



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

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, June 11, 2024

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A.** Presentation of the San Juan Parks & Recreation 2023-2024 School Participation Award. [Ruben Guajardo, Director of Parks and Recreation.]
- B.** Presentation on 2024 Hurricane Preparedness. [Tirso Garza, Fire Chief]
- C.** Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, and San Juan Memorial Library.
 - 1.** Department of Planning and Zoning Monthly Report. [Daniel Tijerina, Director of Planning]

2. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks and Recreation]
3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
4. San Juan Memorial Library Monthly Report. [Christina Perez, Interim Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for a Variance Request to Allow an Automotive Service Station at the Expressway Corridor District (EC) Located 708 W. Interstate Highway 2, Legally Described as Lot 5B, Re-plat of Lot 5, Texas National Subdivision, as Requested by Cross Engineering and Consultants. [Daniel Tijerina, Director of Planning] *Tabled*
- B. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lots 95-96, Valley Ranch No. 5 Subdivision, Located at the Southeast Corner of Hall Acres Road and Stewart Road, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning] *Tabled*

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

- A. Discussion and Possible Action to Accept Commissioner Leonardo "Lenny" Sanchez, Place 4 Letter of Resignation.

VIII. RESOLUTIONS

- A. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Rifle Resistant Body Armor -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]
- B. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Local Border Security Program (LBSP) FY25 for the City of San Juan. [Leandro Sifuentes, Chief of Police]
- C. Consider resolution authorizing the City of San Juan to submit and accept an application for funding to the Office of the Governor, Bullet Resistant Shields FY25, for the City of San Juan. [Leandro Sifuentes, Chief of Police]
- D. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, LEERRT Protection Gear Grant -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

CITY COMMISSION MEETING AGENDA

JUNE 11, 2024

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- E.** Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Operation Lone Star Grant Program -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]
- F.** Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Gear and Communications Equipment -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]
- G.** Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Ticket Writers -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]
- H.** Consideration and Action, if any, on Resolution Issuing an Order and Notice of the City of San Juan Special Municipal Election for September 7, 2024, for the Election of Commissioner Place 4 and Designating Election Precincts and Polling Places. [Brenda Escalante, City Secretary]

IX. CONTRACTUALS

- A.** Consideration and Action, if any on an Interlaco Cooperation Agreement Between the County of Hidalgo and City of San Juanto Provide Efficient and Effective Library Services for County Residents. [Christina Perez, Interim Library Director]

X. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1.** Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning 4th of July Event to be held on July 3, 2024.

XI. RECONVENE

- A.** The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1.** Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning 4th of July Event to be held on July 3, 2024.

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 7th day of June 2024 at 5:45 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 _____, 2024.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
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Commissioners: Leonardo “Lenny” Sanchez
Ernesto “Neto” Guajardo
Adina “Dina” Santillan

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Ruben Guajardo, Asst Parks Director

DATE: 06/04/2024

SUBJECT: Presentation of the San Juan Parks & Recreation 2023-2024 School Participation Award. [Ruben Guajardo, Director of Parks and Recreation.]

Recreation-

San Juan Parks & Recreation Participation Award Criteria:

- Established in 2021-2022
- Winners are based on the highest percentage of total school or grade participation in SJPR programs and total enrollment in school or grade.
- Total enrollment numbers are requested by SJPR to PSJA ISD, and provided by PSJA ISD.
- Participation numbers are based on registration information provided in SJPR Rec Desk Software.

Attached for your review is the information gathered to help determine the results.



PUBLIC INFORMATION REQUEST FORM

Date: 5/14/24

Requestor

Full Name: Ramiro Moreno

Organization: City of San Juan Parks & Recreation Department

Address: 709 S. Nebraska Ave

City/State/Zip: San Juan, TX 78589

Telephone Number: 956-223-2350 Cell Number: 956-588-1204

Fax Number: _____ E-mail Address: RMoreno@SJTX.us

Detailed Description of Request (use another sheet if necessary):

I am in the process of awarding an Elementary and Middle School Awards for only the schools located in the City of San Juan for our youth programs. The awards will be determined by the number of registered students from each school divided by school's enrollment for a percentage.

I am requesting the current enrollment numbers for the following schools: Carmen Elem., Sorensen Elem., Clover Elem., Doedyns Elem., Garza-Pena Elem., Cantu Elem., Reed-Mock Elem., Trevino Elem., Austin Middle School and Raul Yzaguirre Middle School. 6th grade only

You may submit the form via mail, fax, e-mail or in person to:

Attention: Estella Garza, Board Services Secretary
601 E. Kelly St., Pharr, Texas 78577
(956) 354-2000 Ext. 1023
estella.garza1@psjaisd.us

2023-24 San Juan Parks & Recreation Leagues Participation
FINAL COUNT AND PERCENTAGE

Elementary	K-1st	2nd-3rd	4th-5th	6th	Total	School Count	Percentage	Final Standings
Cantu	34	39	64	x	137	586	23.38%	6th
Carmen	66	104	119	x	289	654	44.19%	1st
Clover	16	41	47	x	104	427	24.36%	5th
Doedyns	13	18	23	x	54	436	12.39%	7th
Garza-Pena	29	55	87	x	171	574	29.79%	3rd
Reed-Mock	38	39	67	x	144	538	26.77%	4th
Sorensen	13	79	100	x	192	617	31.12%	2nd
Trevino	8	6	14	x	28	383	7.31%	8th
Austin MS	x	x	x	96	96	294	32.65%	2nd
Raul Y. MS	x	x	x	82	82	242	33.88%	1st
TOTALS	217	381	521	178	1297			

X - means league grade level not offered



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Ruben Guajardo, Asst Parks Director

DATE: 06/04/2024

SUBJECT: Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks and Recreation]

For May 2024, we have the following to report: During May 2024, our department addressed the following areas.

Parks Division-

- The parks staff has continuously maintained our athletic fields by marking and grooming them in preparation for league games, tournaments, and practices during this Pony Baseball and Softball season.
- Assisted with preparing multiple events, such as the 5k for Heroes, Earth Day, Panda Express groundbreaking, and the PSJA All-Star Special Needs softball game.
- Assisted with tent set-ups at various PSJA Elementary and Jr High Schools for end-of-the-year events.
- Staff continues to maintain the grounds of our city parks and departmental buildings as needed.
- Beautification of the Wetlands in preparation for our Earth Day event.

Recreation Division- Pony Baseball/ Softball

- PONY Baseball/Softball concluded in mid-May. We had a total of 34 baseball teams with 453 players and 13 softball teams with 181 players registered within the City of San Juan Parks & Recreation Department. Our league schedule interlocked baseball and softball divisions with the City of Alamo and the City of Pharr.
- All-Star Team selections have been completed for baseball and softball. San Juan will be represented by seven baseball and four softball all-star teams. All teams have begun practicing and uniforms have been ordered.
- San Juan Parks & Recreation did host the PONY All-Star Certification Meeting on Thursday, May 30,

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

and Friday, May 31st, @ 6 pm at Amigos de Valle.

- Pony Allstar Invitationals and Sectional tournaments are scheduled to begin in June. Potential dates are: June 3rd, June 10th, and June 17th, 2024. Locations and assignments TBA by Pony Baseball.

Summer Programs

- Registration began May 1st, 2024.
- Summer Programs offered: Track, Tennis, Swim, T-Ball Camp, Soccer Camp, Softball Pitching & Hitting Camp, Middle School Girls Volleyball League, QB-Receiver Camp and Adult Men's Softball.
- Track, Tennis, and Swimming have begun practices.
- All other programs will begin on June 10th.
- Facilities used will be RYMS Middle School, PSJA High Lady Bear Softball Field, PSJA High Natatorium, and San Juan Municipal Park.

Building Maintenance Division-

- Staff have continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals, EOC, and Library set-ups for weekly meetings as needed.
- Staff also coordinated and completed the daily opening and closing of the San Juan Library for county elections, early voting, and election day.

San Juan Parks Board-

- Due to a lack of quorum, no meetings were hosted in May.

San Juan Police Athletic League (PAL)-

- A San Juan Police Athletic meeting was held on May 1st, 2024.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 06/03/2024

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

May.2024 Report
Sanitation Department (May. 2024)

- ☐ Solid Waste Collection ran on schedule all month
- ☐ Brush Pickup ran on schedule all month
- ☐ Drop off Site: 1,078 Residents
- ☐ Residential: 1,150.34 Tons
- ☐ Commercial: 892.98 Tons
- ☐ Roll-Off Containers: 209.64 Tons/53 loads
- ☐ Brush: 538.77Tons/207 loads of brush

Central Garage (May. 2024)

- ☐ Tickets Open: 58
- ☐ Tickets Closed: 52
- ☐ 5 Residential Side Loaders operating
- ☐ 1 Commercial Side Loaders operating
- ☐ 2 Commercial Front Loaders operating
- ☐ 2 Brush Truck operating
- ☐ 1 Brush Tractor (grapple) operating
- ☐ 3 Brush Grapple Truck operating
- ☐ 1 Roll- Offs Trucks operating

Recycling (May .2024)

- ☐ Cardboard : 10.97 tons/\$1,042.05
- ☐ Curbside : 5.57 tons/\$0.00

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☐ Paper 0.28 tons/ \$16.80

☐ Total Tons/Revenue: 16.82 tons/\$1,058.85

☐ Savings of \$336.40

☐ Walk-Ins: 234

Code Enforcements (May 2024)

☐ Esteban Garcia

☐ Violation Notice Issued: 12

☐ Illegal Dumping: 20

☐ Contact People: 60

☐ Construction Material: 25

☐ Tires: 30

Code Enforcement (May 2024)

☐ Ruben Navarro

☐ Violation Notice Issues : 6

☐ Illegal Dumping : 12

☐ Contact People : 12

☐ Construction Material : 7

☐ Tires: 0

Revenue Tonnage:

Cardboard:10.97 tons/\$1042.05

Curbside:5.57 tons/\$0.00

Paper:0.28 tons/\$16.80

Total Revenue I Tonnage: 16.82 tons/\$1058.85

Savings of: \$336.40

Walk - Ins: 234



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Christina Perez, Interim-Director of Library

DATE: 06/04/2024

SUBJECT: San Juan Memorial Library Monthly Report. [Christina Perez, Interim Director]

Enclosed is the May Monthly Report including statistics and programs:

For the month of May, we had, 2,265 visitors. Out of those visitors, 389 were here for computer use only. The library checked out a total of 680 physical items for both adult and children. We had 83 in-house circulation items. We requested and received forty-four (44) Interlibrary Loans (ILL). We had 59 new patrons added to our circulation system. We helped the public with an estimated 747 reference/informational questions. We had 24 fax transactions. The monthly amount deposited was \$851.91 both fines and fees.

Please see the attached statistical report.

During the month of May

- Attended the HCLS meeting at the Elsa Public Library
- Did outreach at PSJA Summer Reading Kick-off
- Held Mother's Day Event
- Hosted H-E-B Pharmacist for brown bag event
- Held Health Classes hosted by A&M Agrilife
- Held Children's Programs
- Attended the City Commission meetings
- Attended the Directors' meetings
- Attended Library Board meetings
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in June 2024

Multipurpose Room

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

Hidalgo County Historical Commission, June 3rd

Planning and Zoning, June 6th & 20th

Summer Reading Program, June 10th-14th, 17th-21st, and 24th-28th

City Commission, June 11th & 25th

Fire Department Meeting June 12th & 13th

Downtown Open House, June 26th & 27th

Training Room:

Wellmed Senior Crafting, June 12th & 26th

**San Juan Memorial Library
May 2024 Statistics**

Statistics	
Total Visitors	2,265
Computer Users	389
Total Checkouts	680
In-House Use	83
Inter-Library Loans	44
New Patrons	59
Reference\ Informational Questions	747
FAX transactions	24
Children's Programs	7
Attendance	231

Multipurpose Room Reservations	Attendance
1st Public Open House	50
2nd Public Open House	50
4th May Local Elections	121
7th Collective Bargaining	12
11th Mother's Day Event	132
14th City Commision	38
16th Planning And Zoning Meeting	10
18th HEB Pharmacy Brown Bag Event	6
18th Lions Club	12
20th Runoff Elections	120
21st Runoff Elections	120
22nd Runoff Elections	98
23rd Runoff Elections	94
24th Runoff Elections	135
28th Runoff Elections	139
Total	1,137

Training Room Reservations	Attendance
2nd Planning And Zoning	11
2nd Library Board Meeting	4
3rd Agrilife Health Class	15
8th Keep San Juan Beautiful Meeting	4
10th Agrilife Health Class	14
17th Agrilife Health Class	10
18th Family Movie Time	6
21st ShareIT Meeting	3
21st ShareIT Meeting	3
22nd ShareIT Meeting	3
22nd ShareIT Meeting	3
23rd ShareIT Meeting	2
23rd ShareIT Meeting	1
24th Agrilife Health Class	13
24th ShareIT Meeting	1
24th ShareIT Meeting	1
Total	94

Total DVD Checkouts	
Children's DVDs	36
Other than Children's DVDs	97
Total	133

Total Book Checkouts	
Children's Books	359
Other than Children's Books	188
Total	547

WiFi Usage	
LibGuest	2,526
LibStaff	541
Total	3,067

Study Room Attendance	
Study Rooms	98

Facebook Page	
Likes	10
Visitors	5,799

SJML Homepage	
Visitors	5,696

Deposits	
Fines	\$ 53.40
Copies	\$ 796.95
Surcharges	\$ 1.56
Total	\$850.35
Total + Surcharges	\$851.91

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, May 6, 2024	Puzzle Time	4
Tuesday, May 7, 2024	Toddler Time	4
Saturday, May 11, 2024	Mother's Day	132
Tuesday, May 14, 2024	PSJA SRP Kickoff	75
Thursday, May 16, 2024	Play-Doh Time	5
Tuesday, May 28, 2024	Puzzle Time	3
Wednesday, May 29, 2024	Toddler Time	8
Total	7	231

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2024

Hold a Public Hearing for a Variance Request to Allow an Automotive Service Station at the Expressway Corridor District (EC) Located 708 W. Interstate Highway 2, Legally Described as Lot 5B, Re-plat of Lot 5, Texas National Subdivision, as Requested by Cross Engineering and Consultants. [Daniel Tijerina, Director of Planning] *Tabled*

STAFF COMMENTS AND RECOMMENDATIONS:

The Expressway Corridor Master Plan was adopted by the City Commission on February 14, 2017, giving the city a new vision for future development and redevelopment along the San Juan Expressway Corridor. This district is intended to support businesses that complement each other and to be a destination in the Rio Grande Valley for shopping, entertainment and employment.

The applicant, Cross Engineering and Consultants, is requesting a variance to allow a Firestone Complete Auto Care along the Expressway Corridor District, property located East of Dutch Bros.

They are proposing to build a 6,262 square foot building with eight (8) bays for automotive work which will include tire care, alignments, brakes, engine repair and steering and suspension repair. The Firestone Complete Auto Care building will be a nice addition to the site and the area.

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

RECOMMENDATION:

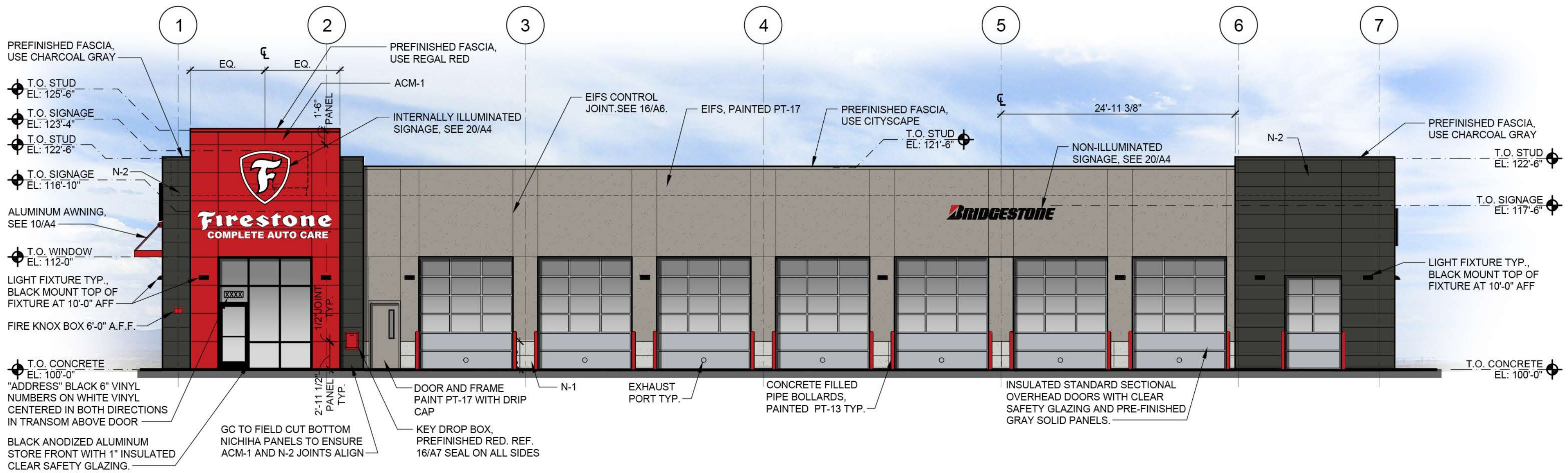
Staff recommends denial of the variance request since it opposes the Expressway Corridor District.

PREPARED BY:

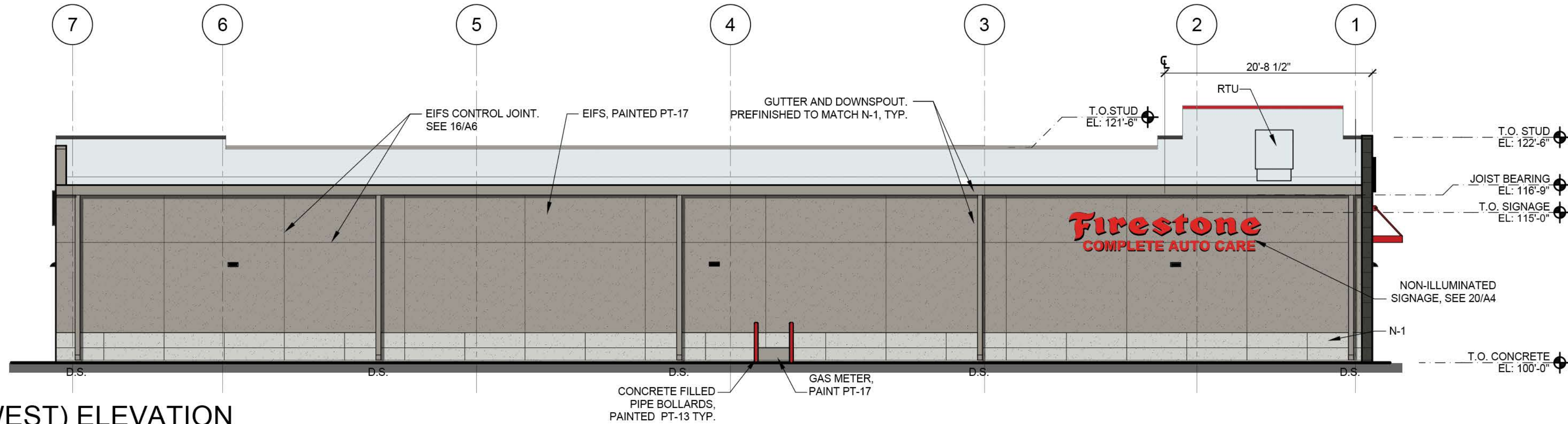
Daniel Tijerina,
Planning Director

APPROVED BY:

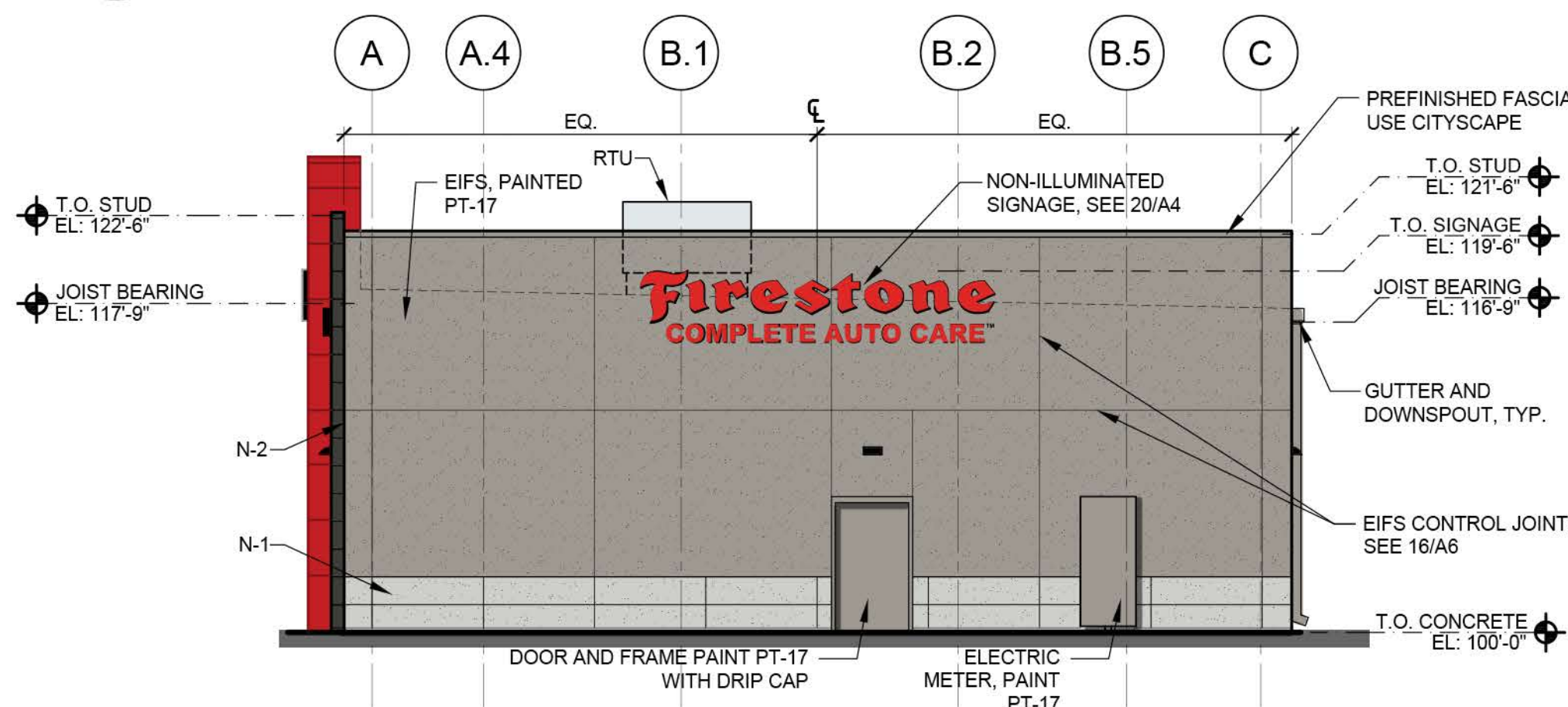
Benjamin Arjona, City
Manager



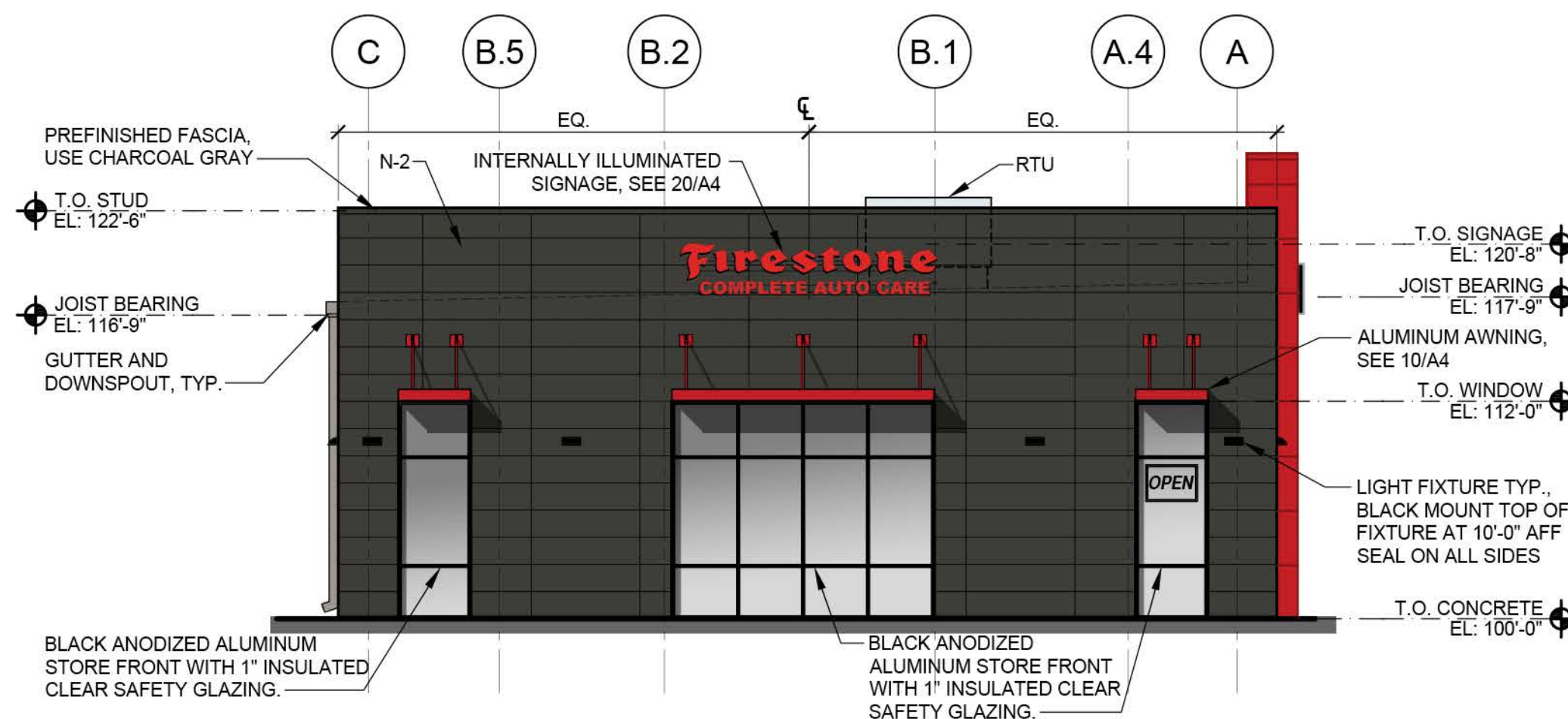
1 (EAST) ELEVATION
A4 SCALE: 1/8"=1'-0"



6 (WEST) ELEVATION
A4 SCALE: 1/8"=1'-0"



11 (NORTH) ELEVATION
A4 SCALE: 1/8"=1'-0"



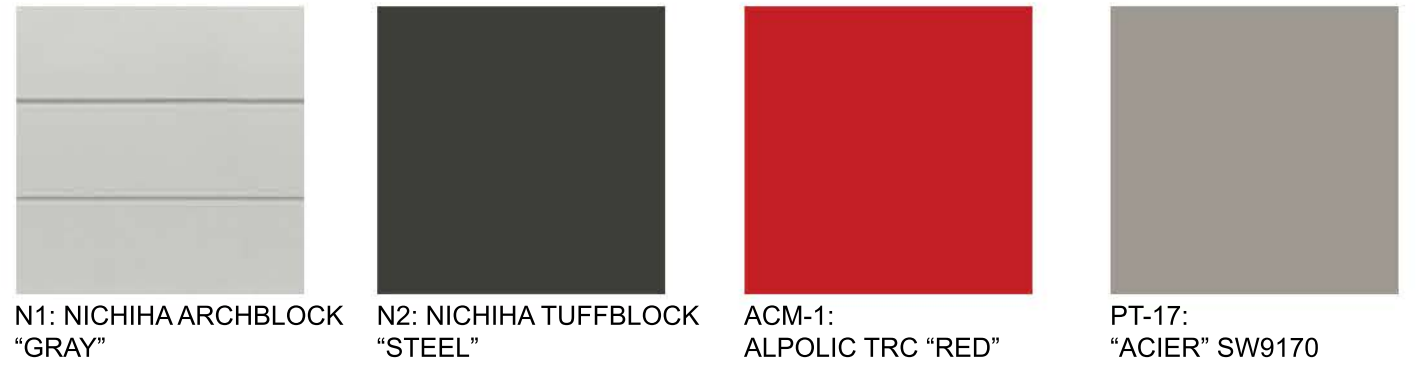
16 (SOUTH) ELEVATION
A4 SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 1C/A8
2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP TO PROVIDE WIRING. REFER ELECTRICAL.
4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C.
5. REFER SHEET A9 FOR PAINT COLOR KEY.
6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.
7. SIGNAGE INDICATED ON ELEVATIONS IS INTENDED TO DEMONSTRATE APPROXIMATE SIZE AND QUANTITY OF PROPOSED BUILDING SIGNAGE. REFER TO SIGNAGE PERMIT DRAWINGS FOR ACCURATE SIGNAGE INFORMATION.

MATERIAL KEY:

- N-1: NICHIIA ARCHBLOCK, GRAY, #ED6821
- N-2: NICHIIA TUFFBLOCK, STEEL #EPF644F
- ACM-1: ALPOLIC TRC 'RED'
- PT-17: 'ACIER' SW9170



BUILDING SIGNAGE

20 SIGNAGE DETAIL
A4 SCALE: 1/4"=1'-0"

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS; DESIGN MAY VARY.

PROJECT CONTACTS:	PHONE #:	PROJECT CONTACTS:	PHONE #:
NS DEV MGR: CHRIS HULA	(615) 937-1000	ARCHITECT: DAVID WRIGHT	(918) 587-8600
DESIGN MGR: RANDY JOHNSTON	(615) 937-9251	SGA DESIGN GROUP, P.C.	
CONST MGR: PHILIP ORMSBY	(615) 937-4228	ENGINEER: XXXXXXXX XXXXXXXXXX	(XXX) XXX-XXXX
MGR CONST SUPPORT: TAMMY MILLER	(615) 937-9495	CIVIL FIRM NAME	
ATTORNEY: JILL SCHWARTZ	(615) 937-1000	PROTOTYPE: 2022 ER	

ZONE APPROVAL (BY/DATE):	
VP.	
CONT.	
RM.	
CM.	
ENTITY ID:	1800724
SITE ID:	3,179
LEGACY ID:	XXXXXXX

Firestone
COMPLETE AUTO CARE™

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DELETTERIOUS TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

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SGA Design Group, P.C.

1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: PA4

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas South Zone (4205) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000040.
- This property lies within Zone C of the Flood Insurance Rate Map for Hildago County, Texas Unincorporated Areas, Community-Panel No. 480334-0425-C, with an effective date of November 16, 1982, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Source information from plans and markings are combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence and the below sources

DigTess - Ticket #2453860560 (no response/markings observed)

Site Plan provided by client

No City maps/plans/records provided by client

ALTA/NSPS NOTES

- Regarding Table "A" Item 2: Property address: "708 West Interstate Highway 2" according to Hildago County Appraisal District.
- Regarding Table "A" Item 6: No zoning report was provided to surveyor.
- Regarding Table "A" Item 7: No buildings were observed on site.
- Regarding Table "A" Item 13: Ownership information shown hereon is per Hildago County Appraisal District
- Regarding Table "A" Item 14: The southwest corner of the site is approximately 960 feet east of the the intersection of North Veterans Boulevard and West Interstate Highway 2.
- Regarding Table "A" Item 16: Evidence of recent earth moving work was observed. No evidence of building construction, or building additions was observed.
- Regarding Table "A" Item 17: No information regarding changes in proposed right-of-way was provided to the surveyor. No Evidence of recent street or sidewalk construction was observed during the process of conducting fieldwork.

8. PARKING SUMMARY

STRIPED UNMARKED SPACES: 0

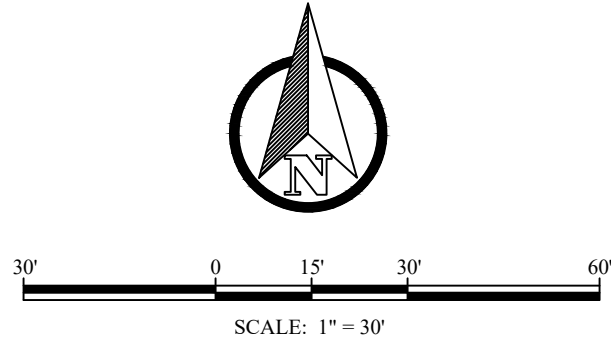
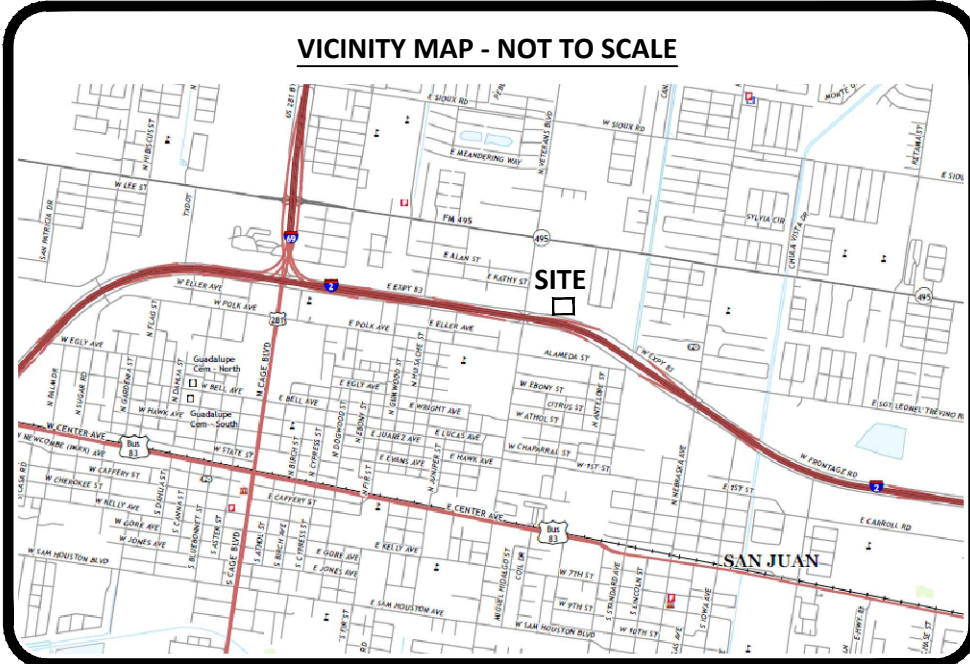
STRIPED HANDICAP-MARKED SPACES: 0

LEGEND OF ABBREVIATIONS

- D.R.H.C.T. DEED RECORDS, HILDAGO COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS, HILDAGO COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HILDAGO COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SITE BENCHMARKS:

- The site benchmark is a Mag nail set in on top of a concrete curb of the southeast line of a access lane, being located approximately 1,141 feet east of the intersection of N. Veterans Parkway and US 83 Service Road and being approximately 3.7 feet west of the southwest corner of a drainage structure situated in the west bank of a detention pond near the east line of the site. **ELEVATION=104.19' (NAVD '88)**
- The site benchmark is a Mag nail set in on top of a concrete curb of the north line of an access drive, being located approximately 985 feet northeast of the intersection of N. Veterans Parkway and US 83 Service Road and being approximately 41 feet northwest of a sanitary sewer manhole within said access drive and near the west line of the site. **ELEVATION=103.57' (NAVD '88)**



PROPERTY DESCRIPTION

Lot 5B of Texas National Subdivision, an addition in the City of San Juan, Hidalgo County, Texas, according to the plat recorded under Document Number 2414657, Plat Records, Hildago County, Texas.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by Alamo Title Insurance Company, G.F. Number ATD-2FZ-6001572400001-RR, Effective Date December 21, 2023. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

Item 10(e): Easements and setbacks as recorded under Document Number 3414657, Map Records of Hildago County, Texas. (building setbacks and easements as shown on plat crossing or abutting the subject property are shown hereon)

Item 10(f): Matters contained in document as recorded under Volume 19, Page 313, Deed Records of Hildago County, Texas. (document contains a general description which includes the subject property, no plottable easement description)

Item 10(g): Matters contained in document as recorded under Volume 30, Page 588, Deed Records of Hildago County, Texas. (document contains a general description which includes the subject property, no plottable easement description)

Item 10(h): Matters contained in document as recorded under Volume 82, Page 457, Deed Records of Hildago County, Texas. (document contains a general description which includes the subject property, no plottable easement description)

Item 10(i): Easement as recorded under Volume 746, Page 522, Deed Records of Hildago County, Texas. (easement is blanket in nature, not plottable, not shown)

Item 10(j): Easement as recorded under Volume 1022, Page 55, Deed Records of Hildago County, Texas. (easement contains the right of way for the existing roadway, shown hereon)

Item 10(k): Easement as recorded under Volume 1201, Page 825, Deed Records of Hildago County, Texas. (easement does not cross or abut the subject property, shown hereon for reference)

Item 10(m): Easement as recorded under Document Number 2807156, Official Records of Hildago County, Texas. (easement crosses and abuts subject property, shown hereon)

Item 10(n): Matters contained in documents as recorded under Document Numbers 2899985 & 3414657, Official Public Records, Hildago County, Texas. (documents contain general descriptions and/or exhibits which include the subject property, no plottable easements dedicated therein)

Item 10(o): Agreement as recorded under Document Number 2949978, Official Records of Hildago County, Texas. (agreement contains a general description/exhibit which includes the subject property, no plottable easements dedicated therein)

Item 10(p): Easement as recorded under Document 3096501, Official Records of Hildago County, Texas. (crosses and abuts the subject property, shown hereon)

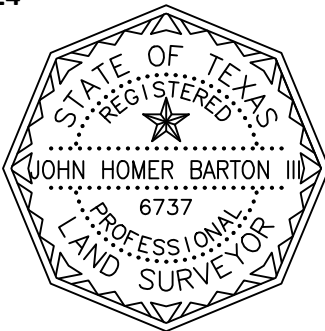
SURVEYOR'S CERTIFICATE

To: Main & Main Capital Group, LLC & Alamo Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7, 8, 9, 11, 13, 14, 16, 17, 18, 20, & 21 of Table A thereof. The fieldwork was completed on February 20, 2024.

Date of Plat or Map: February 27, 2024

John H. Barton III, RPLS# 6737



TERMS OF ACCEPTANCE OF SURVEY

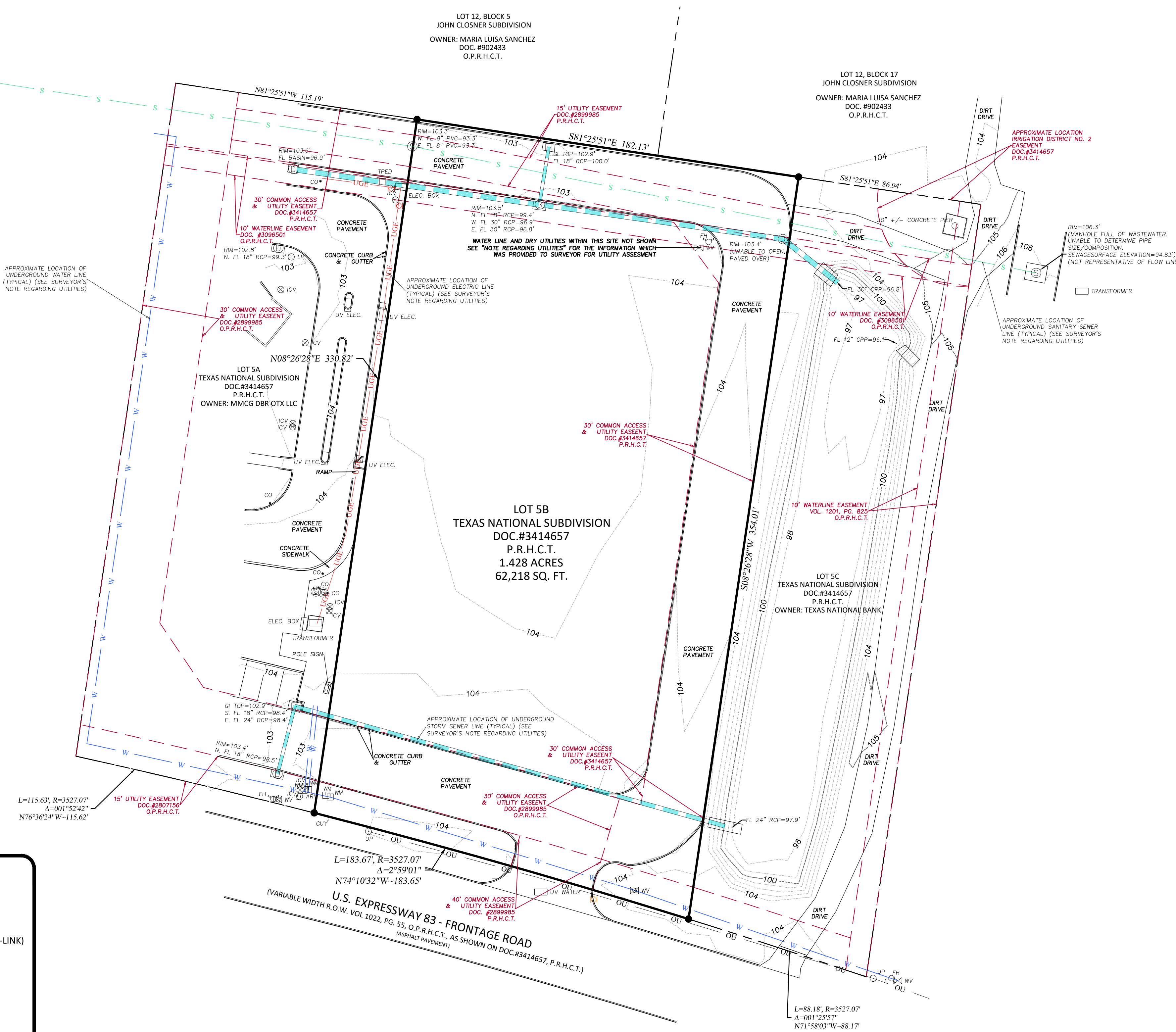
This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcsdfw.com, or call (817) 864-1957.

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE



ALTA/NSPS LAND TITLE SURVEY

LOT 5B
TEXAS NATIONAL SUBDIVISION
CITY OF SAN JUAN
HILDAGO COUNTY, TEXAS



BARTON CHAPA
SURVEYING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

JOB NO. 2024.014.036

DRAWN: SMW

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

FIRESTONE

SAN JUAN,
TEXAS

SHEET:

VO1

ALTA/NSPS
LAND TITLE
SURVEY

1. Bearings are based on the State Plane Coordinate System, Texas South Zone (4205) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000040.
2. This property lies within Zone C of the Flood Insurance Rate Map for Hidalgo County, Texas Unincorporated Areas, Community-Panel No. 480334-0425-C, with an effective date of November 16, 1982, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

Source information from plans and markings are combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

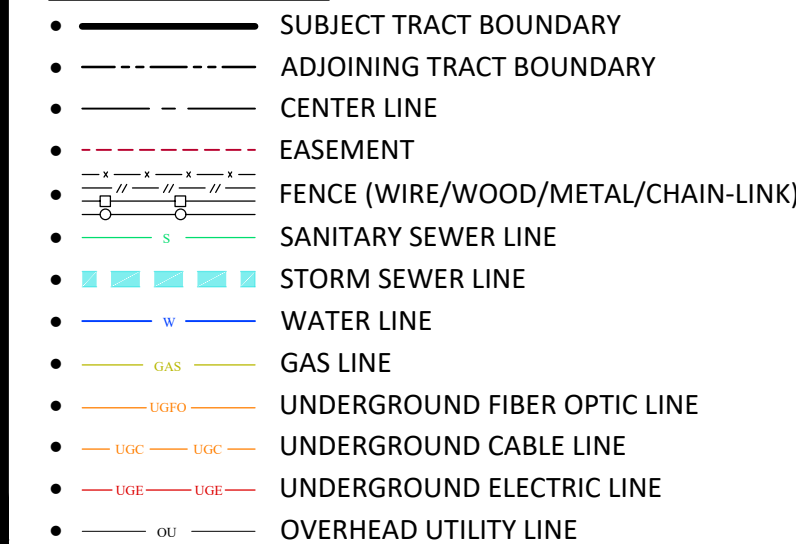
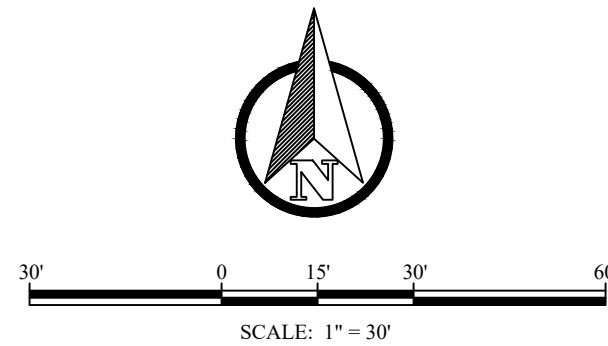
No City maps/plans/records provided by client

1. Regarding Table "A" Item 2: Property address: "708 West Interstate Highway 2" according to Hildago County Appraisal District.
2. Regarding Table "A" Item 6: No zoning report was provided to surveyor.
3. Regarding Table "A" Item 7: No buildings were observed on site.
4. Regarding Table "A" Item 13: Ownership information shown hereon is per Hildago County Appraisal District
5. Regarding Table "A" Item 14: The southwest corner of the site is approximately 960 feet east of the intersection of North Veterans Boulevard and West Interstate Highway 2.
6. Regarding Table "A" Item 16: Evidence of recent earth moving work was observed. No evidence of building construction, or building additions was observed.
7. Regarding Table "A" Item 17: No information regarding changes in proposed right-of-way was provided to the surveyor. No Evidence of recent street or sidewalk construction was observed during the process of conducting fieldwork.
8. **PARKING SUMMARY**

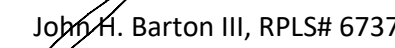
STRIPED HANDICAP-MARKED SPACES: 0

- D.R.H.C.T. DEED RECORDS, HILDAGO COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS, HILDAGO COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HILDAGO COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

1. The site benchmark is a Mag nail set in on top of a concrete curb of the southeast line of a access lane, being located approximately 1.141 feet east of the intersection of N. Veterans Parkway and US 83 Service Road and being approximately 3.7 feet west of the southwest corner of a drainage structure situated in the west bank of a detention pond near the east line of the site. **ELEVATION=104.19' (NAVD '88)**
2. The site benchmark is a Mag nail set in on top of a concrete curb of the north line of an access drive, being located approximately 985 feet northeast of the intersection of N. Veterans Parkway and US 83 Service Road and being approximately 41 feet northwest of a sanitary sewer manhole within said access drive and near the west line of the site. **ELEVATION=103.57' (NAVD '88)**

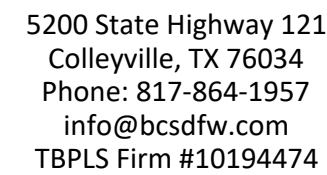


This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7, 8, 9, 11, 13, 14, 16, 17, 18, 20, & 21 of Table A thereof. The fieldwork was completed on February 20, 2024.



This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes". This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcstdfw.com, or call (817) 864-1957.

LOT 5B
TEXAS NATIONAL SUBDIVISION
CITY OF SAN JUAN
HILDAGO COUNTY, TEXAS



**SAN JUAN,
TEXAS**

SHEET

VO1

ALTA/NSPS
LAND TITLE
SURVEY



April 12, 2024

Mr. Daniel Tijerina
Director of Planning
City of San Juan
512 S. Nebraska Avenue
San Juan, Texas 78589

**Re: Variance Request - Firestone Complete Auto Care
708 W IH 2**

Dear Mr. Tijerina:

Attached please find our variance submittal request for the proposed Firestone Complete Auto Care to be located at 708 W Interstate Highway 2 (IH2) in San Juan, Texas. The 1.428-acre site is located on Lot 5B of the Texas National Subdivision addition. We are requesting a variance to allow a Firestone Complete Auto Care facility to be located within the Expressway Corridor District.

The proposed Firestone Complete Auto Care building is approximately 6,262 square feet in size featuring eight (8) bays for automotive work. A sample of services provided within the facility include tire care, alignments, brakes, engine repair and steering and suspension repair. Services are provided by expert technicians to keep your car running newer and longer.

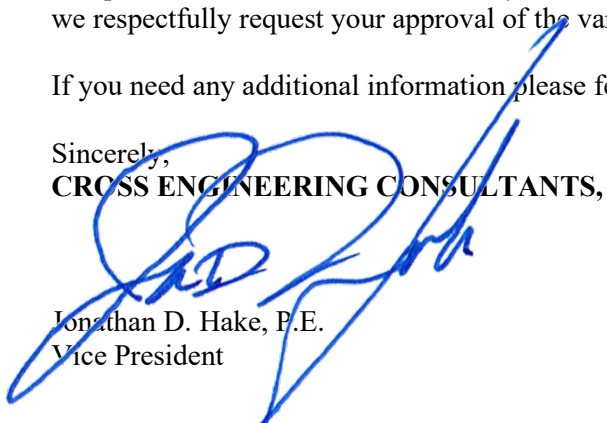
The proposed Firestone Complete Auto Care is compatible with the site and the surrounding area. The site is located on the north side of IH2 east of N. Veterans Boulevard. IH2 is a major interstate highway with N. Veterans Boulevard being a major arterial through the City of San Juan. The site is located just east of the intersection of two major roadways through the City. Directly adjacent to the west is a Dutch Bros Coffee and adjacent to Dutch Bros is a car wash.

The Firestone Complete Auto Care building is nicely appointed with an iconic red tower feature at the corner of the building. The balance of the building has gray tones made out of EIFS and prefinished charcoal gray fascia. Please reference the proposed building elevations attached.

We believe the Firestone Complete Auto Care will be a nice addition to the site and the area. The facility will provide a service to the community that is much needed to keep vehicles running like new. As such, we respectfully request your approval of the variance request.

If you need any additional information please feel free to contact me.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.


Jonathan D. Hake, P.E.
Vice President

Appendix A. Unified Development Code

CHAPTER 2. ZONING REGULATIONS

ARTICLE IV. DISTRICT USE AND AREA REGULATIONS

§ 11.04. ZONING USE CHART.

Uses	Permitted by Right P	Conditional Use C
Retail (free standing or in center)		
Antique shop	P	
Bakery, ice cream, or confectionery shop	P	
Cellphone/computer/technology sales and service	P	
Clothing store (men's, ladies', and children's including shoes and other apparel)	P	
Convenience store	P	
Florist shop	P	
Home furnishings/Furniture store	P	
Hardware store	P	
Hobby shop	P	
Jewelry store	P	
Office equipment sales/service	P	
Paint and wallpaper store	P	
Pharmacy or drugstore	P	
Sporting goods store	P	
Shopping center up to and including 30,000 square feet	P	
Shopping center 30,000 to 75,000 square feet	P	
Shopping center greater than 75,000 square feet		C
Grocery store		C
Big box including grocery and home improvement (over 100,000 square feet)		C
Eating and Drinking Establishments		
Restaurant or cafe without drive-in service, with covered patio	P	
Restaurant or cafe drive-in/thru service		C
Coffee shop	P	
Delicatessen/Specialty foods	P	
Personal Services		
Day Spa	P	
Barber or beauty shop	P	
Nail salon	P	
Medical and Care facilities		
Clinic: medical, dental, optical, chiropractor, health care services	P	
Emergency/medical ambulatory care facility (limited overnight stays)	P	

Uses	Permitted by Right P	Conditional Use C
Hospital	P	
Optician, Optical shop	P	
Pharmacy or drugstore	P	
Lodging*		
Hotel	P	
Office, Professional		
Attorney, Engineer, Architect, Landscape architect, Insurance, Financial advisor, Travel agent	P	
Bank or credit union	P	
Pet		
Pet Supplies	P	
Miscellaneous		
Open space/Plaza	P	
Library, art gallery, studio, museum	P	
Theater	P	
Bike Racks	P	
Automobile charging station		C
ATM (free standing)		C
Public and Private Utilities		
City infrastructure (water, waste water, drainage, fire, police)	P	
Government offices	P	
Private Utilities (telephone, cable)	P	

(Ordinance 17-24 adopted 11/14/17; Ordinance 2022-24 adopted 6/28/2022)

Variance Request to Allow a Automotive Service Station at the Expressway Corridor District (EC) located at 708 W. Interstate Highway 2, legally described as Lot 5, Texas National Subdivision, as Requested by Cross Engineering and Consultants.

MMCG DBR OTX LLC
5750 Genesis Court STE. 103
Frisco, Tx 75034

BW San Juan Investment LLC
2175 Francisco Blvd. East, STE G.
San Rafael, CA 94901

Jonathan Hake, P.E.
1720 W. Virginia Street
McKinney , Tx 75069

Maria Luisa Sanchez
802 N. Oblate
San Juan, Tx 78589

Alfaro Lleizaroba M. Gonzalez
1411 Douglas
San Juan, Tx 78589

Yolanda & Jonathan Verdugo
2001 Loma Alta Dr.
San Juan, Tx 78589

Ipolito & Maria Delgadillo
1415 Douglas St.
San Juan, Tx 78589

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/02/2024
CITY COMMISSION – 05/23/2024
DATE PREPARED – 05/16/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Variance to allow an Automotive Service Station at the Expressway Corridor District (EC)
APPLICANT:	Cross Engineering and Consultants
SURVEYOR/ENGINEER:	Cross Engineering and Consultants
LEGAL:	Lot 5B, Replat of Lot 5, Texas National Subdivision
LOCATION:	708 W. IH 2
PROPOSED USE OF PROPERTY:	Automotive Service
EXISTING ZONING:	Expressway Corridor District (EC)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Vacant; Expressway Corridor District (EC) <i>South</i> – Commercial; Expressway Corridor District (EC) <i>East</i> – Commercial; Expressway Corridor District (EC) <i>West</i> – Commercial; Expressway Corridor District (EC)
ACCESS AND CIRCULATION:	This property has access along Frontage Road.
PUBLIC SERVICES:	Water and sewer are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends denial of the variance request since opposes to the Expressway Corridor District.

EVALUATION AND CONDITIONS FOR APPROVAL

The Expressway Corridor Master Plan was adopted by the City Commission on February 14, 2017, giving the city a new vision for future development and redevelopment along the San Juan Expressway Corridor. This district is intended to support businesses that complement each other and to be a destination in the Rio Grande Valley for shopping, entertainment and employment.

The applicant, Cross Engineering and Consultants is requesting a variance to allow a Firestone Complete Auto Care along the Expressway Corridor District, at the property located East of the Dutch Bros.

They are proposing to build 6,262 square feet building with eight (8) bays for automotive work which will include tire care, alignments, brakes, engine repair and steering and suspension repair. The Firestone Complete Auto Care building will be a nice addition to the site and the area.

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

ATTACHMENTS:

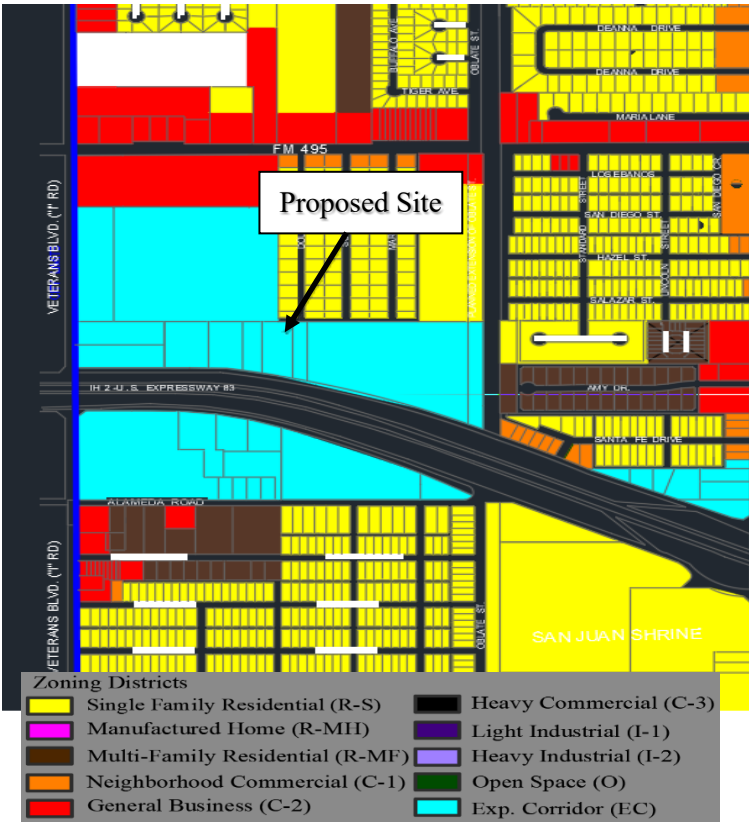
- Proposed Site
- Location Map
- Zoning Map
- Letter from applicant
- Site Plan, elevation plan and survey
- List of neighboring property owners receiving notice



Proposed Site



Location Map



Zoning Map

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2024

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lots 95-96, Valley Ranch No. 5 Subdivision, Located at the Southeast Corner of Hall Acres Road and Stewart Road, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning] *Tabled*

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is trying to rezone the two (2) residential lots located at the Southeast corner of Stewart and Hall Acres Road from residential to commercial.

The Comprehensive Plan establishes this property as residential use but some properties located along Stewart Road as denote to commercial uses. Staff recommends approval of the rezoning request since lot sizes are in compliance with the commercial lot size which is 150 feet by 200 feet.

The surrounding properties consist of single-family uses along Hall Acres and a mixture of commercial and residential along Stewart Road.

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

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

Select Language ▼

City of San Juan, TX
Tuesday, May 14, 2024

Appendix A. Unified Development Code

CHAPTER 2. ZONING REGULATIONS

ARTICLE VI. AREA AND HEIGHT REQUIREMENTS

§ 1.00. TABLE OF REQUIREMENTS.

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

DISTRICT	TYPE OF USE	MAXIMUM STORIES	HEIGHT (FEET)	MINIMUM WIDTH OF LOT
R-S	Single-Family Dwelling - corner lot	2-1/2	35	60 ft. 65 ft.
R-MH	Manufactured Homes - corner	N/A	N/A	50 ft. 55 ft.
R-MF	Multifamily	3	45	150 ft.
Expressway & High Speed Arterial				200 ft.
C	Commercial	10	125	150 ft.
	Direct Access			100 ft.
	Not direct access			
I1, I2 & IN	Industrial and Institutional	8	100	200 ft.
	Direct access			150 ft.
	Not direct access			

DISTRICT	LOT DIMENSIONS DEPTH	AREA PER FAMILY (SQ. FT.)	MINIMUM YARD FRONT SIDE REAR
R-S	100 ft.	6,000 & 6,500	20 ft. (7)* 6 ft. (8)* (9)*
R-MF Duplex, Triplex, Fourplex and Multiple	150 ft.	22,500	20 ft. (7)* 6 ft. (8)* (9)*
R-MH	125 ft.	6,250 & 6,875	
Expressway & High speed arterials	400 ft.	4,000	
C1, C2, C3	200 ft.	20,000 & 30,000	None 4 2 3
I1, I2 & IN	400 ft.	60,000 & 80,000	None 4 2 3

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

150 X 200

100 X 200

Rezoning Request from Single- Family Residence District (R-S) to General Business District (C-2) of Lots 95 and 96 Valley Ranch No. 5 Subdivision, located at Southeast corner of Hall Acres and Stewart Road, as Requested by Esponjas Development Ltd.

Esponjas Development Ltd.
2912 S. Jackson Rd.
McAllen, Tx 78503

Robert Dreibelbis La Vere &
Roland Clyde & James Dean
1911 South Stewart Rd.
San Juan, Tx 78589

Blanca Worely & Guadalupe
Trevino
500 Hall Acres Rd.
San Juan, Tx 78589

Summer Heights Home Owners
Association Inc.
2800 Summer Heights Dr.
San Juan, Tx 78589

Protected Series of El Piloto
Holdings LLC
17503 La Cantera Pkwy Ste. 104
San Antonio, Tx 78257

Karla Larissa Reyes & Jhair De
Jesus Rivera
29600 Summer Village Cir.
San Juan, Tx 78589

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/16/2024
CITY COMMISSION – 05/28/2024
DATE PREPARED – 05/10/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to the General Business District (C-2)
APPLICANT:	Esponjas Development, LTD.
AGENT:	N/A
LEGAL:	Lots 95 – 96, Valley Ranch No. 5 Subdivision
LOCATION:	The properties are located at the Southeast corner of Hall Acres and Stewart Road
LOT/TRACT SIZE:	Lot 95 – 155’ x 290’ (44,950 square feet) Lot 96 – 150.21 x 290’ (43,560 square feet)
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	General Business District (C-2)
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Vacant; Single-Family Residence District (R-S) <u>South</u> – Vacant; Neighborhood Commercial District (R-MF) <u>East</u> – Vacant; Single-Family Residence District (R-S) <u>West</u> – Vacant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access along Hall Acres Road.
PUBLIC SERVICES:	Water service will be provided by the Military Highway Water Supply Corporation; sewer will be provided by the city.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is trying to rezone the two (2) residential lots located at the Southeast corner of Stewart and Hall Acres Road from residential to commercial.

The Comprehensive Plan establishes this property as residential use but some properties located along Stewart Road as denote to commercial uses. Staff recommends approval of the rezoning request since lot sizes are in compliance with the commercial lot size which is 150 feet by 200 feet.

The surrounding properties consist of single-family uses along Hall Acres and a mixture of commercial and residential along Stewart Road.

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

ATTACHMENTS:

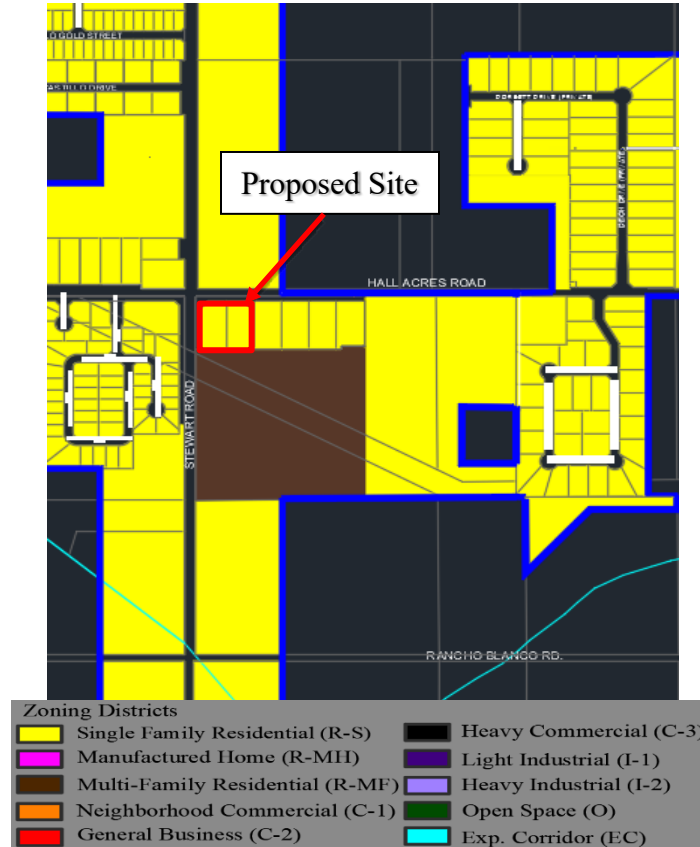
Location Map
Aerial Photo
Zoning Map
Subdivision Plat
List of neighboring property owners receiving notice



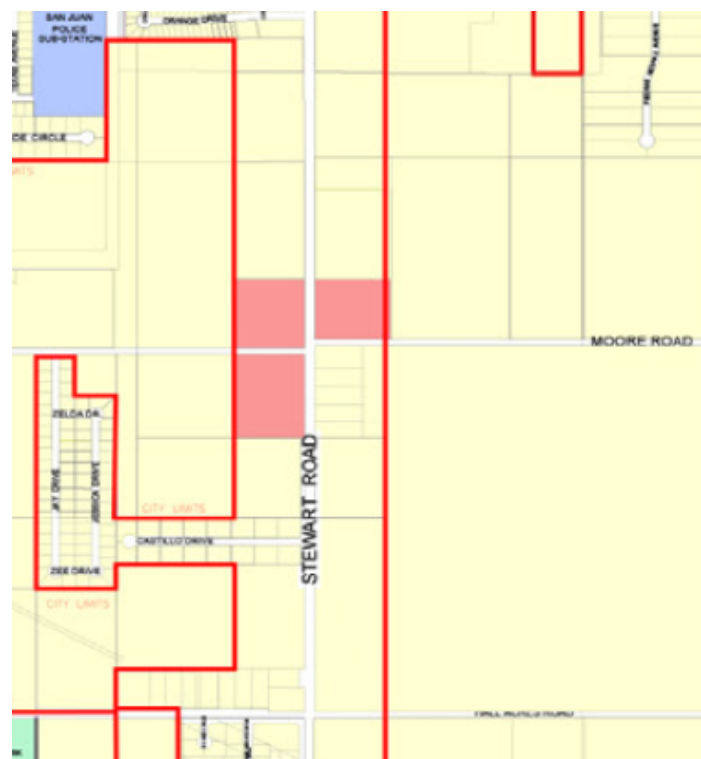
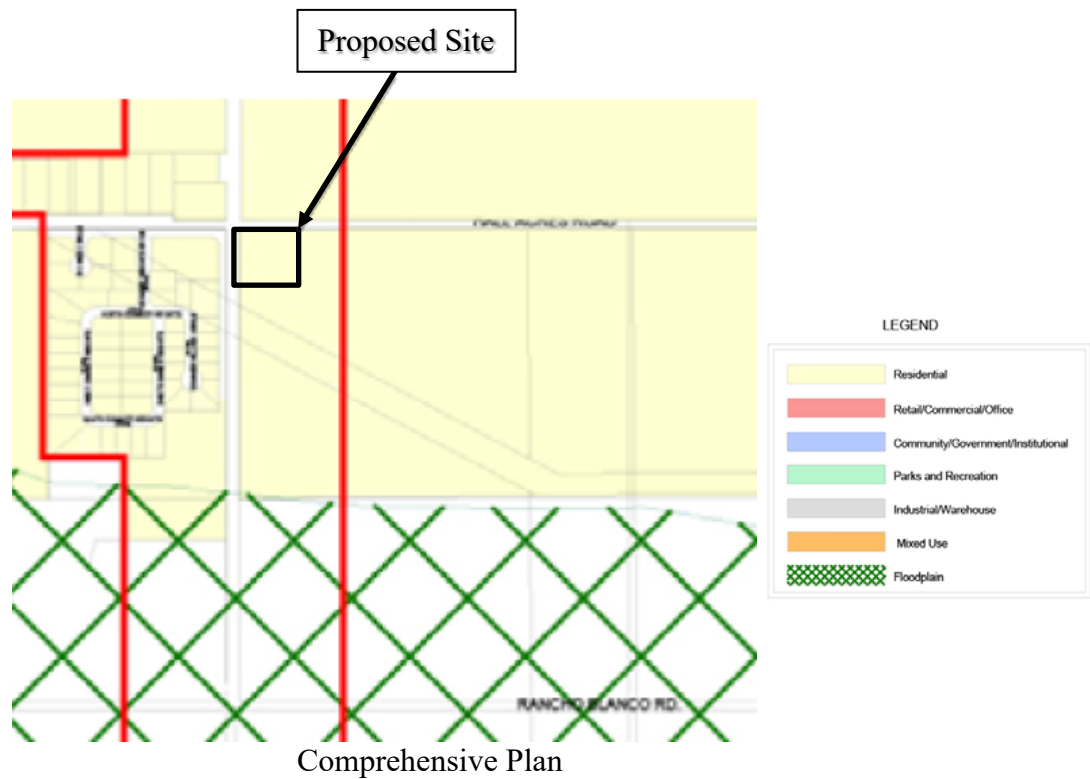
Proposed Site



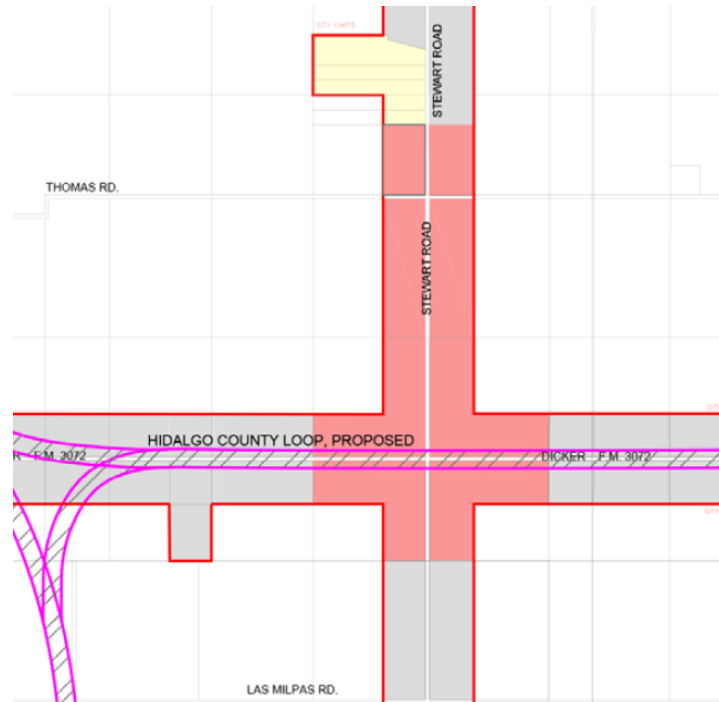
Proposed Property



Zoning Map



Moore and Stewart Road (Commercial Area)



Moore and Dicker Road (Commercial Area)



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) FOR A PROPERTY LEGALLY DESCRIBED AS LOTS 95 AND 96, VALLEY RANCH NO. 5 SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lots 95 and 96 Valley Ranch No. 5 Subdivision, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 28th day of May, 2024.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2024.

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
JUNE 11, 2024

Discussion and Possible Action to Accept Commissioner Leonardo "Lenny" Sanchez, Place 4 Letter of Resignation.

STAFF COMMENTS AND RECOMMENDATIONS:

Commissioner Leonardo "Lenny" Sanchez submitted his resignation, effective May 9, 2024, to Benjamin Arjona, the city manager.

RECOMMENDATION:

The recommendation of the staff is to accept the resignation.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

Mayor Mario Garza

May 9, 2024

After much discussion and prayer with my wife and family.

I would like to provide my official notice of resignation as Commissioner for the City of San Juan PI-4. The decision made is due to a new policy at my work place that restricts me as a Police Chief and school administrators from holding elected public offices. This resignation will go into affect on May 9, 2024.

I would like this opportunity to thank the residents of San Juan. It has been an honor and a pleasure to have served as your commissioner for six great years.

Over my tenure I had the honor of working along side Mayor Mario Garza, May Pro-Tem Markie Villegas, Commissioners Dina Santillan and Ernesto "Coach" Guajardo, City Manager Ben Arjona. and many fine City staff members. Thank you all.

Wishing everyone the best,

Leonardo "Lenny" Sanchez





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

MEMORANDUM

Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Rifle Resistant Body Armor -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Adopt the Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Rifle Resistant Body Armor grant program for the City of San Juan. This equipment will protect officers from rifle-caliber ammunition. This body armor will comply with the National Institute of Justice (NIJ) standard type III (rifle) or type IV (armor piercing rifle) body armor. We are applying for \$36,220.00; if approved and funded by OOG, this will save the City of San Juan funds that can be used for other police department projects.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes, Chief
of Police

APPROVED BY:

Benjamin Arjona, City Manager

RESOLUTION NO.

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Rifle-Resistant Body Armor Grant program be operated for the 2024-2025; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates the City Manager of San Juan as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the Rifle-Resistant Body Armor Grant program be operated for the 2024-2025 to the Office of the Governor.

PASSED and **APPROVED** this ____ of _____, 2024.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary
Grant Number: **4797602**



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

MEMORANDUM

Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Local Border Security Program (LBSP) FY25 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Adopt the Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Local Border Security Program (LBSP) for the City of San Juan.

In order to address and deter crime in the area, the San Juan Police Department sought \$75,000 in funding through the Local Border Security Program for overtime for its peace officers. By using overtime, the department will be able to better target crime by increasing the number of officers patrolling this jurisdiction during any given shift, targeting problem areas as well as deterring future crime through a visible police presence. San Juan officers will also cooperate and share information with other local, state, and federal law enforcement agencies and departments in the area, further strengthening the ability to reduce border-related crimes.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes, Chief
of Police

APPROVED BY:

Benjamin Arjona, City Manager

RESOLUTION NO.

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Local Border Security Program (LPSP) be operated for the 2024-2025; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates the City Manager of San Juan as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the Local Border Security Program (LPSP) be operated for the 2024-2025 to the Office of the Governor.

PASSED and **APPROVED** this ____ of _____, 2024.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary
Grant Number: **2988810**



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

MEMORANDUM

Consider resolution authorizing the City of San Juan to submit and accept an application for funding to the Office of the Governor, Bullet Resistant Shields FY25, for the City of San Juan. [Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Adopt the resolution authorizing the City of San Juan to submit and accept an application for funding to the Office of the Governor, Bullet Resistant Shield grant program for the City of San Juan.

This grant aims to equip peace officers with bullet-resistant Level III shields. These shields will be used in active shooter situations or any other violent encounter where the shield can protect the officer and respond to stop the killing, stop the dying, and provide rapid casualty evacuation. The San Juan Police Department applied for \$30,456.48. If approved and funded by the Office of the Governor, this grant will save the City of San Juan funds that can be used on other Police department projects.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes, Chief
of Police

APPROVED BY:

Benjamin Arjona, City Manager

RESOLUTION NO.

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Bullet-Resistant Shield Grant program be operated for the 2024-2025; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates the City Manager of San Juan as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the Bullet-Resistant Shield Grant program be operated for the 2024-2025 to the Office of the Governor.

PASSED and **APPROVED** this ____ of _____, 2024.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary
Grant Number: **4678702**



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

MEMORANDUM

Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, LEERRT Protection Gear Grant -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Adopt the Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, LEERRT Protection Gear Grant program for the City of San Juan.

The purpose of this grant is to support efforts to prevent terrorism and targeted violence and prepare for the threats and hazards that pose the greatest risk to the security of Texas citizens or visitors. The San Juan Police Department applied for \$116,065 to purchase full-body ballistic protection for all SWAT members. As we know the San Juan Police Department leads a SWAT regional team named LEERRT which is short for Law Enforcement Emergency Regional Response Team, the team is mostly funded by federal funds to prevent threats and actual acts of terrorism; the team consists of 30 members across the Rio Grande Valley from Hidalgo County to South Padre Island, of which 12 out of 30 are from the San Juan Police Department. If the Office of the Governor approves this grant, it will save the City of San Juan funds, funds that can be used for other Police department projects.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes, Chief
of Police

APPROVED BY:

Benjamin Arjona, City Manager

RESOLUTION NO.

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, that the LEERRT Protection Gear Grant program be operated for the 2024-2025; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates the City Manager of San Juan as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the LEERRT Protection Gear program be operated for the 2024-2025 to the Office of the Governor.

PASSED and **APPROVED** this ____ of _____, 2024.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary
Grant Number: **5003201**



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

MEMORANDUM

Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Operation Lone Star Grant Program -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Adopt the Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Operation Lone Star Grant Program for the City of San Juan.

The program's purpose is to enhance interagency border security operations supporting Operation Lonestar, including facilitating direct actions to deter and interdict criminal activity. The San Juan Police Department applied for \$75,990.00 to purchase equipment for the operation.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes, Chief
of Police

APPROVED BY:

Benjamin Arjona, City Manager

RESOLUTION NO.

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Operation Lone Star Grant Program (OLS) be operated for the 2024-2025; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates the City Manager of San Juan as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the Operation Lone Star Grant Program (OLS) be operated for the 2024-2025 to the Office of the Governor.

PASSED and **APPROVED** this ____ of _____, 2024.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary
Grant Number: **4920202**



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

MEMORANDUM

Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Gear and Communications Equipment -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Adopt the Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Gear and Communications Equipment for the City of San Juan.

The program's purpose is to prevent terrorism and targeted violence and prepare for threats and hazards that pose the greatest risks. The San Juan Police Department applied for \$53,863 to purchase helmets and communications equipment for the LEERRT team. If approved, this equipment will be used to outfit helmets for LEERRT members, of which 12 are from the San Juan Police Department.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes, Chief
of Police

APPROVED BY:

Benjamin Arjona, City Manager

RESOLUTION NO.

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Gear and Communications Equipment Grant program be operated for the 2024-2025; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates the City Manager of San Juan as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the Gear and Communications Equipment Grant program be operated for the 2024-2025 to the Office of the Governor.

PASSED and **APPROVED** this _____ of _____, 2024.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary
Grant Number: **5003101**



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

MEMORANDUM

Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Ticket Writers -FY2025 for the City of San Juan. [Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Adopt the Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Ticket Writers for the City of San Juan.

The program's purpose is to promote public safety, reduce crime, and improve the criminal justice system. The San Juan police department applied for \$46,453 for software and will use city-issued handheld devices such as cell phones to issue citations, warnings, or filed interviews. This will allow the San Juan Police Department to go away from paper citations which we currently have to enter manually in the report management system.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes, Chief
of Police

APPROVED BY:

Benjamin Arjona, City Manager

RESOLUTION NO.

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Ticket Writers be operated for the 2024-2025; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates the City Manager of San Juan as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the Ticket Writers be operated for the 2024-2025 to the Office of the Governor.

PASSED and **APPROVED** this ____ of _____, 2024.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary
Grant Number: **5003301**

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2024

Consideration and Action, if any, on Resolution Issuing an Order and Notice of the City of San Juan Special Municipal Election for September 7, 2024, for the Election of Commissioner Place 4 and Designating Election Precincts and Polling Places. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

Resolution for issuing an order and notice for the special municipal election for the City of San Juan to be held on Saturday, September 7, 2024. Seats up for vote as part of the special election are Commissioner Place 4 to hold office for a period of four years. The last day to file for a place on the ballot is Friday, February 17, 2023, at 5:00 p.m.

RECOMMENDATION:

Staff recommends approval of resolution.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF SAN JUAN §

RESOLUTION NO. 2024-XX

ISSUING ORDER AND NOTICE OF SPECIAL ELECTION

WHEREAS, I MARIO GARZA, in my capacity as Mayor of the City of San Juan, Texas do hereby order that a City Election be held in said City on the 7th day of SEPTEMBER, 2024 that being the FIRST SATURDAY of said Month; and

WHEREAS, it is necessary to conduct an election to fill in the vacancy for the remainder of the term for the following Office:

OFFICE OF CITY COMMISSIONER - PLACE #4

IT IS THEREFORE, ORDERED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN THAT:

Section 1. Call of Election; Date; Eligible Electors; An election (the “Election”) shall be held on Saturday, September 7, 2024, at which all residents, qualified electors of the City shall be entitled to vote.

Section 2. Election Day Polling Places; Voting Precincts. Except as otherwise provided herein, the polling place and the voting precincts for said Election and the boundaries thereof are as follows:

Polling Place One
Fire Station No. 2
2301 N. Raul Longoria
San Juan, Texas 78589

Polling Place Two
San Juan Memorial Library
Multipurpose Room
1010 S Standard St.
San Juan, Texas 78589

Election Precincts 4, 39, 59, 117, 118, 137, 156, 178, 214, 228, and 245

Election Day shall be conducted on September 7, 2024 from 7:00 a.m. to 7:00 p.m. at the above referenced polling locations

That the Board of Commissioners of said City will appoint by resolution the Presiding Judges and Alternate Judges of each of the polling places for said Election pursuant to Section 32.001 of the Texas Election Code.

Section 3. Election Day and Early Voting Day, dates, hours, and polling place: Early voting shall commence and terminate as required by state law. **The polling places for Early Voting by Personal Appearance shall be at San Juan Memorial Library Multipurpose Room, 1010 S. Standard St. San Juan, Texas 78589.** Early voting shall be conducted in accordance with the Texas Election Code on the following days, dates, and hours during the early voting period:

EARLY VOTING DAY AND DATE**HOURS**

Monday	August 19, 2024	-	7:00 a.m. to 7:00 p.m.
Tuesday	August 20, 2024	-	8:00 a.m. to 6:00 p.m.
Wednesday	August 21, 2024	-	8:00 a.m. to 6:00 p.m.
Thursday	August 22, 2024	-	8:00 a.m. to 6:00 p.m.
Friday	August 23, 2024	-	8:00 a.m. to 6:00 p.m.
Saturday	August 24, 2024	-	7:00 a.m. to 7:00 p.m.
Sunday	August 25, 2024	-	Closed
Monday	August 26, 2024	-	8:00 a.m. to 6:00 p.m.
Tuesday	August 27, 2024	-	8:00 a.m. to 6:00 p.m.
Wednesday	August 28, 2024	-	8:00 a.m. to 6:00 p.m.
Thursday	August 29, 2024	-	8:00 a.m. to 6:00 p.m.
Friday	August 30, 2024	-	8:00 a.m. to 6:00 p.m.

ELECTION DAY AND DATE**HOURS**

Saturday	May 6, 2023	-	7:00 a.m. to 7:00 p.m.
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Applications for ballot by mail shall be mailed to:

Brenda Escalante, City Secretary

512 S. Nebraska Ave.

San Juan, Texas 78589

bescalante@sjtx.us

Applications for ballots by mail (ABBM)s must be received no later than the close of business on Tuesday, August 20, 2024.

Curb Site Voting for the Ill and Disabled will be available at the designated Voting Places. Early Voting by Personal Appearance and on Election Day will be done by utilizing the Electronic Voting System.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF THE SAN JUAN, TEXAS, City Election is hereby called for the FIRST SATURDAY in SEPTEMBER being SEPTEMBER 7, 2024.

PASSED, APPROVED and ADOPTED on this the 11th day of June, 2024.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2024

Consideration and Action, if any on an Interlocal Cooperation Agreement Between the County of Hidalgo and City of San Juanto Provide Efficient and Effective Library Services for County Residents. [Christina Perez, Interim Library Director]

STAFF COMMENTS AND RECOMMENDATIONS:

The Interlocal Cooperation Agreement is a yearly agreement between the City of San Juan and Hidalgo County. Hidalgo County has established the Hidalgo County Library System (HCLS) to acquire library materials, supplies, services, electronic databases, audiovisual equipment, computer hardware, software and other resources for library services for the use of the City's library by residents of San Juan and residents of the County of Hidalgo.

The amount the City of San Juan/San Juan Memorial Library will receive is \$14,400.46. These funds will be used to provide library services to about 54,000 county residents.

RECOMMENDATION:

Enter into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Services to County Residents.

PREPARED BY:

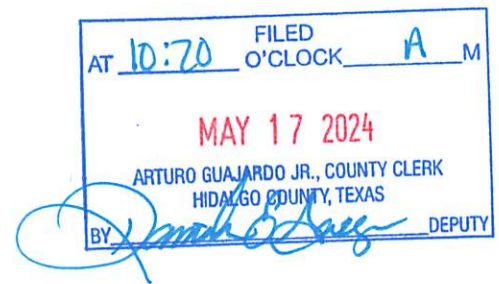
Christina Perez,
Interim-Director of
Library

APPROVED BY:

Benjamin Arjona, City
Manager

THE STATE OF TEXAS §

COUNTY OF HIDALGO §



**INTERLOCAL COOPERATION AGREEMENT
BETWEEN COUNTY OF HIDALGO, TEXAS AND CITY OF SAN JUAN, TEXAS**

This Agreement is made effective as of this 14th day of May, 2024, by and between HIDALGO COUNTY, TEXAS hereinafter referred to as "County," and the CITY OF SAN JUAN, TEXAS hereinafter referred to as "City" pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WHEREAS, the County has established the Hidalgo County Library System (hereinafter "HCLS");

WHEREAS, the County wishes to Contract with the City for library privileges from the City's established library;

WHEREAS, pursuant to Tex. Loc. Gov't Code Section 323.011 the City understands that the City's library will assume the functions of a County library within the County;

WHEREAS, pursuant to standard HCLS operating procedures, HCLS acquires library materials, supplies and services, electronic database services, audiovisual equipment, and computer hardware, software and other resources for library services for the free use of City's library by residents of rural areas of the County;

WHEREAS, the County and City desire to clarify the terms and conditions of the operation of HCLS, and to provide direct funding to City in certain circumstances;

WHEREAS, the County finds that the City is suitably organized to provide efficient and effective free library services to County residents under Chapter 323; and

WHEREAS, the County therefore desires to expend funds to assist City with the expenses of establishing, operating and maintaining its free library in the County.

NOW THEREFORE, for and in good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the County and the City hereby agree as follows:

1. The County shall budget an estimated amount each year for the following fiscal year and allocate such amount from the County's General Fund as payment for various libraries of County of which City library is one. Such estimated amount will be allocated to County libraries in accordance with a formula established, reviewed and

approved by HCLS. This allocation formula shall be reviewed and approved annually at the beginning of the County fiscal year by HCLS meeting in regular-session. Funds disbursed to the City shall be in consideration for the City agreeing that the City's library will assume the functions of a county library within Hidalgo County. Funds disbursed to the City pursuant to this paragraph and HCLS provisions shall be used by City only for the City library to purchase contractual services and library materials, including but not limited to, books, supplies and services, Internet connectivity, electronic database services and connections, equipment and furnishings, and computer hardware and software.

2. The City agrees to maintain and operate its city library in accordance with the standards of the State of Texas, the State Library System Act and Local Government Code Chapter 323. The City specifically covenants to assure that the librarian of the City's library meets the minimum standards established by Texas State Library and Archives Commission ("State Library"), including any and all certification mandated by the State Library. The City further agrees to cooperate with the County in any programs, promotions or interlocal initiatives in furtherance of the purposes of HCLS.

3. The City agrees to supervise the activities and operation of its library and agrees to assume full responsibility and liability for any and all activities conducted under the terms of this Agreement.

4. The City library personnel shall not be entitled to any of the benefits of an employee of the County, including, but not limited to, County fringe benefits or the County Civil Service program.

5. This Agreement shall continue until December 31, 2024; or until amended, replaced or terminated in accordance with Chapter 323. Either party may terminate this Agreement by providing six (6) months' advance written notice to the other party. The parties agree that any property acquired under this Agreement is subject to division upon termination of this contract in accordance with Texas Local Government Code Section 323.011(c). Upon termination of this Agreement, any property acquired under this Agreement shall remain in the possession of the City in the City library and the City agrees to take any and all necessary measures to ensure that such property is safeguarded from theft and/or damage.

6. The City agrees to give County and its authorized representatives access to, and the right, to examine, excerpt and transcribe all books, accounts, records, reports, files and other papers, documents, things, or property belonging to or in use by the City in relation to its library operations for so long as such are maintained by City.

7. Conflict of Applicable Law: Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of their Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in

such event the affected provision(s) of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

8. No Waiver: No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

9. Entire Agreement: This Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City and County, and not otherwise.

TEXAS LAW TO APPLY. THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATION OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.

10. Notice. Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to County: County of Hidalgo
Attention: Richard F. Cortez, County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

If to City: City of San Juan, Texas
Attn: City Manager
701 S Nebraska
San Juan, Texas 78589

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

11. Additional Documents. The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

12. Successors. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

13. Assignment. This Agreement shall not be assignable.

14. Headings. The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.

15. Gender and Number. All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.

16. Authority to Execute. The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms

17. Governmental Purpose. Each party hereto is entering into this agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

18. Commitment of Current Revenues Only. In the event that, during any term, hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party.

19. Non-Discrimination. The Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or County and City policy, including without limitation to race, color, national origin, religion, sex, age, veteran status, or disability.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES this 14th day of May, 2024.

HIDALGO COUNTY, TEXAS

Richard F. Cortez, County Judge

ATTEST:



Arturo Guadalupe, County Clerk

CITY OF SAN JUAN, TEXAS

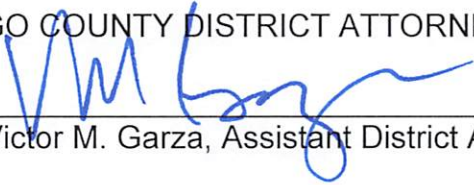
Mario Garza, Mayor

ATTEST:

By: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

HIDALGO COUNTY DISTRICT ATTORNEY'S OFFICE

By: 
Victor M. Garza, Assistant District Attorney

CITY:

By: _____

_____, City Attorney

APPROVED BY
COMMISSIONERS COURT
ON: 5/14/24 

Interlocal Cooperation Agreement between County of Hidalgo, Texas & City of San Juan, Texas

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