



Mayor: Mario Garza
Mayor Pro-Tem: Pete Garcia
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Leonardo “Lenny” Sanchez

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, March 12, 2019

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

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

1. Planning and Zoning Monthly Report.

2. Sanitation Monthly Report.

3. Parks and Recreation Monthly Report.

4. San Juan Memorial Library Monthly Report.

5. Presentation on Free Women Self-Defense Classes and Self-Defense Classes for the Disabled.

VI. APPOINTMENTS

- A. Consider the Approval and Designation of a Liaison from the City Commission to the San Juan Memorial Library Advisory Board as Stated in the By-Laws.

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

- A. Discussion and Possible Action on Paving Improvements Project Phase III and Authorize City Manager to Enter into a Contract Agreement with the next Engineer on Rotation.
- B. Discussion and Possible Action to Authorize a Midyear Budget Amendment in the Utilities and Stormwater Funds and Authorize the City Manager to Execute Any Related Documents.

VIII. CONTRACTUALS/RESOLUTIONS

- A. Consider Authorizing the City Manager to Enter into an Memorandum of Understanding between the City of San Juan Police Department and the City of Pharr Police Department.
- B. Considering Entering Into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Free Library Services to County Residents for Fiscal Year (2019-2020).
- C. Consideration and Possible Action on a Resolution Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare Service Plan.

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the "House of Liquor RR" legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Rolando Bocanegra Jr.

B. Consider Second and Final Reading of an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “El Barrilito Drive-Thru” legally described as Lot 5, McBride Subdivision, located at 901 W. FM 495, Suite 2, as Requested by Asael Solis.

C. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for a property legally described as Lots 3 and 4, Capri No. 2 Subdivision, located at corner of Pullin and FM 495, as Requested by Baltazar Alanis.

D. Consider Second and Final Reading of an Ordinance for the Special Use Permit for the Construction of a New Monopole Cell Tower and a Variance Request to the Zoning Ordinance to Allow the Construction of a 125 feet Monopole Tower within the 200 feet setback from a Residential Property, legally described as Lot 2, Los Jardines Subdivision, as Requested by Branch Towers III, LLC.

E. Consider Second and Final Reading of an Ordinance Abandoning a Street or Right-of-Way Exhibits "A" and "B", as Described as the South Twenty-eight (S28') feet of Lot Six (6), Burg Subdivision, an addition to the City of San Juan, Hidalgo County, Texas, as Recorded in Volume 1222, Page 565, Map Records of Hidalgo County, Texas as Requested by the Owner(s); Authorizing the Mayor to Execute any and all Necessary Transfer Documents for said Abandonment; Providing a Repealer Clause; Providing a Savings Clause; Providing for Effective Date; Providing for Publication; and Ordaining Other Provisions Related to the Subject Matter Hereof.

F. Meeting Minutes
- November 27, 2018
- February 12, 2019

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 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

DIANA CAVAZOS

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 the _____ of _____, 2019.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Pete Garcia
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Leonardo “Lenny” Sanchez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roberto Escobar, Planning Director

DATE: 02/27/2019

SUBJECT: Planning and Zoning Monthly Report.

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

- 78 building permits were issued with a \$2,120,367.00 in total valuation.
- 148 garage sale permits were issued (\$1,480.00 in revenues).
- Provided customer service and support to 736 people and handled approximately 1,859 calls.
- The building inspectors made approximately 483 inspections.
- Fifteen (15) permits were issued for new houses.

SUBDIVISIONS IN PROCESS

- Hacienda San Fernando Subdivision
- Rio Grande Regional Hospital
- County Park Phase 1
- Perez-Garza
- Kings Apartments
- Las Misiones de San Juan
- Ekamp Subdivision
- Arguello Subdivision
- Garco Subdivision
- Re-Plat for Cedillo Subdivision

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Candilejas Event Center – 2103 N. Raul Longoria Road
- H&D Meat Distributors – 905 W. FM 495
- Lulu Party Supply – 502 S. San Antonio Avenue

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

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST MONTH

- The Tooth Place – 826 W. Business 83
- Willie Perez Retail Shop – 200 E. Business 83
- San Juan Corners Plaza Remodeling – 105 S. Cesar Chavez Road
- HOC Properties – 120 E. 6th Street

CONDITIONAL AND SPECIAL USE PERMITS IN PROCESS

- Conditional Use Permit for “House of Liquor RR”
- Conditional Use Permit for “El Barrilito Drive-Thru”
- Special Use Permit for Branch Towers III, LLC.

REZONING APPLICATIONS IN PROCESS

- Rezoning Request for Norma Cedillo
- Rezoning Request for Baltazar Alanis

VARIANCE APPLICATIONS IN PROCESS

- Variance Request from Branch Towers III, LLC.
- Variance for the Kings Apartments Subdivision

SUBDIVISIONS RECORDED

- Hinojosa Acres Subdivision

VOLUNTARY ANNEXATION

The Department is working on the annexation of a property located at Moore and Nebraska Avenue for a proposed Hacienda San Fernando Subdivision. The public hearings to accept the voluntary annexation petition will be held on March and April. Two more hearings before the City Commission will be held on April and May for the First and Second Reading of the Annexation Ordinance.

METROPOLITAN PLANNING ORGANIZATION

The Department represents the City of San Juan in the Metropolitan Planning Organization (MPO) Technical Advisory Committee for County-wide transportation planning. Meetings are attended monthly. Updated Thoroughfare Plan along FM 1426 (Raul Longoria Road) from IH-2 to Nolana Loop.

COMPREHENSIVE PLAN PROJECT

A Meeting with Ann Bagley was held on February 21, 2019 where the Planning and Zoning Commission joined the meeting and discussed the draft of the Comprehensive Plan and Future Land Use Map. They received a full version of the completed sections. The next meeting will be held on March 14th at the San Juan Memorial Library.

HEALTH DEPARTMENT

Mr. Escobar and Mr. Monroy attended the Health Management Conference for Food Protection and got their certification. Mr. Monroy started doing health inspections and

Mr. Ortegon, Code Enforcement Officer, started visiting all the businesses to check if the occupational licenses were up to date.



Mayor: Mario Garza
Mayor Pro-Tem: Pete Garcia
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Leonardo “Lenny” Sanchez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roel Garza, Sanitation Director

DATE: 03/05/2019

SUBJECT: Sanitation Monthly Report.

Sanitation Department

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran 1 weeks behind schedule
- Drop off Site – 391 residents
- Residential – 585.35 Tons
- Commercial – 701.09 Tons
- Roll-Off – 51.65 Tons 11 loads (commercial rental)
- Brush – 574.05 & 133 loads of brush

Central Garage

- Open 8
- Closed 50
- 5 Residential Side Loaders operating
- 1 Commercial Side Loaders operating
- 2 Commercial Front Loaders operating
- 2 Brush trucks are down and only 2 is operating
- 1 Brush tractor (grapple) operating
- 2 Brush Grapple Trucks operating
- 3 Roll-Off Trucks operating

Recycling

- Cardboard: 10.54 tons / \$826.20
- Mix Paper: 2.22 tons / \$222.00

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

- Metal 1.12 tons/\$156.10
 - Curbside Rec: 3.74 tons/\$0.00
 - Alum. Cans: 0.56 tons/\$41.80
 - Car Batteries: 13 tons/\$37.65
 - Copper: 0.01 tons/\$6.60
-
- Total Tons/Revenue 18.32 tons/\$1,955.94

Savings of: \$366.40

Walk-ins: 460

Streets Department

- Sweeper –
 - 02/14/2019 - N. Wyoming and Rail Rd -2, 10th & Chaparral, Oblate-2, Antelope & Athol corner grass (Joe Huerta)
 - 02/15/2019 – Cougar, Cougar a lot of grass on the curbside, Doe St, W. Ebony, W. Chaparral, 1st Street, W. Huisache, Buffalo, W. Mesquite (Joe Huerta)
 - 02/20/2019 – W. Mesquite, Athol, W. Citrus, Hackberry (Joe Huerta)
 - 02/21/2019 – W. 7th street, Calle de sol, Migel Hidalgo, Kent, Coil (Joe Huerta)
 - 02/25/2019 - Shufford, Taylor, Andrew, Hampton, Mayfair, King, Rio Blanco, Rio Grande, Rio Guadalupe, Rio Pecos, Rio Comal, 8th Street, 10th Street, 9th Street, King Street mud and grass on north side, w. 10th Street, W 12th Street, W. 13th Street (Joe Huerta)
 - 02/28/2019 – Rio Pecos, Rio Blanco, Rio Grande, Rio Nueces, Rio Comal, Rio Guadalupe, Rio Verde, Iowa, Kansas, 14th street (Joe Huerta)
 -
 - ROW-
 - 02/01/2019 Sioux Rd – Scrapping Curbs (David A. Garcia, Juan Gonzalez, Tomas Mendez)
 - Street Signs –
 - 02/13/2019 MPH sign on Sgt. Leonel Trevino (Armando Cordova and Isaias Gonzalez)
 - 02/19/2019 Fixed dead end sign on Brecha Dr and El Sauz (Armando Cordova, Isaias Gonzalez and David Garcia)
 - 02/20/2019 Placed two speed bump signs on East Sioux Rd (Armando Cordova, Isaias Gonzalez)
 - 02/21/2019 Put up Stop sign on Sun Chase (Armando Cordova and Isaias Gonzalez)
 -
 - Alley's-40
- Street and Alley patching– 60 Locations
- Trimming Trees – 4 sites

- Storm Inlets – 30
- 02/04/2019- Cleaning around shop Working on 90gl containers (David A Garcia, Juan Gonzalez)
- 02/06/2019 - cutting grass at shop Sioux Rd cut grass (David A Garcia, Juan Gonzalez. Tomas Mendez)
- 02/07/2019 - S. Nebraska Ave – Picked up trash, Ridge Picked up Trash, Sgt. Trevino Picked up trash (David A Garcia, Juan Gonzalez. Tomas Mendez)
- 02/08/2019 -Ridge Rd. cut grass / picked up trash, Nebraska picked up trash, Callejon Grande picked up trash, San Antonio Picked up trash(David A Garcia, Juan Gonzalez. Tomas Mendez)
- 02/011/2019 - San Antonio, Nebraska, Ridge, Sam Houston and Called Primera picked up brush and bags of trash (David A. Garcia, Juan Gonzalez. Tomas Mendez)
- 02/12/2019 – N. Retama St. Scrapping curve, Sioux scrapping curve (David A Garcia, Juan Gonzalez. Tomas Mendez)
- 02/13/2019 – El Dora Rd. Cut grass and picked up trash (David A. Garcia, Juan Gonzalez. Tomas Mendez)
- 02/14/2019 – Sioux Rd. W. 495 and E. 495 cut grass and picked up trash (David A Garcia, Juan Gonzalez. Tomas Mendez)
- 02/15/2019 – El Dora Rd and Retama St. cut grass and picked up trash (Tomas Mendez, Juan Gonzalez)
- 02/19/2019 – S. Nebraska Ave picked up trash, Ridge Rd and San Antonio . picked up trash and bags of leaves (Tomas Mendez, Juan Gonzalez)
- 02/20/2019 – San Antonio picked up bags and brush, W. Sioux Rd. picked up bags and cut grass (Tomas Mendez, Juan Gonzalez)
- 02/21/2019 -W. Sioux Rd and N. Nebraska cut grass and picked up trash (Tomas Mendez, Juan Gonzalez)
- 02/22/2019 -Alley behind La Curva cut grass and picked up trash (Tomas Mendez, Juan Gonzalez)
- 02/25/2019 – E. 1st Street cut grass, scrape curve and pick up trash (David A Garcia, Juan Gonzalez. Tomas Mendez)
- 02/26/2019 - W. 1st Street, E. Stewart Rd. cut grass and picked up trash, Carrol Rd. sprayed weed killer (Juan Gonzalez. Tomas Mendez)
- 02/27/2019 – Nebraska Ave. cut grass and spray weed killer (David A Garcia, Juan Gonzalez. Tomas Mendez)
- 02/28/2019 – 13th street cut grass and trees, Park Sgt. Leonel Trevino and Nebraska scrape curbside



Mayor: Mario Garza
Mayor Pro-Tem: Pete Garcia
Commissioners: Jesus "Jesse" Ramirez
Ernesto "Neto" Guajardo
Leonardo "Lenny" Sanchez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 03/05/2019

SUBJECT: Parks and Recreation Monthly Report.

For the month of February 2019, we have the following to report:

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

following areas.

- Watering baseball parks getting ready for the up coming season.
- Working on cleaning up the wetlands.
- Covering pot holes with caliche at wet-lands.
- Repainting parking lots and park benches.
- Working on fixing power washer.
- Scrap metal, taking it to the junk yard.
- Working on some welding projects.

Events Division, Event Coordinator Ruben Rodriguez and staff havr been working the following areas.

- Working with P.S.J.A. ISD on the Autism Walk, set for March 30, 2019.
- Partnering with P.S.J.A. for the Annual Earth Day event at the Wetlands, date and time TBA.
- Gathering quotes to replace light bulbs at the parks for the upcoming season.

Recreation Division, this past month staff has been coordinating and organizing upcoming fall events and leagues

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

- **WINTER LEAGUES:** Boys Basketball League has 38 teams which commenced on the week of February 4 with games played at local PSJA ISD elementary gyms. Girls Soccer League has 15 teams which play began on February 1 with all games at Municipal Park.
- **PONY BASEBALL/SOFTBALL:** Registration is ongoing for the upcoming 2019 PONY Baseball/Softball League until February 28.
- **2019 PSJA ISD-CITY OF SAN JUAN SOFTBALL TOURNAMENT:** On Saturday, February 16 from 9 am-5 pm the San Juan Parks & Recreation Dept. hosted the annual PSJA ISD-City of San Juan Softball Tournament for 4th-5th Grades. All 8 elementary schools in San Juan participated. 1st Place Carman Elementary, 2nd Place Clover Elementary and 3rd Place Garza-Pena Elementary.
- **OPEN/CLOSE PARKS:** My staff was opening/closing parks as needed for league practice or rentals.

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

- Cleaning the coils of the A/C units preparing for the spring and summer.
- Assisting with relocating furniture at City Hall.
- Replacing some floor tiles at the library and cleaning the training rooms.
- Replaced the blower motors for the showers and restrooms at Fire Station number 2.

UPCOMING EVENTS:

- Autism Walk – March 30, 2019
- Earth Day Event- April, 2019, Date and time TBA.



Mayor: Mario Garza
Mayor Pro-Tem: Pete Garcia
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Leonardo “Lenny” Sanchez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 03/05/2019

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the February monthly report including statistics and programs:

For the month of February we had, 2,460 visitors. Out of those visitors, 993 were here for computer use only. We had 90 new patrons added to our circulation system. We requested and received twenty three (23) Interlibrary Loans (ILL). The library checked out a total of 1,304 items both adult and children's. We had 97 in-house circulation items. We helped the public with an estimated 691 reference/informational questions. We had 38 fax transactions. We had 16 children's programs with an attendance of 88 people. The monthly amount deposited was \$1,374.36 both fines and fees.

Please see the attached statistical report.

During the month of February

- Attended the Directors' meetings.
- Attended the City Commission meetings.
- Went to City Hall to make the weekly money deposits for the library.
- Prepared and Attended the United Way Campaign for the Fire Department.
- Attended the HCLS monthly meeting at the Mayor Joe V. Sanchez Public Library in Weslaco.
- Hosted a Read Loud program at the Children's department. Mayor Mario Garza read to the children attending.
- Attended the Planning and Zoning Community meeting.
- Managed the day to day operations of the San Juan Memorial Library

Meetings to be held in March, 2019

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

Multipurpose Room

Reservation for Mayor Mario Garza, March 1st

Dr. Seuss celebration, March 2nd

EDC Commission meeting, March 5th & 19th

HEB and Head Start READ program, March 6th

City staff training by IT department, March 6th & 8th

Library Board Meeting, February 6th

EDC Meetings, February 5th & 19th

HR Civil Service meeting, March 7th

Planning & Zoning Meetings, March 7th, 14th, & 21st

City Commission Meetings, March 12th & 26th

Directors' Meetings March 13th & 27th

Keep San Juan Beautiful Meeting, March 13th

Civil Service FD Entry Level Exam, March 20th

Training Room:

Spanish GED, Mondays, Wednesdays, and Thursdays, March 4th thru 28th

Computer classes, Tuesdays and Thursdays, March 5th thru March 28th

709 S. Nebraska Ave. □ San Juan, Texas 78589-2649

**San Juan Memorial Library
February 2019 Statistics**

Statistics	
Total Visitors	2,460
Computer Users	993
Total Checkouts	1,304
In-House Use	97
Inter-Library Loans	23
New Patrons	90
Reference\ Informational Questions	691
FAX transactions	38
Children's Programs	16
Attendance	88

Multipurpose Room Reservations	Attendance
1st AWWA Meeting	30
2nd Get Loud	15
4th Spanish GED Class	6
5th EDC Meeting	25
6th Civil Service Exam	25
6th Parks & Recreation	15
6th Library Board	8
7th Human Resources - Executive Room	3
7th Planning & Zoning	25
8th Human Resources - Executive Room	3
11th Human Resources - Executive Room	5
12th PSJA Migrant Department	40
12th City Commission	57
13th Directors Meeting - Executive Room	14
13th Human Resources - Executive Room	12
13th EDC Meeting	12
14th Human Resources - Executive Room	4
15th Human Resources - Executive Room	3
15th Enero Rojo Lunar 5th Anniversary	61
19th Human Resources - Executive Room	3
19th EDC Meeting	12
21st Planning & Zoning	19
26th City Commission	39
27th Directors Meeting	14
28th City Manager - Executive Room	15
Total	465

Training Room Reservations	Attendance
6th Spanish GED Class	8
7th Spanish GED Class	7
11th Spanish GED Class	6
13th Spanish GED Class	8
14th Spanish GED Class	6
19th Computer Class	2
20th Spanish GED Class	8

Checkouts	
DVDs	373
Books Juvenile	696
Books Adult	235
Total	1,304

WiFi Usage	
LibGuest	331
LibStaff	54
LibAdmin	0
Total	385

Study Room Attendance	
Study Rooms	62

Facebook Page	
Likes	13
Visitors	47

SJML Homepage	
Visitors	39,890

Deposits	
Fines	\$ 295.86
Copies	\$ 1,078.50
Total	\$ 1,374.36

Computer Classes	
Attendance	4

Outreach Programs	Attendance
26th Reed-Mock Elementary	13
Total	13

Training Room Res. (cont.)	Attendance
21st Spanish GED Class	8
25th Spanish GED Class	7
27th Spanish GED Class	6
28th Spanish GED Class	6
Total	74

San Juan Memorial Library
February 2019 Statistics

21st Computer Class	2
---------------------	---

Youth & Children's Programs/Attendance

Date	Program	Attendance
Saturday, February 2, 2019	Get Loud	16
Tuesday, February 5, 2019	Story Time/Craft	7
Tuesday, February 5, 2019	Coloring	3
Wednesday, February 6, 2019	Toddler Time	4
Wednesday, February 6, 2019	Coloring	1
Thursday, February 7, 2019	Game Night	6
Saturday, February 9, 2019	Story Time/Craft	4
Tuesday, February 12, 2019	Story Time/Craft	5
Wednesday, February 13, 2019	Toddler Time	6
Wednesday, February 13, 2019	Coloring	7
Saturday, February 16, 2019	Story Time/Craft	4
Wednesday, February 20, 2019	Toddler Time	3
Thursday, February 21, 2019	Game Night	7
Tuesday, February 26, 2019	Story Time/Craft	5
Wednesday, February 27, 2019	Toddler Time	6
Thursday, February 28, 2019	Play-Do Time	4
Total	24	88

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Consider the Approval and Designation of a Liaison from the City Commission to the San Juan Memorial Library Advisory Board as Stated in the By-Laws.

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Memorial Library Board By-Laws revision was approved by the City Commission on November 13, 2018. On such By-Laws, on Article II Section II, the Board changed the wording to: A designated Commissioner shall be a Liaison between the San Juan Memorial Library Advisory board and the City Commission.

The San Juan Memorial Library Board meets the first Wednesday of the month at 6:00 p.m. at the San Juan Memorial Library.

The Library staff recommends the approval of the designation of a Liaison by the City Commission.

Article II Section II is highlighted in red.

RECOMMENDATION:

Consider the approval of designating a Liaison to the San Juan Memorial Library Board.

PREPARED BY:

Armandina Sesein,
Director of Library

APPROVED BY:

Benjamin Arjona, City
Manager

BYLAWS OF THE SAN JUAN MEMORIAL LIBRARY BOARD

ARTICLE I. PUBLIC LIBRARY NAME AND LOCATION

Section I.

The Public Library is a city department as designated by the City of San Juan. It shall be named the San Juan Memorial Library.

Section II.

The principal place of business of this library is 1010 S. Standard, San Juan, TX 78589.

ARTICLE II. LIBRARY BOARD MEMBERSHIP AND OFFICERS

Section I.

There shall be a library board consisting of seven (7) members serving for two (2) year staggered terms, starting January of each year. The library board may make recommendations to the City Commission for appointments to the library board.

Section II.

A designated Commissioner shall be a Liaison between the San Juan Memorial Library Advisory Board and the City Commission.

Section III.

Officers of the board shall be elected for two (2) year terms at the regular meeting of the board in February and shall be as follows:

Chairperson, Vice-Chairperson and Secretary. The terms of each office shall be limited to three (3) consecutive terms.

Should a vacancy occur on the library board, other than because of expiration of term, it shall be filled for the unexpired term only.

The chairperson shall:

1. Preside at all meetings.
2. Appoint special committees as needed.
3. Call special meetings, as needed, or when three voting members request that a special meeting be called.
4. Sign all library board recommendations that are forwarded to the city administration, City Commission and the Texas state Library and Archives Commission (TSLAC).

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Discussion and Possible Action on Paving Improvements Project Phase III and Authorize City Manager to Enter into a Contract Agreement with the next Engineer on Rotation.

STAFF COMMENTS AND RECOMMENDATIONS:

Through the issuance of 2018 Combination Tax and Limited Pledge Revenue Certificates of Obligation, \$1 Million worth of paving improvements in residential streets were authorized. The Streets to be repaved were selected based on a Comprehensive Study conducted by the Civil Engineering Department of the University of Texas Rio Grande Valley. All the streets identified as failed and serious have already been repaired. The streets identified as Very Poor and other selected will be the ones to be considered on the 3rd Phase of the Paving Improvements Project.

RECOMMENDATION:

Select streets to be worked on Phase III of the Paving Improvement Project and Authorize City Manager to Enter into a Contract Agreement with the next Engineer on rotation.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

City of San Juan

Street Paving Improvements

Failed

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche
East San Diego	Short Rd	End	250	20			Project Phase 2	
Hooper	FM 495	East Salazar	1200	30			Street schedule for repaving under Urban County Funding	
Lucky Dr	Eldora Rd	End						
Kent St	Coil Dr	End					Project Phase 1	
Total			1,450		0		0.00	\$ -

Serious

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche
Dove	North San Antonio	North Lincoln Ave	1200	30			Project Phase 1	
Bluebird	North San Antonio	North Lincoln Ave	1200	30			Project Phase 1	
Puerto Vallarta Dr	Sioux Rd	Vera Cruz Dr	1200	35			Project Phase 1	
Cancun	Sioux Rd	Vera Cruz Dr	1200	35			Project Phase 1	
Vera Cruz Dr	Puerto Vallarta Dr	Cancun Dr	300	35			Project Phase 1	
Pullin	FM 495	East Salazar	1200	30			Street schedule for repaving under Urban County Funding	
Washingtonia Palm	FM 495	End	1100	30			Project Phase 1	
Andrews	Taylor	Bears Trail	1000	30			Project Phase 2	
Coil Dr	13 th	End	450	35			Street schedule for repaving under Urban County Funding 2017	
West 14 th	Andrews	San Antonio Ave	400	20			Project Phase 2	
Star Ruby	Freestone Blvd	End	900	25			Project Phase 1	
Total			12,750		0		0.00	\$ -

Moore Road with PCT2 Participation.
 Nebraska from 12th street to Business 83 (overlay or Chip Seal) (Currently listed under fair)
 Ridge Road from Veterans Rd. to San Antonio (Currently listed under poor)
 West 7th Street from Nebraska Ave to San Antonio (Overlay)

Very Poor

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche
*41 st	Veterans Blvd	End	400	30	12,000	1,333.33	\$ 33,333.33	\$ 40,000.00
*Border Breeze	Veterans Blvd	End	1100	25	27,500	3,055.56	\$ 76,388.89	\$ 91,666.67
*Sunset	N Raul Longoria	End	1300	25			Project Phase 2	
West Eagle	N Raul Longoria	North San Antonio	1400	30			Project Phase 1	
Garfield	N Raul Longoria	North San Antonio	1400	30			Project Phase 1	
Cardinal	N San Antonio	N Raul Longoria	1250	30			Project Phase 1	
Ebano	N Raul Longoria	Cedro	1450	30			Project Phase 1	
Dos Arbolitos Lane	Raul Longoria	Dos Arbolitos Ave	400	30	12000	1,333.33	\$ 33,333.33	\$ 40,000.00
Alta	Raul Longoria	End	1500	25			Project Phase 1	
Deanna	N Raul Longoria	N Raul Longoria	3000	30			Project Phase 1	
Little Joe	East Leticia	West Sioux Rd	175	25	4375	486.11	\$ 12,152.78	\$ 14,583.33
Chula Vista Dr	FM 495	East Salazar	1200	30	36000	4,000.00	\$ 100,000.00	\$ 120,000.00
Coconut Palm	FM 495	Salazar	1200	30	Street schedule for repaving under Urban County Funding			
East Brecha	Paisano Ave	Paloma Ave	800	30			Project Phase 1	
Washingtonia Palm	Guadalupe Dr	Sgt Leonel Trevino	1200	30			Street schedule for repaving under Urban County Funding 2019	
Santa Fe Ave	East Salazar	East San Diego	800	30	24000	2,666.67	\$ 66,666.67	\$ 80,000.00
Short Rd	Guadalupe Dr	Sgt Leonel Trevino	1200	30			Project Phase 2	
*Short Rd	FM 495	End	1200	25			Project Phase 2	
East Salazar	Chula Vista Dr	Coconut Palm Ave	1300	30	39000	4,333.33	\$ 108,333.33	\$ 130,000.00
East Johnson	Washingtonia Palm	Lila	350	25			Project Phase 1	
East 4 th	Coconut Palm	Washingtonia Palm	600	30	18000	2,000.00	\$ 50,000.00	\$ 60,000.00
Date Palm	Coconut Palm	Washingtonia Palm	600	30	18000	2,000.00	\$ 50,000.00	\$ 60,000.00
Coconut Palm	Royal Palm	Date Palm	1100	30	33000	3,666.67	\$ 91,666.67	\$ 110,000.00
Washingtonia Palm	Royal Palm	Date Palm	1100	30	33000	3,666.67	\$ 91,666.67	\$ 110,000.00
San Antonio Ave	Sam Houston Blvd	7 th	1350	30			Project Phase 2	
East 7 th	Sundance Lane	Shawnee Bend Dr	400	30	12000	1,333.33	\$ 33,333.33	\$ 40,000.00
N Cesar Chavez	Business 83	Sam Houston Blvd	1800	30	54000	6,000.00	\$ 150,000.00	\$ 180,000.00
Nebraska	Ridge Rd	West 12 th	2200	40			Project Phase 2	
Doe	13 th	End	450	35			Street schedule for repaving under Urban County Funding 2017	
West 13 th	Veterans Blvd	Coil Dr	1100	25	27500	3,055.56	\$ 76,388.89	\$ 91,666.67
Monica Lane	Sam Houston Blvd	East 13 th	1300	30	39000	4,333.33	\$ 108,333.33	\$ 130,000.00
East 12 Street	Nebraska Ave	End					Project Phase 1	
Valencia Blvd	Jonathan	Nebraska Blvd	700	50			Project Phase 2	
East 10th	Nebraska Ave	End					Project Phase 2	
Kansas	11th Street	12th Street					Project Phase 2	
6th Street	Kansas	End					Project Phase 2	
State	East 14th	End					Project Phase 2	
15th Street	State	End					Project Phase 2	
East 14th	Nebraska Ave	End					Project Phase 2	
East 14th 1/2	State Ave	End					Project Phase 2	
Total			35,325		389,375	43,263.89	\$ 1,081,597.22	\$ 1,297,916.67

Poor

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche
Gardenia Dr	El Dora Rd	End	1350	35	47,250.00	5,250.00	\$ 131,250.00	\$ 157,500.00
N Standard Ave	Garfield	Eagle	1100	30	33,000.00	3,666.67	\$ 91,666.67	\$ 110,000.00
Lincoln Ave	West Garfield	West Eagle	1100	30	33,000.00	3,666.67	\$ 91,666.67	\$ 110,000.00
North San Antonio	Sioux	West Eagle	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
Eagle	Retama	End	400	30	12,000.00	1,333.33	\$ 33,333.33	\$ 40,000.00
Encino	N Raul Longoria	Cedro	1500	30				
Loma Azul	Sioux Rd	Loma Linda	1200	35	42,000.00	4,666.67	\$ 116,666.67	\$ 140,000.00
Loma Bonita	Sioux Rd	Loma Linda	1200	35	42,000.00	4,666.67	\$ 116,666.67	\$ 140,000.00
Loma Alta	Sioux Rd	Loma Linda	1200	35	42,000.00	4,666.67	\$ 116,666.67	\$ 140,000.00
Paloma	Sgt Leonel Trevino	Brecho	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
Paisano	Sgt Leonel Trevino	Brecho	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
Guadalupe Dr	San Francisco	San Ramon	600	30	18,000.00	2,000.00	\$ 50,000.00	\$ 60,000.00
San Cristobal	Guadalupe Dr	Sgt Leonel Trevino	1200	40	48,000.00	5,333.33	\$ 133,333.33	\$ 160,000.00
Royal Palm	Coconut Palm Ave	Washingtonia Palm	600	30	18,000.00	2,000.00	\$ 50,000.00	\$ 60,000.00
3 rd	Coconut Palm Ave	Washingtonia Palm	600	30	18,000.00	2,000.00	\$ 50,000.00	\$ 60,000.00
Palmetto Palm	Coconut Palm Ave	Washingtonia Palm	600	30	18,000.00	2,000.00	\$ 50,000.00	\$ 60,000.00
West 6 th	Coil Dr	End	350	30				
Via Cantera	Sam Houston Blvd	End	1500	30	45,000.00	5,000.00	\$ 125,000.00	\$ 150,000.00
West 12 th	S San Antonio Ave	S Nebraska Ave	1600	30	48,000.00	5,333.33	\$ 133,333.33	\$ 160,000.00
Standard Ave	7 th	8 th		35				
West 13 1/2	S Standard Ave	S Lincoln Ave	600	35	21,000.00	2,333.33	\$ 58,333.33	\$ 70,000.00
Ridge Rd	Veteran's Blvd	Nebraska Ave	4100	55	225,500.00	25,055.56	\$ 626,388.89	\$ 751,666.67
11 th	S San Antonio Ave	S Wyoming Ave	3100	40	124,000.00	13,777.78	\$ 344,444.44	\$ 413,333.33
12 th	Veteran's Blvd	Miguel Hidalgo	500	30				
Miguel Hidalgo Rd	13 th	End	500	35				
East 13 th	West View	San Juan Blvd	1150	30	34,500.00	3,833.33	\$ 95,833.33	\$ 115,000.00
Jonathan	Freestone Blvd	End	900	25				
Freestone	Jonathan	Star Ruby Rd	600	25				
Kiwi Ct	End	End	550	25	13,750.00	1,527.78	\$ 38,194.44	\$ 45,833.33
*San Houston Ave	W San Juan Circle	Cesar Chavez Road	800	25	20,000.00	2,222.22	\$ 55,555.56	\$ 66,666.67
*San Mateo	El Dora Rd	San Martin	1200	25	30,000.00	3,333.33	\$ 83,333.33	\$ 100,000.00
*San Judas	El Dora Rd	San Martin	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
*San Juanita	Gardenia	End	1300	30	39,000.00	4,333.33	\$ 108,333.33	\$ 130,000.00
*San Marcos	Gardenia	End	900	30	27,000.00	3,000.00	\$ 75,000.00	\$ 90,000.00
*Alta	N Raul Longoria Rd	End	1500	25	37,500.00	4,166.67	\$ 104,166.67	\$ 125,000.00

Poor

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche
<i>*N Cesar Chavez</i>	<i>Exp 83</i>	<i>FM 495</i>	<i>4300</i>	<i>30</i>	<i>Repaired with Interlocal Agreement with Hidalgo County Pct 2.</i>			
*San Jose	Gardenia	End	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
*San Martin	Gardenia	End	800	30	24,000.00	2,666.67	\$ 66,666.67	\$ 80,000.00
State Ave	16 th	18 th	700	30	21,000.00	2,333.33	\$ 58,333.33	\$ 70,000.00
East Texas Ave	16 th	18 th	700	35	24,500.00	2,722.22	\$ 68,055.56	\$ 81,666.67
16 th	State Ave	End	1000	30	30,000.00	3,333.33	\$ 83,333.33	\$ 100,000.00
East 9th	Nebraska Ave	Kansas						
Iowa	11th Street	12th Street				Project Phase 2		
Shufford St.	Bears Trail	Taylor				Street schedule for repaving under Urban County Funding 2018		
Mayfair St.	Bears Trail	Taylor				Street schedule for repaving under Urban County Funding 2018		
Total			53,800		1,316,000.00	146,222.22	\$ 3,655,555.56	\$ 4,386,666.67

Fair

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche
Liberty Loop S.	Raul Longoria	Liberty Loop E.	1500	30	45,000.00	5,000.00	\$ 125,000.00	\$ 150,000.00
Liberty Loop N.	Raul Longoria	Liberty Loop E.	1500	30	45,000.00	5,000.00	\$ 125,000.00	\$ 150,000.00
San Marcos	N. San Antonio	Las Cruces Ave	900	30	27,000.00	3,000.00	\$ 75,000.00	\$ 90,000.00
Santa Elena	N. San Antonio	Las Cruces Ave	900	30	27,000.00	3,000.00	\$ 75,000.00	\$ 90,000.00
Northgate Ave	N. San Antonio	Las Cruces Ave	1350	30	40,500.00	4,500.00	\$ 112,500.00	\$ 135,000.00
Southgate Ave	Raul Longoria	San Antonio Ave	1350	30	40,500.00	4,500.00	\$ 112,500.00	\$ 135,000.00
San Gabriel	San Angel	End	2300	40	92,000.00	10,222.22	\$ 255,555.56	\$ 306,666.67
East Cardinal	Retama	End	350	30	10,500.00	1,166.67	\$ 29,166.67	\$ 35,000.00
Gardenia	Monte Grande Dr	Lilly	1100	30	33,000.00	3,666.67	\$ 91,666.67	\$ 110,000.00
Dove	Retama	End	350	30	10,500.00	1,166.67	\$ 29,166.67	\$ 35,000.00
Cedro	Encino	Ebano	260	30	Project Phase 2			
Cougar	Sioux Rd	Jaine	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
Sandra	Raul Longoria	End	1450	30	43,500.00	4,833.33	\$ 120,833.33	\$ 145,000.00
Chula Vista West	FM 495	Chula Vista North	1200	25	30,000.00	3,333.33	\$ 83,333.33	\$ 100,000.00
Loma Vista	Sioux Rd	Loma Linda	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
Loma Verde	Sioux Rd	Loma Linda	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
Loma Linda	Loma Alta	Loma Vista	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
Douglas St	Douglas	Mary Ann	600	25	15,000.00	1,666.67	\$ 41,666.67	\$ 50,000.00
Douglas St	FM495	Douglas St	1300	30	39,000.00	4,333.33	\$ 108,333.33	\$ 130,000.00
Amy	Raul Longoria	End	250	30	7,500.00	833.33	\$ 20,833.33	\$ 25,000.00
Amy	Gomez Dr	End	1300	30	39,000.00	4,333.33	\$ 108,333.33	\$ 130,000.00
Sendero	Paisano Ave	Paloma Ave	800	30	24,000.00	2,666.67	\$ 66,666.67	\$ 80,000.00
Guadalupe Dr	Washingtonia Palm	End	1850	30	Street schedule for repaving under Urban County Funding 2019			
El Campo	Sgt Leonel Trevino	Brecho Dr	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
East San Diego	Lila	El Suaz	1050	30	31,500.00	3,500.00	\$ 87,500.00	\$ 105,000.00
San Ramon	Santa Fe	Guadalupe Dr	900	30	27,000.00	3,000.00	\$ 75,000.00	\$ 90,000.00
East Salazar	Lila	El Suaz	1050	30	31,500.00	3,500.00	\$ 87,500.00	\$ 105,000.00
Del Monte	Sgt Leonel Trevino	Brecho Dr	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
East Pino	Lila	El Suaz	1050	30	31,500.00	3,500.00	\$ 87,500.00	\$ 105,000.00
San Francisco	Santa Fe Dr	Guadalupe Dr	900	30	27,000.00	3,000.00	\$ 75,000.00	\$ 90,000.00
East Los Ebanos	Lila	El Suaz	1050	30	31,500.00	3,500.00	\$ 87,500.00	\$ 105,000.00
Lila	Guadalupe Dr	Sgt Leonel Trevino	1150	30	34,500.00	3,833.33	\$ 95,833.33	\$ 115,000.00
1 st	Veteran's Blvd	North Oblate	2500	50	125,000.00	13,888.89	\$ 347,222.22	\$ 416,666.67
North Lincoln Ave	1 st	West Railroad	1400	30	42,000.00	4,666.67	\$ 116,666.67	\$ 140,000.00
Standard Ave	1 st	Business 83	1700	40	68,000.00	7,555.56	\$ 188,888.89	\$ 226,666.67

Fair

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche
Oblate	US 83	1 st	2500	40	Project Phase 2			
Antelope	West Mesquite	1 st	600	30	18,000.00	2,000.00	\$ 50,000.00	\$ 60,000.00
Buffalo	Athol	Alameda	1500	30	45,000.00	5,000.00	\$ 125,000.00	\$ 150,000.00
Alameda	Veteran's Blvd	Oblate	2400	40	96,000.00	10,666.67	\$ 266,666.67	\$ 320,000.00
Carroll Rd	Stewart Rd	Cesar Chavez Rd	4000	50	200,000.00	22,222.22	\$ 555,555.56	\$ 666,666.67
3 rd	Nebraska Ave	Wyoming Ave	1500	30	45,000.00	5,000.00	\$ 125,000.00	\$ 150,000.00
Iowa	US 83	Business 83	3000	35	105,000.00	11,666.67	\$ 291,666.67	\$ 350,000.00
Zapata	2 nd	4 th	725	30	21,750.00	2,416.67	\$ 60,416.67	\$ 72,500.00
West 10 th	King Rd	Nebraska Ave	2500	30	75,000.00	8,333.33	\$ 208,333.33	\$ 250,000.00
Cole	7 th	End	260	30	Street schedule for repaving under Urban County Funding 2019			
East 9 th	San Antonio Ave	Nebraska Ave	1500	30	45,000.00	5,000.00	\$ 125,000.00	\$ 150,000.00
Nebraska Ave	11 th	Business 83	2,200	70	154,000.00	17,111.11	\$ 427,777.78	\$ 513,333.33
West 9 th	Cool Dr	End	350	30	10,500.00	1,166.67	\$ 29,166.67	\$ 35,000.00
Sunset	East 6 th	East 7 th	280	30	8,400.00	933.33	\$ 23,333.33	\$ 28,000.00
6 th	Sundance Lane	Shawnee Bend Dr	370	30	11,100.00	1,233.33	\$ 30,833.33	\$ 37,000.00
Shawnee Bend Dr	6 th	8 th	700	25	17,500.00	1,944.44	\$ 48,611.11	\$ 58,333.33
Shawnee Dr	Business 83	East 6 th	360	30	10,800.00	1,200.00	\$ 30,000.00	\$ 36,000.00
Sundance Lane	Stewart Rd	8 th	1000	30	30,000.00	3,333.33	\$ 83,333.33	\$ 100,000.00
East 7 th	Sunset	Cesar Chavez Rd	550	30	16,500.00	1,833.33	\$ 45,833.33	\$ 55,000.00
Kansas Ave	Business 83	East 11 th	2200	30	66,000.00	7,333.33	\$ 183,333.33	\$ 220,000.00
7 th	Kansas Ave	End	550	30	16,500.00	1,833.33	\$ 45,833.33	\$ 55,000.00
13 1/2	Standard Ave	Lincoln Ave	500	35	17,500.00	1,944.44	\$ 48,611.11	\$ 58,333.33
West 14 th	San Antonio Ave	Nebraska Ave	1500	30	45,000.00	5,000.00	\$ 125,000.00	\$ 150,000.00
El Presidente Ave	13 1/2	12 th	1000	35	35,000.00	3,888.89	\$ 97,222.22	\$ 116,666.67
South Lincoln Ave	14 th	11 th	1800	30	54,000.00	6,000.00	\$ 150,000.00	\$ 180,000.00
South Nebraska Ave	12 th	Sam Houston Blvd	370	55	Project Phase 2			
Hampton	Bears Trail	Taylor	950	30	Street schedule for repaving under Urban County Funding 2018			
West Texas Ave	12 th	Green	1300	30	39,000.00	4,333.33	\$ 108,333.33	\$ 130,000.00
King Rd	Bears Trail	Taylor	950	30	Street schedule for repaving under Urban County Funding 2018			
Taylor	Shufford	Andrew	1000	30	Street schedule for repaving under Urban County Funding 2018			
West 13 th	Shufford	San Antonio Ave	1200	30	36,000.00	4,000.00	\$ 100,000.00	\$ 120,000.00
East Texas Ave	East 12 th	East 13 th	700	30	21,000.00	2,333.33	\$ 58,333.33	\$ 70,000.00
Rejeman Dr	13 th	End	575	30	Project Phase 2			
Rio Nueces	Rio Blanco	Rio Grande	860	30	25,800.00	2,866.67	\$ 71,666.67	\$ 86,000.00

Fair

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche
Rio Blanco	Rio Colorado	Rio Nueces	1000	30	30,000.00	3,333.33	\$ 83,333.33	\$ 100,000.00
East 15 th	South Kansas Ave	End	750	30				
Rio Pecos	Rio Blanco	Rio Grande	850	30	25,500.00	2,833.33	\$ 70,833.33	\$ 85,000.00
East 12 1/2	Monica Lane	San Juan Blvd	560	30	16,800.00	1,866.67	\$ 46,666.67	\$ 56,000.00
East 13 1/2	Stewart Rd	End	1075	30	32,250.00	3,583.33	\$ 89,583.33	\$ 107,500.00
Rio Verde	Rio Nueces	Ridge Road	140	30	4,200.00	466.67	\$ 11,666.67	\$ 14,000.00
South Kansas Ave	East 11th	East 14 th	1800	30	54,000.00	6,000.00	\$ 150,000.00	\$ 180,000.00
Blanca	Westview	Foster	270	30	8,100.00	900.00	\$ 22,500.00	\$ 27,000.00
Westview	Blanca	East 13 th	875	30	26,250.00	2,916.67	\$ 72,916.67	\$ 87,500.00
East 18 th	West Texas Ave	Lincoln Ave	550	30	16,500.00	1,833.33	\$ 45,833.33	\$ 55,000.00
16 1/2 Circle	West 17 th	West 16 th	275	28	7,700.00	855.56	\$ 21,388.89	\$ 25,666.67
West 17 th Circle	West Texas Ave	South Nebraska Ave	1400	28	39,200.00	4,355.56	\$ 108,888.89	\$ 130,666.67
West Texas Ave	West 17 th	West 16 th	275	28	7,700.00	855.56	\$ 21,388.89	\$ 25,666.67
South Ohio	East 16 th	East 18 th	700	30	21,000.00	2,333.33	\$ 58,333.33	\$ 70,000.00
South Ohio	East 12th	East 14th						
Citrus Circle West	Citrus Circle North	Orange Dr	180	35	6,300.00	700.00	\$ 17,500.00	\$ 21,000.00
West 17 th	South Nebraska Ave	State Ave	160	50	8,000.00	888.89	\$ 22,222.22	\$ 26,666.67
San Antonio Ave	West Moore Dr	East Moore Road	800	25	20,000.00	2,222.22	\$ 55,555.56	\$ 66,666.67
Jessica Dr	Zelda Dr	Zee Dr	1150	30	34,500.00	3,833.33	\$ 95,833.33	\$ 115,000.00
Zee Dr	Jay Dr	Jessica Dr	300	30	9,000.00	1,000.00	\$ 25,000.00	\$ 30,000.00
Makayla Dr	Sabrina Dr	Samantha Dr	775	32	24,800.00	2,755.56	\$ 68,888.89	\$ 82,666.67
Sabrina Dr	Sonny Dr	Makayla Dr	775	32	24,800.00	2,755.56	\$ 68,888.89	\$ 82,666.67
Total			96,970		2,916,450.00	324,050.00	\$ 8,101,250.00	\$ 9,721,500.00

Assessing

Hall Acres Road	Veterans Road	Stewart Rd
-----------------	---------------	------------

Cost Summary

Street Category	\$25 / Sq. Yd.			\$30 / Sq. Yd.		
	Anticipated Cost	Contingency 20%	Construction Cost with Contingency	Anticipated Cost	Contingency 20%	Construction Cost with Contingency
Failed	\$0.00	\$0.00	\$0.00	\$	-	\$0.00
Serious	\$0.00	\$0.00	\$0.00	\$	-	\$0.00
Very Poor	\$1,081,597.22	\$216,319.44	\$1,297,916.67	\$ 1,297,916.67	\$ 259,583.33	\$1,557,500.00
Poor	\$3,655,555.56	\$731,111.11	\$1,297,916.67	\$ 4,386,666.67	\$ 877,333.33	\$5,264,000.00
Fair	\$8,101,250.00	\$1,620,250.00	\$2,595,833.33	\$ 9,721,500.00	\$ 1,944,300.00	\$11,665,800.00
	Total	Total	\$5,191,666.67		Total	\$18,487,300.00

Paving Improvements Phase 1
Paving Improvements Phase 2

Hidalgo County Urban Funding 2017
Hidalgo County Urban Funding 2018
Hidalgo County Urban Funding 2019

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Discussion and Possible Action to Authorize a Midyear Budget Amendment in the Utilities and Stormwater Funds and Authorize the City Manager to Execute Any Related Documents.

STAFF COMMENTS AND RECOMMENDATIONS:

Authorize a Midyear Budget Amendment in the Utilities and Stormwater Funds and Authorize the City Manager to Execute Any Related Documents.

On October 2018 we executed an agreement with Willdan Fiancial Services to Prepare Water and Wastewater Rate Study and Long-term Financial Plan and a Water and Wastewater Development Fee Study. Funding had been allocated in FY2018 and Was Not Transferred to FY2019.

The City of San Juan has been and is a Member of the RGV Stormwater Task Force for Several Years. The Annual Fee is Usually Budget in the General Fund under the Stormwater Division and This Year We Created Division Into an Enterprise Fund for More Transparency and in Inadvertently did Not Allocate Funds to Cover the Annual and Stormwater Plan Development Fee.

RECOMMENDATION:

Approve Budget Amendment As Presented

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

Budget Amendment No. _____
(Assigned by Fin. Dept.)

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
		-	-	-	-	-
					-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
	TOTAL REVENUES	-	-	-	-	-

EXPENDITURES						
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTALS EXPENDITURES		-	-	-	-	-

JUSTIFICATION: _____

DEPT. DIRECTOR	DATE
Department Director (Signature)	
REVIEWED BY	DATE
(Finance Department)	

**CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2018-19**

Budget Amendment No. _____
(Assigned by Fin. Dept)

Fund Name: _____

Dept. Name: _____

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
		-	-	-		-
						-
						-
						-
						-
TOTAL REVENUES		-	-	-	-	

[illegible]

JUSTIFICATION: _____

REQUESTED BY	DATE
Department Director (Print)	

DEPT. DIRECTOR _____ DATE _____
 Department Director (Signature)

APPROVED BY _____ DATE _____
City Manager (Budget Officer)

REVIEWED BY _____ DATE _____
(Finance Department)

**CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2018-19**

Budget Amendment No.

(Assigned by Fin. Dept)

Fund Name: UTILITIES

Dept. Name: UTILITIES/ADMINISTRATION

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
		-	-			-
						-
						-
						-
						-
TOTAL REVENUES		-	-	-	-	

EXPENDITURES

[illegible]

TOTALS EXPEDITURES	12,000	12,000	54,000	-	66,000
---------------------------	---------------	---------------	---------------	----------	---------------

JUSTIFICATION:

56-451.3499 Increase is to pay for the ongoing Rate, Debt Capacity and Cost of Service Study sign in October of 2018

55-601.9700 Increase is to pay annual Sotrmwater Task Force Membership Fee and Stormwater Plan Development Fee

David Salinas March 4, 2019

REQUESTED BY	DATE
Department Director (Print)	

DEPT. DIRECTOR _____ DATE _____
 Department Director (Signature)

APPROVED BY _____ DATE _____
City Manager (Budget Officer)

REVIEWED BY	DATE
(Finance Department)	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Consider Authorizing the City Manager to Enter into an Memorandum of Understanding between the City of San Juan Police Department and the City of Pharr Police Department.

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan Police Department is seeking authorization to enter into a Memorandum of understanding between the City of San Juan Police Department and the City of Pharr Police department. The purpose of this agreement is to facilitate a contractual relationship between Pharr Police department and the San Juan Police department that will allow the San Juan Police department to perform record and/or latent fingerprint and palm print searches of the Pharr Police department AFIX Tracker database via AFIX remote search.

RECOMMENDATION:

Authorize the City Manager to enter into a Memorandum of Understanding between the City of San Juan Police department and the City of Pharr Police Department.

PREPARED BY:

Juan Gonzalez, Chief
of Police

APPROVED BY:

Benjamin Arjona, City
Manager

A MEMORANDUM OF UNDERSTANDING
Between
THE PHARR POLICE DEPARTMENT (PPD)
And
THE SAN JUAN POLICE DEPARTMENT (SJPD)

The purpose of this agreement is to facilitate a contractual relationship between the Pharr Police Department and the San Juan Police Department that will allow the San Juan Police Department to perform record and/or latent fingerprint and palm print searches of the Pharr Police Department AFIX Tracker database via AFIX Remote Search.

Pharr Police Department agrees to:

- Make the Pharr Police Department's AFIX Tracker database available to the San Juan Police Department for submission of record and/or latent fingerprint and palm print searches, and retrieval of search results via a collaboration facilitated through AFIX Remote Search.

The San Juan Police Department agrees to:

- Hold all information received as the result of a Remote Search of the Pharr Police Department AFIX database as confidential, and refrain from providing the data to any other agency or person without the express consent of the Pharr Police Department.
- Take sole responsibility for case work done following the search of the Pharr Police Departments AFIX Tracker database.
- Ensure that all potential "matches" derived from candidate lists received as the result of a Remote Search of the Pharr Police Department's AFIX database are examined and confirmed by certified latent print examiners.

This agreement may be cancelled by either party at any time; but shall remain in effect until modified or cancelled in writing.

ENTERED INTO AND AGREED UPON By:

Pharr Police Department

By _____
[Name and Title of Authorized Official]

[Date]

San Juan Police Department

By _____
[Name and Title of Authorized Official]

[Date]

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Considering Entering Into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Free Library Services to County Residents for Fiscal Year (2019-2020).

STAFF COMMENTS AND RECOMMENDATIONS:

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

The amount the City of San Juan/San Juan Memorial Library will receive is \$14,936.69. These funds will be used to provide library services to about 54,000 county residents.

RECOMMENDATION:

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

PREPARED BY:

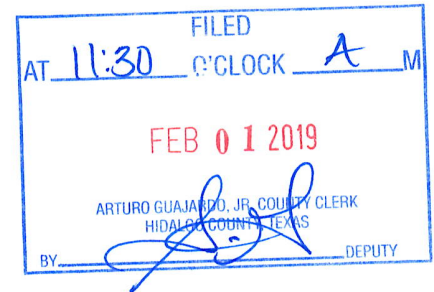
Armandina Sesin,
Director of Library

APPROVED BY:

Benjamin Arjona, City
Manager

THE STATE OF TEXAS §

COUNTY OF HIDALGO §



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

This Agreement is made effective as of this 29th day of January, 2019, by and between HIDALGO COUNTY, TEXAS hereinafter referred to as "County," and the CITY OF SAN JUAN, TEXAS hereinafter referred to as "City" pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

5. This Agreement shall continue until December 31, 2019; or until amended, replaced or terminated in accordance with Chapter 323. Either party may terminate this Agreement by providing six (6) months' advance written notice to the other party. The parties agree that any property acquired under this Agreement is subject to division upon termination of this contract in accordance with Texas Local Government Code Section 323.011(c). Upon termination of this Agreement, any property acquired under this Agreement shall remain in the possession of the City in the City library and the City agrees to take any and all necessary measures to ensure that such property is safeguarded from theft and/or damage.

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

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

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

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

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

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

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

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

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

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

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

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

13. Assignment. This Agreement shall not be assignable.

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

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

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES this 29th day of January, 2019.

HIDALGO COUNTY, TEXAS

Richard F. Cortez
Richard F. Cortez, County Judge

ATTEST:

Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

APPROVED BY
COMMISSIONERS' COURT
ON: 1/29/19 gms

CITY OF SAN JUAN, TEXAS

Mario Garza
Mario Garza, Mayor

ATTEST:

By: _____
Diana Cavazos, City Secretary

APPROVED AS TO FORM:

HIDALGO COUNTY DISTRICT ATTORNEY'S OFFICE

By: Josephine R. Solis
Josephine R. Solis

CITY:

By: _____

_____, City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Consideration and Possible Action on a Resolution Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare Service Plan.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Department is proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearing for Proposed Hacienda San Fernando Subdivision, being an 18.45 acre tract of land out of Lot 7, Block 9 and Lot 5, Block 13, John Closner Subdivision.

The property owner of the subject property has submitted a petition for voluntary annexation to the City of San Juan. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Adopt a Resolution to Accept Petition for Voluntary Annexation; Setting Dates and Times of the Public Hearings.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

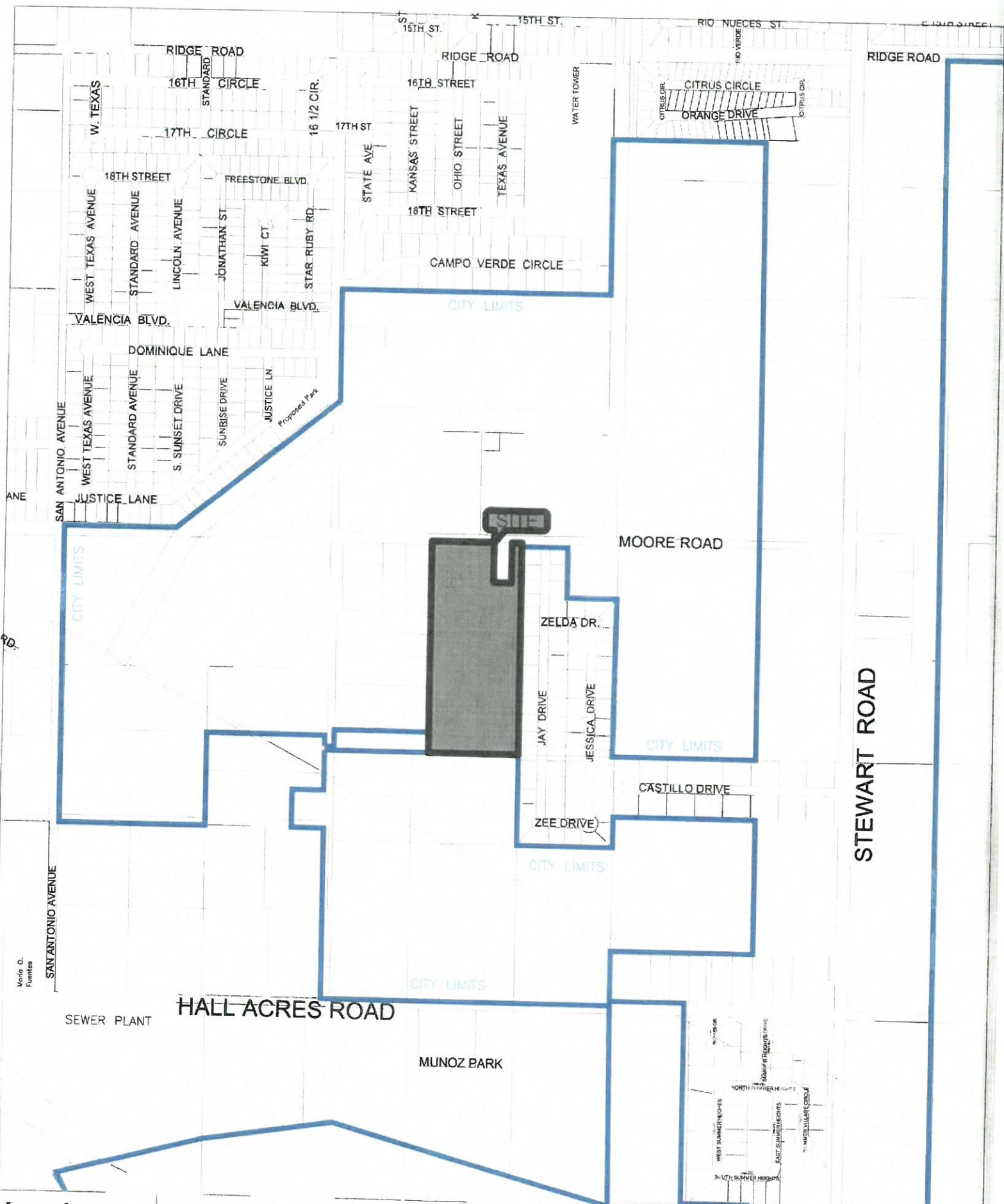
Benjamin Arjona, City
Manager



Planning & Zoning Department

VOLUNTARY ANNEXATION SCHEDULE

Subject Property	Hacienda San Fernando Subdivision
	Being 18.45 acre tract of land, being out of Lot 7, Block 9 and Lot 5, Block 13, John Closner Subdivision of Porciones 71 and 72, as per map recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas, as Requested by Hector Guerra.
Wednesday, March 6, 2019	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, March 6, 2019	Negotiate written service agreement with property owner and City.
Tuesday, March 12, 2019	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, March 27, 2019	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, April 9, 2019	City Commission holds public hearing on and accepts petition for Voluntary Annexation.
Wednesday, April 10, 2019	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, April 23, 2019	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, May 14, 2019	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, May 28, 2019	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



- Legend**
- CITY LIMITS
 - Proposed area

Consideration and Possible Action on a Resolution No. 2019-XX Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare Service Plan.



RESOLUTION NO. 2019-06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR VOLUNTARY ANNEXATION; SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on April 9, 2019. The second public hearing shall be held at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on April 23, 2019. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this 12th day of March, 2019, at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

Mario Garza
Mayor

Attest:

Diana Cavazos
City Secretary

EMPIRE INVESTORS, LLC and REAL SOLUTIONS, LP
824 Del Oro Lane
Pharr, Texas 78577
956-638-5580 * 956-787-6857 Fax
Hguerrasr12@yahoo.com

February 21, 2019

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
(956) 223-2220
(956) 787-5978 Fax

To the Mayor and Board of Commissioners, City of San:

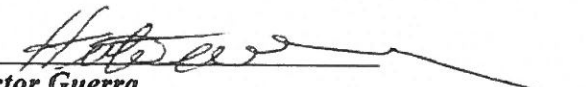
The undersigned inhabitant and qualified voter of the following described property which adjoins the city limits petitions the Board of Commissioners of the City of San Juan to Annex the following tract of land:

"SEE EXHIBIT A"

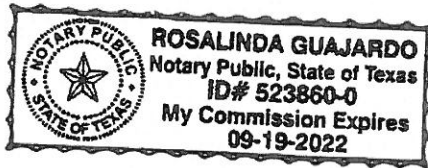

Hector Guerra
Its: Member

State of Texas
County of Hidalgo

Before me, on the undersigned authority, on this day personally appeared Hector Guerra, member of Empire Investors, LLC being duly sworn; deposed and said that he/she is an inhabitant of the property described herein and is a qualified voter.


Hector Guerra
Its: Member

Sworn to and subscribed before me on this 21st, day of February, 2019.

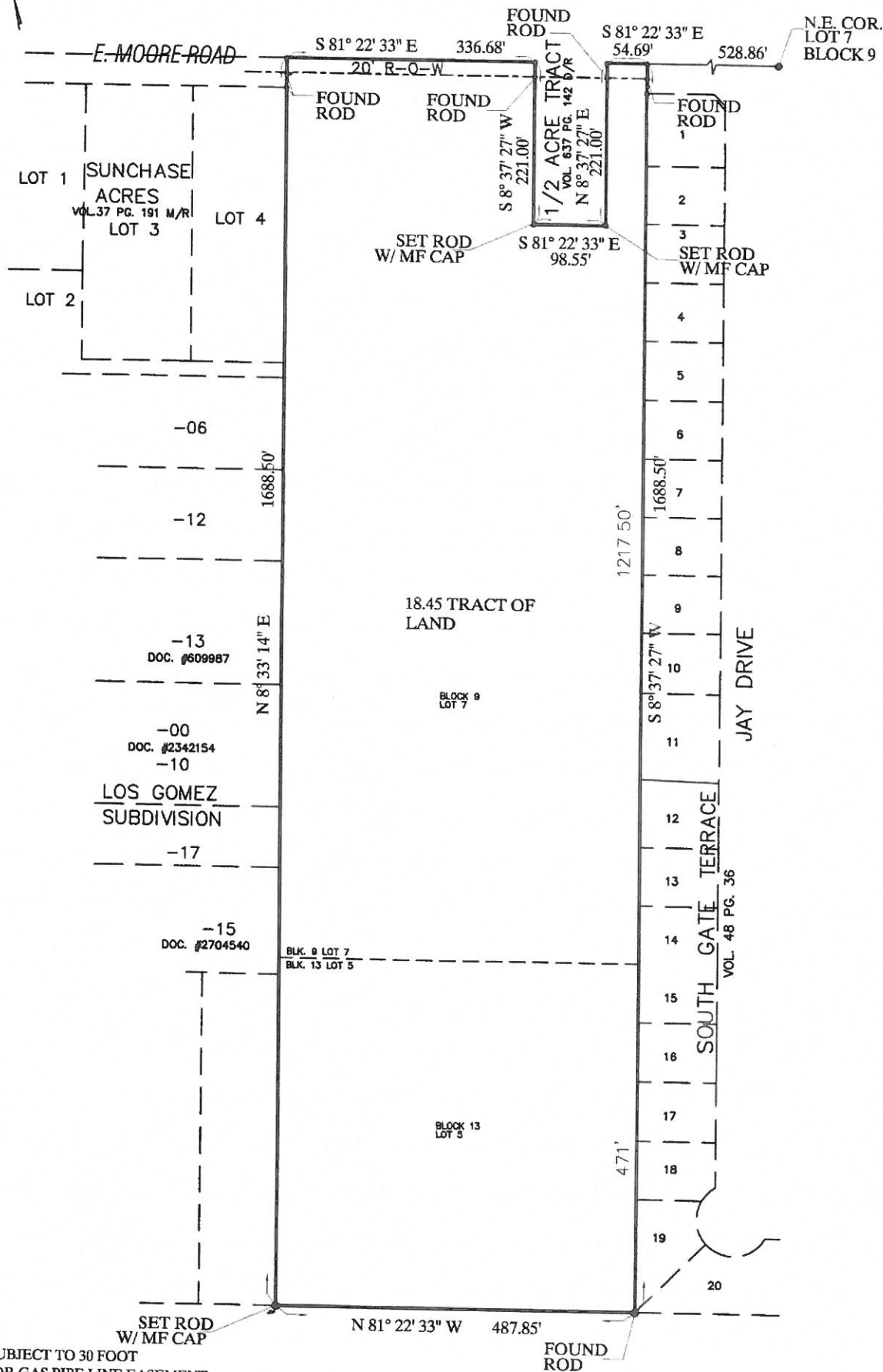


Rosalinda Guajardo

NOTARY PUBLIC, STATE OF TEXAS

Notary's printed name: Rosalinda Guajardo

My commission expires: 09-19-2022



PROPERTY SUBJECT TO 30 FOOT
DELHI-TAYLOR GAS PIPE LINE EASEMENT
VOL. 1008 PG. 158 D/R

EXHIBIT "A"

An 18.5 acre tract of land out of Lots 7, Block 9 and Lot 5, Block 13, JOHN CLOSNER SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of Lot 7, Block 9, North 81 degrees 31 minutes West, 528.36 feet from the Northeast corner of said Lot for the Northeast corner of this description:

THENCE, South 8 degrees 29 minutes West and parallel to the East line of Lot 7, at 20.0 feet pass an iron pipe set in the South line of a county road, at 1217.5 feet pass a point in the North line of Lot 5, Block 13, from which point the Northeast corner of said Lot 5 bears South 81 degrees 31 minutes East, 528.36 feet, 1,688.5 feet in all to an iron pipe set in the South line of the North 12.16 acres of Lot 5 for the southeast corner of this description;

THENCE, with the South line of the North 12.16 acres of Lot 5, North 81 degrees 31 minutes West, 488.44 feet to an iron pipe set for the Southwest corner of this description;

THENCE, North 8 degrees 29 minutes East, 417.0 feet to an iron pipe set in the South line of Lot 7, Block 9, for an interior corner in the West line of this description;

THENCE, with the South line of Lot 7, North 81 degrees 31 minutes West, 2.4 feet to an iron pipe set for an exterior corner in the West line of this description;

THENCE, North 8 degrees 29 minutes East, at 1,197.5 feet pass an iron pipe set in the South line of a county road, 1217.6 feet in all to a point in the North line of Lot 7 for the Northwest corner of this description;

THENCE, with the North line of Lot 7, South 81 degrees 31 minutes East, 337.6 feet to a point for the Northwest corner of that certain 1/2 acre in the North part of Lot 7 described in Deed appearing in Volume 637, Page 142, Deed Records, Hidalgo County, Texas for an exterior corner in the North line of this description;

THENCE, with the West line of that certain 1/2 acre in the North part of Lot 7, South 8 degrees 29 minutes West, at 20.0 feet pass an iron pipe set in the South line of a county road, 221.0 feet in all to an iron pipe set for the Southwest corner of that certain 1/2 acre in the North part of Lot 7 for an interior corner in the North line of this described tract;

THENCE, with the South line of that certain 1/2 acre in the North part of Lot 7, south 81 degrees 31 minutes East, 98.55 feet to an iron pipe set for the Southeast corner of that certain 1/2 acre in the North part of Lot 7 and for an interior corner in the North line of this description;

THENCE, with the East line of that certain 1/2 acre in the North part of Lot 7, North 8 degrees 29 minutes East, at 201.0 feet pass an iron pipe set in the South line of a county road, 221.0 feet in all

to a point in the North line of Lot 7 for the Northeast corner of that certain 1/2 acre in the North

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Consider Second and Final Reading of an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the "House of Liquor RR" legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Rolando Bocanegra Jr.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 12, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is taking over a "House of Liquor" located at the Southwest corner of Iowa and Business 83. He is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption only.

The proposed days and hours of operation are Monday thru Saturday from 10:00 a.m. to 9:00 p.m. and Sundays will be closed. (See attached affidavit)

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

RECOMMENDATION:

During the regular meeting on February 7, 2019 the Planning and Zoning Commission recommended approval of the rezoning request with a 7-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/07/2019
CITY COMMISSION – 03/12/2019
DATE PREPARED – 03/04/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “House of Liquor RR.”
APPLICANT:	Rolando Bocanegra Jr.
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Block B, Lettered Blocks Subdivision
LOCATION:	232 E. Business 83
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; Neighborhood Commercial District (C-1) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> – Commercial; General Business District (C-2) <u>West</u> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property Iowa Avenue and Business 83.
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is taking over a "House of Liquor" located at the Southwest corner of Iowa and Business 83. He is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption only.

The proposed days and hours of operation are Monday thru Saturday from 10:00 a.m. to 9:00 p.m. and Sundays will be closed. (See attached affidavit)

The following are the list of requirements for a liquor store:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Saturday from 10:00 a.m. to 9:00 p.m. and Sundays will be closed. (See attached affidavit)
3. The applicant must agree to update the alcohol license with the city every year.
4. No loading or unloading of merchandise in a public street.
5. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
6. There shall be no smoking inside the premises at any time.
7. The business must provide parking in accordance with the City off-street parking regulations
8. 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;

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

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Operation Hours Affidavit
List of neighboring property owners receiving notice
Photos
Ordinance



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "House of Liquor RR" legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Rolando Bocanegra Jr.



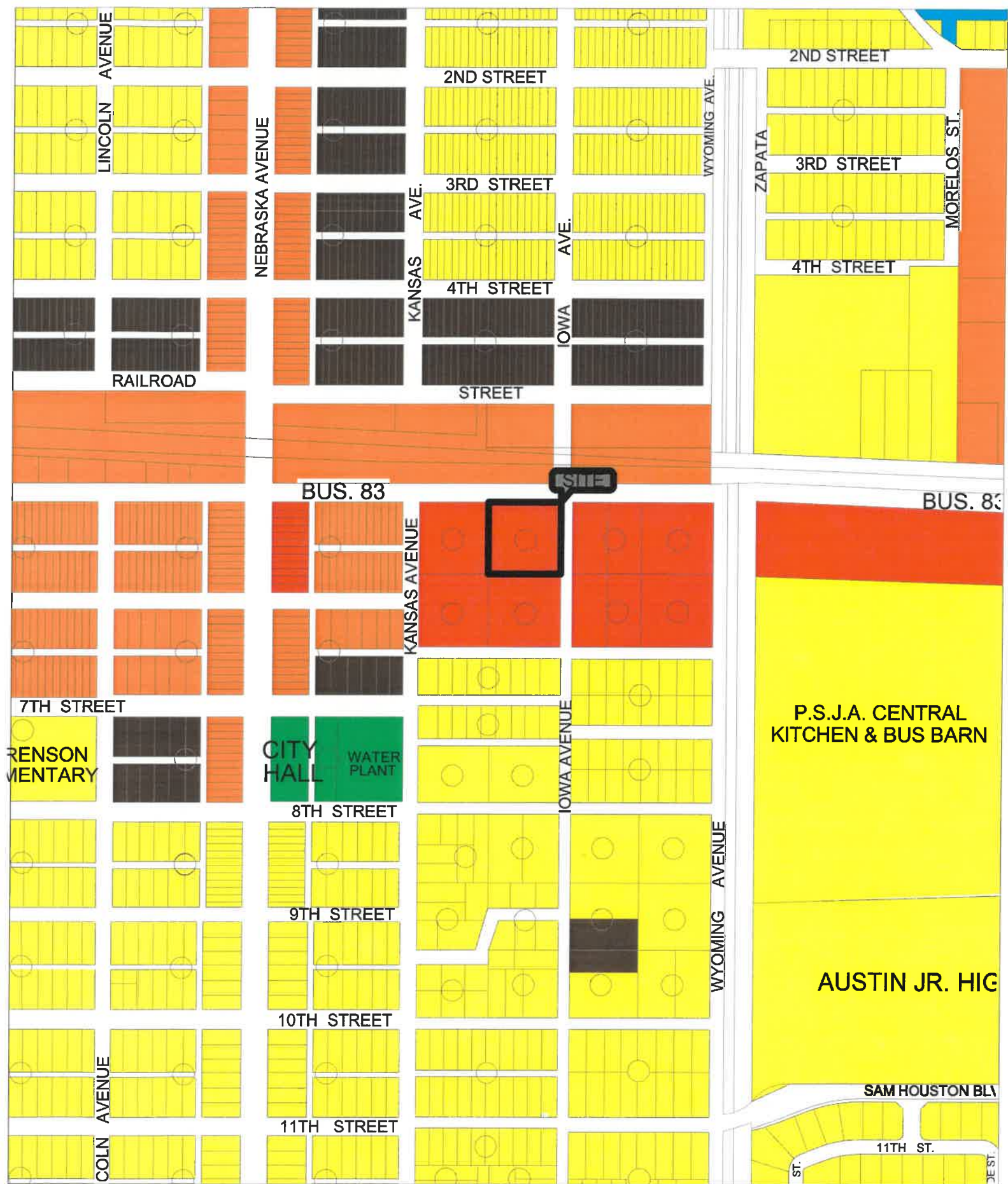


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "House of Liquor RR" legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Rolando Bocanegra Jr.





Zoning Districts

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

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "House of Liquor RR" legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Rolando Bocanegra Jr.



Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “House of Liquor RR” legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Rolando Bocanegra Jr.



Proposed Site

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE
SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-
PREMISE CONSUMPTION AT “HOUSE OF LIQUOR RR” LOCATED AT
SOUTHWEST CORNER OF BUSINESS 83 AND IOWA STREET,
LEGALLY DESCRIBED AS LOT 1, BLOCK B, LETTERED BLOCKS
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, Rolando Bocanegra Jr. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “House of Liquor RR”.

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 Rolando Bocanegra Jr. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the “House of Liquor RR” located at 232 E. Business 83, subject to the following conditions:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. The proposed days and hours of operation are Monday thru Saturday from 10:00 a.m. to 9:00 p.m. and Sundays will be closed. (See attached affidavit)
3. The applicant must agree to update the alcohol license with the city every year.
4. No loading or unloading of merchandise in a public street.
5. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
6. There shall be no smoking inside the premises at any time.
7. The business must provide parking in accordance with the City off-street parking regulations
8. 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;

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

PASSED and **APPROVED** on first reading on the 12th day of February, 2019.

PASSED and **APPROVED** on second and final reading on the 12th day of March, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Consider Second and Final Reading of an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “El Barrilito Drive-Thru” legally described as Lot 5, McBride Subdivision, located at 901 W. FM 495, Suite 2, as Requested by Asael Solis.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 26, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Solis is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “El Barrilito Drive-Thru” formally known as Morado’s Drive-Thru. He is taking over the business that was originally open in the year of 2010. The business is located approximately 500 feet East of Veterans Boulevard, along the North side of FM 495.

The proposed days and hours of operation are Monday thru Friday from 7:00 a.m. to 11:00 p.m., Saturdays from 7:00 a.m. to 12:00 a.m. and Sundays from 12:00 p.m. to 11:00 p.m. (See attached affidavit)

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

RECOMMENDATION:

During the regular meeting on February 21, 2019 the Planning and Zoning Commission recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/21/2019
CITY COMMISSION – 03/12/2019
DATE PREPARED – 03/04/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “El Barrilito Drive-Thru.”

APPLICANT: Asael Solis

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 5, McBride Subdivision

LOCATION: 901 W. FM 495, Suite #2

**EXISTING LAND USE/
ADJACENT ZONING:** North – Vacant; General Business District (C-2)
South – Commercial; General Business District (C-2)
East – Commercial; General Business District (C-2)
West – Commercial; General Business District (C-2)

ACCESS AND CIRCULATION: This property has access onto FM 495.

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

RECOMMENDATION: Staff recommends approval subject to comply with the list of requirements attached in the packet.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Solis is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “El Barrilito Drive-Thru” formally known as Morado’s Drive-Thru. He is taking over the business that was originally open in the year of 2010. The business is located approximately 500 feet East of Veterans Boulevard, along the North side of FM 495.

The proposed days and hours of operation are Monday thru Friday from 7:00 a.m. to 11:00 p.m., Saturdays from 7:00 a.m. to 12:00 a.m. and Sundays from 12:00 p.m. to 11:00 p.m. (See attached affidavit)

The following are the list of requirements for a liquor store:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed operation hours are Monday thru Friday from 7:00 a.m. to 11:00 p.m., Saturdays from 7:00 a.m. to 12:00 a.m. and Sundays from 12:00 p.m. to 11:00 p.m. (See attached affidavit)
3. The applicant must agree to update the alcohol license with the city every year.
4. No loading or unloading of merchandise in a public street.
5. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
6. There shall be no smoking inside the premises at any time.

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

ATTACHMENTS:	Location Map
	Aerial Photo
	Zoning Map
	Operation Hours Affidavit
	List of neighboring property owners receiving notice
	Photos
	Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 02/21/19 Commissioner Cardenas made a motion to approve the request. Commissioner Alaniz seconded the motion. The motion passed unanimously with a 5-0 vote.

**CONDITIONAL USE PERMIT
“EL BARRILITO DRIVE-THRU”
MARCH 12, 2019**

PAGE 3

Mr. Escobar said the applicant is re-opening a drive-thru that has been in existence for several years, they are now changing owners and business name. The applicant needs the occupational and TABC license to open the business.

Francisca Cruz Reyes said that she will be in charge of the drive-thru and she wants to know the regulations for the business. Mr. Escobar responded that regulations were given to Mr. Asael Solis, the applicant.

Chairwoman Castillo asked for a motion to close the Public Hearing at 6:23 p.m. Commissioner Cardenas made a motion to close the public hearing and Commissioner Alaniz seconded the motion.

VETERANS BLVD. ("I" RD.)

PRISCILLA ST.

FRANCIS ST.

ALFREDO ST.

JAIME ST.

COUGAR ST.

BUFFALO ST.

OLMITOS AVENUE

PROPOSED THOROUGHFARE

200' Radius

SAFARI DR.

ZEBRA CT.

LION CT.

TIGER AVE.

DEANNA

DEANNA

MARI

FM 495

DOUGLAS STREET

SCOTTY STREET

MARYANN STREET

PLANNED EXTENSION OF OBLATE ST.

LOS EBAN

SAN DIEG

HAZEL S

SALAZAR

CIRO DRIVE

U.S. EXPRESSWAY 83

Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "El Barrilito Drive-Thru" legally described as Lot 5, McBride Subdivision, located at 901 W. FM 495, Suite 2, as Requested by Asael Solis.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "El Barrilito Drive-Thru" legally described as Lot 5, McBride Subdivision, located at 901 W. FM 495, Suite 2, as Requested by Asael Solis.



VETERANS BLVD. ("I" RD)

PRISCILLA ST.

COUGAR ST.

FRANCIS ST.

ALFREDO ST.

JAIME ST.

BUFFALO ST.

OLMITOS AVENUE

PROPOSED THOROUGHFARE

SAFARI DR.

ZEBRA CT.

LION CT.

TIGER AVE.

OBLATE ST.

FM 495

DOUGLAS STREET

SCOTTY STREET

MARY ANN STREET

PLANNED EXTENSION OF OBLATE ST.

STANDARD STREET

SAN

F

SA

CIRO DRIVE

U.S. EXPRESSWAY 83

Zoning Districts

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

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "El Barrilito Drive-Thru" legally described as Lot 5, McBride Subdivision, located at 901 W. FM 495, Suite 2, as Requested by Asael Solis.

N



To: City Of Juan Planning Department

From: Asael G Solis

I am submitting on application for a conditional Use Permit for the premises located at 901 W FM 495 Suite 2, San Juan Texas 78589.

The hours of operation are as follows:

Monday – Friday 7am to 11pm

Saturday 7am to 12 Midnight

Sunday 12 Noon to 11pm

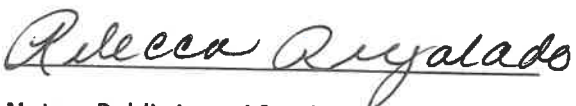
I will have a total of 2 employees.

My proposed business is a drive thru store for the sale of beer, food and cigarettes. I am applying for a Wine and Beer Retailer's Off Premise Permit which is for off premise consumption. No open containers will be allowed on the premise.



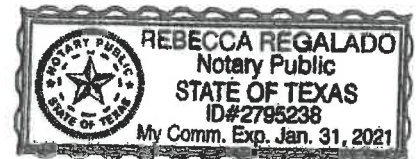
Asael G Solis

210-990-0526



Notary Public in and for the State of Texas.

Sworn to and subscribed before me this the 27th day of January, 2019.



Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "El Barrilito Drive-Thru" legally described as Lot 5, McBride Subdivision, located at 901 W. FM 495, Suite 2, as Requested by Asael Solis.

Solis, Asael
901 W. 495, Suite #2
San Juan, TX 78589

Munoz, Elizabeth
P.O. Box 1669
San Juan, TX 78589

Sepulveda, Adan
813 W. FM 495
San Juan, TX 78589

Pentecostal Holiness Church
P.O. Box 517
Pharr, TX 78577-1609

Belgar Investments, LLC.
5600 Hiawatha Dr.
Pharr, TX 78577

B.G.S. Naraindas Inc.
1225 N. Expressway Ste. "C4"
Brownsville, TX 78520-8358

Juglee Real Estates, LLC.
P.O. Box 147
San Juan, TX 78589-0147

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “El Barrilito Drive-Thru” legally described as Lot 5, McBride Subdivision, located at 901 W. FM 495, Suite 2, as Requested by Asael Solis.



Proposed Site

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE
SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-
PREMISE CONSUMPTION AT “EL BARRILITO DRIVE-THRU”
LOCATED AT 901 W. FM 495, SUITE #2, LEGALLY DESCRIBED AS
LOT 5, McBRIDE 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, Asael Solis has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “El Barrilito Drive-Thru”.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Asael Solis has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “El Barrilito Drive-Thru” located at 901 W. FM 495, Suite #2, subject to the following conditions:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed operation hours are Monday thru Friday from 7:00 a.m. to 11:00 p.m., Saturdays from 7:00 a.m. to 12:00 a.m. and Sundays from 12:00 p.m. to 11:00 p.m. (See attached affidavit)
3. The applicant must agree to update the alcohol license with the city every year.
4. No loading or unloading of merchandise in a public street.
5. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
6. 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 26th day of February, 2019.

PASSED and **APPROVED** on second and final reading on the 12th day of March, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**DIANA CAVAZOS
CITY SECRETARY**

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for a property legally described as Lots 3 and 4, Capri No. 2 Subdivision, located at corner of Pullin and FM 495, as Requested by Baltazar Alanis.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 12, 2019 the City Commission tabled this item subject to providing the Planning and Zoning Meeting Minutes. On February 26, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Alanis owns Lots 1 thru 4, Capri Subdivision No. 2 and he is proposing to rezone Lots 3 and 4 from Manufactured Home District (R-MH) to Neighborhood Commercial District (C-1) in order to open an oil lube and maintenance building on the four lots. It is noted that Lots 1 and 2 are already zoned as commercial district. Approval of the rezoning request will allow any of the commercial uses listed in the ordinance on the subject property.

The surrounding properties consist of a mixture of single-family, manufactured homes and commercial uses.

Staff mailed a notice of the public hearing to twenty-three (23) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

During the regular meeting on February 7, 2019 the Planning and Zoning Commission recommended denial of the rezoning request with a 4-2 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/21/2019
CITY COMMISSION – 03/12/2019
DATE PREPARED – 03/04/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Manufactured Home District (R-MH) to Neighborhood Commercial District (C-1).
APPLICANT:	Baltazar Alanis
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lots 3 and 4, Capri No. 2 Subdivision
LOCATION:	Located at corner of Pullin and FM 495
LOT/TRACT SIZE:	Each lot is 5,500 square feet
EXISTING LAND USE AND ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Residential; Manufactured Home District (R-MH) <u>West</u> – Residential; Manufactured Home District (R-MH) <u>East</u> – Residential; Neighborhood Commercial District (C-2)
ACCESS AND CIRCULATION:	The property has access onto Pullin Avenue.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Alanis owns Lots 1 thru 4, Capri Subdivision No. 2 and he is proposing to rezone Lots 3 and 4 from Manufactured Home District (R-MH) to Neighborhood Commercial District (C-1) in order to open an oil lube and maintenance building on the four lots. It is noted that Lots 1 and 2 are already zoned as commercial district. Approval of the rezoning request will allow any of the commercial uses listed in the ordinance on the subject property.

The surrounding properties consist of a mixture of single-family, manufactured homes and commercial uses.

Staff mailed a notice of the public hearing to twenty-three (23) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

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

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 02/07/19 Commissioner Cardenas made a motion to deny the rezoning request. Commissioner Alaniz seconded the motion. The motion passed with a (4-2) vote.

Juan Alonzo, from ALTEX Engineering, said that Mr. Alanis purchased a total of four lots two of which are already zoned as Neighborhood Commercial District. Chairwoman Castillo asked about the proposed use of the property. Mr. Escobar said that they cannot discuss anything besides the rezoning.

Commissioner Vargas asked about the surrounding areas. Commissioner Alaniz said that there is a Manufacture Home District. He said that they need to be consistent since they just denied a rezoning case.

Nitza Alanis, property owner's daughter, said to consider the rezoning request since there are some other businesses close to the site: a Daycare and a Drive-Thru business along East FM 495.

Jorge Garza, resident, said that he lives next to Mr. Alanis' properties. He wants to know if their taxes will increase or how it is going to affect him.

**REZONING REQUEST
BALTAZAR ALANIS
MARCH 12, 2019**

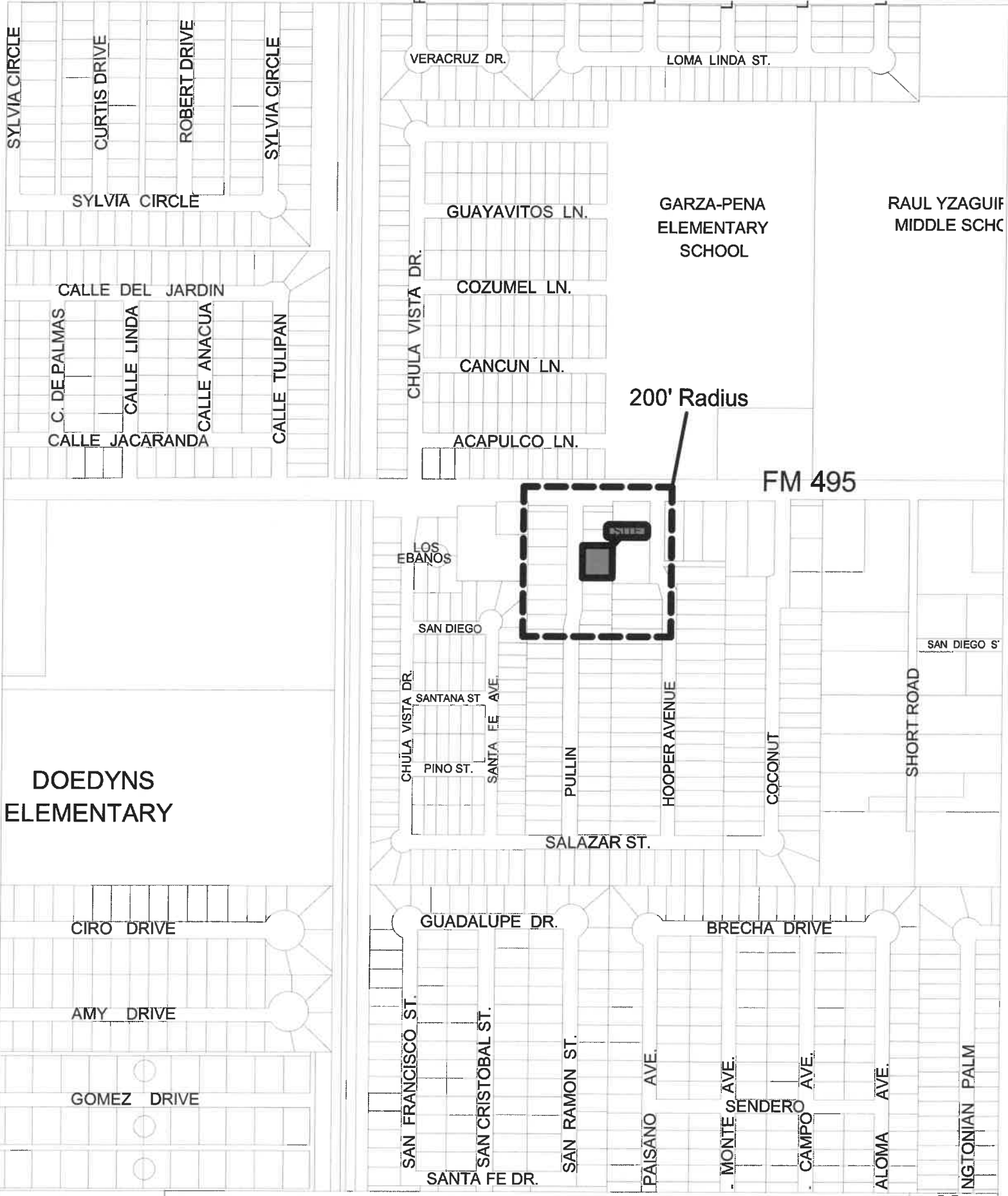
PAGE 3

Alfredo Hinojosa said the purpose of rezoning the property into commercial is to start a business that would benefit the neighborhood. He said that the proposed business is not going to contaminate or generate any noise since they will be changing oil only, that the business will generate employment and that they see high potential in the City of San Juan.

Commissioner Alaniz said that they are there to discuss the zoning and nothing else, that after the approval of the rezoning, they can open any business under that zoning category.

Commissioner Alvarado said the case is different from the previous one. It is conforming to the use and established business. Commissioner Alaniz said they are protecting the neighborhood from commercial zoning and in this case; there are houses in front of the proposed property. He repeated that they, as a Board, needs to be consistent.

Chairwoman Castillo said that the street was a residential street and not commercial. Mr. Escobar said the streets are just an access. Nitza Alaniz asked about other streets where the drive-thru is located. Chairwoman Castillo responded that they are facing East FM 495. Ms. Alaniz said they will be using East FM 495 as well. Mr. Escobar stopped the discussion.



- Legend**
- CITY LIMITS
 - Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for a property legally described as Lots 3 and 4, Capri No. 2 Subdivision, located at corner of Pullin and FM 495, as Requested by Baltazar Alanis.





Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for a property legally described as Lots 3 and 4, Capri No. 2 Subdivision, located at corner of Pullin and FM 495, as Requested by Baltazar Alanis.





Zoning Districts

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

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for a property legally described as Lots 3 and 4, Capri No. 2 Subdivision, located at corner of Pullin and FM 495, as Requested by Baltazar Alanis.



Rezoning Request from Manufactured Home District (R-MH) to Neighborhood Commercial District (C-1) for a property legally described as Lots 3 and 4, Capri No. 2 Subdivision, located at corner of Pullin and FM 495, as Requested by Baltazar Alanis.



View from FM 495



View from Pullin Street

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM MANUFACTURED HOME DISTRICT (R-MH) TO NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) FOR A PROPERTY LEGALLY DESCRIBED AS LOTS 3 – 4, CAPRI NO. 2 SUBDIVISION, LOCATED AT SOUTHEAST CORNER OF PULLIN AND FM 495 BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lot 3-4, Capri No. 2 Subdivision shall be changed to Neighborhood Commercial District (C-1) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 26th day of February, 2019.

PASSED and **APPROVED** on second and final reading on the 12th day of March, 2019.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Consider Second and Final Reading of an Ordinance for the Special Use Permit for the Construction of a New Monopole Cell Tower and a Variance Request to the Zoning Ordinance to Allow the Construction of a 125 feet Monopole Tower within the 200 feet setback from a Residential Property, legally described as Lot 2, Los Jardines Subdivision, as Requested by Branch Towers III, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 26, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Branch Towers III, LLC. is looking to build a 125 feet new cell tower within a residential setback. According to the Unified Development Code there is a setback of 200 feet or 300% height of tower whichever is greater in a residential area, including modular homes and mobile homes used for living purposes.

In this case, the required separation distance is 375 feet. The proposed tower base is 86.26 feet from the residential units located to the West of the proposed site. There are no properties within the search ring that can meet the required residential setback.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eight (8) property owners within a two hundred (200) feet radius and received one e-mail against the request.

RECOMMENDATION:

During the regular meeting on February 21, 2019 the Planning and Zoning Commission recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/21/2019
CITY COMMISSION – 03/12/2019
DATE PREPARED – 03/04/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Special Use Permit for the Construction of a New Monopole Cell Tower and a Variance Request to the Zoning Ordinance to allow the construction of a 125 feet monopole tower within the 200 feet setback from a residential property.
APPLICANT:	Branch Towers III, LLC.
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, Los Jardines Subdivision
LOCATION:	108 W. Amy Drive
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) / Single-Family Residence District (R-S) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> – Commercial; General Business District (C-2) <u>West</u> – Residential; Neighborhood Commercial District (C-1)
ACCESS AND CIRCULATION:	This property has access onto Amy Drive.
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.

EVALUATION AND CONDITIONS FOR APPROVAL

Branch Towers III, LLC. is looking to build a 125 feet new cell tower within a residential setback. According to the Unified Development Code there is a setback of 200 feet or 300% height of tower whichever is greater in a residential area, including modular homes and mobile homes used for living purposes.

In this case, the required separation distance is 375 feet. The proposed tower base is 86.26 feet from the residential units located to the West of the proposed site. There are no properties within the search ring that can meet the required residential setback.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eight (8) property owners within a two hundred (200) feet radius and received one e-mail against the request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Construction plans for the proposed cell tower
E-mail against the request
List of neighboring property owners receiving notice
Photos
Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 02/21/19 Commissioner Alaniz made a motion to approve the request. Commissioner Cardenas seconded the motion. The motion passed unanimously with a 5-0 vote.

Mr. Escobar said Branch Towers III, LLC is applying for the Special Use Permit since the city denied the building permit because it does not comply with the required setbacks as per city ordinance. He said the proposed pole will be located at W. Amy Drive and Raul Longoria Road.

Mr. Jared Ladet, Vice-president of Branch Towers III, LLC, said that they are agents that work on behalf of T-Mobile that are looking for true coverage in a specific area and additional capacity. They looked at seven (7) different possible locations in the area. He said that he met eight months ago with the School District to lease property but the project fell apart. He also met with the city to attach the T-Mobile antenna to the water tower and build a new facility but that project also fell apart. He found an independent landlord, Mr. Raul Resendez, who owns the property along W. Amy Drive and Raul Longoria Road. Mr. Ladet said that they exhaust all the possible locations but the negotiations never went thru. He showed a map reflecting the ¼ of a mile search ring area from T-Mobile as they need more coverage because of data use for customers.

Mr. Ladet also explained why they are applying for a special use permit; they are proposing a 125 foot monopole with capacity for three (3) carriers: AT&T, Verizon and T-Mobile. Verizon is currently at the water tower to the property adjacent to the proposed site. He said that there is some discussion that the water tower could potentially be decommissioned in the future. He said the proposed tower will be located in a General Business District area but the tower does not meet the residential setbacks.

Chairwoman Castillo asked if the city will be eliminating the water tower in the future. Mr. Escobar responded that city is in talks to possibly eliminate it within the next two years. Mr. Ledet said for them wait two (2) years will be significant since they need to comply with a contract.

Mr. Ledet explained that they are applying for a variance since the city code established that towers must be 200 feet or 300% of tower height for residential use, whichever is greater. The required separation distance for a 125 foot tower is 375 feet. He said none of the properties within the search ring area will be able to comply with the city code. The proposed tower and the nearest residential unit has a setback of 86.26 feet. He said the search ring area is for residential use only and he explained the use of the properties around the proposed site. Mr. Ledet showed some pictures of the proposed site plan to the board. He explained the propagation map provided by T-Mobile.

In conclusion, Mr. Ledet said that the applicant exhausted the entire $\frac{1}{4}$ mile search ring area looking for properties that met the residential setback and has been unsuccessful in locating a site. He said that proposed location is the best solution for T-Mobile and Verizon customers in the City of San Juan.

Rick Ramirez, resident, said the Commission denied the request because it is not in compliance with the required setbacks. He said the proposed tower needs to comply with the setbacks for safety of nuisance and risks that may happen.

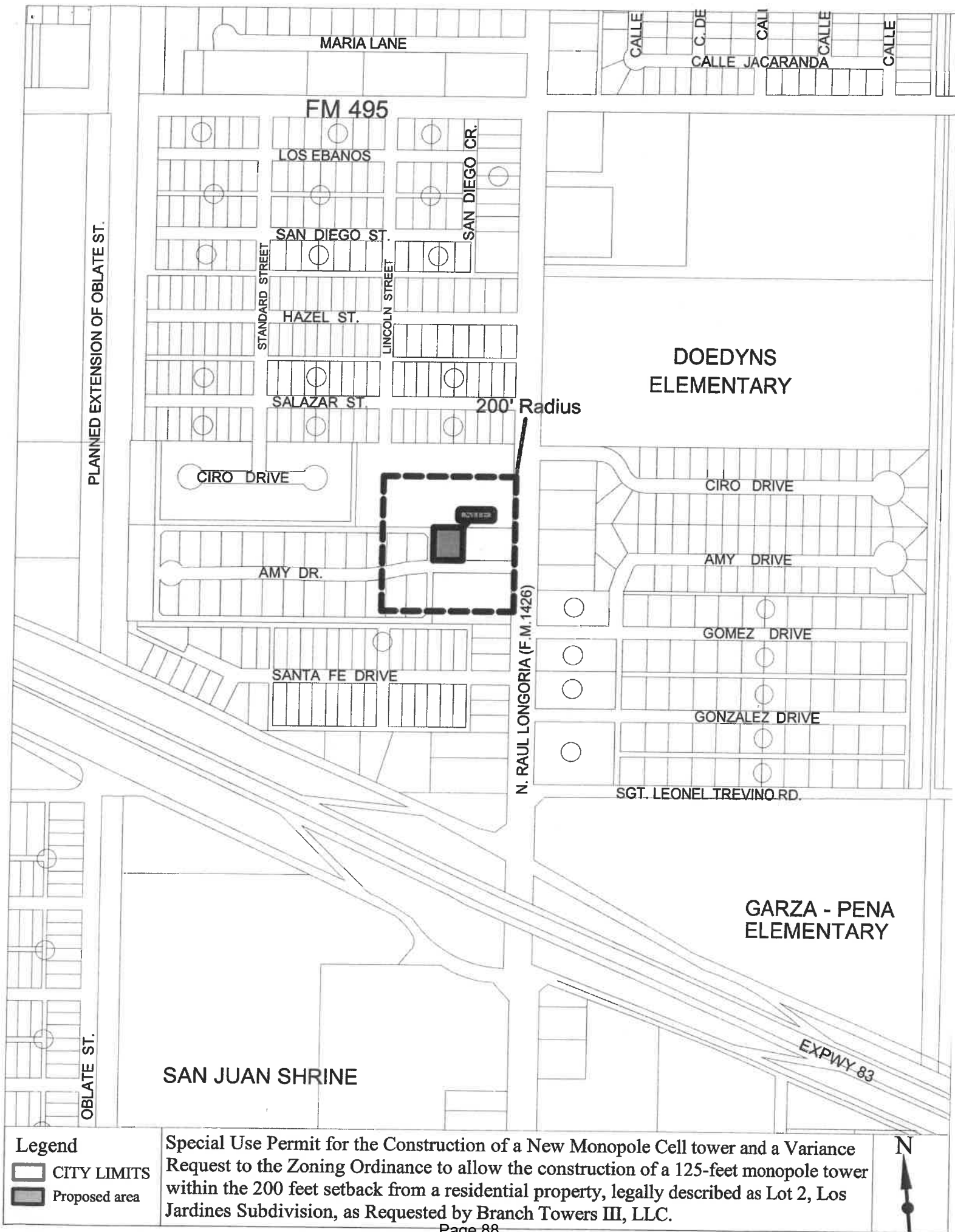
Mr. Ladet said that there are national and federal regulations that they need to comply with in order to build the tower; regulations are different depending on the location. He said the towers are built to sustain natural disasters and are the only means of communication in a catastrophe.

Commissioner Alaniz asked about the hurricane wind grading. Mr. Ledet said that it is 160 miles per hour. He said the towers are designed from a specific type of construction material that does not collapse in that type of situations. He said there is a lot of engineering and aspects involved in the design of the tower.

Commissioner Cardenas asked about what Mr. Rick Ramirez said. Mr. Escobar responded that he was talking about a cell tower ordinance that was presented before the Commission. He said City Commission has not discussed this item.

Mr. Ladet added that the City Commission has not denied the request and he has not presented anything to them yet. He said this is the first presentation that he made in the City.

Mr. Escobar said the city has a cell tower ordinance that is in place for large pieces of land where they can install the tower in the middle and they meet the city setbacks, now the technology is changing with those towers in a residential area. He thinks that ordinance needs to be updated. He said that he is following the current ordinance and they do not meet the requirements.



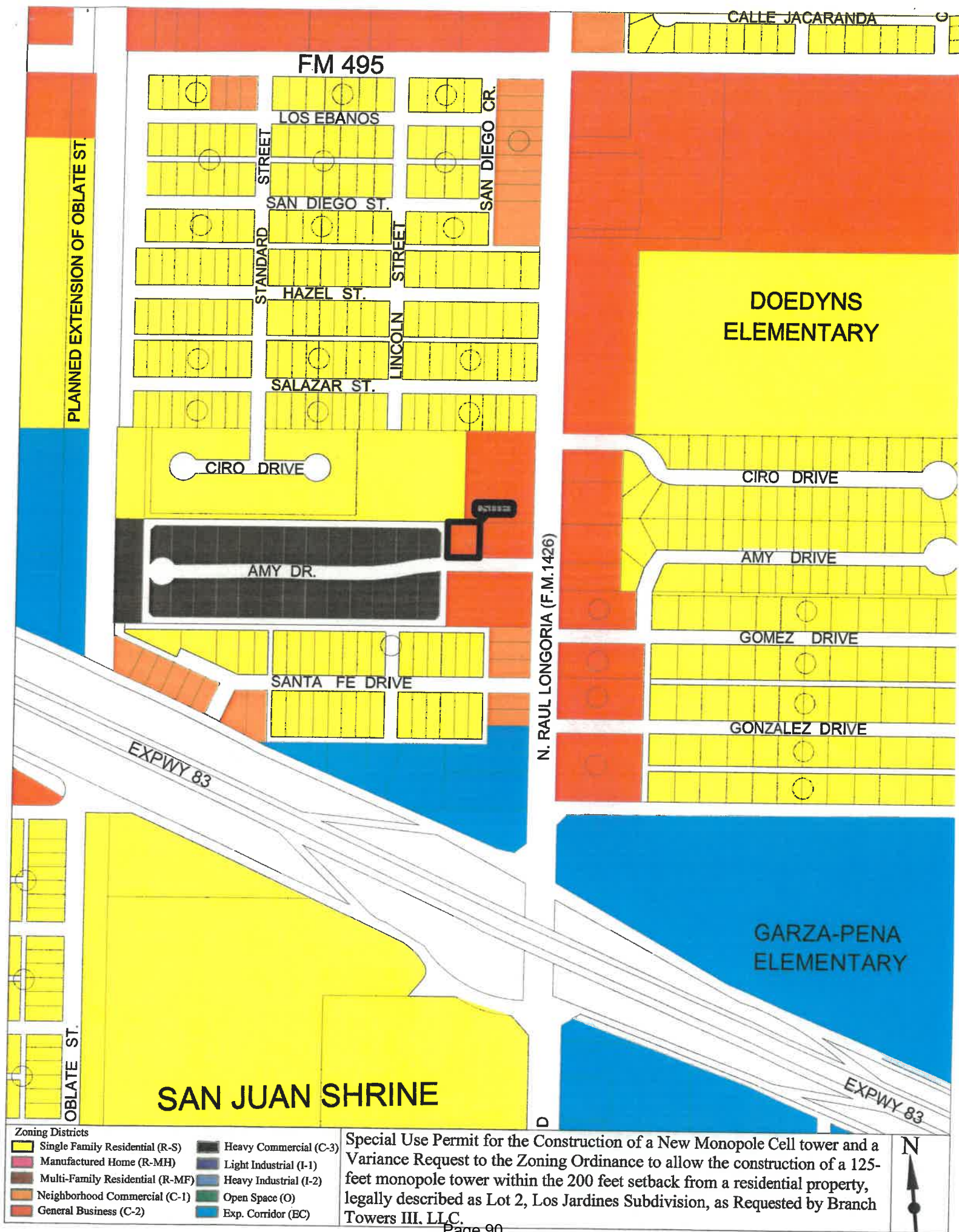


Legend

- CITY LIMITS
- Proposed area

Special Use Permit for the Construction of a New Monopole Cell tower and a Variance Request to the Zoning Ordinance to allow the construction of a 125-foot monopole tower within the 200 feet setback from a residential property, legally described as Lot 2, Los Jardines Subdivision, as Requested by Branch Towers III, LLC.





State Farm (TX-0110) – Proposed Cell Tower

102 West Amy Drive

Special Use Permit Submittal Documentation

(i) A scaled site plan. *Please see site plan submitted under separate cover.*

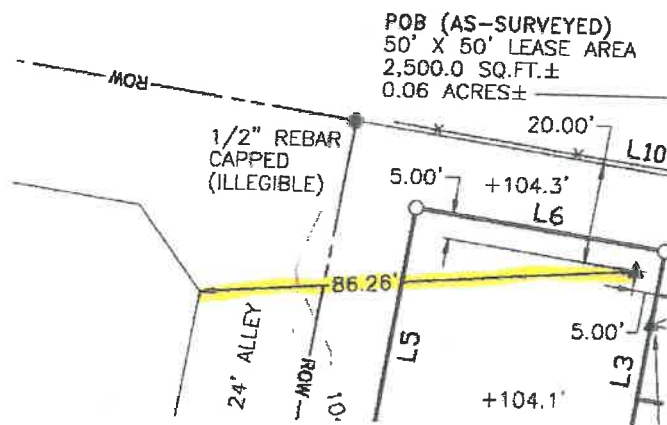
(ii) Legal description of the parent tract and leased parcel.

Parent Tract: Lot 2 of Los Jardines Subdivision, an Addition to the City of San Juan, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Page 103, Map Records of Hidalgo County, Texas.

Leased Parcel: Being a portion of Lot 2 of Los Jardines Subdivision, an Addition to the City of San Juan, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Page 103, Map Records of Hidalgo County, Texas and being more particularly described as follows:

Commencing at a 1/2" capped rebar found (illegible) on the north right-of-way line of Amy Drive at the southeast corner of said Lot 2; thence N 08°41'28" E a distance of 127.88 feet to a 3/8" rebar found at the northeast corner of said Lot 2; thence S 82°01'11" W a distance of 52.33 feet to a 5/8" rebar set and the Point of Beginning; thence S 08°40'41" W a distance of 50.00 feet to a 5/8" rebar set; thence N 81°19'19" W a distance of 50.00 feet to a 5/8" rebar set; thence N 08°40'41" E a distance of 50.00 feet to a 5/8" rebar set; thence S 81°19'19" E a distance of 50.00 feet to the Point of Beginning. Said above described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.

(iii) The setback distance between the proposed tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties. *The setback distance between the proposed tower and the nearest residential unit is 86.26' as shown below and on the site plan submitted under separate cover.*



- (iv) The separation distance from other towers described in the inventory of existing sites shall be shown on an updated site plan or map. The applicant shall also identify the type of construction of the existing tower(s) and the owner/operator of the existing tower(s), if known.

The proposed 125-foot monopole tower is separated from an existing Crown Castle 78-foot monopole tower by a distance of approximately 4,413 feet, a measurement that exceeds the 1,500 feet separation requirement.



Distance

Elevation (ft)

0.8358 mi

113
115

- (v) A landscape plan showing specific landscape materials. *Please see site plan submitted under separate cover.*

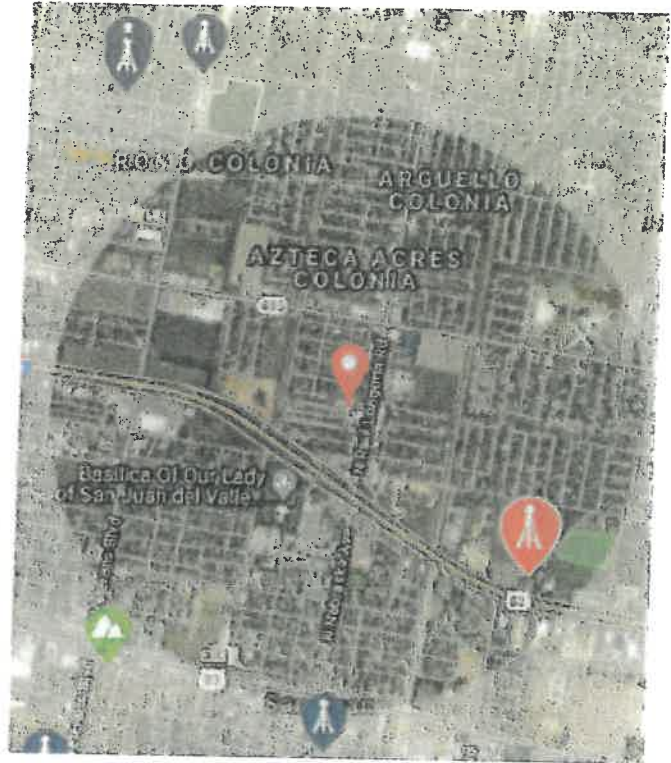
- (vi) Method of fencing, and finished color and, if applicable, the method of camouflage and illumination. *Please see site plan submitted under separate cover.*

- (vii) A description of compliance with Sections 2(c), (d), (e), (f), (g), (j), (l), and (m), 5(b)(4), 5(b)(5) and all applicable federal, state or local laws.

2(c) Inventory of Existing Sites. Each applicant for an antenna and/or tower shall provide to the Planning Director an inventory of its existing towers, antennas, or sites approved for towers or antennas, that are either within the jurisdiction of the City or within one mile of the City limits, including specific information about the location, height, and design of each tower.

Compliance Description: *The sole tower sited within one (1) mile of the proposed cell tower site is a Crown Castle 78-foot monopole as shown described below:*

Asset Details	
Operator Name	Crown Castle
Type	Tower
Status	Active
Operator Site ID	879752
Description	Monopole
AGL	78.0 ft (23.77 m)
AMSL	181.0 ft (55.17 m)
Ground Elevation	103.0 ft (31.39 m)
Address	700 East Expressway San Juan, TX 78589 United States
Latitude	26.19561 (26°11'44.18"N)
Longitude	-98.14395 (98°8'36.22"W)



2(d) **Aesthetics.** Towers and antennas shall meet the following requirements:

(1) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.

(2) At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

Compliance Description: The proposed cell tower will be a monopole with a galvanized steel finish. The cell tower compound will be screened by landscaping as shown on the detailed site plan.

2(e) **Lighting.** Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

Compliance Description: The proposed cell tower will not be artificially lighted.

2(f) **State or Federal Requirements.** All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas.

Compliance Description: The proposed cell tower will meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas.

2(g) Building Codes; Safety Standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time.

***Compliance Description:** Branch Towers, III (Tower Owner) shall ensure the proposed cell tower is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time.*

2(j) Franchises. Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a wireless communication system in City have been obtained and shall file a copy of all required franchises with the Planning Director.

***Compliance Description:** Due to the current federal government shutdown, Branch Towers, III (Tower Owner) is unable to submit an application to the Federal Communications Commission (FCC) for an Antenna Structure Registration or request a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). Upon the reopening of the federal government, Tower Owner will submit for both of these required franchises and file copies with the Planning Director.*

2(l) Signs. No signs shall be allowed on an antenna or tower.

***Compliance Description:** No signs shall be installed on the proposed cell tower or its antennas.*

2(m) Buildings and Support Equipment. Buildings and support equipment associated with antennas or towers shall comply with the requirements of Section 5.

***Compliance Description:** Buildings and support equipment associated with the proposed cell tower shall comply with the requirements of Section 5 as demonstrated in the accompanying site plan and related documents.*

5(b)(4) **Setbacks.** The following setback requirements shall apply to all towers for which a special use permit is required; provided, however, that the Planning Commission may reduce the standard setback requirements if the goals of this regulation would be better served thereby:

- (i) Towers must be set back a distance equal to at least seventy-five percent (75%) of the height of the tower from any adjoining lot line.
- (ii) Guys and accessory buildings must satisfy the minimum zoning district setback requirements.

Compliance Description: *Branch Towers, III, is requesting a tower setback variance under separate cover as the proposed cell tower does not meet the above setback distance.*

5(b)(5) **Separation.** The following separation requirements shall apply to all towers and antennas for which a special use permit is required; provided, however, that the Planning Commission may reduce the standard separation requirements if the goals of this regulation would be better served thereby.

- (i) Separation from off-site uses/designated areas.

Off-site Use/Designated Area	Separation Distance	Compliance Description
Single-family or duplex residential units	200 feet or 300% height of tower whichever is greater	<i>Separation requirement not met. A request for a setback variance will be submitted under separate cover.</i>
Vacant single-family or duplex residentially zoned land which is either platted or has preliminary subdivision plan approval which is not expired	200 feet or 300% height of tower whichever is greater	<i>Separation requirement met.</i>
Vacant unplatted residentially zoned lands ³	100 feet or 100% height of tower whichever is greater	<i>Separation requirement met.</i>
Existing multifamily residential units greater than duplex units	100 feet or 100% height of tower whichever is greater	<i>Separation requirement met.</i>
Nonresidentially zoned lands or nonresidential uses	None; only setbacks apply	<i>Separation requirement met.</i>

(ii) Separation distances between towers.

	Existing Towers - Types			
	Lattice	Guyed	Monopole 75 Ft. in Height or Greater	Monopole Less than 75 Ft. in Height
Lattice	5000' - N/A	5000' - N/A	1,500' - N/A	750' - N/A
Guyed	5000' - N/A	5000' - N/A	1,500' - N/A	750' - N/A
Monopole 75 Ft. in Height or Greater	1,500' - Separation Met	1,500' - Separation Met	1,500' - Separation Met	750' - Separation Met
Monopole Less than 75 Ft. in Height	750' - N/A	750' - N/A	750' - N/A	750' - N/A

Compliance Description: The proposed 125-foot monopole tower is separated from an existing 78-foot monopole tower by a distance of approximately 4,413 feet, a measurement that exceeds the 1,500 feet separation requirement.



Distance

Elevation (ft.)

0.8358 mi

118
116

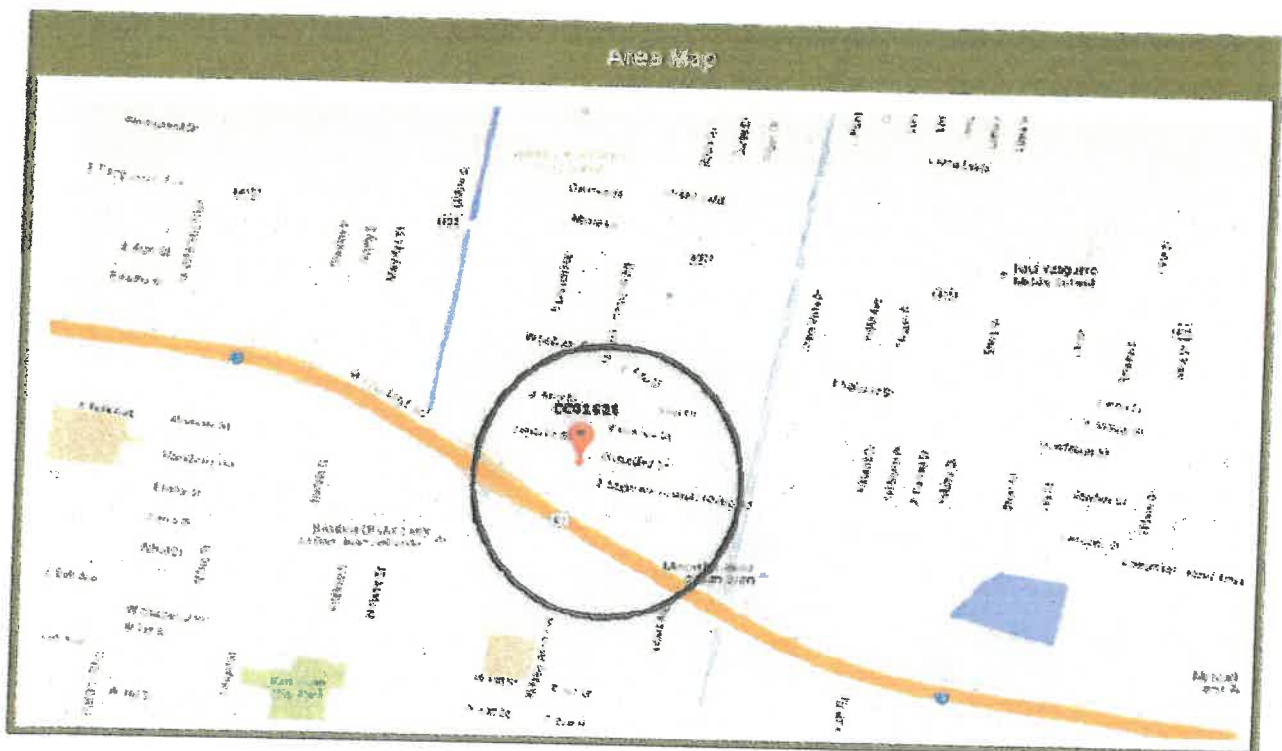
(viii) A notarized statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users. *Please see statement submitted under separate cover.*

(ix) Identification of the entities providing the backhaul network for the tower(s) described in the application and other cellular sites owned or operated by the applicant in the municipality. *To be determined at a later date and will be provided to the City when ascertained.*

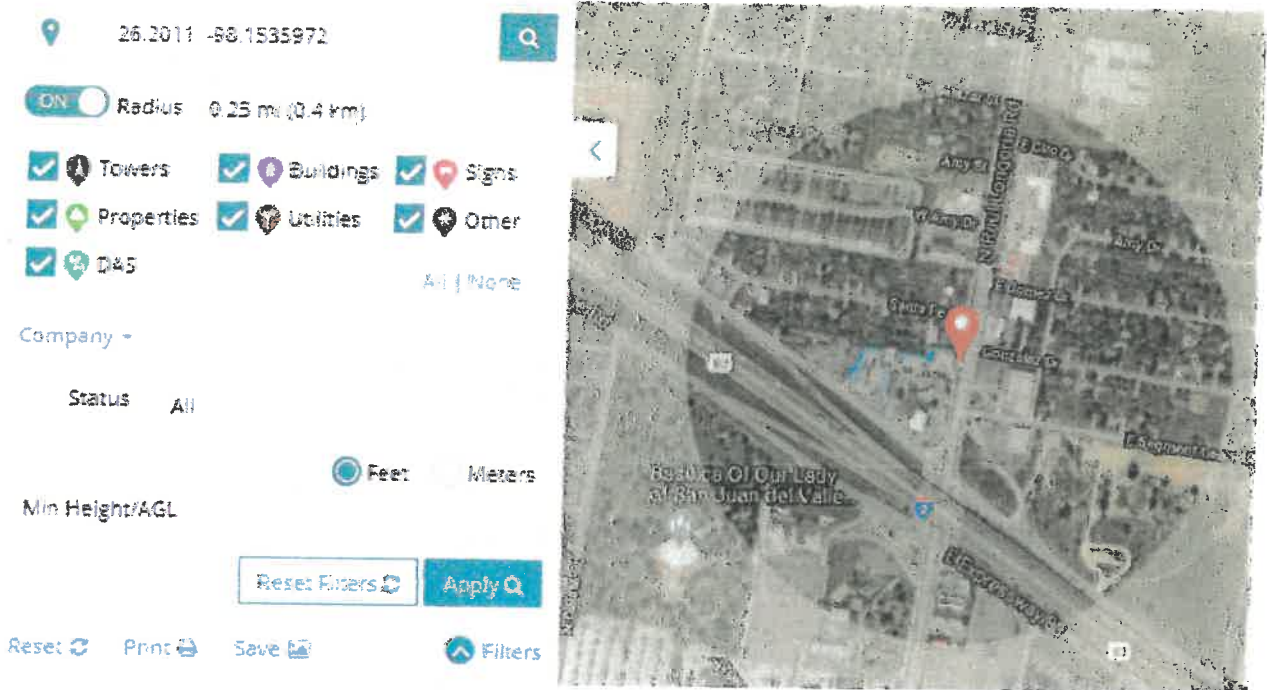
(x) A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.

Currently, Verizon is collocated on the City's water tower located on Santa Fe Street. Since the water tower is scheduled to be decommissioned in the near future, the carrier must dismantle their equipment on the water tower and relocate it to a replacement site. The proposed tower will serve as a replacement site for Verizon and a new site for T-Mobile. No existing towers or structures are located within the geographic area which meet the applicant's engineering requirements. Further, alternative technology that does not require the use of towers or structures is not a viable solution in this case as a microcell cannot provide the necessary capacity or coverage.

T-Mobile Search Ring Map:



Existing Tower and Structure Inventory Map:



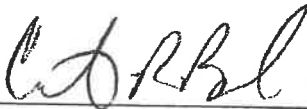
(xi) A description of the feasible location(s) of future towers or antennas within the City based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.

T-Mobile RF engineers determine the location and quantity of future sites on an annual basis by performing cell site capacity studies. Currently, there are no plans for future towers or antennas other than the proposed tower.

State Farm (TX-0110) – Proposed Cell Tower
102 West Amy Drive
Special Use Permit Application – Notarized Collocation Statement

I, Curtis R. Branch, hereby certify the proposed cell tower will structurally accommodate three shared users.

Branch Towers III, LLC



By: Curtis R. Branch

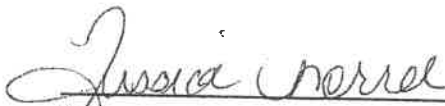
Its: President/CEO

Date: 1/3/19

STATE OF OKLAHOMA)
)
COUNTY OF TULSA)

On this 5 day of January, 2019, before me the undersigned Notary Public, personally appeared Curtis R. Branch, President/CEO, Branch Towers III, LLC, a Delaware limited liability company, to me known to be the identical person who executed in the name of the maker thereof to the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, in the capacity and for the uses and purposes set forth therein.

Given under my hand and seal the day and year first written above.



Notary Public in and for the State of Oklahoma

Commission expires: 7-16-20



Monica Gomez <mgomez@sjtx.us>

Fwd: Monopole Cell Tower

Roberto Escobar <rescobar@sjtx.us>

Tue, Feb 19, 2019 at 8:01 AM

To: Monica Gomez <mgomez@cityofsanjuantexas.com>

Monica,

Good morning. Please add this email to the packet for the P&Z Commission/City Council. Just one of the comments from the surrounding neighbors.

Thanks,

Robert Escobar, Planning Director
City of San Juan

----- Forwarded message -----

From: **javier lujan** <lujanins@yahoo.com>

Date: Sat, Feb 16, 2019 at 7:22 PM

Subject: Monopole Cell Tower

To: rescobar@sjtx.us <rescobar@sjtx.us>

02/16/2019

To: Director of Planning

Hello, my name is Javier Lujan and I own two properties within the 200 feet of the applicant's property. My properties are zoned multi family, I am concerned of the safety and Hazard the Cell Tower will create to the families and children I rent to. I am also concerned on the property value and whether or not property taxes will increase. At this time I do not support the construction of the Monopole Cell Tower.

Thank You

Javier Lujan
956-648-8099

Special Use Permit for the Construction of a New Monopole Cell Tower and a Variance Request to the Zoning Ordinance to allow the construction of a 125 foot monopole tower within the 200 feet setback from a residential property, legally described as Lot 2, Los Jardines Subdivision, as Requested by Branch Towers III, LLC.

Ledet, Jared
Branch Towers, III
7335 South Lewis Ave. Suite #304
Tulsa, OK 74119

ASKINK, LLC.
2675 Easy St.
Edinburg, TX 78539

Martinez, Artemio
323 W. Saint Charles St.
Brownsville, TX 78520

Torres, Pedro Jr.
1106 Rio Balsas
Mission, TX 78572

Lujan, Javier
P.O. Box 704
Pharr, TX 78577-1613

Rodriguez, Jose Jr. and Mayra A.
820 Douglas St.
Pharr, TX 78577

Balgar Investments, LLC.
5600 Hiawatha Dr.
Pharr, TX 78577-9683

Lambert & Cullison Inv.
P.O. Box 11
Trenton, TX 75490-0011

Special Use Permit for the Construction of a New Monopole Cell Tower and a Variance Request to the Zoning Ordinance to allow the construction of a 125 feet monopole tower within the 200 feet setback from a Residential property, legally described as Lot 2, Los Jardines Subdivision, as Requested by Branch Towers III, LLC.



Proposed Site

ORDINANCE NO.

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A 125 FEET MONOPOLE TOWER WITHIN THE 200 FEET SETBACK FROM A RESIDENTIAL PROPERTY LEGALLY DESCRIBED AS LOT 2, LOS JARDINES 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, Branch Tower III, LLC. has applied for a Special Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Construction of a Monopole Tower within the 200 feet setback from a residential property.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Special 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 Special Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Branch Tower III, LLC. has applied for a Special Use Permit for the Construction of a Monopole Tower within the 200 feet setback from a residential property.

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

PASSED and **APPROVED** on first reading on the 26th day of February, 2019.

PASSED and **APPROVED** on second and final reading on the 12th day of March, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 12, 2019

Consider Second and Final Reading of an Ordinance Abandoning a Street or Right-of-Way Exhibits "A" and "B", as Described as the South Twenty-eight (S28') feet of Lot Six (6), Burg Subdivision, an addition to the City of San Juan, Hidalgo County, Texas, as Recorded in Volume 1222, Page 565, Map Records of Hidalgo County, Texas as Requested by the Owner(s); Authorizing the Mayor to Execute any and all Necessary Transfer Documents for said Abandonment; Providing a Repealer Clause; Providing a Savings Clause; Providing for Effective Date; Providing for Publication; and Ordaining Other Provisions Related to the Subject Matter Hereof.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 26, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Barrera Infrastructure Group, Inc. is requesting to abandon a 28-foot easement at the proposed Kings Apartments Subdivision that was approved by the Planning and Zoning and City Commission on April 2018 with the condition to bring back an Ordinance to Abandon the Easement.

If the city does not approve the abandon of that 28-foot easement the project will not move forward and they cannot continue with the subdivision plat.

RECOMMENDATION:

Adopt the Final Reading of an Ordinance to abandon the 28-foot Easement.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

2-28

KUL

NORTH

1	191.17	140.92	2184.20	10A	2183.91	198.99
2	191.17	150.35	2224.20	10A	2203.58	198.11
3	191.17	150.35				198.11
4	191.17	150.35				198.11
5	191.17	150.35				198.11
6	191.17	150.35				198.11
7	191.17	150.35				198.11
8	191.17	150.35				198.11
9	191.17	150.35				198.11
10	191.17	150.35				198.11
11	191.17	150.35				198.11
12	191.17	150.35				198.11
13	191.17	150.35				198.11
14	191.17	150.35				198.11
15	191.17	150.35				198.11
16	191.17	150.35				198.11
17	191.17	150.35				198.11
18	191.17	150.35				198.11
19	191.17	150.35				198.11
20	191.17	150.35				198.11
21	191.17	150.35				198.11
Canal & Road	382.34	819.44				198.11

SOUTH

OF THE W. 21.46 Acres,
of Lots 1 & 2, BK 11, P. 71, Hidalgo County, Texas
June 14, 1921
Scale: One Inch = 200 Feet

MAP SHOWING THE
BURG SUBDIVISION

FILED for record the 25th
day of June
1921
at 9:15 o'clock
R. J. KERWIN
Notary Public for Hidalgo County, Texas
By *[Signature]*
Notary

STATE OF TEXAS } know all men by these presents that I,
County of Hidalgo } O. E. Burg, of the County of Hidalgo, Texas, owner
of the West 21.46 Acres of Lots 1 & 2,
Block 11, P. 71, Hidalgo County, Texas, have caused
the same to be subdivided as shown by map
herein, and do hereby dedicate to the Public
for ever, for use as a street or road, the tract
of land forty feet wide off of the east side
of said 21.46 Acres, shown as "STREET" on
said map.

O. E. Burg,
OWNER

STATE OF TEXAS } Being the undersigned author-
County of Hidalgo } izing the undersigned author-
ity on this day personally appeared O. E. Burg
known to me to be the person whose name is
subscribed to the foregoing instrument and
acknowledged to me that he executed the
same for the purposes and consideration
therein expressed. Given under my hand
and seal of office this 15th day of June,
A.D. 1921.

Hilda Boehme
Notary Public for Hidalgo County, Texas

STATE OF TEXAS } I, Angus G. Robinson, Surveyor do
County of Hidalgo } hereby certify that this map
made by me, full time, to comply with the
order of the Court of the County of Hidalgo,
Hidalgo County, Texas, and the Burg Subdivision
of the West 21.46 Acres, and the said witness
my hand this 14th day of June, 1921

Angus G. Robinson
Surveyor

STATE OF TEXAS } Before me, the undersigned author-
County of Hidalgo } izing, on this day personally appeared Angus G.
Robinson, known to me to be the person whose
name is subscribed to the foregoing instrument
and acknowledged to me that he executed the
same for the purposes and consideration
therein expressed. Given under my hand
and seal of office this 15th day of June,
A.D. 1921.

Hilda Boehme
Notary Public for Hidalgo County, Texas

STATE OF TEXAS } I, R. J. Kerwin, Clerk of the
County of Hidalgo } County Court in & for said
County, do hereby certify the foregoing
instrument dated the 14th day of June
1921, with its certificates of authentication
was filed for record in my office the
28th day of June, 1921, at
9:15 o'clock A.M. and duly recorded
the fifth day of July, 1921, at
5:40 o'clock P.M. in Volume 2
page 28 of the Map Record of
said County, witness my hand &
seal of office at Elgin, Texas, the
date last above written.

Clerk, County Court, Hidalgo County, Texas.

2/28

DFM:ivg File 31340 10-21-68

DEED

STATE OF TEXAS I
COUNTY OF HIDALGO I

918

6⁵⁰ Thy

THAT WE, W. B. BORMANN, not joined herein by my wife for the reason that the property hereinafter described constitutes no part of our homestead; JULIAN ROBLES and wife, ESTEFANA S. ROBLES; RODOLFO MURILLO and wife, RAMONA MURILLO; and MCALLEN STATE BANK for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars and other good and valuable consideration to us in hand paid by the CITY OF SAN JUAN, TEXAS, a Municipal Corporation, the receipt of which is hereby acknowledged, have GRANTED AND CONVEYED and by these presents do GRANT AND CONVEY and dedicate unto the said CITY OF SAN JUAN and its successors, and unto the public at large, the free and uninterrupted use, liberty, privilege and easement of passing in and along a thirty-five (35') foot strip of land consisting and being:

The South Twenty-eight (S 28') feet of Lot Six (6) and the North Seven (N 7') feet of Lot Seven (7), Burg Subdivision, an Addition to the City of San Juan, Hidalgo County, Texas,

said easement being an extension of the presently dedicated Sixth Street in the City of San Juan, Texas, said land hereby being dedicated being a continuation of Sixth Street West from King Road through Lots Six (6) and Seven (7), Burg Subdivision, an Addition to the City of San Juan, Hidalgo County, Texas, the center line of which the Thirty-five (35') foot strip of land is more particularly described as:

Being a line Ten and Five Tenths (10.5') feet North of and paralell to the South line of Lot Six (6) Burg Subdivision, an Addition to the City of San Juan, Hidalgo County, Texas, extending West from King Road to the East line of Sharon Subdivision No. Two (2), an Addition to the City of San Juan, Hidalgo County, Texas, and opening into the presently dedicated Sixth Street as it appears on the map or plat of the said Sharon Subdivision No. 2 on file and of record in the Map or Plat Records of the County Clerk in Hidalgo County, Texas,

together with free ingress, egress, regress to and for the said CITY OF SAN JUAN, and its successors, and to the public at large, by any means of transportation desired by Grantee or the public at large, as by them shall be necessary or convenient at all times and seasons forever, in, along, upon and out of said right of way, in common with us, our heirs and assigns; and by this dedication of said land for street purposes it is further understood that easements for public utilities are retained and reserved in favor of said City, and subject to the regulation thereof by such City;

By instrument dated on or about September 6, 1965, of record in Volume 15, Page 42, Map Records, Hidalgo County, Texas, R. Everett Coil, owner of that certain property described as:

Sharon Subdivision No. Two (2), a re-subdivision of Lots Sixty-three (63) and the South Three Hundred Fifty-five and 05/100ths (355.05') Feet of Lot Sixty (60) of M. L. Woods Company Tract No. Six (6) in the John L. Closner, et al Subdivision of Porciones 71 and 72,

did dedicate to the public the use of streets shown thereon and Sixth Street in the City of San Juan, Hidalgo County, Texas is shown on said map or plat and it is the purpose of this dedication to extend Sixth Street in the City of

DEED

San Juan west from its intersection with King Road through Lots Six (6) and Seven (7), Burg Subdivision, an Addition to the City of San Juan, Texas to connect same with Sixth Street as shown on Map or Plat of Sharon Subdivision No. 2, Hidalgo County, Texas, so as to permit Sixth Street to extend through from King Road to Coil Drive in the City of San Juan, Texas, and that purpose shall prevail in the event the foregoing description fails to connect Sixth Street with Sixth Street as it appears on Map or Plat No. Two (2), an Addition to the City of San Juan, Hidalgo County, Texas.

WITNESS OUR HANDS this the 14 day of November, 1968.

W. B. Bormann
W. B. BORMANN

Julian Robles
JULIAN ROBLES

Estefana S. Robles
ESTEFANA S. ROBLES

Rodolfo Murillo
RODOLFO MURILLO

Ramona Murillo
RAMONA MURILLO

MCALLEN STATE BANK
BY: [Signature]
Executive Vice President

DEED

STATE OF TEXAS
COUNTY OF HIDALGO

I
:
I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. B. BORMANN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the
14 day of November, A.D., 1968.



Dorothy M. Whitten
Notary Public in and for
Hidalgo County, Texas
DOROTHY M. WHITTEN
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I
:
I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JULIAN ROBLES and ESTEFANA G. ROBLES, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said ESTEFANA G. ROBLES, wife of the said JULIAN ROBLES, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said ESTEFANA ROBLES acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

-4-

DEED



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

15th day of November, A.D., 1968.

Armand H. Hous
Notary Public in and for
Hidalgo County, Texas

STATE OF TEXAS |
COUNTY OF HIDALGO |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RODOLFO MURILLO and RAMONA MURILLO, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said RAMONA MURILLO, wife of the said RODOLFO MURILLO, having been examined by me privately and apart from her husband, and having the same fully explained to her, she, the said RAMONA MURILLO acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

6 day of January, A.D., 1968.

Sam Hunter
Notary Public in and for
Hidalgo County, Texas

~~WITNESSES~~

STATE OF TEXAS I
 :
COUNTY OF HIDALGO I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared G. E. Roney, Executive Vice, President of Mc-ALLEN STATE BANK, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MCALLEN STATE BANK, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of January, 1969, A.D., 1969.

Nancy Schultz
Notary Public in and for
Hidalgo County, Texas

Nancy Schultz

NANCY SCHULTZ
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES JUNE 1, 1969

DEED

NO. 918

ROAD DEDICATION

CITY OF SAN JUAN

FILED FOR RECORD THIS DATE
At 8:40 o'clock a.m.

JAN 16 1969

SANTOS SALDANA
County Clerk, Midland County, Texas
By *m. Keadley* Deputy

Kelley, Looney, McLean & Littleton
Attorneys and Counselors
WOODROOF BUILDING
BOX 380
EDINBURG, TEXAS

*Chg. & return to
Kelley - Looney*

571

ORDINANCE NO. 2019-XX

AN ORDINANCE ABANDONING A STREET AND/OR RIGHT-OF-WAY EXHIBITS "A" AND "B", DESCRIBED AS THE SOUTH TWENTY-EIGHT (S 28') FEET OF LOT SIX (6) BURG SUBDIVISION, AN ADDITION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 918, VOLUME 1222, PAGE 565-571, MAP RECORDS OF HIDALGO COUNTY, TEXAS AS REQUESTED BY THE OWNER(S); AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL NECESSARY TRANSFER DOCUMENTS FOR SAID ABANDONMENT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of San Juan, Texas has exclusive control over and under the public highways and streets, including authority to vacate, abandon and close streets, pursuant to § 253.001 of the Texas Local Government Code and §311.001 and §311.007 of the Texas Transportation Code; and

WHEREAS, the subdivision plat of Burg Subdivision was recorded on the 25th day of June, 1921 on Volume 2, Page 28 of the Map Records of Hidalgo County, Texas, which is attached hereto as **Exhibit "A"** and made a part hereof; and

WHEREAS, pursuant to the above referenced plat, an street easement/right-of-way was dedicated to the public and such street easement/right-of-way specifically runs within the boundaries of the South twenty-eight feet of Lot six (6) Burg Subdivision, an addition to the City of San Juan, Hidalgo County, Texas as recorded in Instrument No. 918, Volume 1222, Page 565-571, Map Records of Hidalgo County, Texas; and

WHEREAS, such street easement/right-of-way is more particularly illustrated in **Exhibit "B"** attached hereto and made a part hereof (hereinafter referred to as the "Right-of-Way"); and

WHEREAS, pursuant to § 272.001(b) of the Texas Local Government Code the City may convey streets and alleys, owned in fee or used by easement, for less than the fair market value of the land or interest if such conveyance is with one or more abutting property owners who own the underlying fee simple; and

WHEREAS, Diego Garza & Melinda Garza of DMG Construction, LLC, who is the sole owner of the underlying property in fee simple that abuts the Right-of-Way, is requesting that the City of San Juan to abandon said Right-of-Way; and

WHEREAS, upon proper review, the City has determined that the said Right-of-Way no longer serves a public purpose and that it would be appropriate for the Right-of-Way to be abandoned; and

WHEREAS, the City Commission deems that the public's interest would be best served by

the abandonment of the Right-of-Way; and

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

SECTION I. Incorporation of Recitals. The City Commission finds that the statements set forth in the Recitals of this Resolution are true and correct and the City Commission hereby incorporates such Recitals as part of this Resolution.

SECTION II. It is, therefore, ordered by the City Commission that it is in the best interest of the public that said Right-of-Way be and is hereby abandoned, subject to the following conditions:

1. The owner(s) Diego Garza & Melinda Garza of DMG Construction, LLC assumes financial responsibility for any and all public utilities located within the Right-of-Way that will need to be relocated as a result of the abandonment of the Right-of-Way;
2. That a note be placed on the Kings Apartments Subdivision Plat referring to the Ordinance relating to this abandonment.

SECTION III. It is further ordered and the City Commission hereby authorizes the Mayor to execute any and all necessary transfer documents that are related thereto upon satisfaction of the conditions described in Section II above.

SECTION III. It is further ordered that the City Manager or his designee cause this ordinance to be recorded at the County Clerks' Office of Hidalgo County, Texas upon satisfaction of the conditions described in Section II above.

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

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

SECTION VI. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and wherein such second reading is not made until fifteen (15) days has passed after its first reading.

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

READ, PASSED AND APPROVED ON THE FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code, on the 26th day of February, 2019.

READ, PASSED AND APPROVED ON THE SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code, on the _____ day of _____, 20____.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Diana Cavazos, City Secretary

APPROVED AS TO FORM:

PALACIOS, GARZA & THOMPSON, P.C.

BY: _____
City Attorney

Attachments: Exhibits "A" and "B".

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, November 27, 2018

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Juan Gonzalez, Chief of Police
Leroy Gonzales, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Robert Escobar, Director of Planning
David Salinas, Interim Director of Sanitation/ Public Works
Rene Jaime, Purchasing/Risk Management
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

No public comments.

V. PRESENTATIONS

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

Discussion: City Manager, Ben Arjona stated that the department directors were present for any questions. Commissioner Jesse Ramirez asked in reference to the billing from North Alamo Water Supply, if they were supposed to have a break down for the residents since apparently the bill is just a lump sum. Leroy Gonzalez, Director of Finance informed that it only comes out as city service, they don't break it down and there's nothing that can be done about it. Commissioner Jesus "Jessie" Ramirez moved on to ask Chief Garza about Medcare. He stated that he noticed about eleven delayed calls. Fire Chief Garza responded that he's waiting on an email with the response on why there was a delay. Fire Chief informed Commissioner Jesus "Jessie" Ramirez that he will get with them first thing in the morning. Commissioner Jesus "Jessie" Ramirez asked Chief Garza in reference to a list of false alarms if it was the alarm itself or if there were calls about fire. Fire Chief Garza explained that they are false alarms basically from ISD, especially during the holidays or during the summer they are buffing so the system picks up the dust and they received the call. Chief Garza informed that he had brought up this issue to the school district and they are upgrading some systems. Commissioner Jesus "Jesse" Ramirez gave thumbs up to Fire Chiefs staff for the fire prevention presentations.

Commissioner Jesus "Jessie" Ramirez asked about the status on CBI. David Salinas, Director of Utilities informed that they are currently working on the list of CBI with the City Attorney. Commissioner Jesus "Jessie" Ramirez asked about the grant for Texas Water Application. Mr. Salinas informed that it looks like we will be able to get 30% bonus. Commissioner Jesus "Jesse" Ramirez asked Captain Reymundo Casarez about the punch list for contractors and asked if it was complete. Captain Reymundo Casarez answered that they only have one issue which is in one of the rooms since there's a pipe that drains and water goes into the room. City Manager, Benjamin Arjona informed that they are looking to see if it's a warranty issue or a design issue. Mayor Mario Garza asked Captain Casarez about the traffic every morning on 495, he received some calls from that area as far as speeding. Captain Casarez informed Mayor Mario Garza that they have a controller in that area and Officer Flores on the motorcycle. They also have the school personnel; they are as SOR (School Resource Officers) that are assigned to patrol those areas.

- B. Update on Noche de Paz

Discussion: Patrick Willingham, Director of Parks and Recreation gave an update on our annual Noche de Paz event. The event will take place Saturday, December 8th at the Municipal Park running for 3 days till December 11th. Mayor Mario Garza asked how many participants we have. Mr. Willingham replied that we have 30 to 35.

Commissioner Jesus "Jessie" Ramirez asked where individuals could get the entry forms for the parade. Patrick Willingham replied that they can call the office of Parks and Recreation. Mayor Mario Garza asked if there was a cost for billboard advertisement and Mr. Willingham answered \$1,300 for 2 weeks. Commissioner Ernesto "Neto" Guajardo asked if there was going to be prizes for the best float. Mr. Willingham replied that yes, there will be prizes and that we will need

judges for the Cook-Off as well. Commissioner Jesus “Jesse” Ramirez asked if Mr. Willingham had set a budget for this event, and asked the information to be emailed to him.

VI. PUBLIC HEARING/ORDINANCE

- A. Conduct a Public Hearing and Consider Accepting Petition for the Voluntary Annexation of the Proposed Hinojosa Acres Subdivision being a 2.0 acre tract of land out of Lot 7, Block 9, Lot 4, Block 13, and Lot 5, Block 13, John Closner et. al. Subdivision, as per Volume 0, Pages 4-5, H.C. M.R., Hidalgo County, Texas located on South Nebraska Avenue, along the North side of Conway Road.

Discussion: Roberto Escobar, Director of Planning and Zoning explained the requirements with the Senate Bill Six and the letters that are required to be sent to all agencies. This is just to accept the petition and have the public hearing.

Mayor Mario Garza opened the Public Hearing at 6:18pm.

Mayor Mario Garza closed the Public Hearing at 6:18pm.

Commissioner Jesus “Jessie” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 4-0.

- B. Conduct a Public Hearing and Consider Adoption of an Ordinance in First Reading for a Conditional Use Permit to operate a drive-thru business at “Popeyes’s Snow Cone” legally described as Lots 17 and 18, Tierra del Sol #2 Subdivision, located at corner of Veteran’s Boulevard and 7th street, as Requested by Virginia Garza. (Roberto Escobar, Director of Planning)

Mayor Mario Garza opened the Public Hearing at 6:20 pm

Discussion: Michael Anthony Garza the owner’s son asked if it would be okay to go out through his property in case something happens where a pipe breaks on the wall or the ground. Roberto Escobar, Director of Planning and Zoning advised that we can go through a building permit review.

Mayor closed Public Hearing at 6:24pm.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 4-0.

- C. Consideration and Approval of an Ordinance by the City Commission of the City of San Juan, Texas Ratifying, Reconfirming and Re-Approving the Levying of an Additional Sales and Use Tax as Provided in the Development Corporation Act of 1979, as Amended, Now Codified as Chapter 505, Texas Local Government Code; and other Matters in Connection Therewith.

Discussion: Mr. Cantu, Financial Advisor explained that the Attorney General requires for this ordinance to be reapproved and ratified so that when they send the EDC bonds to the Attorney

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 27, 2018**

General for review, we'll have this ordinance ready for them. Mayor Mario Garza asked if there were any questions, there wasn't.

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Commissioner Leonardo "Lenny" Sanchez. Motion passed 4-0.

VII. APPOINTMENTS

- A. Consider Nomination for the City of San Juan to the 2018 Rio Grande Walk of Fame, as requested by the City of Hidalgo.

Discussion: Mayor Mario Garza nominated Cory's Cakes, because she's been a lifelong resident from the City of San Juan, Texas.

Mayor Mario Garza made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed 4-0.

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

- A. Consider Authorizing the City Manager to Seek Authorization to Include Two Non-Civil Service Positions to the City of San Juan Comprehensive Plan for the Fire Department.

No Action.

- B. Discussion and Possible Action to Authorize the City Manager to Negotiate a Lease Purchase Agreement for Refuse Collection Trucks to Include Brush, Grapple, Roll-off and Commercial and Residential Refuse Collection Trucks as Needed and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Required.

Discussion: David Salinas, Interim Director of Sanitation/Public works asked for authorization from City Manager and the Mayor to execute a lease purchase agreement for 5, 7 or 10 years. Mr. Salinas informed the commission that the 2nd brush truck was down this morning due to the starter. But they were able to get it running pretty quick. Commissioner Leonardo "Lenny" Sanchez asked what will the total amount adding the two vehicles and the existing. Mr. Salinas replied that they are only deleting the existing brush trucks not the grapple trucks. Mayor Mario Garza asked if 2 weeks was enough time to complete the quadrants. Mr. Salinas informed he will be adding another week to the brush pick up so that it can be caught up. They will also open Saturday from 8:00am to 3:00pm providing services to our citizens with brush pick-ups.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Leonardo "Lenny" Sanchez. Motion passed 4-0.

- C. Discussion and Possible Action, if any, on Setting City Commission Meeting Dates for December 2018.

Discussion: Mayor Mario Garza advised for meeting to be scheduled for December 11, 2018 and if they need anything approved right away, a Special Called Meeting will be scheduled.

Commissioner Jesus “Jessie” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 4-0.

- D. Consider Authorizing the City Manager to Enter into a Contract Agreement with Lucky 8 TV in Connection with the Filming and Recording of the Television Series Tentative Known as “Untitled Border Live Project”.

Discussion: Captain Casarez informed the commission that the Police Department was chosen to participate in this series scheduled for December 5, 2018

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 4-0.

IX. CONTRACTUALS/RESOLUTION

- A. Consideration and Approval of an Ordinance Authorizing the Issuance of “City of San Juan, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018”; Providing for the Payment of said Certificates by the Levy of an Ad Valorem Tax Upon all Taxable Property within the City and Further Securing said Certificates by a Lien on and Pledge of the Pledged Revenues of the System; Providing the Terms and Conditions of Said Certificates and Resolving other Matters Incident and Relating to the Issuance; Payment Security, Sale, and Delivery of Said Certificates, Including the Approval and Distribution of an Official Statement Pertaining Thereto; Authorizing the Execution of a Paying Agent/Registrar Agreement and a Purchase Contract; Complying with the Requirements of the Letter of Representations Previously Executed with the Depository Trust Company; Authorizing the Execution of any Necessary Engagement Agreements with the City’s Financial Advisors and/or Bond Counsel; and Providing an Effective Date.

Discussion: City Manager, Benjamin Arjona thanked Mr. Vela and Leroy Gonzales for their work and informed that it was a successful meeting with a reading of an A. Mr. Vela and Mr. Cantu gave a presentation.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 4-0.

- B. Consideration and Approval of a Resolution by the City Commission of the City of San Juan, Texas, Relating to “San Juan Economic Development Corporation Sales Tax Revenue Refunding Bonds, Series 2018”; Approving the Bond Resolution of San Juan Economic Development Corporation Authorizing the Issuance of Such Bonds; and Resolving other Matters Incident and Related to the Issuance of such Bonds; and Providing an Effective Date.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 4-0.

- C. Consider and Approval of a Resolution in Support of Legislation SB 132 Filed on by State Senator, Juan “Chuy” Hinojosa and HB 31 Filed by State Representative, Oscar Longoria and any other actions to reestablish the Texas Leverage Fund as Previously

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 27, 2018**

Administered for the Benefit of Economic Development in Communities Across the State of Texas.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 4-0.

X. Consent Agenda

- A. Consider Second Reading of an Ordinance Amending Chapter I General Provisions, Article 1.05 Administrative Fees, Section 1.05.004 San Juan Memorial Library of the City of San Juan’s Code of Ordinances for the Purpose of Establishing Certain Fees for Library Services.
- B. Budget Expenditure Report – September 2018
- C. Monthly Collection Report – October 2018
- D. Meeting Minutes
 - June 26, 2018
 - July 10, 2018
 - July 24, 2018
 - July 31, 2018
 - September 11, 2018

Commissioner Jesus “Jessie” Ramirez made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 4-0.

XI. EXECUTIVE SESSION 6:47 P.M

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon’s Texas Statutes and Code Annotated, Government Code Chapter 551 et seq;
 - 1. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, or Value of Real Property Tract 2 and Tract 3. (Pursuant to Texas Code, 551.072 Deliberation About Real Property and 551.072 Consultation with Attorney)
 - 2. Pursuant to Section 551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Director of Public Works/Sanitations).

Commissioner Jesus “Jesse” Ramirez made motion to go to executive session and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 4-0.

XII. RECONVENE 7:19 P.M

Commissioner Ernesto “Neto” Guajardo made motion to reconvene and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 4-0.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 27, 2018**

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

1. Discussion and Possible Action Regarding the Purchase, Exchange, Lease or Value of Real Property Tract 2 and 3. (Pursuant to Texas Code, 551.072 Deliberation about Real Property and 551.072 Consultation with Attorney)

Commissioner Leonardo “Lenny” Sanchez made motion to approve what was discussed and was seconded by Mayor Mario Garza. Motion passed 4-0.

2. Pursuant to Section 551.074 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee.

Commissioner Jesus “Jessie” Ramirez made motion to approve City Manager, Benjamin Arjona recommendation to appoint Roel Garza as Director of Sanitation and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 4-0.

XIII. ADJOURNMENT 7:20 P.M

Commissioner Leonardo “Lenny” Sanchez made motion to adjourn and was seconded by Commissioner Guajardo. Motion passed 4-0.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 12, 2019

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Pete Garcia, Mayor Pro-Tem
Leonardo “Lenny” Sanchez, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Juan Gonzalez, Chief of Police
Leroy Gonzales, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Robert Escobar, Director of Planning
Juan Soto, Director of Sanitation/ Public Works
Rene Jaime, Purchasing/Risk Management
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Mario Garza called the meeting to order at 6:00pm.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

All led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Ramiro Castro stated that his concern with the neighbor is the amount of dogs in the property and how he believes there should be a limit.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 12, 2019**

Maria Moncivais stated that it is very dangerous for the children on Normalinda subdivision to be walking on the streets. She would like to request sidewalks for the safety of the children.

V. PRESENTATIONS

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

Discussion: City Manager, Benjamin Arjona informed the commission that the department directors were available if there were any question. Commissioner Jesus “Jesse” Ramirez began with Parks and Recreation. He congratulated Patrick Willingham, Director of Parks and Recreation on the 5k run. Commissioner Jesus “Jesse” Ramirez asked about the pictures the concern is that they have to prepay and they don’t receive them before the season is over. Mr. Willingham informed that they are currently working on fixing that problem. Commissioner Jesus “Jesse” Ramirez asked how they form the school teams after they register since there are schools that have more teams than others. Mr. Willingham responded that they usually do it at the school and they try to make it as equal as they can. Mayor Mario Garza asked Mr. Willingham how they were coordinating practice. Mr. Willingham informed that they are in contact with the school district and they made old Sorensen Gym available for practice. Commissioner Ernesto “Neto” Guajardo informed Mr. Willingham that on Fridays Austin Middle School doesn’t have practice, to please advise the coaches to let custodians know to leave the door open. Commissioner Jesus “Jesse” Ramirez asked Armandina Sesin, Library Director about any sessions being booked at the training rooms. Mrs. Sesin informed that this time there’s nothing scheduled since the rooms are already booked. Commissioner Leonardo “Lenny” Sanchez asked Juan Soto, Sanitation Supervisor how we were doing with the brush pickup. Mr. Soto informed that we are in time and they are in the South East area. Commissioner Jesus “Jesse” Ramirez asked if they were working Saturdays and if we are using the same staff or if we rotating them. Mr. Soto replied that they use the same staff every Saturday. Commissioner Jesus “Jesse” Ramirez advised Mr. Soto to rotate them. Mayor Mario Garza advised Benjamin Arjona, City Manager to post the flyer on social media for Saturday Clean up on March 9th, 2018.

- B. Presentation and Recognition to Guadalupe Rojas for his dedication Loyalty and Commitment to the San Juan Volunteer Fire Department for 40 years.

Discussion: Fire Chief Tirso Garza came forward to congratulate Mr. Guadalupe Rojas and thanked the commission for recognizing his dedicated commitment.
Picture was taken with commission.

VI. PUBLIC HEARING/ORDINANCES

- A. Consider Adoption of an Ordinance in First Reading of the Rezoning Request from Multi-Family Residence District (R-MF) to General Business District (C-2) for a property legally described as Lot 2, Cedillo Subdivision, located approximately 500 feet East of Veteran’s Boulevard, along the South side of Alameda Road, as Requested by Norma Cedillo.

Mayor opened Public Hearing at 6:21pm

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 12, 2019**

Discussion: Mayor Garza asked the public if anyone was for or against. Chuy Ramirez informed the commission that he suggests reconsideration. Commissioner Jesus “Jessie” Ramirez asked Roberto Escobar, Director of Planning and Zoning in reference to the spot zoning that Mr. Ramirez mentioned. Mr. Escobar replied that it will be a continuation on spot zoning. Mayor Pro-Tem Pete Garcia asked Mr. Escobar what they were going to build. Mr. Escobar replied that he cannot discuss that information but they can build any commercial, banks, event centers, plazas, shopping center, restaurants and bars. Mayor Mario Garza asked if there were any questions and there wasn’t.

Mayor Mario Garza closed the Public Hearing at 6:27pm

No action.

- B. Consider Adoption of an Ordinance in First Reading of Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District(C-1) for a property legally described as Lots 3 and 4, Capri No. 2 Subdivision, located at corner of Pullin and FM495, as Requested by Baltazae Alanis.

Discussion: Roberto Escobar, Director of Planning and Zoning informed that it’s a continuous change zone, there’s a lot of residential but there’s also a lot of commercial.

Mayor Mario Garza opened the Public Hearing at 6:29pm

Resident Chuy Ramirez made a comment saying that it would be very helpful to everyone if they could see a map with evidence on why we are changing it to commercial. Nitza Alanis, representing Baltazar Alanis in proposal of the rezoning asked for reconsideration to all the multifamilies around the area and asked for an extension. Commissioner Jesus “Jessie” Ramirez advised Mr. Escobar to include the board minutes on the packet so that they can be aware on why certain members voted against.

Mayor closed the Public Hearing at 6:33pm.

Commissioner Ramirez made motion to table the item and seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 5-0.

- C. Consider Adoption of an Ordinance in First Reading of the Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the “House of Liquor RR” legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Rolando Bocanegra Jr.

Discussion: Roberto Escobar, Director of Planning and Zoning informed that there’s a new rented and that’s why they have to go through the process to get a new conditioning use permit.

Mayor Mario Garza opened the Public Hearing at 6:34pm

Mayor Mario Garza closed the Public Hearing at 6:35pm

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Jesus “Jessie” Ramirez. Motion passed 5-0.

VII. CONTRACTUALS/RESOLUTIONS

- A. Preliminary and Final Plat Approval for the Re-plat of Cedillo Subdivision, being a 0.92 acre tract of land being all of Lots 1 and 2, Cedillo Subdivision, located approximately 500 feet East of Veteran’s Boulevard, along the South side of Alameda Road, as Requested by Quintanilla, Headley and Associates, Inc. **No action.**
- B. Consider Authorizing the City Manager to Enter Into an Interlocal Cooperation Agreement Between the City of San Juan and the Texas Department of Public Safety for General Store Supplies.

Discussion: Police Chief Juan Gonzales, informed the commission that it’s a resolution request required by DPS for anytime we send anyone for lab testing. Mayor Mario Garza asked if there were any questions and there wasn’t.

Mayor Pro-Tem Pete Garcia made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 5-0.

- C. Consider Authorizing the City Manager to Enter into an Agreement between the City of San Juan Fire Department and First Responder Organization Medical Director/Provider Affiliation (Med-Care EMS).

Discussion: Fire Chief Tirzo Garza informed the commission that this is just a renewal, it expired in 2018. Mayor Pro-Tem Pete Garcia asked how long is the renewal for. Chief Garza answered 2 years. Mayor Mario Garza asked if there were any questions, there wasn’t.

Mayor Pro-Tem Pete Garcia made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 5-0.

- D. Consider Adoption of Resolution Establishing the Budget for Fiscal Year 32 (2019) of the Hidalgo County Urban County Program.

Commissioner Jesus “Jessie” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 5-0.

- E. Consideration and Approval of a Resolution Approving the City’s Plan of Finance Pertaining to the Contemplated Issuance of Obligations in one or more Series to be Designated as “City of San Juan, Texas Waterworks and Sewer System Revenue Bonds”; Authorizing the City Staff and the City’s Financial Advisor and Bond Counsel to Proceed with this Plan of Finance; and Authorizing other matters Related to the Forgoing.
Discussion: City Manager, Benjamin Arjona mentioned to the commission that as we know, we have been working with a wastewater plant and the leaf station and rehabbing them, a grant was given and he thanked everybody that took part of this. Mr. Vela with Hilltop Securities Financial Advisor came forward and gave presentation. Mayor Pro-

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 12, 2019**

Tem Pete Garcia asked Mr. Vela when the funds would be available after being approved. Mr. Vela answered that it will be on May 9th.

Mayor Pro-Tem Pete Garcia made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 5-0.

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

- A. Discussion and Possible Action to Approve Change Order to McGuirre Iron to Include the Painting of the North and South Elevated Storage Tanks and Authorize the Mayor to Execute all Related Documents and Budget Amendment as Needed.

Mayor Pro-Tem Pete Garcia made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 5-0.

- B. Discussion and Possible Action to Awards RFB# 19-01-02-01 to the Most Responsible Bidder in the Amount of \$18,856.46 and Authorize the Mayor to Execute all Related Documents and Budget Amendment as Needed.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Jesus “Jessie” Ramirez. Motion passed 5-0.

- C. Discussion and Action Regarding the City of San Juan Volunteer Policy.

Discussion: City Manager, Ben Arjona informed the commission that this item was requested by Commissioner Jesus “Jessie” Ramirez. Every volunteer that comes before the city has to go through like any other employee. They need to fill out the application and then the background process with the exception of students. Commissioner Jesus “Jessie” Ramirez mentioned that his concerns was apparently in order for students to do volunteer work or volunteer hours they still have to go through the criminal background. Adelaida Cordero, Director of Human Resources informed that when they process volunteers they are 18 the only exception that the city has have for the students from school is that they still fill out a volunteer application and they go through the background process but not necessary something very expensive. Commissioner Jesus “Jessie” Ramirez asked if they still have to wait a certain time. Mrs. Cordero replied that it goes before the City Manager for approval. Commissioner Jesus “Jessie” Ramirez noted that he just wanted to make sure that everything is in order before we actually go out. Mrs. Cordero informed the commission that the background goes through the school. Commissioner Leonardo “Lenny” Sanchez wanted to confirm that we are not telling them that we don’t have such program or assisting our kids to volunteer.

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance of the Voluntary Annexation of the Proposed Hinojosa Acres Subdivision being a 2.0 acre tract of land out of the Lot 7, Block 9, Lot 4, Block 13 and Lot 5, Block 13, John Closner et. al. Subdivision, as per Volume 0, Pages 4-5, H.C.M.R. Hidalgo County, Texas located on South Nebraska Avenue, along the North side of Conway Road.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 12, 2019**

- B. Consider Second and Final Reading of the Adoption of the Ordinance Amending the Code of Ordinances of the City of San Juan, Texas by Adding Article 4.11 Food Establishment Regulations under Chapter 4 Business Regulations to provide for the Regulation of Food Establishments, including Food Service Establishments, Retail Food Stores, Temporary Food Establishments and Food Handlers.
- C. Budget Expenditure Report – December 2018.
- D. Monthly Collection Report – December 2018.
- E. Quarterly Investment Report – December 2018.

Mayor Pro-Tem Pete Garcia made motion to approve and was seconded by Commissioner Jesus “Jessie” Ramirez. Motion passed 5-0.

X. EXECUTIVE SESSION 6:54 PM

- 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 and Texas Government Code).
 - 1. Pursuant to Section 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to Business Prospects, Project square and Project D.

Commissioner Leonardo “Lenny” Sanchez made motion to go to executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 5-0.

XI. RECONVENE 7:22 P.M

Commissioner Mayor Pro-Tem Pete Garcia made motion to reconvene and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed 5-0.

- 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 Close Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
 - 1. **Commissioner Jesus “Jessie” Ramirez made motion to authorize City Manager to proceed as directed in executive session and was seconded by Mayor Mario Garza. Motion passed 5-0.**

XII. ADJOURNMENT 7:23 P.M

Mayor Pro-Tem Pete Garcia made motion to adjourn and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed 5-0.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 12, 2019**

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary