



**Mayor: Mario Garza**  
**Mayor Pro-Tem: Marco "Markie" Villegas**  
**Commissioners: Ernesto "Neto" Guajardo**  
**Adina "Dina" Santillan**  
**Jesus "Jesse" Ramirez**

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, August 27, 2024**

### **REGULAR MEETING AGENDA 6:00 PM**

#### **I. CALL TO ORDER**

#### **II. INVOCATION**

#### **III. PLEDGE OF ALLEGIANCE**

#### **IV. PUBLIC COMMENTS**

#### **V. PRESENTATIONS**

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

- 1. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]**
- 2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]**
- 3. Police Department Monthly Report. [Leandro Sifuentes, Chief Of Police]**
- 4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**

5. Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]

**VI. PUBLIC HEARING/ORDINANCES**

- A. Hold a Public Hearing and Consider an Ordinance Providing for the Conditional Use Permit to Operate Santa Chelada Drive-Thru and the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise) 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 KSNA, LLC. [Monica Gomez, Interim Director of Planning]

**VII. CONSENT AGENDA**

- A. Consider Second and Final Reading of an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ - Wine and Malt Beverage Retail Dealer's Off-Premise) at the Dollar General Store #30696 Located at 100 E. FM 495, Legally Described as Lot 3, Cantu Plaza Subdivision, as Requested by Dolgencorp of Texas, Inc. [Monica Gomez, Interim Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (BG - Wine and Malt Beverage Retailer's On-Premise Permit) at La Curva Taqueria, Located at 2912 N. Raul Longoria Road, Legally Described as Lots 12 A, 13 and 13A, Northgate Manor Phase 1 Subdivision, as Requested by La Curva Taqueria, LLC. [Monica Gomez, Interim Director of Planning]
- C. Hold a Public Hearing and Consider an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (BG - Wine and Malt Beverage Retailer's On-Premise Permit) at SJ Food Truck Park, Located at 2506 N. Raul Longoria Road, Legally Described as Lot 1, Uresti Subdivision, as Requested by La Curva Taqueria, LLC. [Monica Gomez, Interim Director of Planning]

**VIII. 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 Entertainment for 2024 Noche de Paz.
  2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning Dia de los Muertos Event to Take Place in November Hosted by Basilica of Our Lady of San Juan Del Valle and Gelman Stained

Glass Museum.

**IX. RECONVENE**

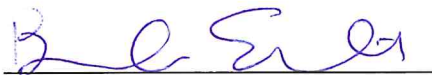
A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2024 Noche de Paz.
2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning Dia de los Muertos Event to Take Place in November Hosted by Basilica of Our Lady of San Juan Del Valle and Gelman Stained Glass Museum.

**X. ADJOURNMENT**

**CERTIFICATION**

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 23rd day of August 2024 at 6:30 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: Ernesto “Neto” Guajardo**  
**Adina “Dina” Santillan**  
**Jesus “Jesse” Ramirez**

## MEMORANDUM

**TO:** Benjamin Arjona, City Manager

**FROM:** Leroy Gonzales, Director of Finance

**DATE:** 08/21/2024

**SUBJECT:** Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]

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### Finance Department

#### Department Description

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

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

### Additional Information

#### 8 STAFF MEMBERS

Maintained 26 funds, assisted 24 departments and posted 1,571 journal entries, issued 3,184 disbursement checks, 434 Bank Drafts and processed 6,164 payroll checks and direct deposits, through the months of July, 2024.

June Sales Tax 11.44% Increase of \$57,193 Compared to last year.

Audit FY 2022/2023 Started on November 21, 2023 Complete 03/26/2024

Reconciled 11 Bank Accounts

Budget Adjustments (50)

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



Budget Amendments (2)  
Internal Budget Amendments (5)  
Manage a 32.8 million budget

- General Fund Budget of 17.6 million
- Utility & Sanitation Fund 4.8 million
- Stormwater Fund 305 thousand
- Debt Service Fund 3.8 million
- Sanitation Fund 3.9 million
- Other Funds 2.7 million

## Utility Billing & Collection Department

### Department Description

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

- The City of San Juan collects about 7,349 water 10,389 Sewer and Brush 9,975 accounts.
- North Alamo Water Supply Corporation service 3,478 sewer accounts and Garbage and Brush 2,893 accounts.
- Per Audited Financial Report, in FY ending 9/30/2023, Utility Fund collected 6.3 million and Sanitation Fund 4.2 million with a combined 10.5 million.
- Email Billing (45)

### Service Orders

|                       |       |
|-----------------------|-------|
| 1. Connects           | 42    |
| 2. Meter information  | 24    |
| 3. Disconnect         | 48    |
| 4. Dead Meters Change | 1     |
| 5. Past Due Notice    | 1,931 |
| 6. Cut List/11th      | 140   |
| 7. Cut List Register  | 32    |

### Payments are made by

58 % paid in person  
0 % juniors  
30 % online  
5 % bank drafts  
7 % other locations

Staff of 9 Employees

## Purchasing Division

### Purchasing Description

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

Activity through May, 2024.

|                              |       |
|------------------------------|-------|
| Purchase Orders Issued       | 4,406 |
| Purchase Order Changes/Voids | 146   |
| Bid Openings                 | 10    |
| Public Auction               | 0     |



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## MEMORANDUM

**TO:** Benjamin Arjona, City Manager

**FROM:** Tirso Garza, Fire Chief

**DATE:** 08/16/2024

**SUBJECT:** Fire Department Monthly Report. [Tirso Garza, Fire Chief]

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The San Juan Fire Department did the following activity in July 2024:

### **Emergency Calls**

A total of 45 Calls for July 2024. (Please see attached report.)

- A Shift = 16
- B Shift = 16
- C Shift = 13

### **Med-Care EMS**

Med-Care EMS responded along with the Fire Department to 10 calls for July 2024. Med-Care EMS did not submit a monthly report for July 2024.

### **County Calls**

The San Juan Fire Department County calls for July 2024 are the following:

- July 16, 2024 – Incident 00387 at 1300 Brenda Lane for a Medical Call.
- July 15, 2024 – Incident 00384 at 4510 S. Stewart for a Road Freight or Transport Vehicle Fire.
- July 14, 2024 - Incident 00383 at El Dora and Cesar Chavez for a Motor Vehicle Accident.

### **Volunteer Department**

The San Juan Volunteer Fire Department could not meet for a monthly business meeting.

### **Fire Inspections**

A total of 36 inspections were conducted in July 2024. Please see attached for detailed information about each completed inspection.

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

**Plan Reviews**

The following plans were reviewed for July 2024:

- Olive Tree Subdivision
- Dunkin
- Boys and Girls Club on Veterans Rd
- Catholic Diocese – Brownsville – Cellular Permit
- San Juan Parks and Rec - Phase II – Fire Alarm

**Fuel Utilization**

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in charge of July 2024 to the Administration Office.

- A total of 531.42 Gallons of Unleaded
- A total of 320.90 Gallons of Diesel

Custom ▾ Jul 1, 2024 - Jul 31, 2024 ▾

73%

**FIRE**  
Percentage of Total Incidents

22%

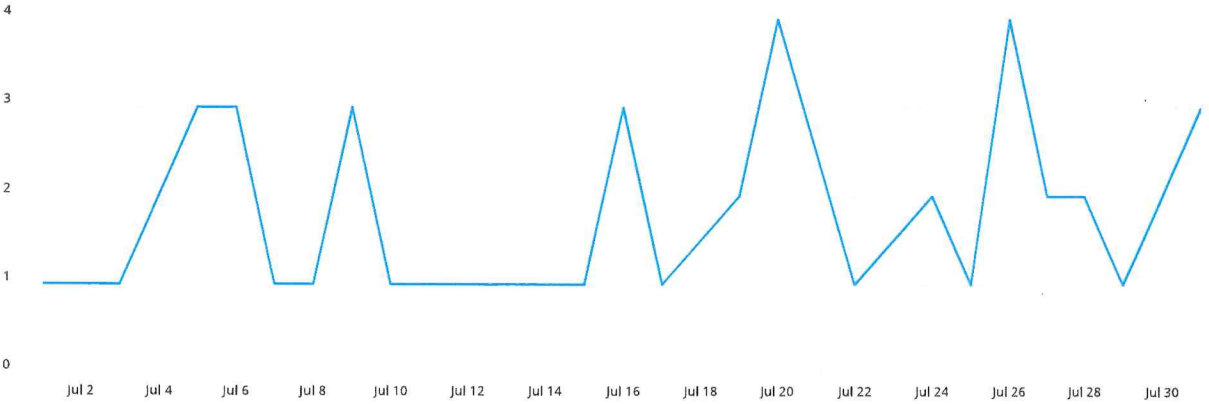
**EMS**  
Percentage of Total Incidents

45

**INCIDENTS**  
In Selected Time Slice

31

**DAYS**  
In Selected Time Slice



| Counts                                              | % Rows |         | % Columns |         | % All  |         |         |         |        |        |         |         |         |       |
|-----------------------------------------------------|--------|---------|-----------|---------|--------|---------|---------|---------|--------|--------|---------|---------|---------|-------|
| Week Ending                                         | 7/7/24 | 7/14/24 | 7/21/24   | 7/28/24 | 8/4/24 | 8/11/24 | 8/18/24 | 8/25/24 | 9/1/24 | 9/8/24 | 9/15/24 | 9/22/24 | 9/29/24 | Total |
| (10) Fire, other                                    |        | 1       |           | 1       |        |         |         |         |        |        |         |         |         | 2     |
| (11) Structure Fire                                 | 1      |         | 1         |         |        |         |         |         |        |        |         |         |         | 2     |
| (13) Mobile property (vehicle) fire                 | 1      | 1       | 1         |         |        |         |         |         |        |        |         |         |         | 3     |
| (14) Natural vegetation fire                        | 1      |         |           |         |        |         |         |         |        |        |         |         |         | 1     |
| (15) Outside rubbish fire                           | 1      |         |           |         |        |         |         |         |        |        |         |         |         | 1     |
| (30) Rescue, emergency medical call (EMS), other    |        |         |           |         | 1      |         |         |         |        |        |         |         |         | 1     |
| (31) Medical assist                                 | 2      |         | 1         | 1       |        |         |         |         |        |        |         |         |         | 4     |
| (32) Emergency medical service (EMS) incident       | 1      | 2       | 1         | 1       |        |         |         |         |        |        |         |         |         | 5     |
| (33) Lock-In                                        |        |         |           | 1       |        |         |         |         |        |        |         |         |         | 1     |
| (35) Extrication, rescue                            |        | 1       |           |         |        |         |         |         |        |        |         |         |         | 1     |
| (42) Chemical release, reaction, or toxic condition |        |         |           | 1       |        |         |         |         |        |        |         |         |         | 1     |
| (44) Electrical wiring/equipm. problem              | 1      |         | 2         | 1       |        |         |         |         |        |        |         |         |         | 4     |
| (54) Animal problem or rescue                       |        |         |           | 1       |        |         |         |         |        |        |         |         |         | 1     |
| (61) Dispatched and canceled en route               |        |         | 1         | 1       |        |         |         |         |        |        |         |         |         | 2     |
| (63) Controlled burning                             | 1      |         |           |         |        |         |         |         |        |        |         |         |         | 1     |



| Week Ending                                             | 7/7/24 | 7/14/24 | 7/21/24 | 7/28/24 | 8/4/24 | 8/11/24 | 8/18/24 | 8/25/24 | 9/1/24 | 9/8/24 | 9/15/24 | 9/22/24 | 9/29/24 | Total |
|---------------------------------------------------------|--------|---------|---------|---------|--------|---------|---------|---------|--------|--------|---------|---------|---------|-------|
| (65) Steam, other gas mistaken for smoke                | 1      |         | 1       |         |        |         |         |         |        |        |         |         |         | 2     |
| (70) False alarm and false call, other                  | 1      | 2       | 2       | 1       |        |         |         |         |        |        |         |         |         | 6     |
| (72) Bomb scare                                         |        |         |         |         | 1      |         |         |         |        |        |         |         |         | 1     |
| (73) System or detector malfunction                     |        |         |         | 1       |        |         |         |         |        |        |         |         |         | 1     |
| (74) Unintentional system/detect... operation (no fire) |        |         |         | 2       |        |         |         |         |        |        |         |         |         | 2     |
| (90) Special type of incident, other                    |        |         | 1       |         |        |         |         |         |        |        |         |         |         | 1     |
| NULL                                                    |        |         |         |         | 2      |         |         |         |        |        |         |         |         | 2     |
| Total                                                   | 11     | 7       | 11      | 12      | 4      |         |         |         |        |        |         |         |         | 45    |



Custom ▾ Jul 1, 2024 - Jul 31, 2024 ▾

| Inspection Type        | Scheduled Date | Inspector    | Inspection Number | Last Inspection | Next Inspection | Address                     | City/State/Zip      |
|------------------------|----------------|--------------|-------------------|-----------------|-----------------|-----------------------------|---------------------|
| Annual Inspection Type | 07/31/2024     | SALINAS, JO. | 2943              | 06/04/2024      | 06/04/2025      | 200 N Nebraska AVE          | San Juan, TX, 78589 |
| INSPECTION - Permit    | 07/26/2024     | SALINAS, JO. | 2956              | 07/26/2023      | 07/29/2025      | 120 E 6 th ST               | San Juan, TX, 78589 |
| Annual Inspection Type | 07/24/2024     | SALINAS, JO. | 2946              |                 | 07/24/2025      | 3906 N Raul Longoria R...   | San Juan, TX, 78589 |
| Annual Inspection Type | 07/25/2024     | SALINAS, JO. | 2950              | 08/07/2023      | 07/25/2025      | 206 W 18 th ST              | San Juan, TX, 78589 |
| Annual Inspection Type | 07/26/2024     | SALINAS, JO. | 2951              |                 | 07/26/2025      | 302 E Business 83, Ste 9    | San Juan, TX, 78589 |
| Annual Inspection Type | 07/30/2024     | SALINAS, JO. | 2967              |                 | 07/30/2025      | 111 W 495, Ste 7            | San Juan, TX, 78589 |
| Annual Inspection Type | 07/30/2024     | SALINAS, JO. | 2968              | 07/26/2024      | 07/30/2025      | 4401 N Raul Longoria R...   | San Juan, TX, 78589 |
| Annual Inspection Type | 07/31/2024     | SALINAS, JO. | 2972              |                 |                 | 1801 N Raul Longoria, S...  | San Juan, TX, 78589 |
| Annual Inspection Type | 07/31/2024     | SALINAS, JO. | 2978              | 03/27/2024      | 08/13/2025      | 703 S Veterans RD           | San Juan, TX, 78589 |
| Annual Inspection Type | 07/10/2024     | SALINAS, JO. | 2919              |                 | 07/10/2025      | 2003 N Veterans, Ste 6 ...  | San Juan, TX, 78589 |
| Annual Inspection Type | 07/11/2024     | SALINAS, JO. | 2922              |                 | 07/11/2025      | 111 W Nolana, Ste 8         | San Juan, TX, 78589 |
| Annual Inspection Type | 07/11/2024     | SALINAS, JO. | 2924              | 07/26/2023      | 07/11/2025      | 508 S Nebraska AVE          | San Juan, TX, 78589 |
| Annual Inspection Type | 07/16/2024     | SALINAS, JO. | 2925              | 07/23/2021      | 07/16/2025      | 2211 N Veterans RD          | San Juan, TX, 78589 |
| Annual Inspection Type | 07/17/2024     | SALINAS, JO. | 2926              |                 | 07/17/2025      | 506 S Nebraska AVE          | San Juan , 78589    |
| Annual Inspection Type | 07/17/2024     | SALINAS, JO. | 2927              |                 | 07/17/2025      | 232 E Business 83, Trail... | San Juan, 78589     |
| Annual Inspection Type | 07/19/2024     | SALINAS, JO. | 2928              | 05/19/2024      | 07/19/2025      | 909 W 495                   | San Juan, TX, 78589 |
| Annual Inspection Type | 07/18/2024     | SALINAS, JO. | 2929              | 07/13/2024      | 07/18/2025      | 2803 N Raul Longoria R...   | San Juan, TX, 78589 |
| Annual Inspection Type | 07/18/2024     | SALINAS, JO. | 2931              | 07/17/2024      | 07/18/2025      | 2710 N Raul Longoria, U...  | San Juan, TX, 78589 |
| Annual Inspection Type | 07/19/2024     | SALINAS, JO. | 2933              | 07/11/2024      | 07/19/2025      | 2211 S Veterans RD          | San Juan, TX, 78589 |
| Annual Inspection Type | 07/19/2024     | SALINAS, JO. | 2934              |                 | 07/19/2025      | 2710 N Raul Longoria, U...  | San Juan, TX, 78589 |
| Annual Inspection Type | 07/23/2024     | SALINAS, JO. | 2944              |                 | 07/23/2025      | 1801 N Raul Longoria, S...  | San Juan, TX, 78589 |
| Annual Inspection Type | 07/23/2024     | SALINAS, JO. | 2945              | 07/26/2023      | 07/23/2025      | 210 S Nebraska AVE          | San Juan, TX, 78589 |
| Annual Inspection Type | 07/25/2024     | SALINAS, JO. | 2949              | 03/14/2024      | 07/25/2025      | 1618 N Veterans, Ste F R... | San Juan, TX, 78589 |
| Annual Inspection Type | 07/29/2024     | SALINAS, JO. | 2957              | 07/26/2024      | 07/29/2025      | 120 E 6 th ST               | San Juan, TX, 78589 |
| Annual Inspection Type | 07/29/2024     | SALINAS, JO. | 2958              | 06/10/2022      | 07/29/2025      | 2811 N Veterans RD          | San Juan, TX, 78589 |
| Annual Inspection Type | 07/30/2024     | SALINAS, JO. | 2960              | 07/18/2024      | 07/30/2025      | 109 W US 83 HWY             | San Juan, TX, 78589 |

| Inspection Type        | Scheduled Date | Inspector    | Inspection Number | Last Inspection | Next Inspection | Address                     | City/State/Zip      |
|------------------------|----------------|--------------|-------------------|-----------------|-----------------|-----------------------------|---------------------|
| Annual Inspection Type | 07/30/2024     | SALINAS, JO. | 2961              |                 | 07/30/2025      | 1624 Jonathon DR            | San Juan, TX, 78589 |
| Annual Inspection Type | 07/30/2024     | SALINAS, JO. | 2964              | 08/21/2023      | 07/30/2025      | 2601 N Raul Longoria R...   | San Juan, TX, 78589 |
| Annual Inspection Type | 07/30/2024     | SALINAS, JO. | 2969              | 06/02/2024      | 07/31/2025      | 2604 N Raul Longoria R...   | San Juan, TX, 78589 |
| Annual Inspection Type | 07/31/2024     | SALINAS, JO. | 2974              | 07/30/2024      | 07/31/2025      | 2604 N Raul Longoria R...   | San Juan, TX, 78589 |
| Annual Inspection Type | 07/31/2024     | SALINAS, JO. | 2977              | 10/26/2023      | 07/31/2025      | 232 E Business 83, Trail... | San Juan, TX, 78589 |
| Annual Inspection Type | 07/01/2024     | SALINAS, JO. | 2900              | 06/28/2024      | 07/01/2025      | 111 W Nolana LOOP           | San Juan, TX, 78589 |
| Annual Inspection Type | 07/08/2024     | SALINAS, JO. | 2906              |                 | 07/08/2025      | 415 San Jose                | San Juan, TX, 78589 |
| Annual Inspection Type | 07/08/2024     | SALINAS, JO. | 2907              | 07/05/2024      | 07/08/2025      | 806 W 83                    | San Juan, TX, 78589 |
| Annual Inspection Type | 07/08/2024     | SALINAS, JO. | 2913              |                 | 07/08/2025      | 302 E Business 83, Ste 5... | San Juan, TX, 78589 |
| Annual Inspection Type | 07/01/2024     | SALINAS, JO. | 2897              | 10/15/2021      | 07/01/2025      | 304 W Interstate 2          | San Juan, TX, 78589 |
| Annual Inspection Type | 07/08/2024     | SALINAS, JO. | 2904              | 11/09/2023      | 07/08/2025      | 205 W Nolana, Ste 11        | San Juan, TX, 78589 |
| Annual Inspection Type | 07/08/2024     | SALINAS, JO. | 2905              | 07/05/2024      | 07/08/2025      | 1803 N Raul Longoria R...   | San Juan, TX, 78589 |
| Annual Inspection Type | 07/08/2024     | SALINAS, JO. | 2915              | 05/09/2024      | 07/08/2025      | 700 N Veterans, Ste G R...  | San Juan, TX, 78589 |
| Annual Inspection Type | 07/10/2024     | SALINAS, JO. | 2917              | 06/26/2024      | 07/10/2025      | 614 E Earling RD            | San Juan, TX, 78589 |
| Annual Inspection Type | 07/10/2024     | SALINAS, JO. | 2918              | 07/06/2024      | 07/10/2025      | 1209 E 495                  | San Juan, TX, 78589 |



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## MEMORANDUM

**TO:** Benjamin Arjona, City Manager

**FROM:** Leandro Sifuentes, Chief of Police

**DATE:** 08/16/2024

**SUBJECT:** Police Department Monthly Report. [Leandro Sifuentes, Chief Of Police]

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This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that occurred during the month of **JULY 2024**

**STATISTICS: POLICE**

**JULY**

- |                            |       |
|----------------------------|-------|
| • Calls for service:       | 1,814 |
| • Accidents:               | 119   |
| • 911 Calls:               | 1255  |
| • Patrol Citations Issued: | 131   |
| • Violations:              | 218   |
| • Patrol & CID Arrests:    | 147   |
| • CID Issued Warrants:     | 55    |

**SAN JUAN POLICE PERSONNEL:**

Nothing To Report

**TELE-COMMUNICATORS:**

- No new event to report.

**FLEET**

Nothing to report

**STATISTICS: ANIMAL CONTROL**

**JULY**

- |                      |    |
|----------------------|----|
| • Calls for Service: | 67 |
| • Citations Issued:  | 21 |
| • Violations:        | 62 |

**SPECIAL EVENTS:**

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

• Nothing to report



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**Jesus “Jesse” Ramirez**

## MEMORANDUM

**TO:** Benjamin Arjona, City Manager

**FROM:** Mary Enriquez, Court Administrator

**DATE:** 08/15/2024

**SUBJECT:** Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

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

|                           |              |
|---------------------------|--------------|
| Amount Collected          | \$ 25,661.70 |
| Defensive Driving         | 0            |
| Deferred                  | 0            |
| Pre-Trials                | 6            |
| Bench Trials              | 0            |
| (Hearings were done zoom) |              |
| Scofflaw                  | \$ 4,416.50  |

|                     |                     |
|---------------------|---------------------|
| COLLECTIONS 2023    | COLLECTIONS 204     |
| July - \$ 28,479.63 | July - \$ 25,661.70 |

|                       |                       |
|-----------------------|-----------------------|
| CITATIONS ISSUED 2023 | CITATIONS ISSUED 2024 |
| July - 121            | July - 131            |

|                           |                           |
|---------------------------|---------------------------|
| SCOFFLAW COLLECTIONS 2023 | SCOFFLAW COLLECTIONS 2024 |
| July - \$ 8,706.50        | July - \$ 4,416.50        |

City Marshal - Warrants and Fines Collected \$ 4,089.00

Warrants home visits - 35 Amount Collected \$ 3,900.00

Warrants office calls - 28 Amount Collected \$ 189.00

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

Zoom Magistrates   In Person

Judge Ricardo Perez

0

Judge Eloy Hernandez

3

Roberto Garza

21



**Mayor: Mario Garza**  
**Mayor Pro-Tem: Marco “Markie” Villegas**  
**Commissioners: Ernesto “Neto” Guajardo**  
**Adina “Dina” Santillan**  
**Jesus “Jesse” Ramirez**

## MEMORANDUM

**TO:** Benjamin Arjona, City Manager

**FROM:** Juan Martinez

**DATE:** 08/16/2024

**SUBJECT:** Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]

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### July 2024

#### Texas Drought Outlook

- 20% of Texas is in a drought (08/05/2024)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 19.25%
- STAGE II IS STILL IN FULL EFFECT

#### System Outlook

- Water Connections – 7,349
- Sewer Connections – 10,317 (3,306 NAWSC)

#### Water Treatment Facility

- Combined Gallons Treated: 79.413 MG
- Combined Gallons Produced: 78.071 MG

#### Water Treatment Facility No. 1

- 0.210 MG treated
- 41.269 MG delivered
- 34.295 MG Transferred from WTF No. 2
- 0 MG RAW (Reservoir)
- 0 MG Backwash
- 0 MG Well

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



## Water Treatment Facility No. 2

- 79.203 Treated
- 36.802 MG Delivered
- 34.295 MG Transferred to WTF No. 1
- 82.0 MG RAW (Reservoir)
- 2.64 MG Backwash

WTP 3.5 MGD Expansions and Rehab 100%  
Operated Water Plant as Efficiently as Possible  
Sludge Management Continues to be Critical

## Water Distribution System

- Leaks – 09
- Breaks – 05
- Taps – 2
- Locates - 14

## Water Loss

- Reported – 50,000 gals
- Unreported – 38,000 gals

## Hydrants

- Flushed – 19
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

## Valves

- Worked – 16
- Repaired/Replaced – 0

## Utility Billing

- Work Orders –02

We Continue Our Hydrant and Valve Maintenance

## Wastewater Treatment Facility

- Treated – 74.360 MG
- Wetland –1.921 MG
- 266 - Cubic Yards of Sludge Hauled to Landfill

## Wastewater Collections

### Work orders - 32

- Sewer Main Repaired – 01
- Sewer Backups Reported –15
- Sewer Backups Cleared – 15
- Odor Complaints – 0
- Locates –15
- Replaced Manhole covers – 01
- Unauthorized Discharges – 0

## Administration

### Financials

- Administration – 59.44 %
- Water Treatment – 18.36 %
- Distribution: – 52.34 %
- Sewer Collection – 14.29 %
- Wastewater Treatment – 30.65 %

## Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab Design – 100% Complete Approved by TCEQ, Pending TWDB approval.
- LS 13 – Construction of Lift Station 13 at 98%.
- Alta Vista Subdivision Waterline Improvement Project RBM Contractors, LLC. at 78%.
- Alta Vista Subdivision Sanitary Sewer Improvement Project RBM Contractors, LLC at 83%.
- Lift Station #6 design at 90%, Trimad Consultants LLC

## Certification

- Water Treatment - 0
- Distribution – 0
- Sewer Collection - 0
- Wastewater Treatment – 1
- Renewals – 0



**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**AUGUST 27, 2024**

Hold a Public Hearing and Consider an Ordinance Providing for the Conditional Use Permit to Operate Santa Chelada Drive-Thru and the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise) 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 KSNA, LLC. [Monica Gomez, Interim Director of Planning]

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**STAFF COMMENTS AND RECOMMENDATIONS:**

The applicant is requesting a permit to operate a drive-thru business and the Sale of Alcoholic Beverages for Off-Premise Consumption at corner of 41st Street and Veterans Boulevard. The location has been used as drive-thru business since 2010.

The proposed days and hours of operation are Monday through Friday from 10:00 a.m. to 12:00 a.m., Saturday from 10:00 a.m. to 1:00 a.m. and Sundays from 10:00 a.m. to 11:00 p.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 permits.

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

**RECOMMENDATION:**

During the regular scheduled meeting on August 22, 2024, the Planning and Zoning Commission recommended approval of the conditional use permit as presented with a 6-0 vote.

**PREPARED BY:**

Monica Gomez,  
Interim Director of  
Planning

**APPROVED BY:**

Benjamin Arjona, City  
Manager

MEETING DATES:  
PLANNING AND ZONING COMMISSION – 08/22/2024  
CITY COMMISSION – 08/27/2024  
DATE PREPARED – 08/16/2024

PAGE 1

**STAFF REPORT**  
**GENERAL INFORMATION**

**APPLICATION:** Conditional Use Permit for a drive-thru business and the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise*) at “Santa Chelada Drive-Thru”

**APPLICANT:** KSNA, LLC.

**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:** North – Outside city limits

**ADJACENT ZONING:** South – Adult Day Care; General Business District (C-2)  
East – Residential; General Business District (C-2)  
West – Outside city limits

**ACCESS AND CIRCULATION:** This property has access along 41<sup>st</sup> 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 of the conditional use permit subject to comply with the list of requirements in the attached report.

**EVALUATION AND CONDITIONS FOR APPROVAL**

The applicant is requesting a permit to operate a drive-thru business and the Sale of Alcoholic Beverages for Off-Premise Consumption at corner of 41<sup>st</sup> Street and Veterans Boulevard. The location has been used as drive-thru businesses since 2010.

The proposed days and hours of operation are Monday thru Friday from 10:00 a.m. to 12:00 a.m., Saturday from 10:00 a.m. to 1:00 a.m. and Sundays from 10:00 a.m. to 11:00 p.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 fence within 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 ten (10) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

|                     |                                                                                                                                                            |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ATTACHMENTS:</b> | Location Map<br>Aerial Photo<br>Zoning Map<br>Site Plan<br>Letter from property owner<br>List of neighboring property owners receiving notice<br>Ordinance |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

**FINAL RESOLUTION OF REQUEST & COMMENTS:**

**P&Z – 08/22/2024** Commissioner Yzaguirre made a motion to approve the conditional use permit as presented by staff. Commissioner Cantu seconded the motion. Motion passed unanimously with a 6-0 vote.

Ms. Gomez explained the conditional use permit is to open a drive-thru business and the sale of alcoholic beverages for off-premise consumption at the business located at the northeast corner of Veterans and 41<sup>st</sup> Street. The zoning around the area is a mixture of residential and commercial uses. The proposed operation hours are Monday thru Friday from 10:00 a.m. to midnight, Saturdays from 10:00 a.m. to 1:00 a.m. and Sundays from 10:00 a.m. to 11:00 p.m. Public notices and letters were mailed out and no comments were received in favor or against the request.

Commissioner Magallan open the public hearing at 6:01 p.m. No persons were present in the audience to speak in favor or against the request. Commissioner Magallan closed the public hearing.

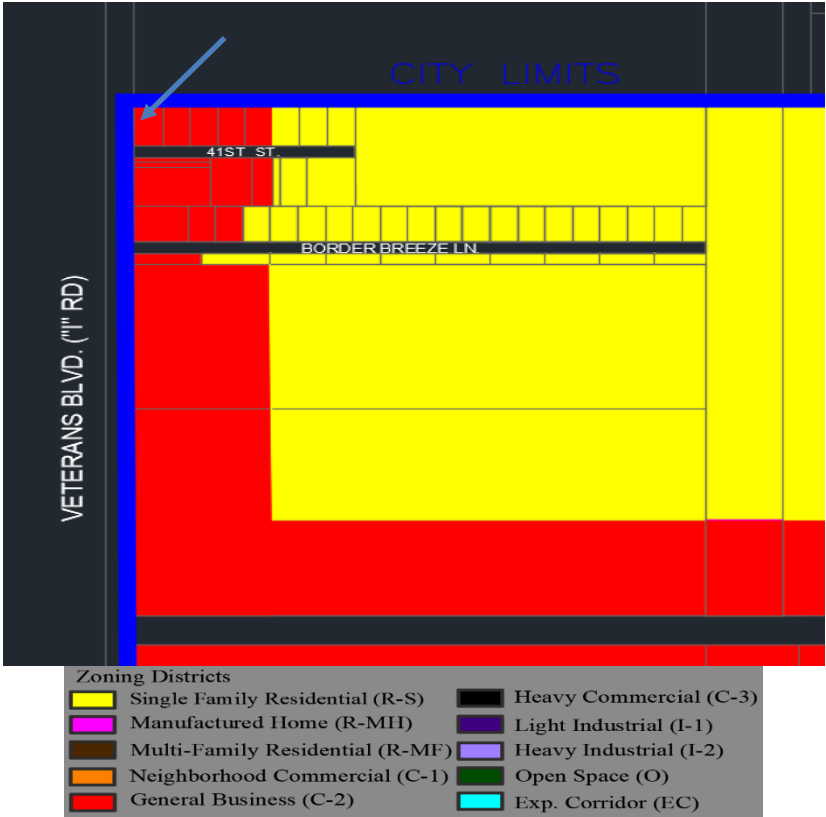
Commissioner Magallan asked if the business was used as drive-thru business before. Ms. Gomez responded yes; she said last year a permit was granted to open Las Cariñosas Drive-Thru at same location.



Location Map



Location Map



Zoning Map





## ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (BQ – WINE AND MALT BEVERAGE RETAIL DEALER'S OFF-PREMISE) AT SANTA CHELADA 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 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**, KSNA, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to operate a drive-thru business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Santa Chelada Drive-Thru, located at 4101 N. Veterans Boulevard, San Juan, Texas.

**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 KSNA, LLC. has applied for a Conditional Use Permit to operate a drive-thru business and the Sale of Alcoholic Beverages for Off-Premise Consumption 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 within 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.

**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 13<sup>th</sup> day of August, 2024.

**PASSED** and **APPROVED** on second and final reading on the 27<sup>th</sup> day of August, 2024.

**CITY OF SAN JUAN**

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**MARIO GARZA, MAYOR**

**ATTEST:**

**APPROVED BY:**

Palacios, Garza & Thompson, P.C.

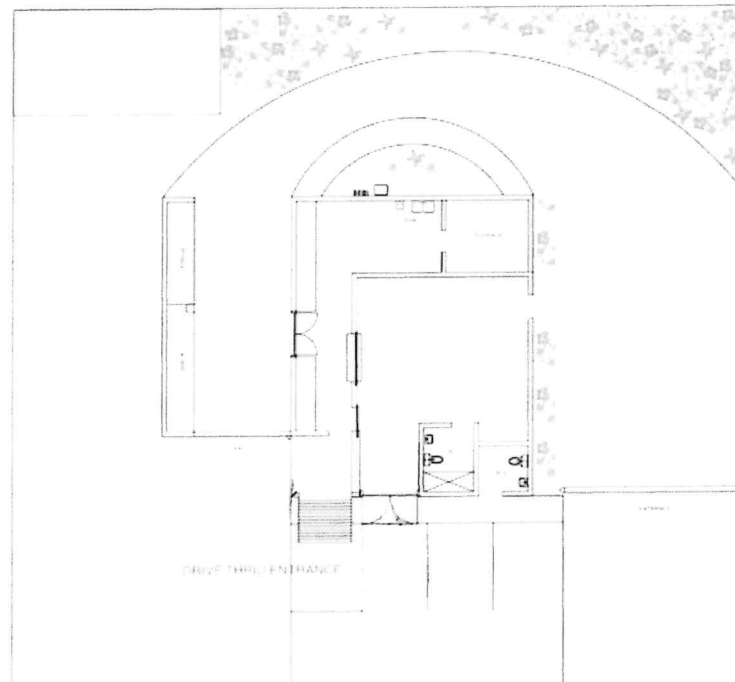
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**BRENDA ESCALANTE**  
**CITY SECRETARY**

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**CITY ATTORNEY**

Santa Chelada Drive-Thru  
Site Plan



## AFFIDAVIT OF KENNETH A. SENCION

STATE OF TEXAS

§

§

COUNTY OF HIDALGO

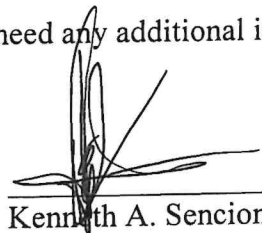
§

Before me, the undersigned authority, on this day personally appeared affiant Kenneth A. Sencion, 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 Kenneth A. Sencion. I am over 18 years of age, 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.

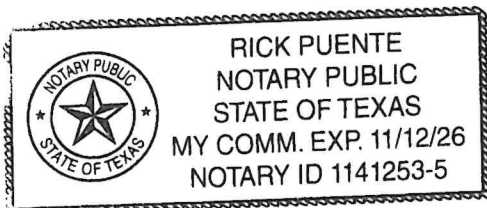
I am the managing member of KSNA LLC dba SANTA CHELADA, located at 4101 N. Veterans Blvd, San Juan, Texas 78589 (Lot 5 Block 5 John Closner). Our business will be a drive thru convenience store with a wide variety of drinks, snacks, and food items available for sale. We will be open from Monday thru Friday from 10 am to 12am. On Saturday we will be open from 10 am-1am. On Sunday we will be open from 10am-11pm. Initially, our store will be operated by me and my brother, Diego A. Sencion. I 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 626-341-9537.



Kenneth A. Sencion

SWORN TO and SUBSCRIBED before me by Kenneth A. Sencion on this 25th day of July 2024.



<sup>1</sup>  
Notary Public in and for the State of Texas  
My Commission Expires on  
November 12, 2026.

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

Conditional Use Permit for the Sale of Alcoholic Beverages (BQ-Wine and Malt Beverage Retail Dealer's Off-Premise) at Santa Chelada 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 KSNA, LLC.

KSNA LLC  
"Santa Chelada"  
2807 May Ave.  
Mission, Tx 78574

Jose & Gloria Indalecio  
PO Box 2293  
San Juan, Tx 78589

Jessica Torres  
934 Border Breeze  
San Juan, Tx 78589

Maria Villarreal & Juan M.  
Villarreal  
913 S. Mayberry Blvd.  
Alton, Tx 78573

Juan & Griselda Aguilar  
1305 E. Prosperida Dr.  
Pharr, Tx 78577

Elizabeth Gonzalez  
714 W. 41st  
San Juan, Tx 78589

Moctezuma Zuniga  
939 Border Breeze  
San Juan, Tx 78589

Sergio Armando Leal  
912 W. 41st  
San Juan, Tx 78589

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

Andres Solis  
935 Border Breeze  
San Juan, Tx 78589

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**AUGUST 27, 2024**

Consider Second and Final Reading of an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (BQ - Wine and Malt Beverage Retail Dealer's Off-Premise) at the Dollar General Store #30696 Located at 100 E. FM 495, Legally Described as Lot 3, Cantu Plaza Subdivision, as Requested by Dolgencorp of Texas, Inc. [Monica Gomez, Interim Director of Planning]

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**STAFF COMMENTS AND RECOMMENDATIONS:**

At the City Commission Meeting on August 13, 2024, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The Conditional Use Permit is for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at the Dollar General Market store located at the southeast corner of FM 495 and Raul Longoria Road, where CVS Pharmacy was located.

The area is characterized by commercial uses along FM 495 and Raul Longoria Road.

The proposed operation hours are Sunday through Saturday, from 8:00 a.m. to 10:00 p.m. These hours conform to TABC regulations.

Staff mailed a notice of the public hearing to fourteen (14) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

**RECOMMENDATION:**

During the regular scheduled meeting on August 1, 2024, the Planning and Zoning Commission recommended approval of the conditional use permit with a 4-0 vote.

**PREPARED BY:**

Monica Gomez,  
Interim Director of  
Planning

**APPROVED BY:**

Benjamin Arjona, City  
Manager

MEETING DATES:  
PLANNING AND ZONING COMMISSION – 08/01/2024  
CITY COMMISSION – 08/13/2024  
DATE PREPARED – 08/05/2024

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**STAFF REPORT**  
**GENERAL INFORMATION**

|                                                |                                                                                                                                                                                                                                                                  |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION:</b>                            | Conditional Use Permit for Off-Premise Consumption of Alcoholic Beverages ( <i>BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise</i> ) at Dollar General Store.                                                                                            |
| <b>APPLICANT:</b>                              | Dolgencorp of Texas Inc.                                                                                                                                                                                                                                         |
| <b>AGENT:</b>                                  | N/A                                                                                                                                                                                                                                                              |
| <b>LEGAL:</b>                                  | Lot 3, Cantu Plaza Subdivision                                                                                                                                                                                                                                   |
| <b>LOCATION:</b>                               | 100 E. FM 495                                                                                                                                                                                                                                                    |
| <b>LOT/TRACT SIZE:</b>                         | 1.13 acres                                                                                                                                                                                                                                                       |
| <b>CURRENT USE:</b>                            | Commercial / Dollar General Store                                                                                                                                                                                                                                |
| <b>EXISTING ZONING:</b>                        | General Business District (C-2)                                                                                                                                                                                                                                  |
| <b>EXISTING LAND USE/<br/>ADJACENT ZONING:</b> | <i>North</i> – Commercial; Neighborhood Commercial District (C-1)<br><i>South</i> – Commercial; General Business District (C-2)<br><i>East</i> – Commercial; General Business District (C-2)<br><i>West</i> – Commercial; Neighborhood Commercial District (C-1) |
| <b>ACCESS AND CIRCULATION:</b>                 | This property has access along FM 495 and Raul Longoria Road.                                                                                                                                                                                                    |
| <b>PUBLIC SERVICES:</b>                        | Water and sewer services are provided by the City of San Juan.                                                                                                                                                                                                   |
| <b>RECOMMENDATION:</b>                         | Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.                                                                                                                                                    |

**EVALUATION AND CONDITIONS FOR APPROVAL**

The Conditional Use Permit is for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at the Dollar General Market store located at the southeast corner of FM 495 and Raul Longoria Road, where CVS Pharmacy was located.

The area is characterized by commercial uses along FM 495 and Raul Longoria Road.

The proposed operation hours are Sunday through Saturday, from 8:00 a.m. to 10:00 p.m. These hours conform to TABC regulations.

The following are the list of requirements:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.



**CONDITIONAL USE PERMIT FOR OFF-PREMISE CONSUMPTION  
DOLLAR GENERAL STORE  
AUGUST 27, 2024**

**PAGE 3**

10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.

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

Staff mailed a notice of the public hearing to fourteen (14) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

**ATTACHMENTS:**

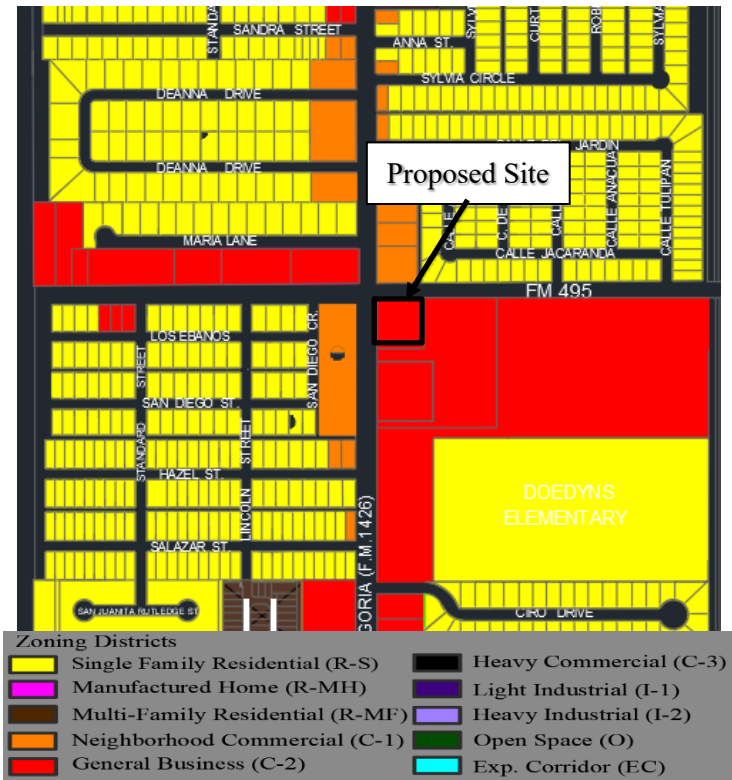
Proposed Site  
Location Map  
Zoning Map  
Letter from applicant  
Subdivision Plat  
Site Plan  
TABC Information  
List of neighboring property owners receiving notice  
Ordinance



Proposed Site



Location Map



Zoning Map



## **ORDINANCE NO.**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (BQ – WINE AND MALT BEVERAGE RETAIL DEALER’S OFF-PREMISE) AT THE DOLLAR GENERAL STORE #30696, LOCATED AT 100 E. FM 495, LEGALLY DESCRIBED AS LOT 3, CANTU PLAZA 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**, Dolgencorp of Texas, Inc. 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 for Off-Premise Consumption at the Dollar General Store #30696, located at 100 E. FM 495.

**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 Dolgencorp of Texas, Inc. has applied for a Conditional Use Permit to for the Sale of Alcoholic Beverages for Off-Premise Consumption at 100 E. FM 495 subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter

fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

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

**PASSED** and **APPROVED** on first reading on the 13<sup>th</sup> day of August, 2024.

**PASSED** and **APPROVED** on second and final reading on the 27<sup>th</sup> day of August, 2024.

**CITY OF SAN JUAN**

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**MARIO GARZA, MAYOR**

**ATTEST:**

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

---

**BRENDA ESCALANTE**  
**CITY SECRETARY**

---

**CITY ATTORNEY**

BRACKIN | SCHWARTZ  
& ASSOCIATES

Catherine Chamblee  
511 W 7<sup>th</sup> St.  
Austin, TX 78701  
512-549-8906

[catherine@txliquorlaw.com](mailto:catherine@txliquorlaw.com)

June 5, 2024

**VIA HAND DELIVERY**

Attn: Department of Development Services  
City of San Juan  
512 E. Nebraska Ave  
San Juan, TX 78589  
(956) 223-2220

Re: ***Dollar General #30696, 100 E FM 495, SAN  
Juan, Texas: Narrative of Proposal of the  
Conditional Use Permit for Sale of Beer and  
Wine for Off-Premises Consumption***

Dear Sir/Madam:

BrackinSchwartz represents Dolgencorp of Texas, Inc., as the applicant's representative, in its application for the specific use permit ("CUP") from the City of San Juan to allow for the sale of beer & wine (for off-premise consumption only) at the business of Dollar General Store #30696, located at 100 E FM 495, San Juan, Texas (the "Store").

Should you have any questions or require further information or explanation regarding anything found herein, please do not hesitate to contact me at (214) 302-8527 or via email at [christina@txliquorlaw.com](mailto:christina@txliquorlaw.com). For your general information, a Representative of the applicant, Rebecca Regalado, will be the attendee at all the City Plan Commission and City Council hearings, as applicable.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Christina', with a long horizontal flourish extending to the right.

Christina Tanner



## **STATEMENT OF LAND USE**

### **I. General**

Dolgencorp of Texas, Inc. has operated locations all over Texas. It is a socially responsible corporate citizen of San Juan and all the other communities it calls home. Dolgencorp of Texas Inc.'s commitment to responsible retailing is an important business principle of the company and part of what makes it a welcome and respected neighbor.

In seeking the issuance of this CUP for beer and wine off-premise sales, Dolgencorp of Texas Inc. is simply seeking to allow the sales of beer and wine. Thus, great care will be extended to ensure the proper and lawful sale of beer and wine should the CUP renewal be granted.

### **II. Should the CUP be Granted**

Should the CUP be granted, the sale of beer and wine sales for off-premise consumption will not change the actual use of the premises. No new structures, parking structures, or parking lots will be installed on the property. There will be no physical change to the existing structure. The Store will still be a retail establishment that is primarily a general merchandise store. Alcohol sales will not substantially increase traffic congestion or create overcrowding in the establishment or in the immediately surrounding area. Dolgencorp of Texas, Inc. designs its stores to be consumer friendly. Customers will still be able to pick out their desired products, pay for this merchandise, and exit the store quickly. As beer and wine sales are for off-premise consumption only, overcrowding should not be an issue.

Dolgencorp of Texas, Inc. is committed to providing for the safety and well-being of its customers. It is believed that since this CUP is desired for off-premise consumption, the likelihood of incidents involving drunkenness, disorderly conduct and raucous behavior is greatly reduced and will likely be non-existent. Furthermore, Dolgencorp of Texas, Inc. is experienced in providing appropriate control over its establishment for the benefit of all its customers. This Store will likewise continue to run a safe, sanitary, and welcoming business for the citizens of San Juan if the requested CUP is awarded. The Store will not produce excessive noise, dirt, litter and odors in the establishment and in the surrounding area. In fact, the continuation of beer and wine for off-premise consumption sales should not be expected to change much of anything in relation to how the store currently operates. As such, no disturbances to surrounding property owners or the community at large should occur and compliance with all applicable city ordinances and state laws will be followed.

\*

\*

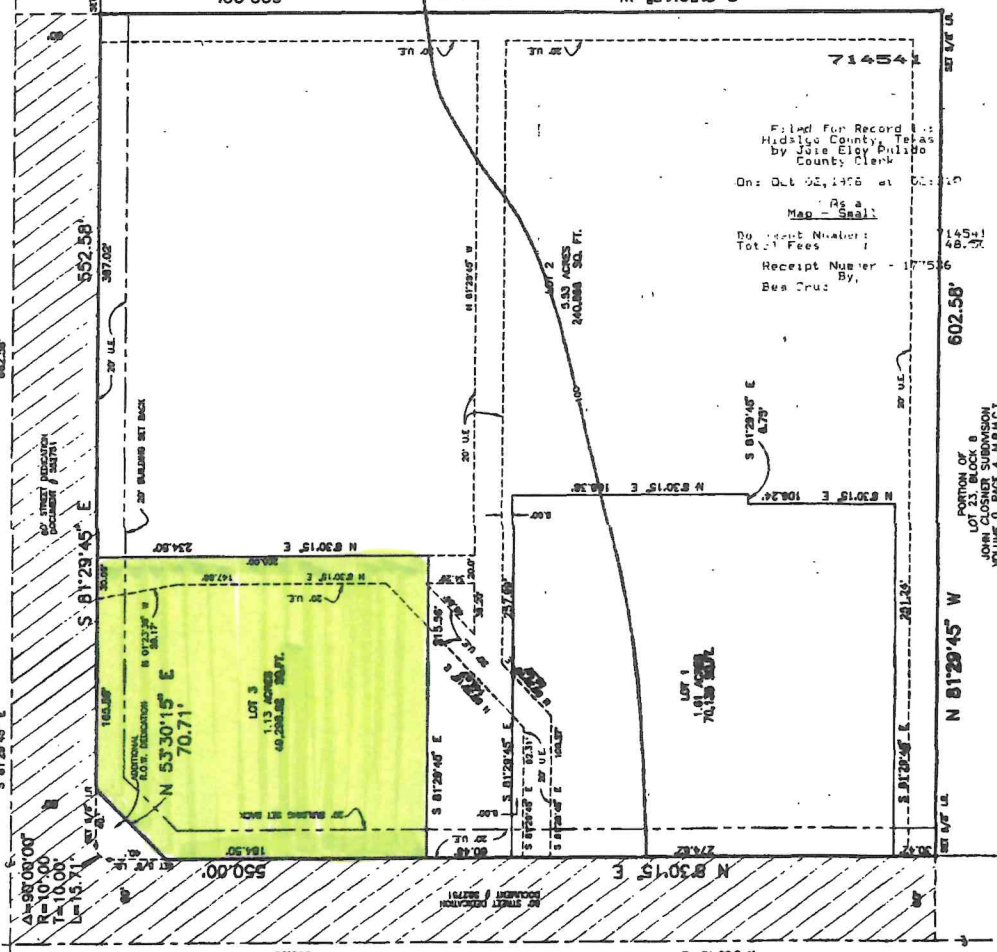
\*

# PLAT OF CANTU PLAZA LOTS 1, 2, AND 3

BEING A REPLAT OF AN 8.30 ACRE TRACT OF LAND, OUT OF LOT 23, BLOCK 8, JOHN CLOSER SUBDIVISION, OF PORCHONES 71 AND 72, A MAP OF WHICH IS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HEALDO COUNTY, TEXAS.

- NOTES:
- 1.) TOTAL PLATTED AREA CONTAINS 8.30 ACRES OF LAND.
  - 2.) BEARINGS BASED ON RECORDED PLAT OF JOHN CLOSER SUBDIVISION. A MAP OF WHICH IS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS HEALDO COUNTY, TEXAS.
  - 3.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 16A334 DATES C, WHICH BEGINS AN EFFECTIVE DATE OF NOVEMBER 16, 1982 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
  - 4.) STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 1.00 AC.-FT.

FARM-TO-MARKET ROAD NO. 495



Filed for Record in  
Hidalgo County, Texas  
by Jose Elroy Pineda  
County Clerk  
On: Oct 02, 1995 at 02:10  
As a  
Map - Small  
Do not Submit  
Total Fees  
Receipt Number - 17536  
Ben Cruz By:

PORTION OF  
LOT 23, BLOCK 8  
JOHN CLOSER SUBDIVISION  
VOLUME 0, PAGE 4, MAP R.C.T.  
OWNER: ROMAN CATHOLIC DIOCESE  
OF BROWNSVILLE

WE, ALBERTSON'S INC., A FUTURE CONVEYANCE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 1, AS SHOWN ON THE FOREGOING PLAT, THAT WE HAVE HAD LAND SURVEYED AND THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF TEXAS, AND THAT THE PLAT HAS BEEN MADE FOR THE PURPOSE OF RECORDING AND CONVEYANCE.

THIS THE 20. DAY OF October 1997.

ALBERTSON'S INC.  
A FUTURE CONVEYANCE

*Charles R. Cole*  
Charles R. Cole  
VICE PRESIDENT, ALBERTSON'S INC., A FUTURE CONVEYANCE, ON BEHALF OF SAID CORPORATION.

THIS THE 21. DAY OF October 1997.

*Christina M. Tarter*  
Christina M. Tarter  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Charles R. Cole*  
Charles R. Cole  
VICE PRESIDENT, ALBERTSON'S INC., A FUTURE CONVEYANCE, ON BEHALF OF SAID CORPORATION.

HEALDO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAT FOR THIS SUBDIVISION COMPLY WITH THE DRAINAGE PLAT ACT AND THE DRAINAGE PLAT ACT UNDER TEX. WATER CODE 49.21(6). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE PLAT IS CORRECT. THE DISTRICT HAS NO LIABILITY FOR THE SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING STANDARDS. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HEALDO COUNTY DRAINAGE DISTRICT NO. 1

*Charles R. Cole*  
Charles R. Cole  
VICE PRESIDENT, ALBERTSON'S INC., A FUTURE CONVEYANCE, ON BEHALF OF SAID CORPORATION.

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STATE OF TEXAS  
COUNTY OF DALLAS

WE, ALBERTSON'S INC., A FUTURE CONVEYANCE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 1, AS SHOWN ON THE FOREGOING PLAT, THAT WE HAVE HAD LAND SURVEYED AND THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF TEXAS, AND THAT THE PLAT HAS BEEN MADE FOR THE PURPOSE OF RECORDING AND CONVEYANCE.

THIS THE 20. DAY OF October 1997.

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DATE: 10-14-97  
SCALE: 1" = 60'  
JOB NO. 32775.00.02

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# TABC Wine and Beer Retailer's Off-Premise Permit (BQ)

## Selling Alcohol

You are authorized to sell beer, malt liquor, ale and wine up to 14% or 17% alcohol by volume for **off premise consumption only**.<sup>\*\*</sup>

- No one may possess an open container of an alcoholic beverage on or near the licensed premise where it was sold. Premise means the grounds and all buildings at the licensed address, as well as all adjacent premises, if they are directly or indirectly under your control.
- Beer must be sold in its original packaging and cannot be repackaged by the retailer. **The only exception is the sale of individual containers (singles).**

**The percentage of alcohol by volume available is determined by the local option election in the area where the premise is located. The percentage you are authorized to sell will be printed on the face of the permit.**

**\*\*PREMISE** means the grounds and all buildings at the licensed address, as well as all adjacent premises, if they are directly or indirectly under your control.

Conditional Use Permit for the Sale of Alcoholic Beverages (BQ- Wine and Malt Beverage Retail Dealer's Off-Premise ) at the Dollar general Store #30696 located at 100 E. FM 495, legally described as Lot 3, Cantu Plazas Subdivision, as requested by Dolgencorp of Texas LLC.

Dollar General Store #30696  
100 E. FM 495  
San Juan, Tx 78589

Huttonco Development LP  
736 Cherry St.  
Chattanooga, TN 37402

N N Reit LP  
450 South Orange Ave. STE 900  
Orlando FL 32801

Hutton Basecamp LLC  
736 Cherry St.  
Chattanooga, TN 37402

Amner Ernesto Gomez  
1706 Calle Amistad  
San Juan, Tx 78589

Felix Chavez Jr.  
11100 N. Shary Rd.  
Mission, Tx 78573

Jesus M. Resendez  
110 Jacaranda  
San Juan, Tx 78589

San Juan Town Center LTD  
2300 W. Pike Blvd STE 101  
Weslaco, Tx 78596

Juan & Yesenia Avila  
114 Calle Jacaranda  
San Juan, Tx 78589

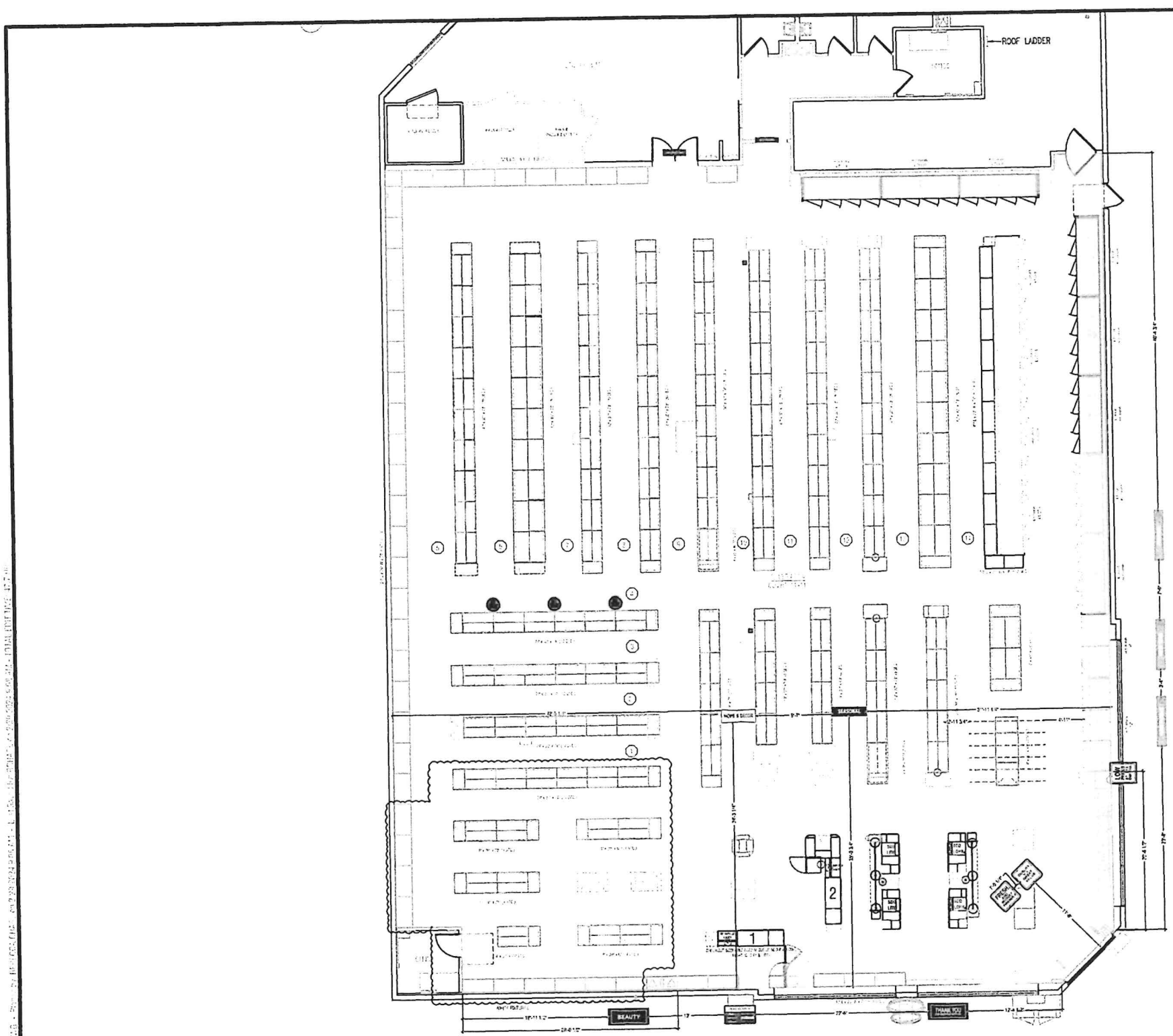
Shamrock Adventure LXXXIII  
LTD  
PO Box 901  
Deerfield, IL 60015

Gilberto Sanchez & Imelda CO  
Trustee  
812 N. Expressway 281  
Edinburg, Tx 78542

Rolando Garcia  
PO Box 1088  
San Juan, Tx 78589

Ruben Singleterry  
1620 N. Raul Longoria  
San Juan, Tx 78589

Elizandro & Laura Vela  
1618 Raul Longoria  
San Juan, Tx 78589



NOTE: INSTALLATION OF ALL DECOR SIGNAGE HANDLED BY STORE OPENING TEAM.

**BILINGUAL  
PACKAGE**

NOTES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

|                                   |                                 |
|-----------------------------------|---------------------------------|
| <b>DOLLAR GENERAL</b>             |                                 |
| <b>DRAWING HISTORY</b>            |                                 |
| DATE: 02/08/24                    | BY: BAC                         |
| DATE:                             | BY:                             |
| [1] 02/16/24                      | BAC                             |
| [2]                               |                                 |
| [3]                               |                                 |
| [4]                               |                                 |
| [5]                               |                                 |
| [6]                               |                                 |
| [7]                               |                                 |
| [8]                               |                                 |
| [9]                               |                                 |
| [10]                              |                                 |
| [11]                              |                                 |
| <b>PROJECT TYPE:</b> NEW          |                                 |
| <b>FORMAT TYPE:</b> DGPM24        |                                 |
| <b>PLAN TYPE:</b> CONVENTIONAL    |                                 |
| <b>LAYOUT TYPE:</b> NCI           | <b>LAYOUT TYPE DETAIL:</b> FULL |
| <b>LP DESIGNATION:</b> SELECT     |                                 |
| <b>FIXTURE DATE:</b> 03/18/24     |                                 |
| <b>SALES FLOOR SQ. FT.:</b> 9,861 |                                 |
| <b>WAREHOUSE SQ. FT.:</b> 2,307   | <b>TOTAL SQ. FT.:</b> 13,225    |
| <b>CEILING HEIGHT:</b> 11'-11"    |                                 |
| <b>LIGHT HEIGHT:</b> NA           |                                 |
| <b>SEASONAL SECTIONS:</b> 40      |                                 |
| <b>SECTION COUNT:</b> 353         | <b>ENDCAP COUNT:</b> 47         |
| <b>STORE NUMBER:</b> 30696        |                                 |
| <b>ADDRESS:</b>                   |                                 |
| 100 E FM 495                      |                                 |
| CITY: SAN JUAN                    |                                 |
| <b>STATE:</b> TX                  | <b>ZIP:</b> 78589               |

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**AUGUST 27, 2024**

Hold a Public Hearing and Consider an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (BG - Wine and Malt Beverage Retailer's On-Premise Permit) at La Curva Taqueria, Located at 2912 N. Raul Longoria Road, Legally Described as Lots 12 A, 13 and 13A, Northgate Manor Phase 1 Subdivision, as Requested by La Curva Taqueria, LLC.  
[Monica Gomez, Interim Director of Planning]

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**STAFF COMMENTS AND RECOMMENDATIONS:**

At the City Commission Meeting on August 13, 2024, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The Conditional Use Permit is for the Sale of Alcoholic Beverages for On-Premise Consumption at the La Curva Taqueria located along Raul Longoria Road, just North of Eldora Road. The business will be selling alcoholic beverages as a complement to the food being served.

The area is characterized by commercial uses along Raul Longoria Road.

The proposed operation hours are Monday through Sunday, from 11:00 a.m. to 12:00 a.m. These hours conform to TABC regulations.

Staff mailed a notice of the public hearing to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

**RECOMMENDATION:**

During the regular scheduled meeting on August 1, 2024, the Planning and Zoning Commission recommended approval of the conditional use permit with a 4-0 vote.

**PREPARED BY:**

Monica Gomez,  
Interim Director of  
Planning

**APPROVED BY:**

Benjamin Arjona, City  
Manager

MEETING DATES:  
PLANNING AND ZONING COMMISSION – 08/01/2024  
CITY COMMISSION – 08/13/2024  
DATE PREPARED – 08/05/2024

PAGE 1

**STAFF REPORT**  
**GENERAL INFORMATION**

**APPLICATION:** Conditional Use Permit for On-Premise Consumption of Alcoholic Beverages (*BG – Wine and Malt Beverage Retailer’s On-Premise Permit*) at La Curva Taqueria.

**APPLICANT:** La Curva Taqueria, LLC.

**AGENT:** N/A

**LEGAL:** Lots 12A, 13 and 13A, Northgate Manor Phase 1 Subdivision

**LOCATION:** 2912 N. Raul Longoria Road

**LOT/TRACT SIZE:** Each lot is 193 feet by 25 feet

**CURRENT USE:** Commercial / Restaurant

**EXISTING ZONING:** General Business District (C-2)

**EXISTING LAND USE/  
ADJACENT ZONING:** *North* – Commercial; General Business District (C-2)  
*South* – Commercial; General Business District (C-2)  
*East* – Institutional; General Business District (C-2) / Single-Family Residence District (R-S)  
*West* – Residential; Single-Family Residence District (R-S)

**ACCESS AND CIRCULATION:** This property has access along Raul Longoria Road and Southgate Avenue.

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

**RECOMMENDATION:** Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

**EVALUATION AND CONDITIONS FOR APPROVAL**

The Conditional Use Permit is for the Sale of Alcoholic Beverages for On-Premise Consumption at the La Curva Taqueria located along Raul Longoria Road, just North of Eldora Road. The business will be selling alcoholic beverages as a complement the food being served.

The area is characterized by commercial uses along Raul Longoria Road.

The proposed operation hours are Monday through Sunday, from 11:00 a.m. to 12:00 a.m. These hours conform to TABC regulations.

The following are the list of requirements:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city’s noise ordinance.
9. The business must comply with the City’s *Security Cameras Ordinance*.

**CONDITIONAL USE PERMIT FOR ON-PREMISE CONSUMPTION**  
**“LA CURVA TAQUERIA”**  
**AUGUST 27, 2024**

**PAGE 3**

10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.

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

Staff mailed a notice of the public hearing to seventeen (17) 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
- Hours of Operation Affidavit
- Floor Plat
- Subdivision Plat
- TABC Information
- List of neighboring property owners receiving notice
- Ordinance

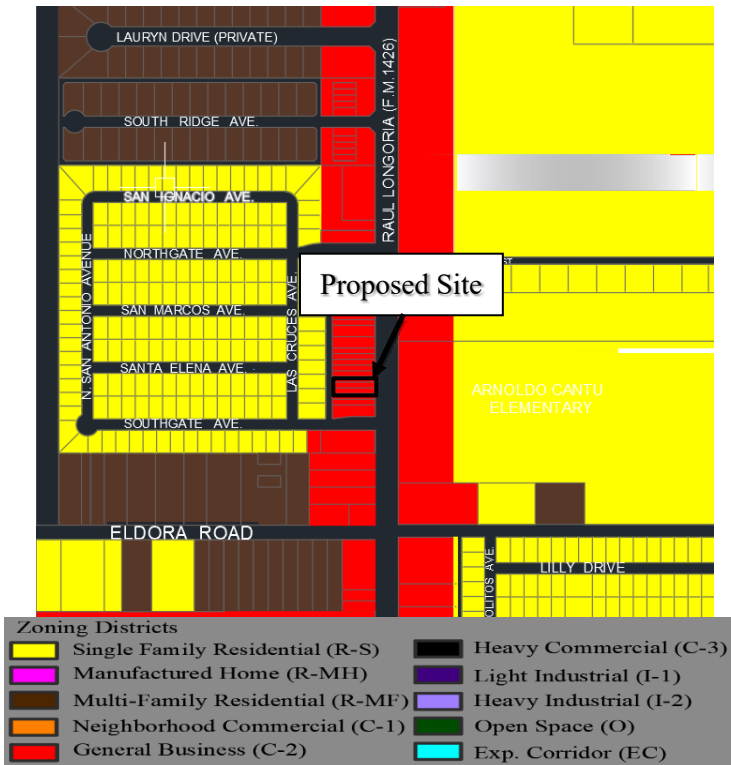


Proposed Site





Location Map



Zoning Map





## **ORDINANCE NO.**

### **AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (BG – WINE AND MALT BEVERAGE RETAILER’S ON-PREMISE PERMIT) AT “LA CURVA TAQUERIA” LOCATED AT 2912 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS LOTS 12 A, 13 AND 13 A, NORTHGATE MANOR 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**, La Curva Taqueria, LLC. 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 for On-Premise Consumption at 2912 N. Raul Longoria Road, San Juan, TX.

**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 La Curva Taqueria, LLC. for a Conditional Use Permit for the Sale of Alcoholic Beverage for On-Premise Consumption at “La Curva Taqueria” located at 2912 N. Raul Longoria Road, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.

5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

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

**PASSED** and **APPROVED** on first reading on the 13<sup>th</sup> day of August, 2024.

**PASSED** and **APPROVED** on second and final reading on the 27<sup>th</sup> day of August, 2024.

**CITY OF SAN JUAN**

---

**MARIO GARZA, MAYOR**

**ATTEST:**

**APPROVED BY:**

Palacios, Garza & Thompson, P.C.

---

**BRENDA ESCALANTE**  
**CITY SECRETARY**

---

**CITY ATTORNEY**

2.- Dias y hora de operacion

Lunes a Domingo

Abrimos a las 11:00 AM

cerramos a las 12:am

3.- LA CURVA TAQUERIA LLC.

2912 N. Raul Longoria Rd

San Juan Tx. 78589

4.- Numero de Empleados 12 (doce)

5.- Solicitamos permiso para vender  
Alcohol



50 Ft.

Front  
Door.

La Corva Taqueria LLC.  
2912 N. Raul Longoria RD.  
San Juan, TX 78589.

70 Ft.  
Tables

Tables

Semi-Kitchen

Kitchen

Office

Restroom  
M

Restroom  
W

Storage

EXIT

Walking  
Cooler

Back  
Door



| PLANTIES AND BOUNDS DESCRIPTION |
|---------------------------------|
|---------------------------------|

MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING ON THE EAST LINE OF S&D LOT 13, THE SOUTHEAST CORNER OF S&D JAVIER PEREZ 31.37 ACRES, 187' NORTH AND 187' EAST TO THE SOUTHWEST CORNER OF THE TRACT, SAID CORNER BEING NORTH A DISTANCE OF 236.60 FEET FROM THE SOUTHWEST CORNER OF S&D LOT 13.

THENCE WEST ALONG THE SOUTHLINE OF S&D JAVIER PEREZ 31.37 ACRES TRACT, AT A DISTANCE OF 100 FEET PASS A 77' HIGH ROAD FOUND ON THE WEST BOUNDARY OF WHA LINE OF S&D P&L LONGORA ROAD AS DESCRIBED IN VOLUME 967, PAGE 187 AND VOLUME 963, PAGE 234, H.C.B.R., AND

PUCE EAST A DISTANCE OF 10.12 FEET TO A 1/2" HIGH ROD SET, FOR AN INSIDE CORNER OF THIS TRACT.  
 PUCE SOUTH A DISTANCE OF 6.71 FEET TO A 1/2" HIGH ROD SET, FOR AN INSIDE CORNER OF THIS TRACT.  
 PUCE EAST A DISTANCE OF 300.00 FEET TO A 1/2" HIGH ROD SET, FOR AN OUTSIDE CORNER OF THIS TRACT.  
 PUCE SOUTH A DISTANCE OF 78.00 FEET TO A 1/2" HIGH ROD SET, FOR AN INSIDE CORNER OF THIS TRACT.  
 PUCE EAST A DISTANCE OF 12.00 FEET TO A 1/2" HIGH ROD SET, FOR AN INSIDE CORNER OF THIS TRACT.  
 PUCE NORTH A DISTANCE OF 400.24 FEET TO A 1/2" HIGH ROD SET, FOR AN INSIDE CORNER OF THIS TRACT.

THENCE WEST A DISTANCE OF 21.00 FEET TO A 72" HIGH WOOD SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

SET ON THE SOUTH LINE OF A 13.49 ACRE TRACT DECDED TO DOLORES DE LUHA CENOA AS RECORDED IN VOLUME 1178, PAGE 598, H.C.O.R. AND THE NORTH LINE OF SAID JAVIER PEREZ 7.44

THIRTEEN ACRES ALONG THE SOUTH LINE, SMO SAG DOUBLES DE LUNA CORNER, 13.49 ACRES TRACT AND NORTH LINE OF JAVIER PEREZ 7.44 ACRES TRACT, A DISTANCE OF 93.30 FEET TO A 1/2" NORTH CORNER OF SMO SAG DOUBLES DE LUNA CORNER, 13.49 ACRES TRACT AND NORTH LINE OF JAVIER PEREZ 7.44 ACRES TRACT, A DISTANCE OF 93.30 FEET TO A 1/2" NORTH CORNER OF THE NORTHEAST CORNER OF SMO JAVIER PEREZ 7.44 ACRES TRACT AND THE NORTHEAST CORNER OF A 1.13 ACRES TRACT DECEDED TO SMO ANGEL CHALVEZ DECEDED IN DOCUMENT NO. 471583, H.C.B.R. FOR THE NORTHERN MOST NORTHEAST CORNER OF THIS TRACT;

THENCE EAST, ALONG THE SOUTH LINE OF SAID JOSE ANGEL GONZALEZ 1.13 ACRE TRACT AND THE NORTH LINE OF SAID JAVIER PEREZ 2.85 ACRE TRACT, AT A DISTANCE OF 164.70 FEET PASS THE WEST RIGHT-OF-WAY LINE OF SAID RAUL LONGORIA ROAD, AND CONTINUING A TOTAL DISTANCE OF

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 13 AND THE CENTER LINE OF SAID RAIL LONGHORIA ROAD, TO A POINT BEING THE EAST CORNER OF SAID LOT 12, 120.24 FEET TO THE CENTER LINE OF SAID RAIL LONGHORIA ROAD, LEAVING A NET OF 19.57 ACRES OF LAND, MORE OR LESS, MOST NORTHEAST CORNER OF THIS TRACT.

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0425 C. REVISED NOV. 16, 1982.
2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
3. A TOTAL OF 13.4 ACRE FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A TOTAL OF 666 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR EACH LOT.

ON ANY EASEMENTS

5. MINIMUM BUILDING SETBACKS SHALL BE:

LOTS 1-16

REAR CORNER 10' 10"  
 SIDE CORNER 10' 10"  
 SIDE INTERIOR 0' 0"

[illegible]

7. ONE SINGLE FAMILY DWELLING PER LOT FOR LOTS 17-88  
8 A 4' SIDEWALK REQUIRED ALONG FRONTAGE OF EACH LOT AT TIME  
OF BUILDING PERMIT

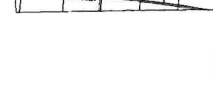
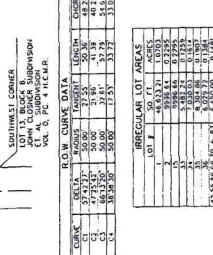
10. BENCHMARK, LOCATED AT THE CORNER OF A CURB INLET ON THE WEST RIGHT OF WAY OF RAUL LONGORIA ROAD, 33' SOUTH OF THE THE SUBDIVISION.

11. MAGIC VALLEY ELECTRICAL COOPERATIVE IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE

12. ALL PARKING FOR LOTS 2 IS SHALL BE HELD AS COMMON PARKING FOR THESE LOTS.

BOOK  
AT THE  
LIBRARY

AS A RECORDING NUMBER 10000  
BY *Harold C. Brown* DEPT. 11

[illegible]

**LOCATION MAP**

SCALE: 1" = 2000'

HINDCO CO.  
ON 245, S  
TX. WA101  
S BRUCKHA  
ACCORDED  
AND 115 F

---

RING

ENGINEERS  
L, TEXAS 78504  
1508

**OJOSA**  
**CONSULTING ENGINEERS**  
AVENUE McALLEN  
PHONE (956) 658-1

IER HIN  
CONS  
416 E. DOVE  
P

JAV

# LEH

1. DWG

CMPLAT\_PHASE

GATEMANOR\NO

\\SAN JUAN\NOC

SUBDIVISIONS

c:\2000\2000

SERVER C





# TABC

# Wine and Beer Retailer's Permit (BG)

## Selling Alcohol

A Wine and Beer Retailer's Permit (BG) is authorized to sell beer, malt liquor, ale and wine containing up to 14% or 17% alcohol by volume to the consumer for consumption on or off the premises.

The percentage of alcohol by volume available is determined by the [local option election](#) in the area where the premise is located. The percentage you are authorized to sell will be printed on the face of the permit. The permittee is also authorized to sell for on premise consumption only, traditional port or sherry with an alcohol content of not more than 24% by volume.

**Neither you nor any of your employees may possess or consume any alcoholic beverages you are not authorized to sell.**

- You may choose to allow your customers to bring in their own alcoholic beverages; however, you may not possess, store, serve, or deliver those alcoholic beverages for or to the customers.

Conditional Use Permit for the Sale of Alcoholic Beverages (BG- Wine and Malt Beverages Retailers On-Premise Permit) at La Curva Taqueria located at 2912 N. Raul Longoria Rd. legally described as Lot 13, Northgate Manor Phase 1 Subdivision, as Requested by La Curva Taqueria LLC.

La Curva Taqueria LLC  
2912 N. Raul Longoria Rd.  
San Juan, Tx 78589

Yolanda Moncivais Teodoro  
Estudillo  
3000 Las Cruces  
San Juan, Tx 78589

Alicia Gonzalez  
3807 San Rodrigo  
Mission, Tx 78572

Ruben & Maria Estrada  
3004 Las Cruces  
San Juan, Tx 78589

Ana S. Trevino  
2216 Olmo St.  
San Juan, Tx 78589

Rodolfo & Erica Hernandez  
3008 Las Cruces  
San Juan, Tx 78589

Otilia Rodriguez  
5203 Oleander Dr.  
San Juan, Tx 78589

PSJA School District  
PO Box Y  
Pharr, Tx 78577

Alonoso Galicia  
130.7 Mayfair St.  
San Juan, Tx 78589

Chris Lee Yong  
120 N 17th St.  
McAllen, Tx 78501

JRV. Valley Investments LLC  
3006 N. Raul Longoria Rd.  
San Juan, Tx 78589

Esteban Eguia  
2904 Las Cruces  
San Juan, Tx 78589

María T & Marco A. Alcantar  
2908 Las Cruces  
San Juan, Tx 78589

Rolando Leal  
2912 Las Cruces  
San Juan, Tx 78589

Sylvia & Noe F. Canales  
2916 Las Cruces  
San Juan, Tx 78589



**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**AUGUST 27, 2024**

Hold a Public Hearing and Consider an Ordinance Providing for the Conditional Use Permit for the Sale of Alcoholic Beverages (BG - Wine and Malt Beverage Retailer's On-Premise Permit) at SJ Food Truck Park, Located at 2506 N. Raul Longoria Road, Legally Described as Lot 1, Uresti Subdivision, as Requested by La Curva Taqueria, LLC. [Monica Gomez, Interim Director of Planning]

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**STAFF COMMENTS AND RECOMMENDATIONS:**

At the City Commission Meeting on August 13, 2024, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The Conditional Use Permit is for the Sale of Alcoholic Beverages for On-Premise Consumption at the SJ Food Truck Park. The applicant is proposing to sell alcohol from one the food trucks located inside the park.

The area is characterized by commercial uses along Raul Longoria Road.

The proposed operation hours are Monday through Sunday from 10:00 a.m. to 12:00 a.m. These hours conform to TABC regulations.

Staff mailed a notice of the public hearing to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

**RECOMMENDATION:**

During the regular scheduled meeting on August 1, 2024, the Planning and Zoning Commission recommended approval of the conditional use permit with a 4-0 vote.

**PREPARED BY:**

Monica Gomez,  
Interim Director of  
Planning

**APPROVED BY:**

Benjamin Arjona, City  
Manager

MEETING DATES:  
PLANNING AND ZONING COMMISSION – 08/01/2024  
CITY COMMISSION – 08/13/2024  
DATE PREPARED – 08/05/2024

PAGE 1

**STAFF REPORT**  
**GENERAL INFORMATION**

|                                                |                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION:</b>                            | Conditional Use Permit for On-Premise Consumption of Alcoholic Beverages ( <i>BG – Wine and Malt Beverage Retailer’s On-Premise Permit</i> ) at SJ Food Truck Park.                                                                                                                                                                      |
| <b>APPLICANT:</b>                              | La Curva Taqueria, LLC.                                                                                                                                                                                                                                                                                                                  |
| <b>AGENT:</b>                                  | N/A                                                                                                                                                                                                                                                                                                                                      |
| <b>LEGAL:</b>                                  | Lot 1, Uresti Subdivision                                                                                                                                                                                                                                                                                                                |
| <b>LOCATION:</b>                               | 2506 N. Raul Longoria Road                                                                                                                                                                                                                                                                                                               |
| <b>LOT/TRACT SIZE:</b>                         | 4.44 acres                                                                                                                                                                                                                                                                                                                               |
| <b>CURRENT USE:</b>                            | Commercial / Storage Units and Food Truck Park                                                                                                                                                                                                                                                                                           |
| <b>EXISTING ZONING:</b>                        | General Business District (C-2)                                                                                                                                                                                                                                                                                                          |
| <b>EXISTING LAND USE/<br/>ADJACENT ZONING:</b> | <i>North</i> – Vacant; General Business District (C-2) / Single-Family Residence District (R-S)<br><i>South</i> – Commercial; General Business District (C-2) / Multi-Family Residence District (R-MF)<br><i>East</i> – Commercial; General Business District (C-2)<br><i>West</i> – Residential; Single-Family Residence District (R-S) |
| <b>ACCESS AND CIRCULATION:</b>                 | This property has access along Raul Longoria Road and Southgate Avenue.                                                                                                                                                                                                                                                                  |
| <b>PUBLIC SERVICES:</b>                        | Water service is provided by the North Alamo Water Supply Corporation and sewer by the City of San Juan.                                                                                                                                                                                                                                 |
| <b>RECOMMENDATION:</b>                         | Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.                                                                                                                                                                                                                            |

**EVALUATION AND CONDITIONS FOR APPROVAL**

The Conditional Use Permit is for the Sale of Alcoholic Beverages for On-Premise Consumption at the SJ Food Truck Park. The applicant is proposing to sell alcohol from one the food trucks located inside the park.

The area is characterized by commercial uses along Raul Longoria Road.

The proposed operation hours are Monday through Sunday from 10:00 a.m. to 12:00 a.m. These hours conform to TABC regulations.

The following are the list of requirements:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city’s noise ordinance.
9. The business must comply with the City’s *Security Cameras Ordinance*.

**CONDITIONAL USE PERMIT FOR ON-PREMISE CONSUMPTION**  
**“SJ FOOD TRUCK PARK”**  
**AUGUST 27, 2024**

**PAGE 3**

10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.

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

Staff mailed a notice of the public hearing to seventeen (17) 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  
Hours of Operation Affidavit  
Site Plan  
Subdivision Plat  
TABC Information  
List of neighboring property owners receiving notice  
Ordinance

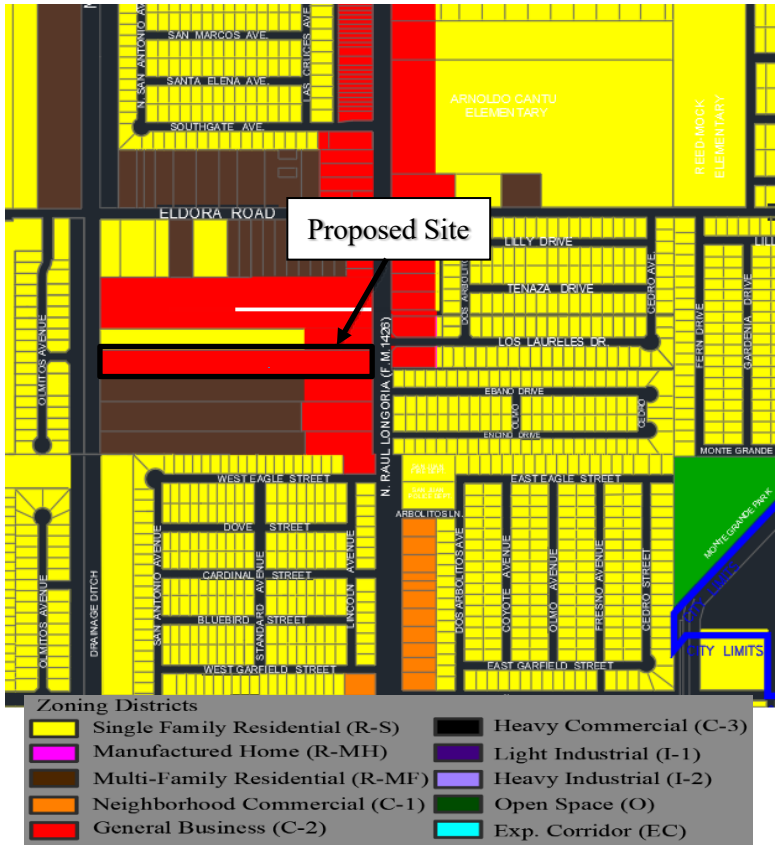


Proposed Site

CONDITIONAL USE PERMIT FOR ON-PREMISE CONSUMPTION  
“SJ FOOD TRUCK PARK”  
AUGUST 27, 2024



Location Map



Zoning Map





## **ORDINANCE NO.**

### **AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION AT THE “SJ FOOD TRUCK PARK” LOCATED AT 2506 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS LOT 1, URESTI 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**, La Curva Taqueria, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at 2506 N. Raul Longoria Road, under Article IV; of the Zoning Ordinance of the City of San Juan.

**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 La Curva Taqueria, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages at 2506 N. Raul Longoria Road, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter

fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

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

**PASSED** and **APPROVED** on first reading on the 13<sup>th</sup> day of August, 2024.

**PASSED** and **APPROVED** on second and final reading on the 27<sup>th</sup> day of August, 2024.

**CITY OF SAN JUAN**

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**MARIO GARZA, MAYOR**

**ATTEST:**

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

---

**BRENDA ESCALANTE**  
**CITY SECRETARY**

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**CITY ATTORNEY**



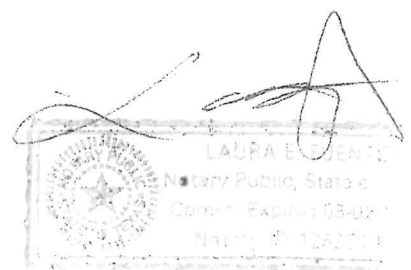
1.- Site Plan

2.- Lunes a Domingo  
Abrimos a las 10:00 AM  
Cerramos 12:00 AM

3.- La CURVA TRAVELERIA LLC  
2506 N. Raul Longoria Rd.  
San Juan Tx 78589  
Suite 11-9

4.- Numero de Empleados 2 (dos)

5.- Solicitamos permiso para venta de Alcohol







# TABC Wine and Beer Retailer's Permit (BG)

## Selling Alcohol

A Wine and Beer Retailer's Permit (BG) is authorized to sell beer, malt liquor, ale and wine containing up to 14% or 17% alcohol by volume to the consumer for consumption on or off the premises.

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UB Ware House & StorageLLC.  
2912 N. Raul Longoria  
San Juan, Tx 78589

Luis & Enedelia Martinez  
2604 Olmitos Ave.  
San Juan, Tx 78589

Jesus & Flor Valencia  
2814 N. 44<sup>th</sup> Ln  
McAllen, Tx 78501

Robert & Claudia Wollny  
2602 Olmitos Ave.  
San Juan, Tx 78589

Pedro Torres & Angela Ortega  
2438 Carianna Ave.  
Mission, Tx 78572

Daniela L. Marroquin Bernal  
2206 Olmito Ave.  
San Juan, Tx 78589

Camecuaro LLC  
3300 Geranium Ave.  
McAllen, Tx 78501

Amador A. Alvarez  
2508 Olmitos Ave.  
San Juan, Tx 78589

Judy Solis  
100 Ebano Dr.  
San Juan, Tx 78589

Maria E. Rodriguez  
5311Hamilton Rd.  
Medina, OH 44256

Paula Rodriguez  
102 Ebano Dr.  
San Juan,x 78589

La Curva Taqueria LLC  
2912 N. Raul Longoria Rd.  
San Juan, Tx 78589

ALPEG Propeerties  
3900 N. 10th St. STE. 940  
McAllen, Tx 78501

Maria Teresa Salinas & Joshua Lee  
Islas  
1101 Los Laureles Dr.  
San Juan, Tx 78589

Juan Manuel Balderas & Rosalinda  
2401 N. Raul Longoria Rd.  
San Juan, Tx 78589

Troy Investments Company No 30  
LP  
P.O Box 3817  
Brownsville, Tx 78523

Sergio G. Morales  
509 W. Nolana  
McAllen, Tx 78504