/11/15)

Special Use Permit for the Installation of a Portable Building, camera and antenna at 171 Deanna Drive, legally described as Lot 5 and the East ½ of Lot 6, Block 1, Azteca Acres, as Requested by La Palabra Viviente Ministries.

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

Reyes, Jessica
161 N. Deanna Dr.
San Juan, Texas 78589

Torres, Pedro V & Maria Luisa
133 W. Sandra Street
San Juan, Texas 78589

Lizcano, Roel Jr.
100 N. Sugar Rd
Pharr, Texas 78577

Luna, Guillermo
P.O. Box 648
San Juan, Texas 78589

Cortez, Roberto & Guadalupe
121 Sandra St.
San Juan, Texas 78577

Estrada, Monica
119 Sandra St
San Juan, Texas 78589

Gonzalez, Manuel
216 W. Thelma Street
San Juan, Texas 78589

Mendez, Maria
168 N. Deanna Dr.
San Juan, Texas 78589

Rebollozo, Oralia
115 Sandra St
San Juan, Texas 78589

Juarez, Adrian & Maria
166 N. Deanna Dr.
San Juan, Texas 78589

Pastrada, Elvira
1802 Calle Anacua
San Juan, Texas 78589

Tijerina, Cesar & Enedelia
105 Sandra St
San Juan, Texas 78589

Gonzalez, Esperanza
162 N. Deanna Dr.
San Juan, Texas 78589

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

Olivarez, Luis
110 Deanna Dr.
San Juan, Texas 78589

Segovia, Jesus
112 Deanna Dr
San Juan, Texas 78589

Castillo, Trinidad & Irma C
P.O. Box 1611
San Juan, Texas 78589

Lopez, Alejandro & Monica Prado
116 N. Deanna Dr.
San Juan, Texas 78589

Waterplex INC
918 Natalie St
Weslaco, Texas 78596

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

Abrego, Jose & Mayra A
105 Calle Del Jardin
San Juan, Texas 78589

Garza, Emmanuel
100 Sylvia Circle
San Juan, Texas 78589

Guerra, Juana
104 Sylvia Circle
San Juan, Texas 78589

Gonzalez, Manuela & Maria
216 W. Thelma Street
San Juan, Texas 78589

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

Gonzalez, Roberto & Apolonia
P.O. Box 347
San Juan, Texas 78589

Rodriguez, Jazmin & Lopez, Jose
1903 N. Raul Longoria Road
San Juan, Texas 78589

Solis, Homer
3303 Lancelot Lane
Edinburg, Texas 78539

Coronado, Irma O
110 Sandra St
San Juan, Texas 78589

Special Use Permit for the Installation of a Portable Building, camera and antenna at 171 Deanna Drive, legally described as Lot 5 and the East ½ of Lot 6, Block 1, Azteca Acres, as Requested by La Palabra Viviente Ministries.

Quinones, Cinthia G
112 Sandra St
San Juan ,Texas 78589

Cerda, Blanca
2911 San Felipe Street
San Juan, Texas 78589

Lopez, Hilda
P.O. Box 736
San Juan, Texas 78589

Hernandez, Domingo & Juanita
124 Sandra St
San Juan, Texas 78589