



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, June 25, 2019

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

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

1. San Juan Memorial Library Monthly Report.

2. Department of Finance Monthly Report.

3. Department of Utilities Monthly Report

4. Municipal Court Monthly Report.

5. Fire Department Monthly Report.

6. Police Department Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance in First Reading for the Comprehensive Plan for the City of San Juan, *Envisioning Our Future*.

VII. APPOINTMENTS

- A. Consider the Removal and/or Appointment of Board member(s) Related to the San Juan Memorial Library.
- B. Consider the Removal and/or Appointment of Board Member(s) Related to the Civil Service Commission.
- C. Consider the Removal and/or Appointment of Board member(s) Related to the Keep San Juan Beautiful Board.

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

- A. Discussion and Possible Action to Approve a Budget Amendment out of Retained Earnings in the Utilities Department in the Amount of \$84,500 and \$97,000 out of Account 556-600.7957 for a Total of \$181,500.
- B. Discussion and Possible Action to Remove and Solicit Requests for Qualifications for an Agent of Record for Employee Insurance Benefits.

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.
- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.

- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Armbar Sports Pub” located at 1618 N. Veterans Boulevard, Suite E, legally described as 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.

- D. Monthly Collection Report -May 2019

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter §551.071 (Consultation with Attorney and Texas Government Code).

- 1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY (Comprehensive Study Update).

XI. RECONVENE

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 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

CITY COMMISSION MEETING AGENDA

JUNE 25, 2019

PAGE 4

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
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Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 6/12/2019

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the May monthly report including statistics and programs:

For the month of May we had, 3,134 visitors. Out of those visitors, 897 were here for computer use only. The library checked out a total of 1,163 items both adult and children's. We had 222 in-house circulation items. We requested and received twenty five (25) Interlibrary Loans (ILL). We had 81 new patrons added to our circulation system. We helped the public with an estimated 590 reference/informational questions. We had 60 fax transactions. There were 13 children's programs with an attendance of 93 people. The monthly amount deposited was \$979.35 both fines and fees.

Please see the attached statistical report.

During the month of May

- Attended the Directors' meetings.
- Attended the City Commission meetings.
- Went to City Hall to make the weekly money deposits for the library.
- Attended the Library Board meeting.
- Attended the HCLS monthly meeting at the Speer Memorial Library in Mission.
- Hosted a Día de las Madres event.

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- Attended a workshop on Privacy and Confidentiality at the Dustin Michael Sekula Memorial Library in Edinburg.
- Managed the day to day operations of the San Juan Memorial Library.

Meetings to be held in June, 2019

Multipurpose Room

H.R. Summer Program Orientation, June 3rd

Summer Reading Program Kick Off, June 4th

EDC Meetings, June 4th & 18th

Library Board Meeting, June 5th

Planning & Zoning Meetings, June 6th, & 20th

Summer Reading Program, June 10th thru June 28th

City Commission Meetings, June 11th & 25th

Directors' Meetings, June 12th & 26th

Keep San Juan Beautiful Meeting, June 12th

Training Room:

Computer Classes, June 4th thru June 27th

**San Juan Memorial Library
May 2019 Statistics**

Statistics	
Total Visitors	3,134
Computer Users	897
New Patrons	81
Total Checkouts	1,163
In-House Use	222
Inter-Library Loans	25
Reference\ Informational Questions	590
FAX transactions	60
Children's Programs	13
Attendance	93

Multipurpose Room Reservations	Attendance
1st Library Board	6
2nd Planning & Zoning	10
7th EDC Meeting	15
9th EDC Special Called Meeting	20
10th Mother's Day Event	128
14th Human Resources - Executive Room	3
14th City Commission	95
16th Planning & Zoning	16
20th Directors Meeting	15
21st EDC Meeting	15
22nd San Juan Headstart Graduation	109
24th Human Resources - Executive Room	4
29th Directors Meeting	15
30th Fire Dept. Breakfast	25
30th Civil Service Meeting	10
Total	486

Training Room Reservations	Attendance
1st Spanish GED Class	6
2nd Spanish GED Class	3
6th Spanish GED Class	5
7th Spanish GED Class	2
8th Spanish GED Class	5
9th Computer Class	2
9th Spanish GED Class	5
13th Spanish GED Class	5
15th Spanish GED Class	6
16th Spanish GED Class	6
20th Spanish GED Class	6
22nd Spanish GED Class	6
29th Spanish GED Class	5
30th Spanish GED Class	10
Total	72

Checkouts	
DVDs	475
Books Juvenile	497
Books Adult	191
Total	1,163

WiFi Usage	
LibGuest	178
LibStaff	258
LibAdmin	0
Total	436

Study Room Attendance	
Study Rooms	52

Facebook Page	
Likes	18
Visitors	21

SJML Homepage	
Visitors	52,686

Deposits	
Fines	\$ 288.12
Copies	\$ 691.23
Total	\$ 979.35

Computer Classes	
Attendance	2

* Data not collected

Youth & Children's Programs/Attendance

Date	Program	Attendance
Tuesday, May 1, 2019	Toddler Time	10
Tuesday, May 2, 2019	Game Night	7
Tuesday, May 7, 2019	Story Time/Craft	8
Wednesday, May 8, 2019	Toddler Time	9
Tuesday, May 14, 2019	Story Time/Craft	6
Wednesday, May 15, 2019	Toddler Time	9
Thursday, May 16, 2019	Game Night	6
Friday, May 17, 2019	Story Time/Color	3
Saturday, May 18, 2019	Story Time/Craft	5
Tuesday, May 21, 2019	Story Time/Craft	7
Wednesday, May 22, 2019	Toddler Time	6
Thursday, May 23, 2019	Play-Doh Time	8
Friday, May 24, 2019	Story Time/ Coloring	9
Total	13	93

**San Juan Memorial Library Advisory
Board Meeting
Sign In Sheet**

DATE: May 1, 2019 **TIME:** 6:00 p.m. **PLACE:** San Juan Memorial Library

Board Members:

1. Maria Estella Ayala

2. Nadia Baughman

3. Iris Lara

4. Leticia Leija

5. María Alicia Navarro

6. Maria O Reyes

7. Elizabeth Saldaña

Maria Estella Ayala
Nadia Baughman
Iris Lara

Maria O. Reyes
Elizabeth Saldaña

Liaison:

Commissioner Jesus "Jesse" Ramirez

Library Director:

Armandina A. Sesín

A. O. S.

Visitors:

Minutes of the Meeting of the San Juan Library Advisory Board

Date: April 3, 2019
Time: 6:00 p.m.
Place: San Juan Memorial Library
Members Present: Estella Ayala Maria A. Navarro
Iris Lara Maria O. Reyes
Letty Leija Elizabeth Saldaña
Members Absent: Nadia Baughman
Liaison: Jesus “Jesse” Ramirez
Library Director: Armandina A. Sesín
Visitors:

ORDER OF BUSINESS

I Invocation

Maria A Navarro led the Invocation.

II Pledge of Allegiance

Iris Lara led the Pledge of Allegiance.

III Call Meeting to Order

Letty Leija called the meeting to order at 6:00 p.m.

IV Roll Call

All Board Members were present.

V Review of Minutes

A motion to approve the minutes as corrected was made by Maria Navarro and seconded by Maria Reyes.

VI Old Business

Liaison from City Commission

Commissioner Ramirez is the Liaison from the City commission to the Library Board. He was not present because he was out of town at a meeting.

Appointment /or Reappointment of Board Members

Maria Reyes and, Iris Lara were reappointed to the library board. Nadia Baughman was appointed as a new member of the library board.

VII New Business

Welcome new member Nadia Baughman

Ms Baughman did not attend the meeting due to the fact that she was sick.

Presentation by Christina Perez, Children’s Librarian

Christina presented her February/March 2019 report. She talked about the reading program for toddlers at the library. She also talked about the kickoff for the Summer Reading

Program in June. Members made a comment to her about preparing lesson plans for her activities and to add more crafts to the reading programs. Use less coloring pages.

VIII Director's Report

The library director presented her monthly report. She mentioned about a community meeting open house to be held on April 17, for two plans for the city. The first plan is Envisioning the Future and the second one is the 2019 parks and recreation master plan. She gave a handout, to the board members for this community meeting. She mentioned that she was invited to Pace Early College High School in Brownsville as a keynote speaker for the Induction Ceremony of the new high school members to the Hispanic Honor Society. She also was invited to the Mexican Consulate to a presentation of a mural by two Mexican artists from Zacatecas. She also is rehearsing for a play in May. A short film to be presented in September was shot at the library and she was asked to play the role of a judge.

IX Adjournment

A motion to adjourn was made at 6:45 p.m. by Estella Ayala and seconded by Maria Navarro. Next meeting will be Wednesday, May 1, 2019.

Leticia Leija, Chair

Iris Lara, Secretary



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Interim Director

DATE: 6/17/2019

SUBJECT: Department of Finance Monthly Report.

Finance Department

Department Description

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

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

Additional Information

- 6 STAFF MEMBERS
- Maintained 28 funds, assisted 24 departments, and posted 2,109 journal entries, issued 2,125 disbursement checks, and processed 6,019 payroll checks and direct deposits, during the months of October 2018 –May 2019
- Re-numbered the City Units 100% complete
- Audit FY 2017/2018-Complete
- Reconciled 5 Bank Accounts

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- Budget Adjustments 41
- Budget Amendments 6
- Manage a 22.8 million budget

General Fund Budget of 11.5 million

Utility & Sanitation Fund 7.4 million

Stormwater Fund 287 thousand

Debt Service Fund 1.6 million

Other Funds 1.8 million

Utility Billing Department

Department Description

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

- The City collects about 6,559 water and 9,633 sewer accounts.
- North Alamo Water Supply Corporation service 3,350 sewer accounts
- Per Audited Financial Report, in FY ending 9/30/2018, Utility Fund collected 5.5 million and Sanitation Fund 3.1 million with a combined 8.6 million.

- Email Billing (37)

- Service Orders

○ Connects	59
○ Meter information	96
○ Disconnect	57
○ Dead Meters Change	8
○ Past Due Notice	1,502
○ Cut Off Register	14
○ Cut List	111

- Payments are made by

52 % paid in person

1 % juniors

16 % online

6 % bank drafts

5 % other locations

- Staff of 6 Employees



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: David Salinas, Director of Utilities

DATE: 6/18/2019

SUBJECT: Department of Utilities Monthly Report

Texas Drought Outlook

- During the Month of May, Texas Water Development Board reported 0% of drought
- Normal
- Stage II is still in full effect

System Outlook

- Water Connections – 6559
- Sewer Connections - 9559

Water Treatment Facility

Combined Gallons Treated: 80,568,000
Combined Gallons Produced: 61,314,000

WTF No 1

- 17,907,000 gals Water Plant 1
- 507,000 gals daily average
- 1,581,000 gals daily maximum
- 0 gals daily minimum
- 6,220,000 gals RAW
- 0 gals Well

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WTF No 2

- 43,407,000 gals
- 1,400,000 gals daily average
- 2,753,000 gals daily maximum
- 2,753,000 gals daily minimum
- 74,348,000 gals RAW

Irrigation Water

- WTP No 1 – 11,216,000
- WTP No 2 – 60,849,416

Total Raw Water - 72,065,415

WTP 3.5 MGD Expansions and Rehab 99.9%

- Pending Project Closeout.
- Punch list items still pending.
- NAP and Bac-T collected all within Parameters
- North Elevated Storage Tank Paint In Progress Delayed due to Verizon

Water Distribution

Water Breaks & Leaks

- Leaks - 5
- Breaks - 5
- Taps - 1

Water Loss

- Reported - 100,500 gals
- Unreported - 36,500 gals

Hydrants

- Flushed - 29
- Replaced - 0
- Repaired - 0
- Stage II Water Conservation still in effect.

Valves

- Worked - 7

Utility Billing Work Orders – 3

- Ongoing hydrant and valve maintenance.
- Ongoing flushing program
- Waterline project from 7th to 11th 95% Complete
- Staff Attended National Day of Prayer
- Assisted collections with main repair
-

Wastewater Treatment Facility

1. Treated - 61,800,000 gals
2. Wetland – 4,089,000 gals
3. 540 cubic yards of sludge hauled to landfill
4. DMRQ Study Complete pending results
5. Design for Solids Handling submitted to TCEQ for review

Wastewater Collections

Work orders - 116

- Sewer Main Repaired - 1
- Sewer Backups Reported - 26
- Sewer Backups Cleared - 4
- Manholes Ring and Covers - 1
- Manhole Repaired/replaced - 0
- New Manholes installed - 0
- Lift Station - 0
- Unauthorized Discharges – 0

Maintenance

- Completed Evaluation of Water Plant
- Completed Evaluation of Wastewater Plan
- Working on Evaluation of Lift Stations
- Rolled out new Wastewater Plant and Lift station Inspection Sheets

Administration

Financials

- Administration – 51.51%
- Water Treatment – 49.06%
- Distribution: – 41.08%
- Sewer Collection – 51.30%
- Wastewater Treatment – 38.20%

Projects

- WTP Expansion & Rehab – 99% Pending Final Completion (CHC)
- First Time Sewer – 100% - Pending TWDB Final Certification

- East San Juan Water Improvements 100% Pending Final Completion (PCE)
- WTP No.1 Rehab – 10% Complete

Training

- Water Treatment – 0
- Distribution – 1
- Sewer Collection – 1
- Wastewater Treatment – 2

Certification

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



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 6/18/2019

SUBJECT: Municipal Court Monthly Report.

Amount Collected	\$ 21,854.18
Defensive Driving	0
Deferred	9
Pre-Trials	19
Bench Trials	0
Collection Agency	\$1,040.33
Scofflaw	\$5,572.90

COLLECTIONS 2018
May - \$ 40,723.03

COLLECTIONS 2019
May - \$ 21,854.18

CITATIONS ISSUED 2018
May - 262

CITATIONS ISSUED 2019
May - 90

SCOFFLAW COLLECTIONS 2018
May - \$ 22,271.37

SCOFFLAW COLLECTIONS 2019
May - \$ 5,572.90



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MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Tirso Garza, Fire Chief
DATE: 6/18/2019
SUBJECT: Fire Department Monthly Report.

The San Juan Fire Department had the following activity during the month of May 2019:

Emergency Calls

A total of 100 Calls for the month of May 2019. (Please see attached report.)

- A Shift = 33
- B Shift = 42
- C Shift = 25

Med-Care Response

Med-Care EMS responded along with the Fire Department for a total of 41 calls along with one (1) delayed responses for the month of May 2019. The Med-Care report from the EMS Company was submitted on June 14, 2019.

County Calls

For the month of May 2019, the San Juan Fire Department had no County Calls.

Volunteer Department

The San Juan Volunteer Fire Department met for their monthly business meeting on May 27, 2019, at Fire Station #2. The San Juan Volunteer Fire Department responded, stood-by and held a monthly meeting for the month of May 2019. The total amount was 10 volunteers responding to a total of 13 calls, 12 volunteers were on standby for a total of 43 calls and 19 volunteers attended the monthly meetings.

Fire Inspections

A total of thirty-on (31) inspections were conducted in the Month of May 2019, please see attached for detailed information about each conducted inspection.

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Plan Reviews

The following plans were reviewed for the month of May 2019:

- Texas National Bank
- 900 W Expressway
- Black Hill Estates
- Willie Perez – 216 E Business 83

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belong only to the logs that were submitted by the Fire Chief, Lieutenant or Firefighter in Charge for the month of May 2019 to the Administration Office.

- A total of 516.4 Gallons of Diesel
- A total of 288.8 Gallons of Unleaded



CITY OF SAN JUAN

**MAY-2019
9-1-1 AMBULANCE REPORT**

**Submitted To:
Chief Tirso Garza**

June 14, 2019

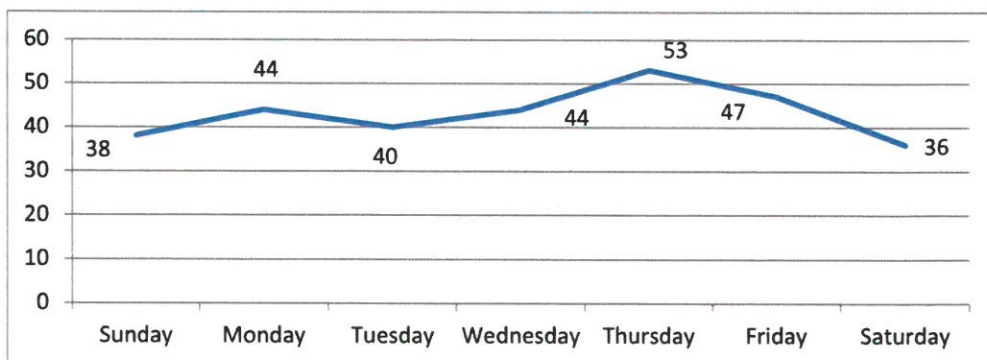
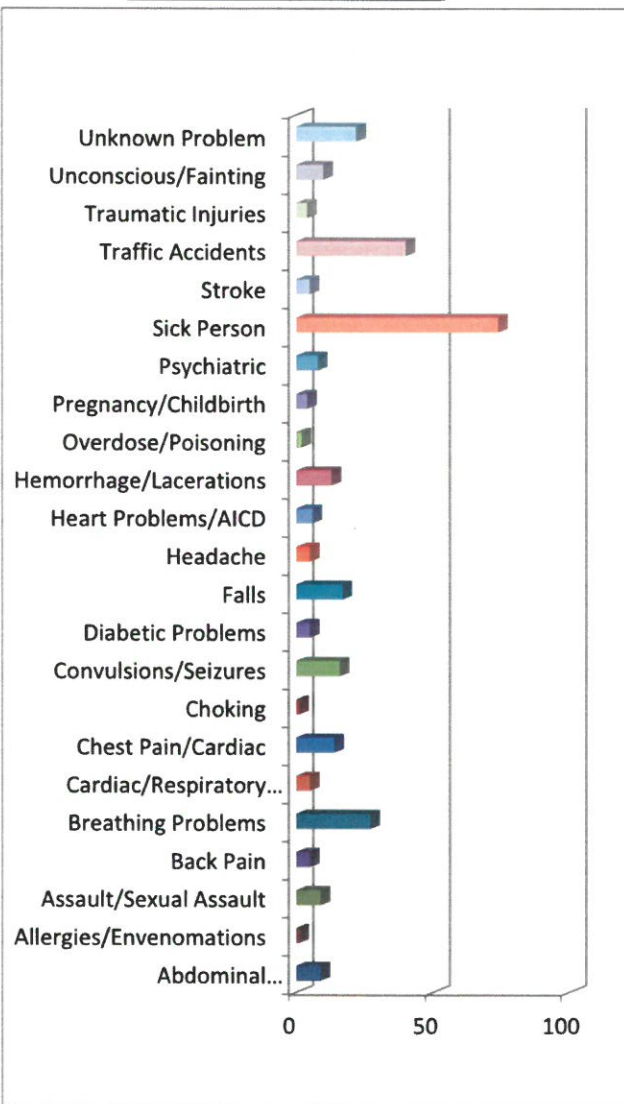
MEDCARE EMS, INC.
San Juan 9-1-1 Call Types May 2019

	San Juan
Abdominal Pain/Problems	9
Allergies/Envenomations	1
Assault/Sexual Assault	9
Back Pain	5
Breathing Problems	27
Cardiac/Respiratory Arrest	5
Chest Pain/Cardiac	14
Choking	1
Convulsions/Seizures	16
Diabetic Problems	5
Falls	17
Headache	5
Heart Problems/AICD	6
Hemorrhage/Lacerations	13
Overdose/Poisoning	2
Pregnancy/Childbirth	4
Psychiatric	8
Sick Person	74
Stroke	5
Traffic Accidents	40
Traumatic Injuries	4
Unconscious/Fainting	10
Unknown Problem	22
Total	302

Calls by Day of the Week	Total
Sunday	38
Monday	44
Tuesday	40
Wednesday	44
Thursday	53
Friday	47
Saturday	36
Total	302

Compliance Response

92.9%



trip_date	run_number	puadr	pucity	mpds	disptime	atstime	tritime	atdtime
5/1/2019	19,926	1510 COCONUT PALM AVE	SAN JUAN	26-A-10	12:06:33 AM	12:12:54 AM	12:25:17 AM	0:39:13
5/1/2019	19,978	314 W 12TH ST	SAN JUAN	26-C-2	10:46:20 AM	10:53:13 AM	11:07:02 AM	1:14:23
5/1/2019	20,070	300 W US HWY 83	SAN JUAN	32-B-3	8:08:01 PM	8:15:36 PM	8:28:28 PM	20:42:51
5/1/2019	20,082	116 ALFREDO ST	SAN JUAN	25-B-6	9:59:06 PM	10:07:05 PM	12:00:00 AM	0:00:00
5/1/2019	20,097	116 ALFREDO ST	SAN JUAN	17-B-3	11:41:20 PM	11:49:14 PM	12:00:00 AM	0:00:00
5/2/2019	20,109	900 E US HIGHWAY 83	SAN JUAN	05-A-1	1:17:30 AM	1:20:50 AM	1:38:36 AM	1:54:45
5/2/2019	20,120	604 W MESQUITE ST	SAN JUAN	18-C-4-C	4:36:51 AM	4:45:20 AM	5:13:15 AM	5:23:20
5/2/2019	20,129	118 ALFREDO ST	SAN JUAN	06-D-5	7:05:57 AM	7:10:23 AM	7:37:43 AM	8:00:03
5/2/2019	20,136	611 WEST 3RD	SAN JUAN	12-A-1	8:13:00 AM	8:19:18 AM	8:47:01 AM	8:58:11
5/2/2019	20,176	600 CALLE DEL SOL	SAN JUAN	26-D-1	12:41:42 PM	12:46:36 PM	1:10:45 PM	1:32:33
5/2/2019	20,182	122 MESQUITE DR	SAN JUAN	18-A-1	1:14:35 PM	1:22:12 PM	1:43:07 PM	1:40:16
5/2/2019	20,267	311 E EXPRESSWAY 83	SAN JUAN	31-C-1	9:12:49 PM	9:17:48 PM	12:00:00 AM	0:00:00
5/2/2019	20,274	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	9:50:44 PM	9:52:31 PM	10:07:43 PM	22:07:43
5/3/2019	20,304	312 MESQUITE DR	SAN JUAN	05-C-4	5:17:04 AM	5:27:26 AM	5:37:51 AM	5:53:16
5/3/2019	20,307	406 COZUMEL LN	SAN JUAN	26-D-1	7:13:11 AM	7:18:53 AM	7:43:31 AM	8:00:25
5/3/2019	20,323	500 E MINNESOTA RD	SAN JUAN	09-E-1	8:52:16 AM	9:00:50 AM	9:24:39 AM	9:24:39
5/3/2019	20,324	721 E NOLANA LOOP	SAN JUAN	06-D-2-E	9:09:09 AM	9:19:36 AM	9:36:46 AM	9:50:38
5/3/2019	20,329	1208 W SAN JUAN CIR	SAN JUAN	10-C-3	9:31:55 AM	9:42:06 AM	9:56:55 AM	10:16:08
5/3/2019	20,341	108 W NOLANA LOOP	SAN JUAN	31-C-1	10:39:16 AM	10:52:17 AM	11:04:01 AM	11:22:45
5/3/2019	20,343	1205 N. RAUL LONGORIA RD	SAN JUAN	26-A-10	10:42:04 AM	11:04:56 AM	11:11:11 AM	11:24:49
5/3/2019	20,393	2408 GARDENIA DR	SAN JUAN	10-C-1	4:00:05 PM	4:04:44 PM	4:22:56 PM	16:38:04
5/3/2019	20,411	209 W 6TH ST	SAN JUAN	25-B-6	5:27:25 PM	5:31:35 PM	5:45:36 PM	18:00:29
5/3/2019	20,427	207 E 9TH ST	SAN JUAN	17-B-3	6:39:55 PM	6:46:30 PM	6:56:00 PM	19:11:28
5/3/2019	20,442	102 N LINCOLN AVE	SAN JUAN	06-D-4	8:28:53 PM	8:33:33 PM	8:49:24 PM	20:59:29
5/4/2019	20,494	600 W 495	SAN JUAN	29-B-5-U	4:47:12 AM	4:55:59 AM	5:24:08 AM	5:34:09
5/4/2019	20,515	704 W MINNESOTA RD	SAN JUAN	02-D-3	10:23:43 AM	10:32:15 AM	10:52:26 AM	11:11:05
5/4/2019	20,519	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	10:46:18 AM	10:50:34 AM	11:06:17 AM	11:19:17
5/4/2019	20,521	824 GRAPEFRUIT	SAN JUAN	26-A-5	11:03:55 AM	11:11:22 AM	11:27:32 AM	11:42:04
5/4/2019	20,522	200 W NOLANA	SAN JUAN	17-D-6	11:11:45 AM	11:16:57 AM	11:26:50 AM	11:39:50
5/4/2019	20,524	300 N NEBRASKA AVE	SAN JUAN	10-C-3	11:42:23 AM	11:44:45 AM	12:10:46 PM	12:20:57
5/4/2019	20,539	613 W 3RD ST	SAN JUAN	12-A-1-E	12:54:29 PM	1:01:30 PM	1:17:16 PM	13:31:49
5/4/2019	20,545	106 EASY ST	SAN JUAN	04-B-3-A	1:34:31 PM	1:39:39 PM	1:51:18 PM	14:11:05
5/4/2019	20,554	1617 MARY ANN ST	SAN JUAN	01-A-1	2:37:29 PM	2:41:29 PM	2:54:44 PM	15:03:47
5/4/2019	20,585	NOLANA & CESAR CHAVEZ	SAN JUAN	04-B-3-A	6:10:37 PM	12:00:00 AM	12:00:00 AM	0:00:00
5/4/2019	20,588	600 E MINNESOTA RD	SAN JUAN	29-B-5-U	6:21:56 PM	6:28:45 PM	6:39:27 PM	18:55:31
5/4/2019	20,599	611 W 3RD ST	SAN JUAN	12-A-1-E	7:49:57 PM	7:53:48 PM	8:06:19 PM	20:18:34
5/4/2019	20,601	506 S SAN ANTONIO AVE	SAN JUAN	24-C-3	7:59:55 PM	8:03:07 PM	8:11:42 PM	20:24:01
5/4/2019	20,613	1600 SUNDOWN ST	SAN JUAN	13-C-1	9:53:34 PM	10:00:39 PM	10:15:38 PM	22:29:13
5/4/2019	20,615	700 US HWY 83	SAN JUAN	06-D-2	10:12:53 PM	10:20:48 PM	10:33:05 PM	22:49:44
5/5/2019	20,644	1109 DEL MONTE DR	SAN JUAN	06-D-2	6:24:58 AM	6:33:56 AM	7:00:47 AM	7:10:01
5/5/2019	20,663	2408 GARDENIA DR	SAN JUAN	32-B-2	9:42:42 AM	9:49:09 AM	12:00:00 AM	0:00:00
5/5/2019	20,664	400 N IOWA AVE	SAN JUAN	06-D-2-A	9:47:58 AM	9:54:51 AM	10:10:16 AM	10:23:39
5/5/2019	20,674	2205 STEWART	SAN JUAN	26-B-1	11:20:59 AM	11:29:14 AM	12:00:00 AM	0:00:00
5/5/2019	20,677	106 SOUTH RIDGE LANE	SAN JUAN	17-B-1	12:05:07 PM	12:10:42 PM	12:29:00 PM	12:45:52

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	atdtime
5/5/2019	20,686	405 TAYLOR ST	SAN JUAN	32-B-3	1:21:02 PM	1:27:32 PM	1:43:42 PM	13:51:18
5/5/2019	20,688	1513 DOUGLAS ST	SAN JUAN	26-A-8	1:42:15 PM	1:44:42 PM	2:10:17 PM	14:22:10
5/5/2019	20,694	2408 GARDENIA DR	SAN JUAN	26-A-5	2:11:53 PM	2:21:43 PM	2:33:32 PM	14:52:31
5/5/2019	20,698	300 N NEBRASKA AVE	SAN JUAN	26-A-9	2:33:45 PM	2:58:12 PM	3:11:31 PM	15:21:57
5/5/2019	20,709	608 EL GATO RD	ALAMO	26-B-1	3:41:24 PM	3:47:10 PM	4:02:38 PM	16:26:59
5/5/2019	20,729	420 SAN MARCOS	SAN JUAN	31-C-3	6:08:11 PM	6:17:07 PM	6:34:22 PM	16:52:54
5/5/2019	20,749	611 W 3RD ST	SAN JUAN	12-A-1-E	8:32:45 PM	8:40:54 PM	8:47:15 PM	21:00:21
5/5/2019	20,757	700 MALDONADO DR	SAN JUAN	32-B-2	9:05:49 PM	9:07:52 PM	9:37:52 PM	21:48:20
5/5/2019	20,761	402 CITRUS ST	SAN JUAN	32-B-2	9:35:59 PM	9:39:46 PM	9:53:26 PM	22:04:57
5/5/2019	20,766	1105 EL CAMPO DR	SAN JUAN	05-A-1	10:41:34 PM	10:48:57 PM	10:57:33 PM	23:10:53
5/5/2019	20,796	1108 E 7TH ST	SAN JUAN	06-D-4	3:46:24 AM	3:53:55 AM	4:03:04 AM	4:19:38
5/6/2019	20,809	1325 WAYFAIR ST	SAN JUAN	12-A-1-E	6:41:41 AM	6:56:29 AM	7:08:30 AM	7:22:31
5/6/2019	20,811	813 E RIDGE RD	SAN JUAN	21-B-1	7:10:23 AM	7:18:44 AM	7:35:49 AM	7:52:58
5/6/2019	20,814	502 W SAM HOUSTON BLVD	SAN JUAN	01-C-3	8:45:26 AM	8:51:35 AM	9:02:56 AM	9:15:39
5/6/2019	20,831	722 S NEBRASKA AVE	SAN JUAN	26-A-4	10:24:00 AM	10:34:29 AM	10:49:54 AM	11:03:00
5/6/2019	20,839	203 SAN IGNACIO	SAN JUAN	21-D-4	11:09:11 AM	11:15:32 AM	11:26:40 AM	11:40:54
5/6/2019	20,853	504 W HACKBERRY AVE	SAN JUAN	30-A-3	12:17:32 PM	12:24:41 PM	12:45:29 PM	12:55:05
5/6/2019	20,893	700 MALDONADO CIR	SAN JUAN	26-B-1	3:49:56 PM	3:56:01 PM	4:14:47 PM	16:44:30
5/6/2019	20,898	2024 N RAUL LONGORIA RD	SAN JUAN	26-B-1	4:26:01 PM	12:00:00 AM	12:00:00 AM	0:00:00
5/6/2019	20,900	2295 S STEWART RD	SAN JUAN	26-C-1	4:46:00 PM	4:56:51 PM	5:16:58 PM	17:43:13
5/6/2019	20,965	700 MALDONADO CIR	SAN JUAN	32-B-2	9:44:36 PM	9:51:39 PM	10:09:27 PM	22:24:53
5/6/2019	20,968	600 W MESQUITE ST	SAN JUAN	25-B-6	9:58:23 PM	12:00:00 AM	12:00:00 AM	0:00:00
5/6/2019	20,972	721 GARFIELD ST	SAN JUAN	21-B-1	10:29:11 PM	10:36:13 PM	10:50:34 PM	23:04:18
5/7/2019	20,988	3411 GRANDORA DR	SAN JUAN	10-D-2	12:37:11 AM	12:57:22 AM	12:00:00 AM	0:00:00
5/7/2019	20,991	1928 CANCUN DR	SAN JUAN	26-C-2	12:54:19 AM	1:04:09 AM	1:16:49 AM	1:30:01
5/7/2019	21,000	700 W HIGHWAY 83	SAN JUAN	10-D-4	2:17:07 AM	2:27:36 AM	2:39:31 AM	3:00:48
5/7/2019	21,032	314 W 9TH ST	SAN JUAN	17-B-1-G	9:05:15 AM	9:10:37 AM	9:26:39 AM	9:38:35
5/7/2019	21,089	311 E CHAPARRAL ST	SAN JUAN	12-C-3	2:34:23 PM	2:41:43 PM	2:57:50 PM	15:11:32
5/7/2019	21,098	1927 LOMA BONITA	SAN JUAN	06-D-2	3:18:19 PM	3:28:08 PM	3:43:28 PM	16:00:40
5/7/2019	21,103	409 CASTILLO DR	SAN JUAN	06-D-2	3:47:21 PM	3:58:39 PM	4:07:36 PM	16:25:47
5/7/2019	21,127	US HWY 83 & N NEBRASKA AVE	SAN JUAN	29-B-5-U	5:21:21 PM	5:29:07 PM	12:00:00 AM	0:00:00
5/7/2019	21,135	700 MALDONADO DR	SAN JUAN	32-B-2	5:53:29 PM	6:01:37 PM	6:18:54 PM	18:35:12
5/7/2019	21,142	2408 GARDINIA	SAN JUAN	28-C-05	6:34:36 PM	6:37:59 PM	6:46:56 PM	19:01:53
5/7/2019	21,175	607 S JENICA CIR	SAN JUAN	12-D-2-E	9:57:04 PM	10:04:03 PM	10:13:32 PM	22:26:51
5/7/2019	21,190	315 W 11TH ST	SAN JUAN	26-D-1	11:23:39 PM	11:32:22 PM	12:03:09 AM	0:19:55
5/8/2019	21,210	404 JUSTICE LANE	SAN JUAN	13-C-1	3:07:00 AM	3:18:33 AM	3:41:50 AM	3:52:34
5/8/2019	21,228	S CESAR CHAVEZ RD & MOORE	SAN JUAN	29-B-5-U	7:18:56 AM	7:28:08 AM	7:43:47 AM	7:58:26
5/8/2019	21,293	207 CAMINO REAL	SAN JUAN	11-D-1-M	2:42:30 PM	2:53:00 PM	2:59:09 PM	15:13:41
5/8/2019	21,304	700 S KANSAS AVE	SAN JUAN	32-B-3	3:47:38 PM	3:56:57 PM	4:10:44 PM	16:22:08
5/8/2019	21,391	1224 WESTVIEW ST	SAN JUAN	19-C-2	2:46:06 AM	2:58:07 AM	3:11:48 AM	3:32:05
5/8/2019	21,393	700 MALDONADO DR	SAN JUAN	32-B-2	2:59:33 AM	3:05:39 AM	3:23:34 AM	3:32:55
5/8/2019	21,437	300 N NEBRASKA AVE	SAN JUAN	26-D-1	12:43:48 PM	12:52:00 PM	1:17:39 PM	13:27:51
5/9/2019	21,450	844 S CESAR CHAVEZ RD	ALAMO	32-B-2	1:56:24 PM	2:02:40 PM	12:00:00 AM	0:00:00
5/9/2019	21,461	302 E 14 1/2 ST	SAN JUAN	04-B-3-A	2:59:25 PM	3:05:16 PM	3:11:59 PM	15:37:58

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	aldrtime
5/9/2019	21,503	110 SYLVIA CIR	SAN JUAN	26-O-22	6:27:31 PM	6:30:43 PM	6:40:55 PM	18:56:05
5/9/2019	21,509	121 W 7TH ST	SAN JUAN	26-A-4	7:24:11 PM	7:32:47 PM	7:48:24 PM	20:54:23
5/9/2019	21,517	700 MALDONADO DR	SAN JUAN	32-B-2	7:56:21 PM	8:03:37 PM	8:26:41 PM	20:46:41
5/9/2019	21,520	107 SYLVIA CIR	SAN JUAN	03-B-3	8:16:25 PM	8:25:48 PM	8:32:22 PM	20:45:53
5/9/2019	21,526	300 N NEBRASKA AVE	SAN JUAN	09-E-1	8:39:20 PM	8:48:40 PM	9:01:28 PM	21:10:16
5/9/2019	21,528	1611 E 6TH ST	SAN JUAN	06-D-2-O	9:17:35 PM	9:23:01 PM	9:45:04 PM	22:00:58
5/9/2019	21,544	400 N IOWA AVE	SAN JUAN	26-O-19	10:42:21 PM	10:48:11 PM	11:28:05 PM	23:42:35
5/10/2019	21,557	700 MALDONADO DR	SAN JUAN	32-B-2	12:13:59 AM	12:00:00 AM	12:00:00 AM	0:00:00
5/10/2019	21,558	510 W HALL ACRES	SAN JUAN	19-D-1	12:15:28 AM	12:26:17 AM	12:40:09 AM	1:00:24
5/10/2019	21,602	824 GRAPEFRUIT	SAN JUAN	09-D-2	8:26:11 AM	8:37:50 AM	8:47:40 AM	8:56:52
5/10/2019	21,609	3411 GRANDORA	SAN JUAN	26-A-4	9:07:26 AM	9:19:42 AM	9:31:47 AM	9:50:15
5/10/2019	21,616	824 E US HIGHWAY 83	SAN JUAN	26-C-1	9:29:32 AM	9:31:43 AM	9:44:01 AM	9:55:18
5/10/2019	21,627	5300 RAUL LONGORIA AVE	SAN JUAN	29-B-5-U	10:48:46 AM	10:55:16 AM	11:08:45 AM	11:19:32
5/10/2019	21,650	400 N IOWA AVE	SAN JUAN	26-B-1	1:30:54 PM	1:36:05 PM	2:04:09 PM	14:18:57
5/10/2019	21,651	203 LILY DR	SAN JUAN	04-B-3-A	1:41:26 PM	1:45:20 PM	12:00:00 AM	0:00:00
5/10/2019	21,715	1400 COCONUT PALM AVE	SAN JUAN	17-B-1	8:20:45 PM	8:24:18 PM	8:37:36 PM	20:52:34
5/11/2019	21,762	1310 RIO BLANCO ST	SAN JUAN	06-D-2-A	2:19:29 AM	2:29:34 AM	2:38:33 AM	2:53:41
5/11/2019	21,791	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	8:57:37 AM	9:05:35 AM	9:31:32 AM	9:44:30
5/11/2019	21,794	806 SAN ANGEL	SAN JUAN	26-C-1	9:46:50 AM	9:53:26 AM	10:18:14 AM	10:37:39
5/11/2019	21,825	1809 SYLVIA CIR	SAN JUAN	17-B-1	2:19:24 PM	2:24:01 PM	2:38:59 PM	14:58:42
5/11/2019	21,896	707 W EBONY AVE	SAN JUAN	06-D-2-A	11:16:40 PM	11:22:01 PM	11:40:02 PM	23:51:17
5/12/2019	21,951	2205 S STEWART RD	SAN JUAN	01-A-1	10:51:36 AM	11:01:40 AM	11:31:12 AM	11:50:33
5/12/2019	21,960	1318 SHORT RD	SAN JUAN	26-C-1	12:00:41 PM	12:07:24 PM	12:20:22 PM	12:36:00
5/12/2019	21,985	900 N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	4:18:25 PM	4:30:02 PM	4:44:29 PM	16:49:35
5/12/2019	21,991	206 W 11TH ST	SAN JUAN	31-D-2	5:17:43 PM	5:25:13 PM	5:43:34 PM	18:04:20
5/12/2019	22,017	1318 SHORT RD	SAN JUAN	04-B-3-A	8:03:38 PM	8:06:28 PM	8:24:46 PM	20:35:37
5/12/2019	22,019	808 W WATER ST	SAN JUAN	17-A-1-G	8:23:27 PM	8:34:44 PM	8:56:16 PM	21:05:12
5/12/2019	22,025	711 ALAMEDA ST	SAN JUAN	31-A-3	9:07:44 PM	9:18:29 PM	9:25:58 PM	21:36:55
5/13/2019	22,057	300 N NEBRASKA AVE	SAN JUAN	06-D-1	5:17:55 AM	5:24:38 AM	5:45:10 AM	5:55:51
5/13/2019	22,078	502 W SAM HOUSTON BLVD	SAN JUAN	25-A-1-V	8:28:04 AM	8:32:18 AM	8:58:31 AM	9:10:45
5/13/2019	22,092	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	9:59:40 AM	10:08:36 AM	10:25:10 AM	10:37:51
5/13/2019	22,150	701 E KENNEDY ST	SAN JUAN	09-E-1	4:39:24 PM	4:44:25 PM	4:59:34 PM	17:09:08
5/13/2019	22,172	801 W 1ST ST	SAN JUAN	06-D-3	5:48:50 PM	5:03:38 PM	6:16:52 PM	18:37:30
5/13/2019	22,180	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	6:25:10 PM	6:31:44 PM	6:46:58 PM	18:59:10
5/13/2019	22,185	2016 KING RD	SAN JUAN	26-C-2	6:49:39 PM	6:56:22 PM	7:05:56 PM	19:25:46
5/13/2019	22,191	1220 FOSTER	SAN JUAN	17-B-1-G	7:04:49 PM	7:12:00 PM	7:31:37 PM	19:40:10
5/13/2019	22,218	400 N IOWA AVE	SAN JUAN	32-B-2	10:08:32 PM	10:14:04 PM	10:34:47 PM	22:45:41
5/14/2019	22,257	312 MESQUITE DR	SAN JUAN	17-B-1	7:17:46 AM	7:25:13 AM	7:39:04 AM	8:09:10
5/14/2019	22,262	2003 S NEBRASKA AVE	SAN JUAN	26-A-5	8:03:50 AM	8:23:10 AM	8:39:22 AM	8:59:20
5/14/2019	22,275	401 GUAYAVITOS LN	SAN JUAN	26-B-1	10:25:45 AM	10:34:03 AM	10:50:31 AM	11:10:21
5/14/2019	22,291	911 E EL DORA	SAN JUAN	17-D-3	12:05:41 PM	12:09:53 PM	12:29:10 PM	12:51:43
5/14/2019	22,318	417 W US HWY 83	SAN JUAN	26-D-1	3:27:51 PM	3:38:16 PM	3:59:02 PM	16:13:22
5/14/2019	22,373	1502 COCONUT PALM AVE	SAN JUAN	21-B-1-T	9:17:47 PM	9:21:48 PM	9:34:18 PM	21:48:52
5/14/2019	22,375	424 W BUSINESS 83	SAN JUAN	18-C-5-Y	9:41:45 PM	9:48:15 PM	10:11:24 PM	22:26:38

trip_date	run_number	puaddr	puqty	mpds	disptime	astime	tritime	adtime
5/14/2019	22,376	314 W 9TH ST	SAN JUAN	30-D-3	9:45:26 PM	9:58:09 PM	10:13:33 PM	22:27:49
5/15/2019	22,402	700 W BUSINESS 83	SAN JUAN	26-O-19	2:40:10 AM	3:01:01 AM	3:15:18 AM	3:35:15
5/15/2019	22,419	901 W EXPRESSWAY 83	SAN JUAN	12-D-2	8:16:39 AM	8:20:47 AM	8:38:27 AM	8:46:32
5/15/2019	22,440	300 N NEBRASKA AVE	SAN JUAN	26-A-4	10:01:41 AM	10:06:03 AM	10:23:35 AM	10:38:47
5/15/2019	22,475	120 N VETERANS BLVD	SAN JUAN	31-C-2	1:53:03 PM	1:54:17 PM	2:10:31 PM	14:35:37
5/15/2019	22,510	200 FM 495	SAN JUAN	29-B-5-U	4:30:58 PM	4:37:57 PM	5:05:25 PM	17:23:19
5/15/2019	22,516	2301 N RAUL LONGORIA RD	SAN JUAN	26-O-21	4:50:07 PM	4:59:41 PM	12:00:00 AM	0:00:00
5/15/2019	22,517	200 FM 495	SAN JUAN	29-B-5-U	4:30:58 PM	4:37:57 PM	5:05:25 PM	17:23:21
5/15/2019	22,518	200 FM 495	SAN JUAN	29-B-5-U	4:30:58 PM	4:37:57 PM	5:05:25 PM	17:23:23
5/15/2019	22,519	200 FM 495	SAN JUAN	29-B-5-U	4:30:58 PM	4:37:57 PM	5:05:25 PM	17:23:24
5/15/2019	22,564	1110 MORNING SET	SAN JUAN	01-C-6	8:28:11 PM	8:31:47 PM	8:47:38 PM	21:02:42
5/15/2019	22,574	2016 PUERTO VALLARTA DR	SAN JUAN	05-C-3	11:05:10 PM	11:09:41 PM	11:33:36 PM	23:50:29
5/16/2019	22,590	211 E CHAPARRAL ST	SAN JUAN	19-D-4	2:36:59 AM	2:43:41 AM	3:02:09 AM	3:15:02
5/16/2019	22,622	108 E FM 495	SAN JUAN	26-B-1	9:41:54 AM	12:00:00 AM	12:00:00 AM	0:00:00
5/16/2019	22,663	100 E 16TH ST	SAN JUAN	04-B-3-A	2:11:10 PM	2:20:19 PM	2:31:33 PM	14:47:06
5/16/2019	22,667	2301 N RAUL LONGORIA	SAN JUAN	26-B-1	2:38:41 PM	2:43:31 PM	3:03:21 PM	15:21:06
5/16/2019	22,670	105 W HAZEL ST	SAN JUAN	26-C-2	3:00:12 PM	3:04:23 PM	3:15:33 PM	15:26:23
5/16/2019	22,684	N RAUL LONGORIA RD & E NOLANA LOOP	SAN JUAN	29-B-5-U	3:56:00 PM	4:01:24 PM	4:15:01 PM	16:29:51
5/16/2019	22,705	1201 E EXPRESSWAY 83	SAN JUAN	29-B-5-U	5:26:59 PM	5:34:52 PM	5:46:07 PM	17:58:40
5/16/2019	22,720	I RD & EXPRESSWAY 83	SAN JUAN	29-B-5-U	6:16:57 PM	6:17:00 PM	12:00:00 AM	0:00:00
5/16/2019	22,739	300 N NEBRASKA AVE	SAN JUAN	06-D-1	7:37:11 PM	7:43:33 PM	8:00:38 PM	20:08:47
5/16/2019	22,773	112 W 2ND ST	SAN JUAN	32-B-2	10:52:32 PM	10:59:45 PM	12:00:00 AM	0:00:00
5/17/2019	22,789	913 ORANGE ST	SAN JUAN	12-D-3	1:43:56 AM	1:53:41 AM	2:00:52 AM	2:11:08
5/17/2019	22,812	113 W 9TH ST	SAN JUAN	26-C-03-K	8:35:14 AM	8:40:23 AM	8:59:48 AM	9:13:28
5/17/2019	22,815	300 N NEBRASKA AVE	SAN JUAN	06-C-1	9:21:57 AM	9:25:26 AM	9:50:10 AM	10:01:45
5/17/2019	22,848	4011 N I RD	SAN JUAN	30-B-1	12:50:49 PM	12:59:21 PM	1:23:39 PM	13:35:00
5/17/2019	22,865	1419 N SCOTTY ST	SAN JUAN	23-C-7-I	2:22:38 PM	2:23:29 PM	2:31:47 PM	14:44:03
5/17/2019	22,881	RAUL LONGORIA AVE & W SIOUX RD	SAN JUAN	29-B-5-U	4:32:30 PM	4:36:11 PM	4:46:23 PM	17:02:29
5/17/2019	22,907	314 W 12TH ST	SAN JUAN	26-A-8	6:53:44 PM	7:05:39 PM	7:17:42 PM	19:33:01
5/17/2019	22,942	300 N NEBRASKA AVE	SAN JUAN	26-B-1	9:34:10 PM	9:44:02 PM	10:04:55 PM	22:16:10
5/17/2019	22,944	1110 MORNING SET	SAN JUAN	01-C-3	9:37:49 PM	9:46:59 PM	10:06:13 PM	22:21:33
5/17/2019	22,955	1100 PAISANO AVE	SAN JUAN	26-B-6	10:39:19 PM	10:46:11 PM	11:00:19 PM	23:17:55
5/18/2019	22,970	300 N NEBRASKA AVE	SAN JUAN	26-C-1	12:10:50 AM	12:20:45 AM	12:43:15 AM	0:54:39
5/18/2019	22,974	S NEBRASKA AVE & RIDGE RD	SAN JUAN	29-B-5-U	12:56:31 AM	1:03:37 AM	12:00:00 AM	0:00:00
5/18/2019	22,980	508 MIGUEL HIDALGO ST	SAN JUAN	21-D-5-M	1:33:22 AM	1:38:12 AM	1:48:53 AM	2:01:01
5/18/2019	22,984	511 E BRECHA DR	SAN JUAN	26-C-2	2:35:50 AM	2:41:03 AM	2:51:04 AM	3:08:58
5/18/2019	23,013	100 N CESAR CHAVEZ RD	SAN JUAN	29-B-5-U	10:00:37 AM	10:05:19 AM	12:00:00 AM	0:00:00
5/18/2019	23,074	311 W 6TH ST	SAN JUAN	21-B-2	3:55:15 PM	4:04:31 PM	4:13:51 PM	16:29:18
5/18/2019	23,104	415 W EBONY AVE	SAN JUAN	31-A-1	6:53:11 PM	7:05:31 PM	7:16:06 PM	19:25:26
5/18/2019	23,116	706 W ATHOL AVE	SAN JUAN	10-D-4	7:47:59 PM	7:55:13 PM	8:05:01 PM	20:14:55
5/18/2019	23,141	1716 CHULA VISTA DR	SAN JUAN	21-C-2-M	10:58:43 PM	11:03:22 PM	11:22:40 PM	23:34:15
5/18/2019	23,145	1102 FOSTER	SAN JUAN	26-A-4	11:17:44 PM	11:27:15 PM	11:40:36 PM	23:55:10
5/19/2019	23,159	3306 SAN GABRIEL ST	SAN JUAN	29-D-7	12:56:54 AM	1:03:15 AM	1:19:40 AM	14:11:03
5/19/2019	23,162	3004 LAS CRUCES	SAN JUAN	06-D-1	1:18:42 AM	1:29:19 AM	1:46:07 AM	1:59:51

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	atdtime
5/19/2019	23,183	607 S JENICA CIR	SAN JUAN	12-D-2-E	7:46:18 AM	7:54:23 AM	8:17:37 AM	8:26:31
5/19/2019	23,199	101 W NOLANA	SAN JUAN	18-C-4-U	11:14:55 AM	11:19:06 AM	11:26:09 AM	11:38:34
5/19/2019	23,219	605 ALFREDO ST	SAN JUAN	23-C-7-I	1:38:02 PM	1:42:47 PM	1:57:41 PM	1:41:57
5/19/2019	23,247	1604 COCONUT PALM AVE	SAN JUAN	06-C-2	4:56:36 PM	4:58:54 PM	5:19:24 PM	17:35:56
5/19/2019	23,280	CESAR CHAVEZ & MINT	SAN JUAN	29-D-2-M	7:59:39 PM	8:07:08 PM	8:18:09 PM	20:26:16
5/19/2019	23,289	705 W PUEBLO ST	SAN JUAN	26-A-10	9:35:52 PM	9:43:55 PM	9:56:30 PM	22:06:45
5/19/2019	23,292	1104 SUNDOWN CIR	SAN JUAN	26-D-1	9:56:40 PM	10:11:57 PM	10:30:08 PM	22:46:20
5/19/2019	23,296	1207 S NEBRASKA AVE	SAN JUAN	17-B-1	10:18:51 PM	10:23:56 PM	10:49:39 PM	23:02:15
5/19/2019	23,306	612 BAILY DRIVE	SAN JUAN	24-D-5	11:51:27 PM	11:59:18 PM	12:06:18 AM	03:37:33
5/20/2019	23,312	108 E 16TH	SAN JUAN	12-A-4	12:22:04 AM	12:31:50 AM	12:52:49 AM	1:06:21
5/20/2019	23,338	806 W 3RD ST	SAN JUAN	26-D-1	9:07:47 AM	9:12:11 AM	9:34:33 AM	9:54:32
5/20/2019	23,419	500 CITRUS ST	SAN JUAN	26-A-5	5:34:10 PM	5:42:34 PM	5:59:11 PM	18:17:45
5/20/2019	23,430	N RAUL LONGORIA RD & MINNESOTA RD	SAN JUAN	29-B-5-U	6:47:18 PM	6:53:05 PM	12:00:00 AM	0:00:00
5/20/2019	23,436	E NOLANA LOOP & N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	7:09:46 PM	7:14:44 PM	7:36:54 PM	19:48:46
5/20/2019	23,440	N RAUL LONGORIA RD & E NOLANA LOOP	SAN JUAN	29-B-5-U	7:20:40 PM	7:22:47 PM	7:40:24 PM	19:54:48
5/20/2019	23,441	215 SANTA FE ST	SAN JUAN	32-B-3	7:26:27 PM	7:30:38 PM	7:54:26 PM	20:02:06
5/20/2019	23,445	E NOLANA LOOP & N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	7:09:46 PM	7:14:44 PM	7:36:56 PM	19:48:48
5/20/2019	23,446	E NOLANA LOOP & N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	7:09:46 PM	7:14:44 PM	7:36:59 PM	19:48:50
5/20/2019	23,447	N RAUL LONGORIA RD & E NOLANA LOOP	SAN JUAN	29-B-5-U	7:40:50 PM	7:43:31 PM	7:53:26 PM	20:07:36
5/20/2019	23,450	N RAUL LONGORIA RD & E NOLANA LOOP	SAN JUAN	29-B-5-U	7:40:50 PM	7:43:31 PM	7:53:29 PM	20:07:38
5/20/2019	23,462	2400 JESSICA DR	SAN JUAN	06-D-2	9:28:43 PM	9:36:57 PM	9:48:41 PM	22:07:29
5/20/2019	23,470	402 CITRUS CIR	SAN JUAN	32-B-2	10:39:29 PM	12:00:00 AM	12:00:00 AM	0:00:00
5/21/2019	23,522	801 W 1ST ST	SAN JUAN	19-C-7	9:31:17 AM	12:00:00 AM	12:00:00 AM	0:00:00
5/21/2019	23,598	503 HACKBERRY AVE	SAN JUAN	26-B-1	3:45:39 PM	3:53:09 PM	4:38:26 PM	16:38:26
5/21/2019	23,601	701 E SAM HOUSTON	SAN JUAN	31-C-3	4:09:49 PM	4:15:19 PM	4:24:49 PM	16:40:40
5/21/2019	23,633	2210 FRESNOS ST	SAN JUAN	25-A-1	6:09:58 PM	6:14:22 PM	6:33:40 PM	18:50:15
5/21/2019	23,638	SAN JUAN RD & MILITARY HWY	SAN JUAN	32-B-3	6:45:44 PM	7:05:30 PM	12:00:00 AM	0:00:00
5/21/2019	23,666	3205 N RAUL LONGORIA RD	SAN JUAN	06-D-2-O	9:35:26 PM	9:41:09 PM	12:00:00 AM	0:00:00
5/21/2019	23,672	210 W 11TH ST	SAN JUAN	18-A-1	10:20:45 PM	10:29:45 PM	10:46:40 PM	23:09:31
5/22/2019	23,694	600 E US HIGHWAY 83	SAN JUAN	32-B-3	3:17:49 AM	3:24:31 AM	3:38:02 AM	3:50:27
5/22/2019	23,695	3113 N SAN ANTONIO AVE	SAN JUAN	28-C-03-J	3:27:54 AM	3:39:14 AM	3:56:47 AM	4:13:57
5/22/2019	23,702	300 N NEBRASKA AVE	SAN JUAN	21-B-1	5:32:43 AM	5:40:47 AM	5:49:56 AM	6:08:19
5/22/2019	23,714	112 HAZEL ST	SAN JUAN	10-C-3	7:56:37 AM	8:01:34 AM	8:17:53 AM	8:31:42
5/22/2019	23,732	3006 N RAUL LONGORIA RD	SAN JUAN	13-A-1	11:35:37 AM	11:43:33 AM	11:57:51 AM	12:14:42
5/22/2019	23,748	130 E US HIGHWAY 83	SAN JUAN	26-C-1	12:47:53 PM	12:54:04 PM	1:07:09 PM	13:17:32
5/22/2019	23,804	108 E 495	SAN JUAN	29-B-5-U	5:41:36 PM	5:46:49 PM	5:51:23 PM	18:03:19
5/22/2019	23,835	209 W ALTA ST	SAN JUAN	10-D-2	8:40:47 PM	8:44:39 PM	9:03:00 PM	21:16:25
5/23/2019	23,870	1316 WASHINGTON PALM AVE	SAN JUAN	21-B-1-M	3:42:26 AM	3:48:41 AM	4:04:32 AM	4:16:45
5/23/2019	23,875	315 W 11TH ST	SAN JUAN	28-C-06-J	4:48:31 AM	4:57:02 AM	5:16:33 AM	5:31:09
5/23/2019	23,882	4306 N RAUL LONGORIA RD	SAN JUAN	26-B-1	7:16:29 AM	7:21:35 AM	12:00:00 AM	0:00:00
5/23/2019	23,896	1828 CUNCUN DR	SAN JUAN	19-C-2	9:23:35 AM	9:29:27 AM	9:42:31 AM	9:55:14
5/23/2019	23,917	211 E 1ST ST	SAN JUAN	26-B-1	11:40:41 AM	11:48:34 AM	12:03:30 PM	12:13:57
5/23/2019	23,922	301 E 11TH ST	SAN JUAN	17-B-3	11:54:39 AM	12:02:52 PM	12:16:05 PM	12:27:39
5/23/2019	23,945	1501 WASHINGTON PALM AVE	SAN JUAN	10-D-2	2:14:25 PM	2:20:08 PM	2:30:29 PM	14:44:46

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	atdtime
5/23/2019	23,954	300 N NEBRASKA AVE	SAN JUAN	19-C-2	3:30:22 PM	3:35:06 PM	3:52:08 PM	16:00:53
5/23/2019	23,982	310 ELDORA	SAN JUAN	01-A-1	6:21:25 PM	6:32:03 PM	6:47:05 PM	19:01:01
5/23/2019	23,987	912 W 12TH ST	SAN JUAN	26-A-2	6:41:57 PM	6:46:24 PM	7:06:12 PM	19:19:33
5/23/2019	24,003	2101 SUNRISE DR	SAN JUAN	10-D-1	7:53:22 PM	7:59:44 PM	8:15:56 PM	20:28:44
5/23/2019	24,006	STEWART & BUSINESS 83	SAN JUAN	29-B-5-U	8:06:46 PM	8:16:38 PM	12:00:00 AM	0:00:00
5/23/2019	24,027	3900 JESENIA ST	SAN JUAN	13-C-2-C	10:22:31 PM	10:24:43 PM	12:00:00 AM	0:00:00
5/24/2019	24,037	914 W SAM HOUSTON BLVD	SAN JUAN	10-C-1	12:22:00 AM	12:28:30 AM	12:00:00 AM	0:00:00
5/24/2019	24,073	511 E BRECHA	SAN JUAN	28-C-04-Y	9:02:19 AM	9:09:12 AM	9:15:23 AM	9:32:33
5/24/2019	24,079	4300 N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	9:22:49 AM	9:27:51 AM	9:39:47 AM	9:55:01
5/24/2019	24,113	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	1:48:35 PM	1:52:50 PM	2:05:51 PM	14:20:30
5/24/2019	24,135	1310 RIO BLANCO	SAN JUAN	17-B-1	3:42:45 PM	3:51:10 PM	12:00:00 AM	0:00:00
5/24/2019	24,159	300 N NEBRASKA AVE	SAN JUAN	26-A-8	5:41:35 PM	5:53:13 PM	6:15:05 PM	18:27:19
5/24/2019	24,186	1205 N RAUL LONGORIA RD	SAN JUAN	10-D-5	7:57:19 PM	8:08:42 PM	8:25:13 PM	20:43:58
5/24/2019	24,188	822 SENDERO DR	SAN JUAN	30-B-1	8:02:42 PM	8:10:55 PM	8:23:39 PM	20:35:24
5/25/2019	24,262	1108 E 7TH ST	SAN JUAN	26-A-8	8:22:33 AM	8:30:41 AM	8:38:52 AM	8:54:32
5/25/2019	24,269	614 BAILEY	SAN JUAN	24-C-4	9:52:48 AM	10:01:04 AM	10:08:39 AM	10:16:55
5/25/2019	24,284	1008 SAN RAMON	SAN JUAN	32-B-2	11:13:08 AM	11:17:58 AM	12:00:00 AM	0:00:00
5/25/2019	24,333	100 W JAIME ST	SAN JUAN	26-A-8	5:24:39 PM	5:30:00 PM	5:56:10 PM	18:09:53
5/25/2019	24,334	603 SAN MARTIN	SAN JUAN	12-B-1	5:25:31 PM	5:31:57 PM	5:51:29 PM	18:31:39
5/25/2019	24,376	613 ATHOL ST	SAN JUAN	17-B-3	10:07:32 PM	10:13:01 PM	10:23:54 PM	22:34:21
5/26/2019	24,455	1402 SHORT RD	SAN JUAN	26-A-2	11:08:40 AM	11:15:01 AM	11:34:18 AM	11:46:55
5/26/2019	24,464	311 E 14 1/2 ST	SAN JUAN	26-C-1	12:37:03 PM	12:45:48 PM	1:01:18 PM	13:14:54
5/26/2019	24,498	1311 ADELA	SAN JUAN	26-B-1	4:44:59 PM	4:51:07 PM	5:07:38 PM	17:21:46
5/26/2019	24,534	105 EBANOS DR	SAN JUAN	26-A-1	9:00:23 PM	9:06:24 PM	9:42:02 PM	21:57:27
5/26/2019	24,556	300 N NEBRASKA AVE	SAN JUAN	26-C-1	11:39:43 PM	11:46:20 PM	12:08:58 AM	0:19:48
5/27/2019	24,561	211 W AMY DR	SAN JUAN	10-A-1	12:11:34 AM	12:20:44 AM	12:36:17 AM	0:50:18
5/27/2019	24,569	800 E EXPRESSWAY 83	SAN JUAN	29-D-5-V	1:52:35 AM	2:02:59 AM	2:23:19 AM	2:29:54
5/27/2019	24,571	600 E EXPRESSWAY 83	SAN JUAN	24-B-2	2:02:03 AM	2:09:50 AM	2:18:13 AM	2:26:38
5/27/2019	24,572	800 E EXPRESSWAY 83	SAN JUAN	29-D-5-V	2:10:14 AM	2:14:04 AM	2:31:55 AM	2:38:40
5/27/2019	24,580	1314 RIO GUADALUPE CIR	SAN JUAN	13-A-1	3:25:35 AM	3:33:34 AM	3:52:15 AM	4:11:41
5/27/2019	24,585	300 N NEBRASKA AVE	SAN JUAN	06-D-5	4:34:26 AM	4:43:55 AM	5:04:48 AM	5:16:04
5/27/2019	24,617	1715 LIME ST	SAN JUAN	31-D-3	11:18:43 AM	11:25:59 AM	11:39:26 AM	11:52:02
5/27/2019	24,630	400 N IOWA AVE	SAN JUAN	32-B-2	1:15:30 PM	1:19:31 PM	1:54:33 PM	14:08:33
5/27/2019	24,730	2203 COYOTE ST	SAN JUAN	26-C-2	10:20:22 PM	10:25:55 PM	10:38:31 PM	22:50:11
5/28/2019	24,744	2201 FRESNO	SAN JUAN	21-C-2-M	1:40:59 AM	1:58:31 AM	1:58:37 AM	2:13:01
5/28/2019	24,746	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	2:07:37 AM	2:13:17 AM	2:30:35 AM	2:42:47
5/28/2019	24,747	211 E CHAPARRAL ST	SAN JUAN	21-D-5-M	2:19:25 AM	2:25:49 AM	2:41:46 AM	2:56:22
5/28/2019	24,756	907 SAN ANGEL	SAN JUAN	26-D-1	4:15:40 AM	4:25:23 AM	5:09:23 AM	5:09:23
5/28/2019	24,760	1601 SAUZ ST	SAN JUAN	04-B-3-A	5:03:48 AM	5:13:30 AM	5:43:33 AM	5:52:42
5/28/2019	24,767	4907 N VETERANS BLVD	SAN JUAN	26-A-8	7:24:21 AM	7:33:05 AM	7:56:07 AM	8:09:29
5/28/2019	24,772	2400 JESSICA DR	SAN JUAN	12-C-3-E	8:38:44 AM	8:48:44 AM	9:07:13 AM	9:22:19
5/28/2019	24,786	511 E BRECHA	SAN JUAN	26-A-6	10:57:16 AM	11:04:56 AM	11:10:54 AM	11:23:54
5/28/2019	24,800	314 W 9TH ST	SAN JUAN	06-D-2-A	12:55:44 PM	1:02:56 PM	1:15:18 PM	13:29:54
5/28/2019	24,815	219 BLUEBIRD ST	SAN JUAN	05-A-1	2:55:49 PM	3:01:08 PM	3:31:54 PM	15:31:59

Community Events

May-19



Date	Address	Event
5/30/2019	2301 N RAUL LONGORIA	LEERTT OP



Oscar Escamilla
Acting Lieutenant

May 2019
Call Volume Monthly Breakdown

Fire House Code	Incident Type	Total
322	Motor Vehicle Accidents w/Injuries	11
323	Auto-Pedestrian	0
324	Motor Vehicle Accidents w/o Injuries	2
311	Medical Call	41
142/143	Grass/Brush Fires	0
131	Vehicle Fires	1
700/750	False Alarms	21
154	Trash Fires	0
550/551	Assist other Agency/Dept.:	6
651	Smoke Scare	3
111	Structure Fires	0
1101	Equipment Fire	1
412	Gas Leak	2
480	Attempted burning, Illegal action	2
600	Good Intent Call	2
611	Cancelled in Route	1
622	Wrong Location/No Incident Found	1
541	Bee attack/ Animal Problem	3
331	Child Locked in a Vehicle	0
440/1601	Electrical Equipment Problem (Pole)	1
1131	Cooking Fire	0
100	Fire, Other	2
Grand Total:		100

Call Volume for each shift:

A Shift 33

B Shift 42

C Shift 25

Respectfully Submitted by,

Oscar Escamilla, Acting Lieutenant

2301 N. Raul Longoria, San Juan, TX 78589 • Phone: (956)223-2470 • Fax: (956)783-3441



Tirso Garza, Fire Chief
2301 N. Raul Longoria
San Juan, TX 78589
Office: 956-223-2470
Fax: 956-783-3441

Med-Care Response Times MAY 2019

Incident #	Location	Dispatched Time	Arrival	Delay Time	Incident Type
19-425	300 W Bus. 83	08:07pm	08:17pm	10 Min	Medical Call
19-426	116 Alfredo st.	11:40pm	11:49pm	9 Min	Medical Call
19-428	118 Alfredo st.	07:04pm	07:13pm	6 Min	Medical Call
19-431	600 calle del sol	:pm	12:46pm	8 Min	Medical Call
19-432	500 E Minnesota	:	09:01am	8 Min	101
19-433	2408 Gardenia dr.	04:00pm	04:10pm	10 Min	Medical Call
19-434	207 E 9th street	6:38pm	6:46pm	8 Min	Medical call
19-436	200 Sandra	04:46am	04:55am	9 Min	MVA
19-437	611 West 3rd	07:51pm	07:56pm	5 Mi	Medical Call
19-439	2908 Gardenia	09:40am	09:49am	9 Min	Medical call
19-440	2205 S Stewart	11:17am	11:30am	13 Min	Medical Call
19-441	106 South Ridge Lane	:pm	12:11pm	5 Min	Medical Call
19-442	403 Taylor	01:25pm	01:2pm	6 Min	Medical Call
19-445	700 W Maldonado	03:50pm	03:57pm	7 Min	Medical Call
19-450	211 E Chaparral	02:34pm	02:41pm	7 Min	Medical Call
19-452	Bus 83 & Nebraska	05:19pm	05:27pm	8 Min	MVC
19-453	605 Jesenia St	09:55pm	10:04pm	9 mins	Medical Call

19-454	209 Camino real	02:44pm	02:53pm	9 Min	Medical Call
19-455	2301 N Raul Longoria	03:49pm	03:58pm	9 Min	Medical Call
19-457	700 E maldonado	08:11pm	08:15pm	5 Min	Medical Call
19-458	300 N Nebraska	08:37pm	08:44pm	7Min	Medical Call
19-459	824 Grapefruit	08:32am	08:33am	8 Min	Medical Call
19-462	1318 Short	12:00 pm	12:10 pm	10 min	Medical call
19-463	602 W 11th	5:17 pm	5:25 pm	8 min	Medical call
19-465	701 Kennedy st	4:39pm	4:49 pm	10min	Medical call
19-466	Raul Longoria & Owassa	7:34 pm	7:41 pm	8 min	MVA
19-468	312 Mesquite	07:17pm	07:23am	6min	Medical Call
19-470	1502 Coconut Palm	9:16 pm	9:22 pm	6 min	Medical Call
19-471	120 N Veterans	1:53pm	2:01m	8 min	Medical call
19-472	100 W 495	4:29 pm	4:38 am	9 min	MVA
19-475	2301 N Raul Longoria	2:39 pm	2:43 pm	4 min	Medical call
19-476	Nolana & Raul Longoria	3:53 pm	3:01 pm	8 min	MVAI
19-478	913 Orange	1:51 am	1:55 am	4 min	Medical call
19-479	1419 Scotty	2:19 pm	2:24 am	10 min	Medical call
19-481	311 W 6th	3:55 pm	4:06 pm	11 min	Medical call
19-482	3306 San Gabriel	1:02 am	1:09 am	7 Min	Medical Call
19-486	1201 S Nebraska	10:17 pm	10:25 pm	8 min	Medical Call
19-488	Nolana & Raul Longoria	7:07 pm	7:15 pm	8 min	MVA
19-490	701 E Sam Houston	4:10 pm	4:12	2 min	Medical call
19-492	112	7:57 am	8:03 am	6 min	Medical call
19-494	1928 Cancun Dr.	9:24 am	9:28 pm	4 min	Medical call
19-495	301 E 11th	11:53 am	12:04 pm	11 min	Medical call

19-497	4300 N Raul Longoria	09:20 am	09:27 pm	7 min	MVA
19-498	501 N Cesar Chavez	2:25 pm	2:28 pm	3 min	MVA
19-501	614 Baily	09:55 am	10:01 am	6 min	Medical call
19-506	800 E Expressway WB	1:52 am	2:10 am	18 min	MVA
19-508	2400 Jessica Dr.	8:37 am	8:44 am	7 min	Medical call
19-511	512 W Mesquite	5:37 pm	5:40 pm	3n	Medical call
19-513	Stewart & Ridge	11:39 am	11:46 am	7 min	MVAI
19-517	Stewart & Bus. 83	7:41 am	7:53 am	12 min	MVA
19-518	3411 Grandora Rd.	9:05 am	9:12 am	7 min	Medical call

Fire Inspections May 2019

	Date	Name of Business	Address	Contact	Phone #	New/ Annual	Inspector	App/Deny
1	5/2/19	Taqueria La Mexicana	1803 N Raul Longoria	Sonny Aredando	956-601-6749	Annual	R. Lopez	Denied
2	5/8/19	La Palabra Viviente Ministries	1808 N Raul Longoria	Jose P Palma	956-457-7110	Annual	R. Lopez	Approved
3	5/8/19	Mayro's Nutrition Bar	2912 N Raul Longoria	Lillian Moreno	956-827-8038	New	R. Lopez	Approved
4	5/13/19	La Cocinita	201 S Nebraska	Jamih Acosta	956-475-3983	Annual	R. Lopez	Approved
5	5/13/19	PSJA Collegiate	1229 S Veterans	Safe Guard	956-618-7233	New	R. Lopez	Approved
6	5/13/19	PSJA Collegiate	1229 S Veterans	Safe Guard	956-471-3558	New	R. Lopez	Approved
7	5/13/19	L&A New Clothes	916 E Business 83	*	956-802-7409	New	R. Lopez	Approved
8	5/13/19	L&A New Clothes	916 E Business 83	*	956-802-7409	New	R. Lopez	Approved
9	5/13/19	Coral's	611 S Nebraska	Coral Many	956-309-2882	Annual	R. Lopez	Approved
10	5/15/19	Alejandro's	2711 N Raul Longoria	Jaime Ramirez	956-638-4942	Annual	R. Lopez	Denied
11	5/15/19	7 Mars Seafood	2003 N Veterans	Maros Muniz	956-685-0661	Annual	R. Lopez	Denied
12	5/15/19	Barilito's Drive Thur	901 W FM 495 Ste 2	Francisco Cruz	956-715-9447	New	R. Lopez	Denied
13	5/15/19	One Love DMZ	654 E Nolana	Anettesolaz	956-569-5209	New	R. Lopez	Approved
14	5/15/19	Mex Concina	711 Alameda Ste A	Norma Cedillo	956-240-1356	Annual	R. Lopez	Approved
15	5/15/19	Taqueria La Mexicana	1803 N Raul Longoria	Sonny Aredando	956-601-6749	Annual	R. Lopez	Denied
16	5/15/19	Accounting	504 N Veterans	Beatriz Garcias	956-369-4839	New	R. Lopez	Approved
17	5/15/19	The Hangout	201 N Veterans	Stephanie and Ashley	956-224-1489	New	R. Lopez	Approved
18	5/22/19	Mejor Vida	1209 FM 495	Claudia Cavazos	956-249-2809	New	R. Lopez	Approved
19	5/22/19	Mercedes Benz	400 E Expressway	Texs Fire Guard	956-973-0500	Hydro	R. Lopez	Approved
20	5/22/19	La India Azteca	1800 N Raul Longoria	Carlos Cepeda	956-424-5022	Annual	R. Lopez	Denied
21	5/22/19	Crazy Mangonadas	1110 S Stewart Rd	Noe Gutierrez	956-475-5384	Annual	R. Lopez	Denied
22	5/24/19	Yabin	506 E 495	Margarito Escobel	956-351-9552	Annual	R. Lopez	Approved
23	5/24/19	Magnolia Event Center	205 W Nolana	Jose Santos	956-458-8991	New	R. Lopez	Denied
24	5/26/19	Banelita Drive Thur	901 W 495	Francisco Cruz	956-715-9447	New	R. Lopez	Approved
25	5/31/19	King Boxing	205 W Nolana, Ste 5 - 6	Jose Estrada	956-739-8118	New	R. Lopez	Approved
26	5/31/19	Mercy Kids Rehab	1205 N Raul Longoria	Jaime Reyna	210-362-8376	Annual	R. Lopez	Approved
27	5/31/19	Foster Home	1007 Paisano	Araceli Cabrera	956-605-1011	Annual	R. Lopez	Approved

	Date	Name of Business	Address	Contact	Phone #	New/ Annual	Inspector	App/Deny
28	5/31/19	Valley Food Mart	102 N Nebraska	102 N Nebraska	956-884-6385	Annual	R. Lopez	Approved
29	5/31/19	Taqueria La Mexicana	1803 N Raul Longoria	Sonny Aredando	956-601-6749	Annual	R. Lopez	Denied
30	5/31/19	Integral Source Solution	4801 N Raul Longoria	Said Salazar	956-600-0312	New	R. Lopez	Denied
31	5/31/19	Olivia Day Care	1106 S Stewart	Olivia Sanchez	956-460-1015	Annual	R. Lopez	Denied
32								
33								
34								
35								
36								
37								
38								
39								
40								

FUEL LOG

May 2019

DATE	TIME	UNIT/DIESEL CONTAINER	GALLONS	OFFICER IN CHARGE
5/2/2019	1:09 p.m.	Ladder-1	28.4	Z. Beaz
5/2/2019	1:12 p.m.	Brush-2	9.7	J. De La Cruz
5/2/2019	1:41 p.m.	Engine-2	24	O. Escamilla
5/5/2019	7:58 a.m.	Ladder-1	17.9	C. Marquez
5/6/2019	10:00 a.m.	Brush-1	18	V. Sanchez
5/6/2019	12:09 p.m.	Ladder-1	12.2	O. Escamilla
5/6/2019	1:44 p.m.	Engine-2	27.1	V. Sanchez
5/7/2019	11:59 a.m.	Ladder-1	12.4	J. Martinez
5/8/2019	9:47 a.m.	Engine-2	19.4	A. Foster
5/8/2019	12:47 p.m.	Ladder-1	11	O. Escamilla
5/9/2019	12:19 p.m.	Engine-2	9.9	A. Foster
5/10/2019	1:35 p.m.	Ladder-1	15.1	C. Marquez
5/14/2019	5:29 p.m.	Engine-2	25.2	J. Martinez
5/14/2019	8:04 a.m.	Ladder-1	17.3	V. Sanchez
5/16/2019	8:52 a.m.	Rescue-1	13.5	V. Sanchez
5/16/2019	1:08 p.m.	Engine-2	19.9	V. Sanchez
5/16/2019	2:00 p.m.	Ladder-1	14	D. Garza
5/16/2019	2:07 p.m.	Ladder-1	34.9	Z. Beaz
5/19/2019	10:29 a.m.	Ladder-1	17.9	C. Marquez
5/20/2019	8:31 a.m.	Engine-2	16	A. Foster
5/21/2019	7:44 a.m.	Brush-1	11.6	V. Sanchez
5/21/2019	12:59 p.m.	Ladder-1	12.5	C. Marquez
5/22/2019	12:41 p.m.	Ladder-1	6.1	O. Escamilla
5/22/2019	1:50 p.m.	Engine-2	19.3	V. Sanchez
5/24/2019	1:25 p.m.	Ladder-1	23.4	S. Cardenas
5/25/2019	7:05 a.m.	Engine-2	20.1	J. Martinez
5/28/2019	2:29 p.m.	Engine-2	16.8	V. Sanchez
5/28/2019	2:57 p.m.	Brush-1	10.8	A. Pedraza
5/29/2019	12:15 p.m.	Rescue-1	10	Z. Beaz
5/30/2019	8:28 a.m.	Ladder-1	22	C. Marquez

Total Gallons of Diesel - 516.4

Sandra Guajardo, Administrative Assistant

FUEL LOG

May 2019

DATE	TIME	UNIT/GAS CONTAINER	GALLONS	OFFICER IN CHARGE
5/1/2019	12:40 p.m.	Unit 2	20.9	C. Alaniz
5/6/2019	7:12 a.m.	1201	25	Chief T. Garza
5/6/2019	11:20 a.m.	Unit 2	23	C. Alaniz
5/7/2019	9:53 a.m.	Unit 1	25	C. Alaniz
5/9/2019	2:32 p.m.	Unit 2	21.5	C. Alaniz
5/10/2019	1:36 p.m.	Unit 2	1.4	C. Marquez
5/14/2019	5:26 p.m.	1201	25	Chief T. Garza
5/14/2019	3:58 p.m.	Unit 2	14.9	C. Alaniz
5/17/2019	12:01 p.m.	1208	10	S. Cardenas
5/17/2019	4:04 p.m.	Unit 2	15.6	C. Alaniz
5/19/2019	9:16 a.m.	Unit 1	25	A. M. Garza
5/20/2019	9:21 a.m.	Unit 1	12	A. M. Garza
5/20/2019	12:55 p.m.	1201	25	Chief T. Garza
5/24/2019	6:57 a.m.	1201	21.8	Chief T. Garza
5/30/2019	12:50 p.m.	Unit 2	22.7	C. Alaniz

Total Gallons of Gasoline 288.8

o Work has been completed on the installation of fiber optic lines to the new Police building.

- P.S.J.A School Safety Initiative Program:

o No school activities out for the summer.

o School Resource Officers are working regular patrol duties.

- New Personnel:

o Peace Officers:

- § Currently we have three (3) Patrol Officer job openings.

- Ø Four (4) Positions have been filled and have started their training phase as Officers with one (1) of them starting an academy in August.

o Tele-communicators:

- § Currently we have no vacancy's

o Jailers:

- § Currently we have no Vacancy's.

- § Arturo Echeverria was hired to fill the vacancy.

o Fleet:

- § All Patrol Units are reported to be in good working order, work continues on our fleet to refurbish the floorboards, seats, decals and other minor repairs.

- § Three (3) new Ford F-150 trucks have been outfitted and are now on patrol. Vehicles were purchased through federal asset forfeiture funds.

- § One Ford F-150 pending budget approval from a 2019 stone garden grant.

o Traffic Enforcement Areas:

- § Cruiser enforcement (Thursday Nights) May

- Ø 14 Traffic stops conducted

- Ø 13 Citations issued / 6 warnings

- Ø 0 Vehicles towed away

- Ø 1 Arrest

- § Regular patrol city wide

- § Conducting a city-wide assessment for streets that require speed bumps

- § Other areas of concern.

Respectfully

CHIEF JUAN GONZALEZ

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 25, 2019

Hold a Public Hearing and Consider an Ordinance in First Reading for the Comprehensive Plan for the City of San Juan, *Envisioning Our Future*.

STAFF COMMENTS AND RECOMMENDATIONS:

The public hearing for the Comprehensive Plan will consist of a brief overview, comments from attendees and an opportunity to ask questions to the Consultant.

The Comprehensive Plan, *Envisioning Our Future*, is nearing completion after a year of work with staff, the Planning and Zoning Commission, and the Consultant. The Plan is a guide for future development and growth based on a series of goals and actions focused on Land Use, Transportation, Economic Development and development related actions for Public Works and Utilities.

As drafted, the proposed Comprehensive Plan will guide the City's general development for the next twenty years. The new Comprehensive Plan consists of the following nine sections: (1) Introduction and History, (2) Community Profile, (3) Vision and Goals, (4) Land Use, (5) Transportation; (6) Economic Development; (7) City Services and Utilities (8) Capital Improvement; (9) Implementation. The draft Plan also has three maps, Existing Land Use, Future Land Use and Major Thoroughfare.

Two Community Meetings in December 2018 and April 2019 were held to introduce and explain the planning process and resulting document as well as receive input from the community.

RECOMMENDATION:

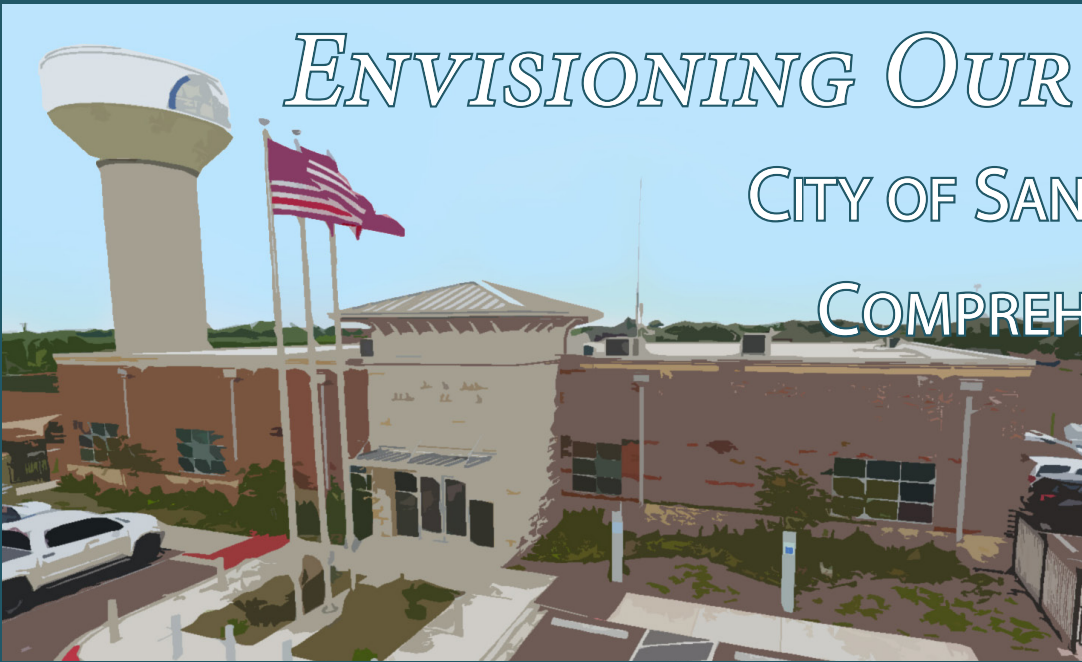
During the regular meeting on June 6, 2019, the Planning and Zoning Meeting Commission recommended approval of the Comprehensive Plan with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



ENVISIONING OUR FUTURE

CITY OF SAN JUAN, TEXAS

COMPREHENSIVE PLAN



JUNE, 2019

ENVISIONING OUR FUTURE

CITY OF SAN JUAN, TEXAS

COMPREHENSIVE PLAN

JUNE, 2019



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Chapter 7 - Utilities and Services	7.1
Chapter 8 - Capital Improvements	8.1
Chapter 9 - Implementation	9.1

Special appreciation to all who participated in the development of this Comprehensive Plan

Envisioning Our Future!

CITY COMMISSION

Mayor Mario Garza
Mayor Pro-Tem Jesus "Jesse" Ramirez
Commissioner Ernesto "Neto" Guajardo
Commissioner Leonardo "Lenny" Sanchez
Commissioner Marco "Markie" Villegas
Former Commissioner Pete Garcia

PLANNING AND ZONING COMMISSION

Irma C. Castillo, Chair
Adan Magallan
Eduardo Alaniz
Juan Alvarado
Valerie Cardenas
Joshua Benavides
Fernando Guajardo

CITY MANAGER

Benjamin Arjona

PLANNING AND ZONING

Roberto Escobar, Jr., Director
Monica Gomez, Planner 2
Janie Soto, Administration Clerk
Zoila Martinez, Inspection Clerk
Antonio Jaramillo, Chief Building Inspector

CITY SECRETARY

Diana Cavazos

FINANCE

Leroy Gonzales, Director

FIRE

Tirso Garza, Chief

HUMAN RESOURCES

Adelaida Cordero, Director

UTILITIES

David Salinas, Director

LIBRARY

Armandina Sesin, Director

POLICE

Juan Gonzalez, Chief

INFORMATION TECHNOLOGY (IT)

Pat Karr, Director
Mayra Garcia, Communications Coordinator
Jonathan Rocha, Network Administrator
Ramon Ramirez, IT Specialist I
Photographs by the IT Department

PARKS AND RECREATION

Patrick Willingham, Director

SANITATION AND PUBLIC WORKS

Roel Garza, Director

PURCHASING/RISK MANAGER

Rene Jaime

PLANNING CONSULTANT

Ann Cooke Bagley, FAICP, Bagley Associates LLC

The planning process began in April 2018 with a joint meeting of the Planning and Zoning Commission, interested citizens, and the SJEDC Board. Over the following 12 months, there were monthly meetings to discuss and comment on the draft sections of the Plan. The Planning and Zoning Commission began their review in October. Two Community Meetings/Open Houses were held at the San Juan Memorial Library to provide the opportunity for citizen input. The first was on December 6, 2018 and the second on April 17, 2019. The Planning and Zoning Commission held a public hearing on June 6, 2019 and recommended the Plan to the City Commission for adoption by ordinance.

In Texas, comprehensive plans have their foundation in State law. Chapter 213 of the *Texas Local Government Code* provides that the governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. The purposes are to promote sound development and ensure public health, safety and welfare. A comprehensive plan may include, but is not limited to, land use, transportation, and public facilities. It may have locally determined additional chapters.

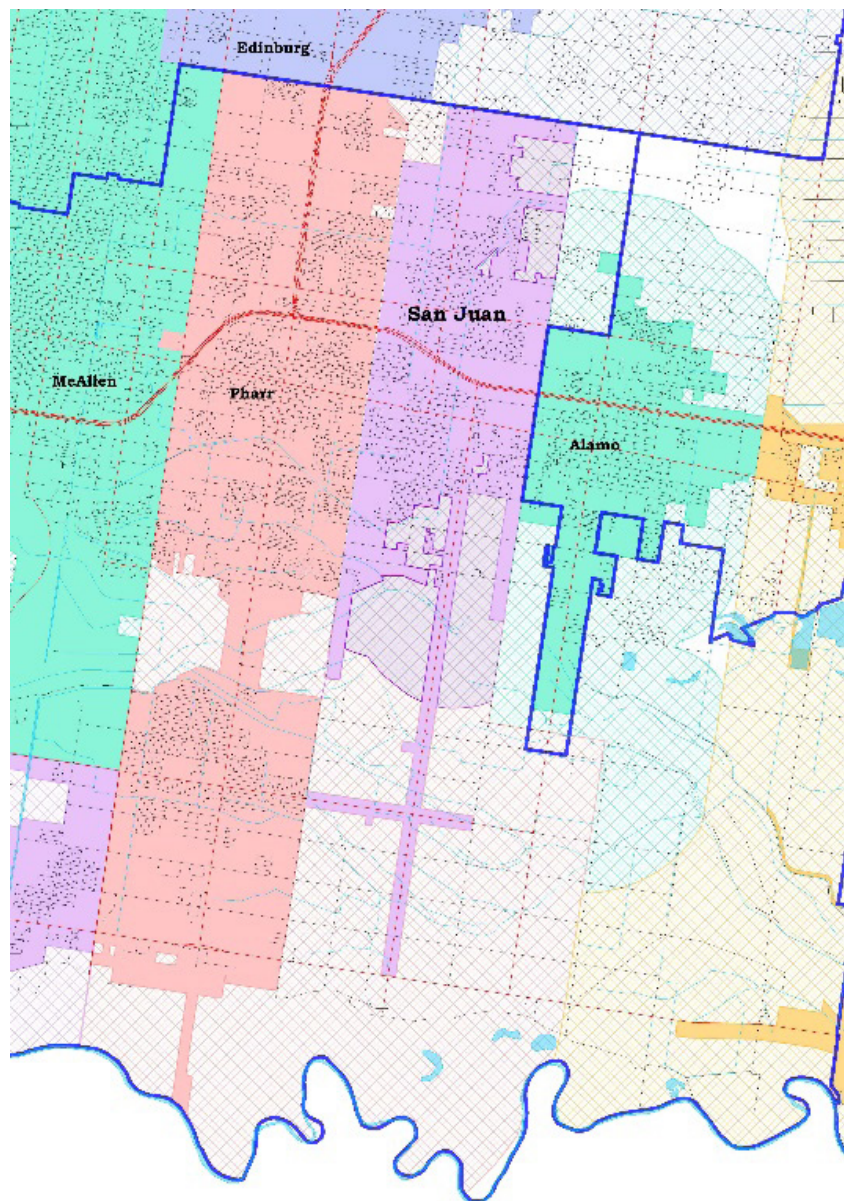
Additionally, Section 211 of the *Texas Local Government Code* says zoning regulations must be adopted in accordance with a comprehensive plan.

JURISDICTION OF THE PLAN

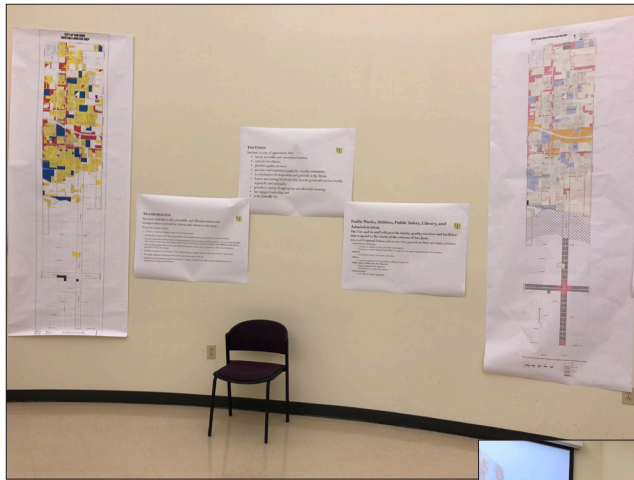
The Comprehensive Plan (Plan) covers the area within the City of San Juan city limits and its Extraterritorial Jurisdiction (ETJ). The cities of Pharr, Edinburg, and Alamo are adjacent to San Juan.

DEVELOPMENT OF THE COMPREHENSIVE PLAN

A comprehensive plan should provide education and guidance. It educates the leadership and the citizens on



Source: Online County of Hidalgo Map 2017 (adapted)



existing conditions, explains the need for looking ahead, and identifies problems, and solutions. It then serves as a handbook for the basis of decision making. It provides the ability to say yes or no to proposed zoning changes and development and encourages a thoughtfully conceived budget for facilities and infrastructure needs.

The planning process began in April 2018 with a joint meeting of the Planning and Zoning Commission, the Advisory Committee, and the

SJEDC Board. Over the following 12 months the Advisory Committee and the Planning and Zoning Commission received drafts of the chapters of the Plan for their review and comments. Two Community Meetings/Open Houses were held at the San Juan Memorial Library to provide the opportunity for citizen input. The first was in December 2018 and the second in April 2019. The Planning and Zoning Commission held a public hearing in June and recommended the Plan to the City Commission for adoption.



This new Plan incorporates aspects of previous planning efforts from the Strategic Plan 2016-2021, Downtown Revitalization Mixed-Use Project, engineering, infrastructure plans, and San Juan Economic Development Corporation (SJEDC) projects.

A separate *2019 Parks and Recreation Master Plan* is developed concurrently with this Plan.

CHAPTERS OF THE PLAN

The Comprehensive Plan is organized into nine (9) chapters. Each one includes identification of existing conditions, current and anticipated issues, a goal, policies; and actions. Although these are separate chapters, they are all interrelated because land use influences transportation, which in turn identifies capital improvement needs, which can spur economic development, and influences the day to day and long range decisions and actions of the City.

Chapter 1 - Introduction - Identifies the purpose, jurisdiction, expectations, and plan development activities of the Comprehensive Plan.

Chapter 2 - Community Profile - Provides an overview of current conditions including history, past and present population, future population projections, and economic indicators.

Chapter 3 - Vision and Goals - Creates a new community vision and identifies the goals for each of the following chapters that are used to implement the vision.

Chapter 4 - Land Use - Identifies current and future land uses; defines potential new and different land uses; provides the Future Land Use Map, actions and policies; and to guide zoning recommendations and improvements.

Chapter 5 - Transportation - Describes the Thoroughfare Plan and associated criteria, includes the Thoroughfare map, and recommends policies and actions for an accessible transportation network.

Chapter 6 - Economic Development - Describes the San Juan Economic Development Corporation (SJEDC) business plan and suggests possible new directions and implementation actions in conjunction with the SJEDC Board.

Chapter 7 - Utilities and Services - Identifies the utility and services providers' responsibilities, needs and actions for streets, water, wastewater, and drainage improvements. Police, Fire, Library and Sanitation are included in this chapter.

Chapter 8 - Capital Improvement – Provides an overview of how capital improvements programming works.

Chapter 9 - Implementation - Defines how the plan is to be used, with actions and guidelines for accomplishing the City's needs.

The results of this long range planning process will be a handbook to guide near term and long range development. It sets the stage for good decision making based on needs and desires of the citizens and balanced with the ability to accomplish what is best for the City of San Juan. This is

Envisioning Our Future!

Centrally located in the Lower Rio Grande Valley, the City of San Juan is ready to move forward. To begin the process of Envisioning our Future, an overview of information and conditions is required.

The City is in the southern part of Hidalgo County, Texas. It is bordered by the cities of Pharr, Alamo, and Edinburg. Also adjacent are the unincorporated communities of Lopezville, Murillo, and North Alamo.

San Juan is 9.8 square miles in size and extends 10.6 miles in length from Owassa Road to the north to Military Highway (US 281) to the south. US 83/IH 2 transects the City from east to west for 2.5 miles. Other major roads are Veteran's Boulevard, Raul Longoria (FM 1426), Nebraska Avenue, Cesar Chavez Road, FM 495, Business 83, Ridge Road, Stewart Road (FM2557), and Nolana Loop.

San Juan has a mild humid subtropical climate. Summer high temperatures are in the upper 90s with January lows in the upper 40s. Average rainfall is 22 inches. The elevation above sea level is 105 feet.

The City of San Juan is chartered as a Home Rule city with a Council/Manager form of government. The governing body is the City Commission comprised of an elected Mayor and four City Commissioners. The City Commission appoints the City Manager to serve as the chief administrative officer managing the day-to-day operations of the City.

The City's logo is "The Friendly City" as it is a family-oriented city. A low crime rate, public parks, extensive library, excellent city services, friendly residents, and a variety of civic functions and festivals make San Juan a very nice place to live.

HISTORY

Long before San Juan was incorporated as a city in 1917, the area was an active place with large and small farms and ranches. Cotton was a major crop with fruit and vegetables beginning to be grown for export. With the development of the St. Louis, Brownsville & Mexico Railroad from Harlingen to Sam Fordyce beyond Mission in 1904, the City's name began to appear on maps. In 1910, the townsite was established on John Closner's property, known as the San Juan Plantation.

There are several sources thought to be the origin of the City's name. There is the Rio San Juan that flows into the Rio Grande. Many Spanish land grants in the 1700s included the words San Juan. Several nearby locations along the Rio Grande have San Juan in their name including the San Juan Plantation which was owned by a founder of the City, John Closner.

The City has a long relationship with the Basilica of Our Lady of San Juan del Valle National Shrine. From the Spanish missionaries to the church of San Juan de los Lagos to the Oblate Missionaries Trail in the 1850s, San Juan has been connected to the Catholic church. In 1908, the Oblate Fathers dedicated a church on San Juan Plantation to Saint John the Baptist. That small church grew to become the Basilica, a beautiful and important shrine and the destination for over a million visitors each year.



Education was important from the City's earliest days. Public schools in San Juan were established in 1919 with the creation of the Pharr-San Juan School District. Forty years later Alamo joined the district to create the Pharr-San Juan-Alamo School District (PSJA). The District has a high school, two middle schools, and eight elementary schools in San Juan and IDEA, a public charter school, has two campuses.

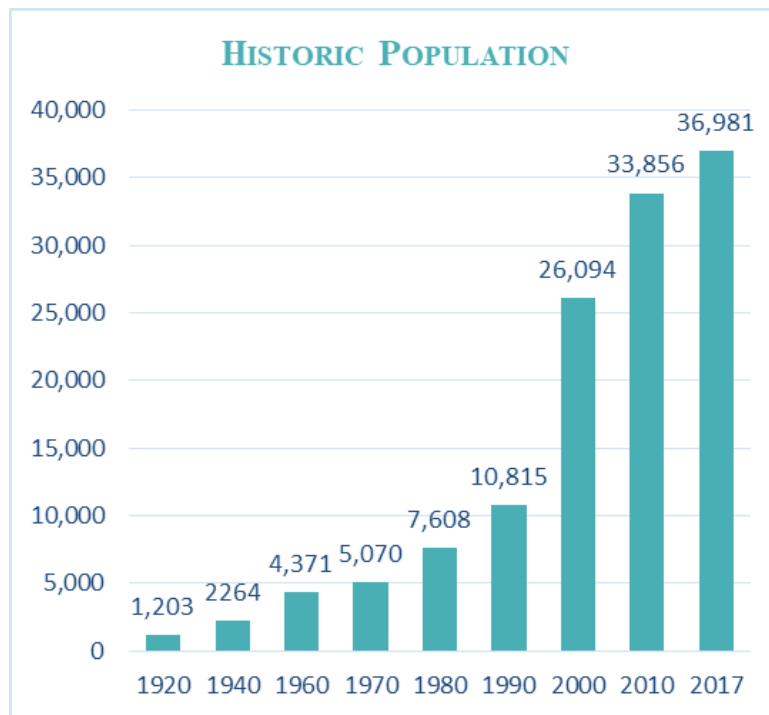
Over the years since 1919, San Juan has grown from a small town to a city that provides goods and services, locally, regionally and nationally. As early as 1924, there was a cotton compress, a cotton gin and a cannery. By the 1940s there was a large plant that made concrete pipe for irrigation drainage. Production of citrus fruit and vegetables, packing houses, an equipment manufacturing plant, and an iron foundry were in the City. Anchored by the Shrine, the City has grown to include businesses that provide goods and services not only for the residents, but regionally and nationally as well.

POPULATION

To help understand the future needs of the city, it is helpful to look at the population over time. The following sections include tables and charts that look at past, present, and projected (estimated) populations. **Table 2.1-Historic Population** and associated chart illustrates 100 years of documented population growth.

Table 2.1-Historic Population								
1920	1940	1960	1970	1980	1990	2000	2010	2017
1,203	2,264	4,371	5,070	7,608	10,815	26,094	33,856	36,981

Source: United States Census Bureau, 1960, 1970, 1980, 1990, 2000 Decennial Census, 2016 American Community Survey 5-Year Estimates, 2016, 2017



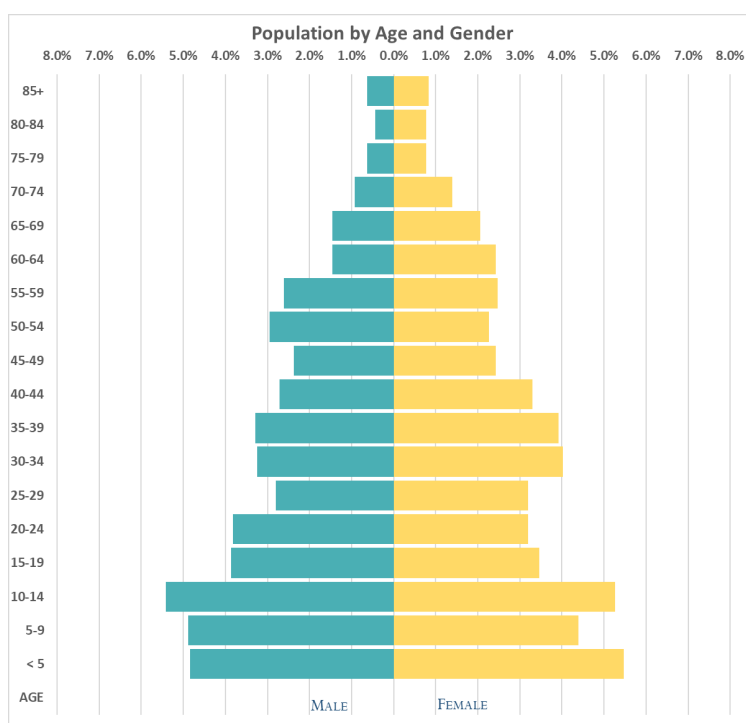
From a population of 1,203 in the 1920 Census to doubling by 1950, and doubling again by 1970, and again by 1990, as San Juan continued to grow. Again, major growth occurred between 1990 and 2000 when the population more than doubled. By the 2010 Census, the population was 33,856.

CURRENT POPULATION

The 2017 United States Census estimates the population to be 36,981, a small increase from 36,663 in 2016. **Table 2.2 Population Distribution by Age and Sex** uses the Census' American Community Survey 2012-2016 population of 35,983 because that is the most recent detailed data. The distributions are interesting in that the population is divided almost evenly with 48.4 percent Male and 51.6 percent Female. It is also important to note that approximately 30 percent are 14 years and younger with all those under 20 years old are 37.40 percent. The next two largest ages are 20-34 and 35-39, most likely the parents of the children and teenagers. This indicates a young and family-oriented population.

Population	Total		Male		Female	
	Number	% of Total	Number	% of Total	Number	% of Total
Age	35,983	100%	17,407	48.4%	18,576	51.6%
Under 5 years	3706	10.30%	1741	4.84%	1969	5.47%
5 to 9 years	3346	9.30%	1758	4.89%	1579	4.39%
10 to 14 years	3850	10.70%	1950	5.42%	1895	5.27%
15 to 19 years	2663	7.40%	1393	3.87%	1245	3.46%
20 to 24 years	2519	7.00%	1375	3.82%	1152	3.20%
25 to 29 years	2159	6.00%	1010	2.81%	1152	3.20%
30 to 34 years	2627	7.30%	1166	3.24%	1449	4.03%
35 to 39 years	2591	7.20%	1184	3.29%	1412	3.92%
40 to 44 years	2159	6.00%	975	2.71%	1189	3.30%
45 to 49 years	1727	4.80%	853	2.37%	873	2.43%
50 to 54 years	1871	5.20%	1062	2.95%	817	2.27%
55 to 59 years	1835	5.10%	940	2.61%	892	2.48%
60 to 64 years	1403	3.90%	522	1.45%	873	2.43%
65 to 69 years	1259	3.50%	522	1.45%	743	2.06%
70 to 74 years	828	2.30%	331	0.92%	502	1.39%
75 to 79 years	504	1.40%	226	0.63%	279	0.77%
80 to 84 years	432	1.20%	157	0.44%	279	0.77%

Source: United States Census Bureau AGE AND SEX 2012-2016 American Community Survey 5-Year Estimates, 2016



RACE AND ETHNICITY

Included in demographic/population information is self-identified race and ethnicity. It is important to note that Hispanic heritage is considered ethnicity rather than race. As expected and shown in the two tables below, San Juan residents mainly identify as Hispanic. **Table 2.3-Race and Ethnicity 2010** and **Table 2.4 Hispanic Demographics** show the data.

Table 2.3-Race and Ethnicity 2010		
Race	San Juan	Texas
White	90.1%	70.4%
Black or African American	0.1%	11.9%
Asian	0.1%	3.8%
Native American	0.1%	0.8%
Hawaiian/Pacific Islander	0.0%	0.1%
Some Other Race	4.1%	10.4%
Two or More Races	0.5%	2.2%

Source: United States Census Bureau, Selected Characteristics of the Native and Foreign-Born Population 2012-2016 American Community Survey

Table 2.4-Hispanic Demographics		
Hispanic/Not Hispanic	San Juan	Texas
Hispanic	97.3%	37.6 %
Non Hispanic	26%	62.4%

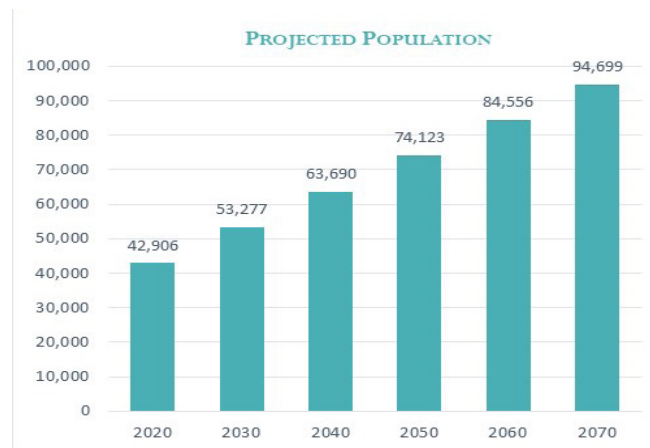
Source: United States Census Bureau, Quick Facts July 2018

POPULATION PROJECTIONS

Looking at what is possible in the future is important to planning for the City of San Juan. The Texas Water Development Board projections in **Table 2.5-Population Projections** were developed to anticipate water demand.

Year	2020	2030	2040	2050	2060	2070
Estimate	42,906	53,277	63,690	74,123	84,556	94,699

Source: Texas Water Development Board. January 2015/2016 Regional Water Plan - Population Projections for 2020-2070



HOUSING

Table 2.6 Housing Structures/Number of Units/Occupancy shows that most of homes (81.9 percent) in San Juan are single family one unit detached structures. The next largest group is mobile homes with 9.9 percent. Duplexes, townhomes, and patio homes are 4.1 percent while apartments are 3.1 percent. Most of homes are owner occupied. **Table 2.6-Housing Structures/Number Of Units/Occupancy** shows the details of the housing characteristics.

The data for housing is from 2012, so there are more houses now in 2018, particularly new single family ones. There is still available land that may eventually be developed for housing as the population is expected to increase as people continue to move to Texas.

Total housing units	9,923
Occupied housing units	9,231
Vacant housing units	692
1-unit detached	8,186
1-unit attached	91
2 units	310
3 or 4 units	93
5 to 9 units	186
10 to 19 units	37
20 or more units	30
Mobile home	990
Boat, RV, van, etc.	N/A
Owner-occupied	7,122
Renter-occupied	2,109

Source: United States Census Bureau Age and Sex, 2012-2016 American Community Survey 5-Year Estimates 2016

HOUSEHOLD SIZE

The average household size is 3.87 persons. This can include families, extended families, and unrelated persons. The average family size is 4.6 persons per household.

Table 2.7-Household Size in 2010		
Total households	8,882	100%
1-person household	876	9.9%
2-person household	1,735	19.5%
3-person household	1,485	16.7%
4-person household	1,815	20.4%
5-person household	1,517	17.1%
6-person household	769	8.7%
7-or-more-person household	685	7.7%
Average household size	3.8	
Average family size	4.6	

Source United States Census Bureau, Fact Finder, 2010

EDUCATION

Education in San Juan is provided primarily by the Pharr-San Juan-Alamo School District and IDEA schools. Higher education is provided regionally at University of Texas Rio Grande Valley, South Texas College, Texas State Technical College, Texas A&M University, and South Texas Vocational Technical Institute. **Table 2.8-Educational Attainment Estimates** shows the different levels of attainment.

Table 2.8-Educational Attainment Estimates		
Population 18 to 24 years	3,586	
Less than high school graduate	494	13.8%
High school graduate (includes equivalency)	1,118	31.2%
Some college or Associate's degree	1,824	50.9%
Bachelor's degree or higher	150	4.2%
Population 25 years and over	19,931	
Less than 9th grade	5,297	26.6%
9th to 12th grade, no diploma	3,200	16.1%
High school graduate (includes equivalency)	4,567	22.9%
Some college, no degree	3,674	18.4%
Associate's degree	793	4.0%
Bachelor's degree	1,573	7.9%
Graduate or professional degree	82	0.4%

Source: United States Census Bureau Age and Sex, 2012-2016 American Community Survey 5-Year Estimates 2016

ECONOMY

Education in San Juan is provided primarily by the Pharr-San Juan-Alamo School District and IDEA schools. Higher education is provided regionally at University of Texas Rio Grande Valley, South Texas College, Texas State Technical College, Texas A&M University, and South Texas Vocational Technical Institute. **Table 2.8-Educational Attainment Estimates** shows the different levels of attainment.

Table 2.9-Major Employers in San Juan		
Name	Type	Employees
PSJA ISD (San Juan schools and facilities only)	Education	1,340
Spirit Trucking	Logistics	375
HEB	Retail	345
City of San Juan	Government	250
IDEA Public Schools	Education	165
San Juan Nursing Home	Health Care	150
Nuestra Clinica del Valle	Health Care	108
Basilica of Our Lady of San Juan del Valle National Shrine	Institution	100
Mercedes Benz	Automotive	95
Junior's Supermarket	Retail	75
Catholic Diocese of Brownsville	Institution	75
Delia's Tamales (restaurant and factory)	Food Service	70
Hidalgo County Precinct 2 (Nolana Avenue Complex)	Government	57
Audi	Automotive	52
Jaguar/Land Rover	Automotive	52
Acura	Automotive	45
Lexus	Automotive	40
La Union Del Pueblo Entero/Proyecto Azteca	Civic	40
El Rancho Grande	Food Service	40
Hidalgo County Irrigation District No. 2	Government	36
L & A Store	Retail	30
Central Ready Mix	Manufacturing	30
U S Post Office	Government	30
Risica & Sons	Manufacturing	22
Marengo Produce*	Produce	25-55
Grande Produce*	Produce	30-100
Rio Fresh Produce*	Produce	25-200
Palmer Produce*	Produce	10-350

Source: City of San Juan Planning Department

* Range given to show seasonal workers

San Juan's household income is lower than the 2017 national average income of \$61,372. However, there is an available workforce where incomes and education attainment are increasing.

Income And Benefits (In 2017 Inflation-Adjusted Dollars)	
Total households	9,432
Less than \$10,000	1,049
\$10,000 to \$14,999	719
\$15,000 to \$24,999	1,491
\$25,000 to \$34,999	1,331
\$35,000 to \$49,999	1,156
\$50,000 to \$74,999	1,400
\$75,000 to \$99,999	1,024
\$100,000 to \$149,999	719
\$150,000 to \$199,999	360
\$200,000 or more	183
Median household income (dollars)	\$36,193
Mean household income (dollars)	\$54,587

Source United States Census Bureau, Fact Finder, 2018

San Juan with its young population, available workforce, and central location in the Rio Grande Valley is poised for a bright and productive future.

In the development of a long range plan for the future of a city, it is important to have an idea, a vision of how the city should be perceived by its current and future citizens.

THE VISION

A vision is a broad statement of the aspirations of a city. It is a starting point and a touchstone for the chapters of a long range comprehensive plan. It is how a city sees itself in the near and more distant future—now to 15 to 20 years from now. The purpose of a vision statement of a comprehensive plan is to guide the future development of the City. *Envisioning Our Future* begins with the current vision statement of the City of San Juan.

CURRENT VISION STATEMENT: An exemplary service provider, the City of San Juan will be a political leader in the region, cultivating local attractions, aesthetics, location and community spirit to become a center for commerce, culture, and recreation.

Each clause in this vision expresses the intention/desire of the City to establish its place in the Lower Rio Grande Valley. The often used term, quality of life, is an outcome of the vision statement. Certainly, good city services are an important reason to live and work in San Juan. Regional recognition as a city that provides leadership and cooperation with neighboring cities is a major feature of the City's identity. Cultivating local attractions, the Shrine and other destinations for citizens, as well as visitors, adds value to the City and its tax base. Aesthetics or the attractive appearance of the City is important to citizens and visitors alike. The central location in the Valley demonstrates the accessibility as both a destination and logistics center. Community spirit and the friendliness of the citizens is apparent in San Juan.

The City also has a mission statement. It is different than the vision statement; it is more of a guide for running the City's business now and in the future by demonstrating good management practices. The current mission statement is as follows.

MISSION STATEMENT: The City of San Juan improves the quality of life for all by providing affordable, consistently reliable, quality services so that its citizens can realize their full potential.

The Vision and the Mission work together to assure that the City is moving forward with the best interests of the City in mind.

WHAT ARE GOALS?

Goals state the needs and priorities used to direct, guide, and promote growth and development. Each of the following chapters of the Plan will have one or more goals. These goals are interrelated as each one impacts another. For example, land use affects the street system as well as utilities. Land use looks at spaces for community facilities and parks. Street use/transportation has impacts on access to commercial development. Economic development depends on appropriate land uses and the ability to access them.

WHAT ARE ACTIONS?

Actions are the tools used to carry out the vision and the goals. Each chapter of the Plan will recommend specific actions and/or changes that will move the City forward. With each action, the department or agency responsible for the action will be identified and an anticipated timeframe for the action to take place.

WHAT ARE POLICIES?

Policies in this Plan are intended to be guidelines for procedures that will be used to evaluate development issues. They are designed to provide predictability in the decision making process for the staff, boards and commissions, the City Commission, and the applicants.

As the planning process progressed, there was an interest in a new updated vision that expressed a new direction and attitude for the City.

A NEW VISION

San Juan is a city of opportunity that

- *Is accessible and convenient in its location,*
- *Cares for its citizens,*
- *Provides quality city services and utilities,*
- *Has well maintained parks that support a health and active community,*
- *Is a destination for inspiration and gratitude at the Shrine,*
- *Fosters existing businesses that provide goods and services locally, regionally, and nationally,*
- *Provides a variety of appropriate and affordable housing,*
- *Has engaged and responsive leadership, and*
- *Is the Friendly City.*

ENVISIONING OUR FUTURE GOALS

Below are the major goals for the Plan. The actions are found toward the end of each chapter and in a chart in the Implementation chapter.

Land Use Goal - *As a destination in the Lower Rio Grande Valley, the City of San Juan has a variety of land uses and housing that promote a progressive, vibrant, and safe community for its residents and visitors.*

Transportation Goal - *The City of San Juan maintains convenient and equitable access for residents and visitors to neighborhoods, public facilities, places of interest, and businesses in a safe and efficient transportation network.*

Economic Development Goal - *The San Juan Economic Development Corporation promotes the city and fosters a healthy business climate and supercharge this effort by offering incentives to attract new business via its Projects Budget.*

Utilities , and Services Goal – *The City of San Juan will provide quality utilities and services and that are responsive and cost effective.*

Taken together with the policies and actions in each chapter of this Comprehensive Plan, **Envisioning Our Future**, the City of San Juan will have the information and recommendations to guide the development and decision making that will benefit the citizens of the city in years to come.

In a comprehensive plan, the Land Use chapter is one of the most important features. It identifies the current land uses, explores options for future land use designations, looks at areas that may be improved, and is the basis for future zoning decisions. The goal, actions, policies, charts, and maps are guides for changes in zoning that will be recommended by the Planning and Zoning Commission for City Commission decisions.

The purpose of this chapter is to provide the City with the basis for effective planning for future growth, development, and redevelopment. It is also an essential part of planning for infrastructure and transportation needs.

It is important to differentiate between current/existing land uses, future land uses, and zoning.

- Existing land uses are how a parcel of land is used now, not how it is zoned.
- Future land uses identify what may be the best use for the property in the future and are shown on the Future Land Use Map. This is what is considered for zoning and rezoning requests as State Statutes require that zoning regulations must be in accordance with the comprehensive plan (Section 211.004 Texas Local Government Code).
- Zoning is the designated legal use of a property by the City's code of ordinances. The zoning code regulates uses and criteria for those uses, lot size, setbacks, lot coverage, height, etc.
- The zoning requirements in San Juan are in Chapter 14 of the San Juan Code of Ordinances.

CURRENT LAND USE

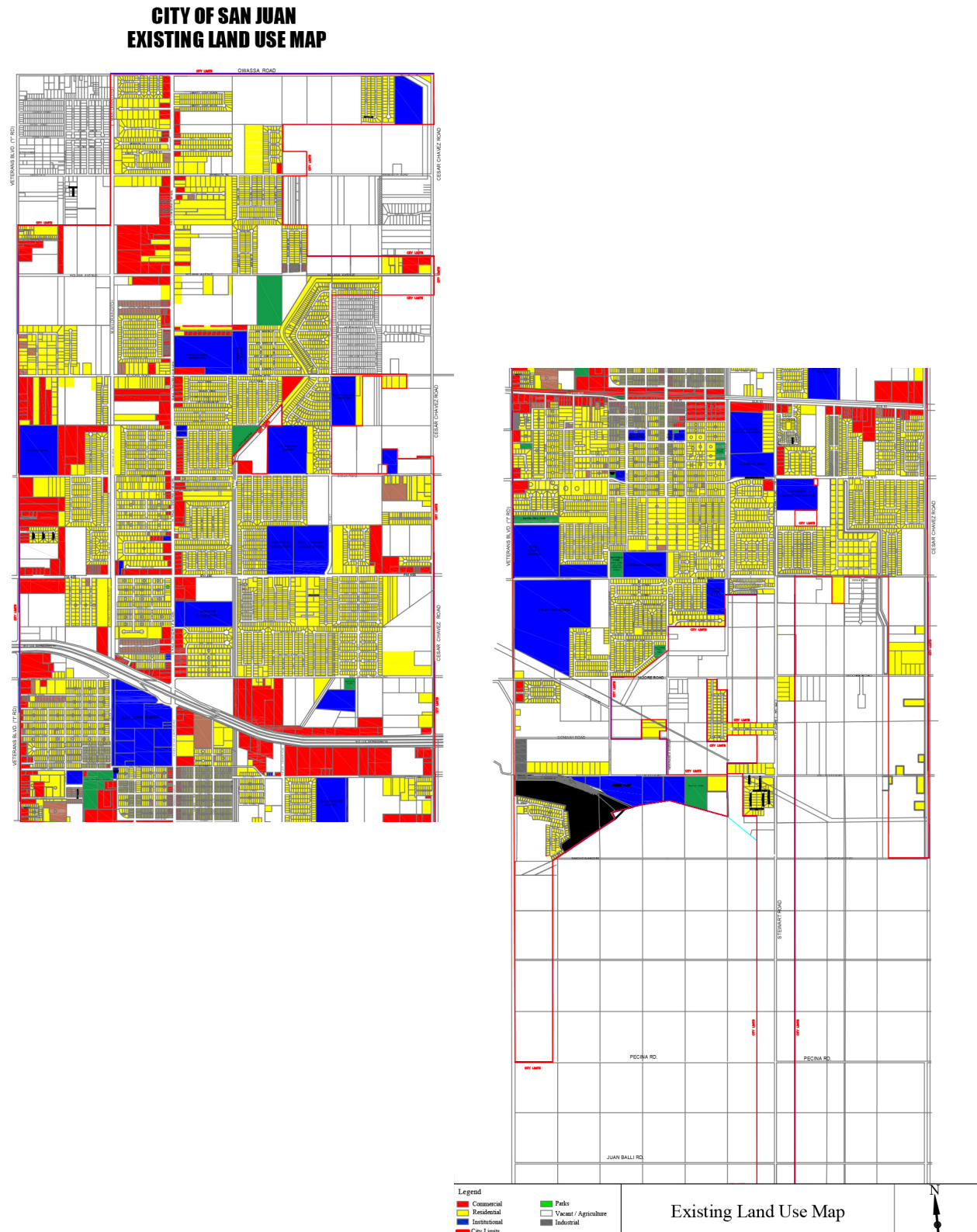
The first step in the land use planning process is to document the current land uses in San Juan. Using the city base map, land uses were identified by categories: residential, commercial, parks, institutional, industrial, and agricultural/vacant. The seven broad use categories are identified using the following standard land use classification colors in the following inventory chart and **Existing Land Use Map** (Figure LU-1, p. 4-2) to show the uses as they are today. Again, this map is how the properties are used, not how they are zoned. A large map is available in the Planning Department.

Current Land Use		ACRES	%
	Single-Family Residential	3,737	50.0
	Multi-family Residential	65	0.8
	Commercial	585	7.8
	Institutional	612	8.1
	Industrial	38	0.5
	Parks	43	0.6
	Agricultural/Vacant	2,380	31.8
Total Acres		7,460	100

Source: San Juan Planning and Zoning Department

In looking at the current land uses, it is important to note that approximately half (50.0%) of the land uses are currently single-family residential. The second biggest use is land that is Agricultural/Vacant with 32.8 percent of the land. There are areas along the IH 2/US 83 corridor that are vacant or

EXISTING LAND USE MAP (FIGURE LU-1)



underutilized and there are vacant parcels all over the City. Agricultural lands are important in San Juan and may remain so for years to come, but at some time may be needed or desired for other uses. The Commercial category includes a wide variety of uses from very small businesses, all sizes of retail stores, offices, restaurants, to the larger luxury car dealerships. The Institutional uses are city and county facilities, schools, churches, and the Basilica. Park sites are shown, but more fully discussed in the concurrent Parks and Recreation Master Plan.

FUTURE LAND USE

Developing a Future Land Use Plan provides the opportunity to coordinate between different land uses, as each type has its own and overlapping development and location requirements. Looking at how each use functions can assist the City in providing better services across the City.

Past plans provide guidance for what improvements are desired in the City. The *San Juan Downtown Revitalization Plan* prepared in 2009, recommended improvements and changes for the downtown area, which is generally between Lincoln and Kansas Avenues from IH20/US 83 to 8th Street and expanding along Business US 83 from San Antonio Avenue to Iowa Avenue. This study, with input from stakeholders, responded to “the desire to enhance San Juan’s competitive image with the following ideas: creating an identity as more than a bedroom community; creating a tourism hub; providing different retail opportunities; offering alternative housing options; and establishing space for professional services.” Based on extensive analysis, the Downtown Revitalization Plan includes zoning recommendations, streetscape improvement visualization, economic and marketing research, and engineering recommendations for infrastructure improvements. This long-range plan is the opportunity to bring that plan to the forefront for phased implementation.

The *San Juan Corridor Study* and Expressway Zoning District (EC) was approved in early 2017 to define the areas on both sides of IH20/US 83 from Cesar Chavez Road to Veterans Boulevard. Parallel to and fronting on the 2.5 stretch of highway were 117 parcels in approximately 380 acres. At that time, approximately 53 percent of the properties were vacant and 33 percent were commercial. Residents and stakeholders were interviewed and attended a community meeting. They shared their interest in the types of uses in the district; particularly one that were complementary to the luxury car dealerships—places to go while purchasing a car or waiting for servicing. They identified establishments and some brand names. Desired uses included casual dining restaurants, a hotel, day spa, coffee shop, ice cream shop, clothing stores, and technology store in attractive park-like settings. The Zoning Ordinance in the Unified Development Code was amended to add the Expressway Corridor Zoning District (EC) in which permitted uses and criteria implement the recommendations of the study.

FUTURE LAND USE ISSUES

In preparing San Juan for the future, looking at current issues facing the City is necessary. Based on discussions and meetings input, the following are issues currently facing the City.

- The desire/need for more retail and commercial development in strategic locations.
- A wider variety of housing types is needed.
- Encourage industrial uses in appropriate locations.
- How can the Land Use Plan help redevelopment in Downtown?
- More park land is needed (the new Parks and Recreation Master Plan will look at this).

In the following chapter, ways to address these concerns are provided in the text, chart and map that is the Future Land Use Plan.

FUTURE LAND USE PLAN

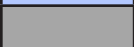
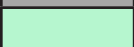
The Future Land Use Plan is a guide for future development that identifies land uses that will best serve the future needs of the City of San Juan. Alignment of land uses with transportation, infrastructure, (streets, water, wastewater, and drainage), community facilities (city hall, library, community center), and parks and recreation guides not only development, but the income and expenditures of city government. A Land Use Goal directs the process. The Land Use Goal should reflect the needs of the City and the desires of its citizens.

LAND USE GOAL

As a destination in the Lower Rio Grande Valley, the City of San Juan has a variety of land uses that promote a progressive, vibrant, and safe community for its residents and visitors.

Based on the Land Use goal, the Future Land Use Plan is a geographical and text representation of the areas within the city limits and Extraterritorial Jurisdiction (ETJ) for use during the development review process. The Future Land Use Plan is a guide to City staff, decision-makers and applicants. The following descriptions correspond to the land uses shown in **Future Land Use Map** (Figure LU-2, p. 4-5). The area in the ETJ is included in land use planning as it may be in the City at some point in time. A large map is available in the Planning Department and online.

To differentiate between the Existing Land Use Map, the Zoning District Map, and the Future Land Use Map (FLUM) the following colors are used to indicate a more generalized nature of FLUM.

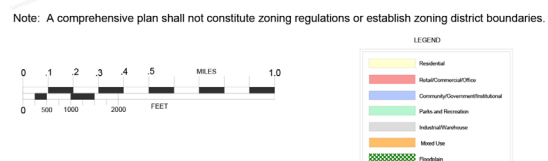
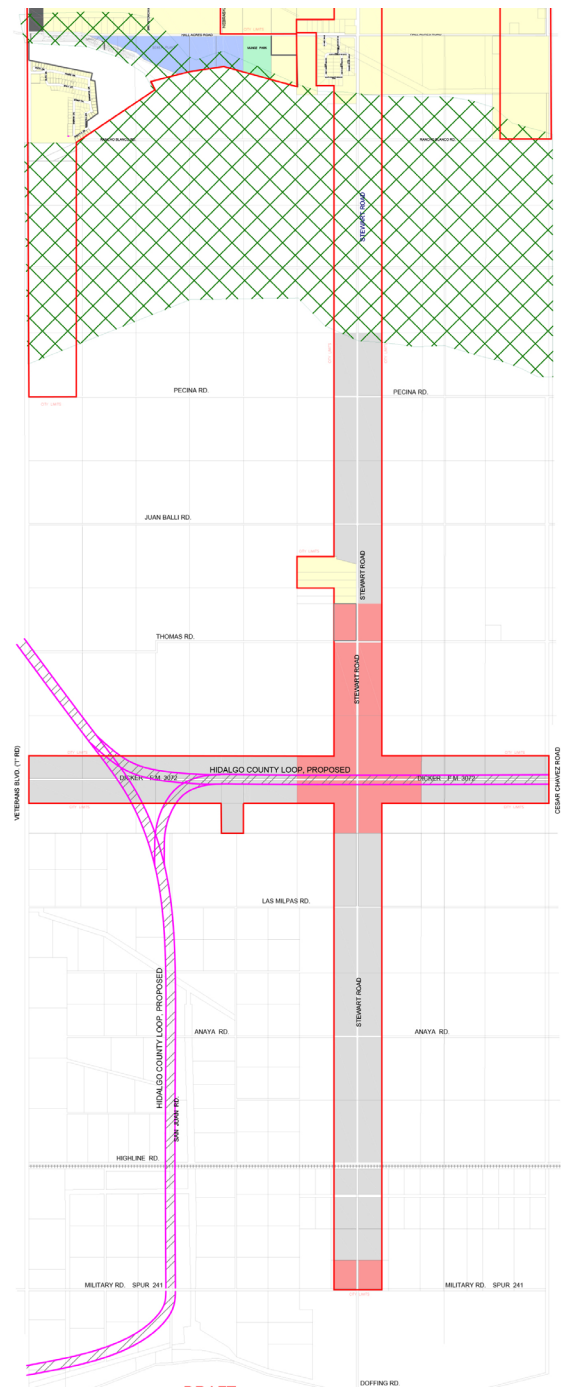
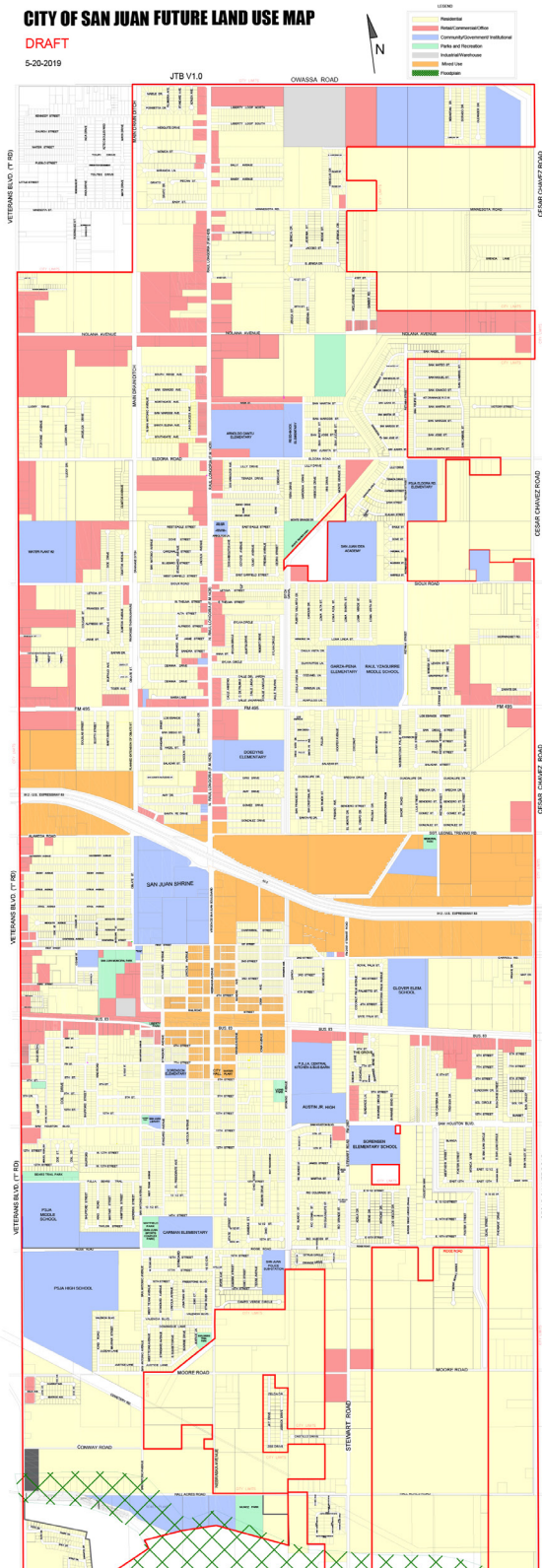
Proposed Future Land Uses	
	Residential
	Mixed-Use
	Retail/Commercial/Office
	Community/Government/Institutional
	Industrial/Warehouse
	Parks and Recreation
	Floodplain/Agriculture/Open Space

Residential (Light Yellow) is the general category for residential uses. Depending on the site and adjacent uses, the following uses are:

Single Family Residential/Low-Density - Traditional single-family detached housing may range between three and six dwelling units per acre. Subdivisions should be accessed from collector and arterial streets with homes fronting on local streets. They should be protected from, but accessible to, the major roadway network, commercial establishments, and industrial areas. Buffering (open space, fences, masonry walls, and landscaping) should be provided to protect from adjacent incompatible uses. They are primarily



FUTURE LAND USE MAP (FIGURE LU-2)



developed with one house per lot, but in certain cases, manufactured homes may be counted in this classification.

Townhome/Small Lot/Medium Density Residential - Medium-density residential is primarily single-family residential neighborhoods with densities between eight and 12 dwelling units per acre. These can be in the style of townhomes, duplexes, and patio homes. Medium-density residential can be used as a transitional use between low-density areas and high-density uses of retail/commercial. Like low density subdivisions, these homes should have indirect access to major arterials, but may face on collector streets. Manufactured homes on smaller lots that meet the requirements of the building codes may be located in platted mobile home subdivisions or mobile home parks.

Multi-family/Higher Density Residential - High-density residential is generally apartments and condominiums, but could include tiny homes developments. Depending on location, densities for multi-family residential units may vary significantly. Garden style apartments may have densities between 12 and 20 dwelling units per acre. New construction, if in appropriate locations and may have densities ranging from 20 to 30 dwelling units per acre. These higher densities could be appropriate in downtown and mixed-use areas. These residential styles can be located on major collectors and arterials, sited as to not negatively impact adjacent single family homes by blocking natural light, causing parking overflow, and increasing noise and lighting.

Mixed Use (Gold) allows and promotes the development of land or buildings with two or more different uses, including residential, office, retail, public, or entertainment in a compact more urban form. Mixed-use areas are intended to provide flexibility for the City and the development community to encourage innovative, unique, and sustainable developments. An example is combining residential with commercial uses, where the living space is located on the floor above the commercial use. Locations for these uses could be in the downtown area, in areas adjacent to IH 20/US 83 corridor where access to the freeway and major arterials is desired.

Retail/Commercial/Office (Pink) includes all types of businesses from small shops to restaurants to large stores, to car dealerships.

Retail establishments have goods for purchase by residents and visitors and generate sales tax revenue. Retail uses require high visibility locations, such as along arterial roadways. Examples of retail uses include restaurants, clothing stores, personal services, banks, and similar uses. Retail uses should provide buffers or screening when adjacent to residential.

Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, restaurants, big box retailers, and suppliers. car and equipment dealerships. They are located along major arterials, super arterials, and freeway corridors. Commercial activity should be buffered from low density residential areas using enhanced landscaping, increased rear setbacks, medium-density residential, and by floodplains or other man-made features. Retail/commercial uses above two stories should be required to have additional setbacks, particularly when adjacent to residential uses. Outside storage associated with retail and commercial activities should be screened from the primary roadway on which the establishment is located.

Offices are another commercial land use. In numerous forms offices may include corporate, professional, medical, and financial offices, as well as offices for individual businesses and non-profit organizations. Offices may be in high visibility locations along arterials and major collectors and at intersections. They should be convenient and accessible to residential areas. Small scale

offices that serve the adjacent neighborhood can be located on minor arterials and collectors. Offices serve as transitional uses to adjacent residential areas. In areas along the freeway and major streets, office uses can increase in height and density. A combination of screening materials, increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.



Institutional/Public/Semipublic (Light Blue) are uses that generally serve a public purpose for city, county, state and federal government facilities, public and private schools, museums, and churches of all denominations. Schools and churches may be located adjacent to or within neighborhood areas with larger churches on major arterials and collectors. Public facilities that generate higher activity on a regular basis, such as government facilities, should be located along arterial roadways. Water and



wastewater treatment plants, and service lines are sized and located based on engineering studies.

Public and semi-public uses must adhere to development standards of the district where they are located. They should be convenient and accessible while providing buffering where appropriate.

Industrial/Warehouse (Light Gray) includes various types of manufacturing, produce

processing/shipping, and building materials production, chemical production, warehouses, and distribution sites. Other uses may include industrial warehouse with indoor and outdoor storage facilities and warehouses. Included in this land use are industrial business parks that function as employment centers and can be appropriate in areas near, but not adjacent to, residential uses. New industrial development should not be permitted adjacent to existing residential areas without transitional uses or extensive buffer systems, emission and noise mitigation.

Industrial areas should be located along major arterials and thoroughfares including freeways. Ideally, heavy industrial uses should be heavily screened and buffered from residential, retail, and office uses. There should be convenient access to freeways, bypasses, rail lines, and airports for ease of shipping.

Parks and Recreation (Light Green) are the City's park land and recreational facilities. The park sites are shown on the map, but locations and development guidelines are in the separate Parks and Recreation Master Plan. Parks can actually be located in any area of the City.

Floodplain/Agricultural/Open Space (Green Crosshatch) is not usually included on a Future Land Use Map unless it will be used as such for the long term. In this case, since the area is in the floodplain

and between two levees, it is shown. Residential uses should not be permitted in areas subject to frequent and/or severe flooding. Appropriate uses include a variety of agricultural uses: plant cultivation, crop production, animal husbandry and grazing, and general farming. In general, feed lots and slaughtering are not allowed in the city limits. Parks, ballfields, and trails are appropriate uses when equipment does not interfere with water flow in the floodway.

INTERPRETATION AND USE OF THE FUTURE LAND USE MAP

As stated earlier, the Future Land Use Map is a guide. It is not a pre-zoning map. It is intended to be more general, by grouping the future uses into seven major categories. The Residential category includes single family, duplex, townhomes, and mobile homes. This allows development to occur in response to need and development interest, rather than parcel designated locations. The Future Land Use Map uses the City's base map which shows lot, parcel, and tract lines. These "hard" lot, tract, and parcel lines should not always be considered the boundaries between uses, but rather to encourage development in appropriate locations.

USING THE MAP

For each zoning case that comes to the City, the staff must look at both the Future Land Use Map and text to see if the requested zoning meets their intents. Although the base map for the FLUM is parcel (lot or tract) based, there needs to be a reasonable degree of flexibility that provides accommodation and respect for adjacent land uses.

For example, there is a commercial use proposed on a corner at an intersection. The corner is shown as commercial, so it currently is fine for commercial uses. Adjacent property is undeveloped, but shown on the FLUM as residential. However, the commercial site would benefit if it could develop a larger use that requires more land. It would be reasonable to expand the site up to fifty (50) percent without a full scale amendment to the comprehensive plan if there are mitigations to protect any adjacent residential areas, now or in the future. The mitigations could be buffers such as higher fences/walls, more landscaping, low level lighting and sound abatement.

EXTRATERRITORIAL JURISDICTION AND ANNEXATION

The small areas of land adjacent to the city, but not within the city limits are considered in the Extraterritorial Jurisdiction (ETJ). These areas will be, at some time in the future, included in the city limits. These areas are subject to the requirements of the Unified Development Code for subdivisions, but not zoning/land use regulations.

The process for eventually including these areas is annexation. There are numerous requirements that the City must meet and services to provide when these area are annexed including police, fire protection and utilities provisions. At this time the Texas Legislature has instituted a process that discourages cities initiate to annex properties in the ETJ. Many cities, including San Juan, only accept voluntary annexations that are requested by the property owners.

FOCUS ON OPPORTUNITY AREAS

In looking at the future, there are four areas that are currently underperforming and should be encouraged to develop differently than currently used and/or zoned, but within the realm of the Comprehensive Plan and FLUM guidance. Although all major arterials should be considered for the opportunities they provide for commercial development for the purposes of planning San Juan's four Focus on Opportunity Areas— in the immediate and near future—are identified as follows.

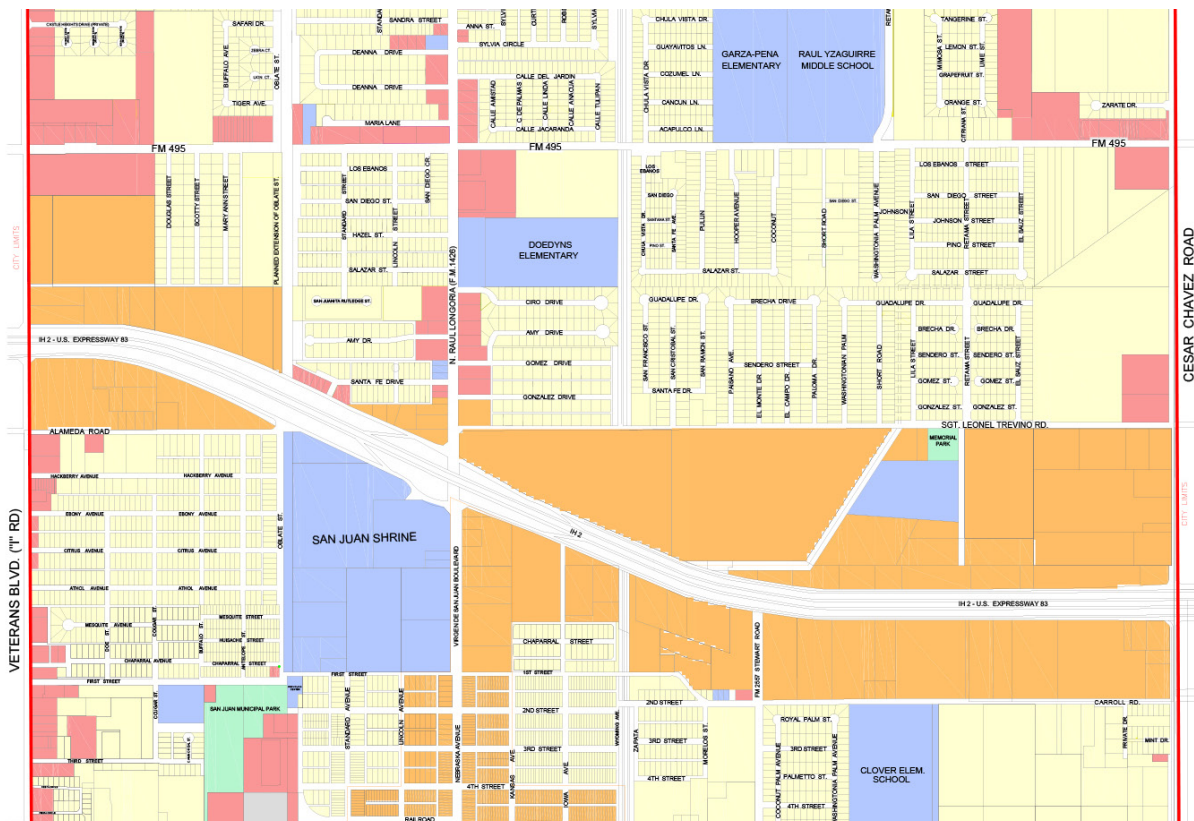
1. EXPRESSWAY CORRIDOR

The land adjacent to Interstate 2/US 83 is probably the most visible opportunity area. Currently in the 381 acres adjacent to the 2.16 miles of the expressway there are commercial property uses that include new car dealerships, tire supply, home supply store, glass company, tree and landscaping businesses, bank, alternative financial institution, fast food restaurants with drive-thru service, used auto sales, heavy equipment sales, funeral home, commercial recreational (bingo), insurance office, and motel in approximately 125.6 acres, approximately 33 percent of area. Approximately 50 percent of the acreage is vacant.

In 2017 the *Expressway Corridor Study* was adopted. The study looked at the current uses and what might be feasible or desired in the area. When citizens were asked to identify the uses they would like to see in the area, they indicated they wanted restaurants, places to shop, a variety of stores, a hotel, apartments, and mixed uses.

The result of the Study was the development and adoption of the new Expressway Corridor (EC) Zoning District (San Juan Code of Ordinances, APPENDIX A, Unified Development Code, Chapter 2, Article II, Section 11). Permitted and conditional uses, lot requirements, landscaping, parking and architectural design standard are included in the EC District requirements.

The Future Land Use Map shows this area as mixed use in that the development in the areas shall be in accordance with the Expressway Corridor zoning district which has a variety uses that may be used and combined on a site. Current uses, the car dealerships, offices, and commercial businesses are allowed and new types of uses were added. The mixed use designation would also allow higher density multi-family residential uses developed in conjunction with commercial development.

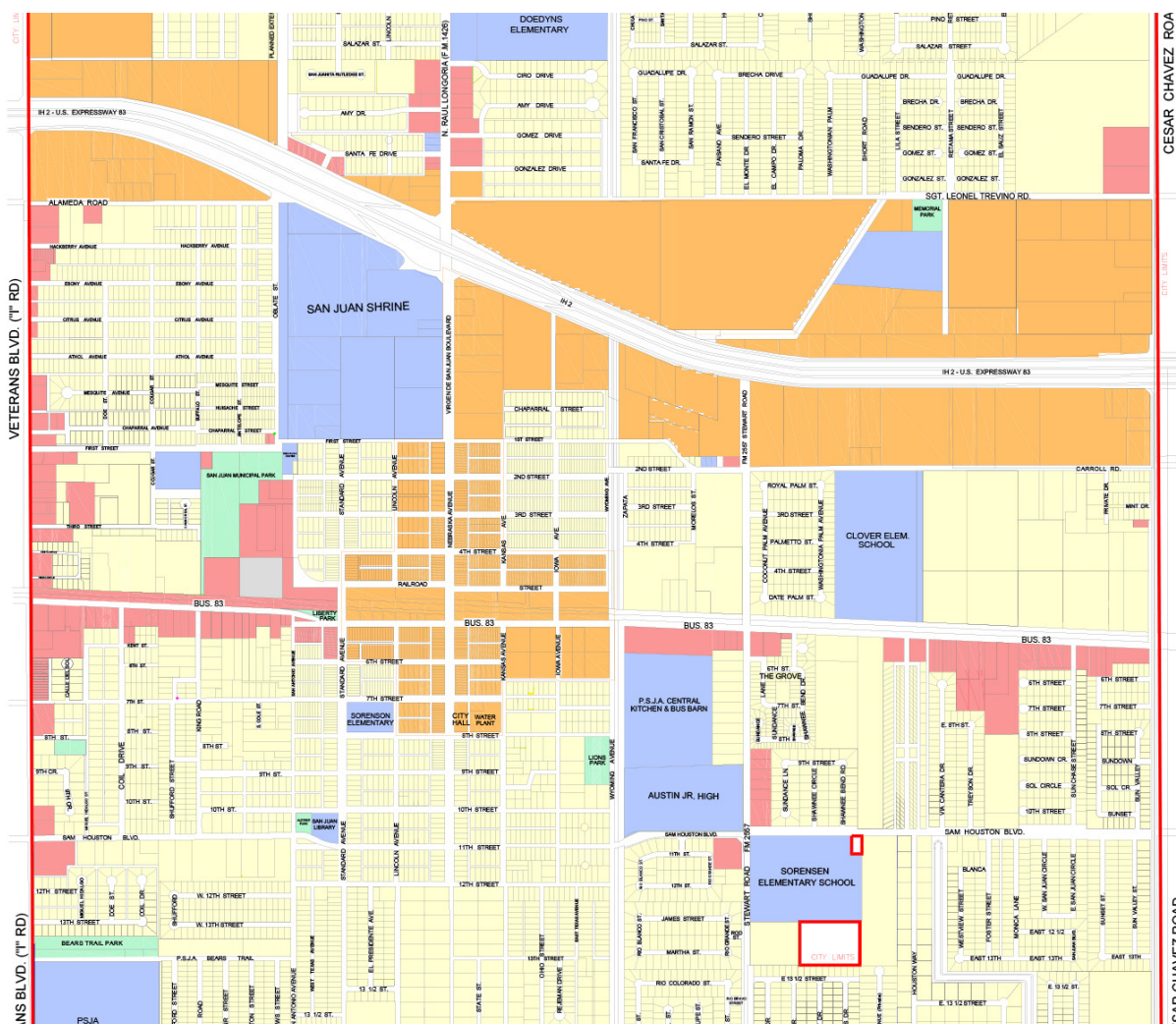


2. DOWNTOWN

The Downtown area of San Juan extends from IH 2/US 83, south along both sides of Nebraska Avenue, across Business 83, and south to Eighth Street between Lincoln and Kansas Avenues. From Fourth Street to Sixth and Seventh Streets, the area expands to run from San Antonio on the west, to Wyoming Avenue and the drainage canal. This is the area that was defined in the *2009 Downtown Revitalization Mixed Use Project*.

The area is a currently mix of commercial, retail, residential, institutional uses. There are several older buildings that should be considered historic, especially the San Juan Hotel. The residential lots are generally smaller than what is allowed in the City today. Commercial uses of all sizes line the arterial and collector streets. Institutional uses include the current and future City Hall, water plant, religious uses, city parks, and schools. The municipal library is located at the southwestern corner of the area. There are numerous large and small vacant tracts.

The Future Land Use Map looks at the area being one of mixed uses with offices and stores. Residences could be located on a second floor and townhomes/duplexes can be built as smaller lots become available for redevelopment. The *2009 Downtown Revitalization Plan* should be revisited for suggested improvements and redevelopment.

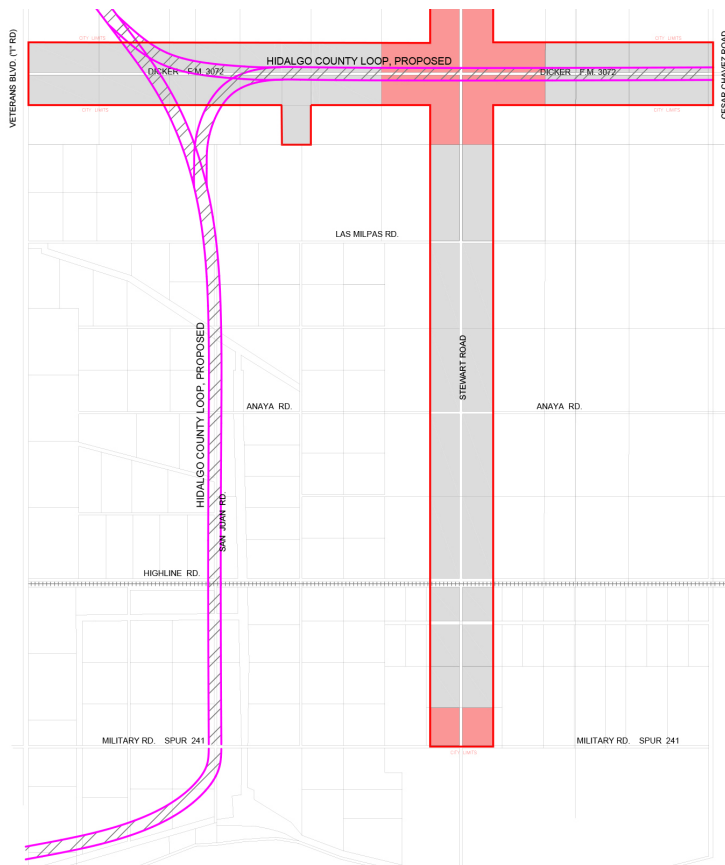


3. STEWART ROAD SOUTH AT DICKER ROAD AND AT MILITARY ROAD

Stewart Road is a highly travelled truck route, a part of the route that connects the Pharr International Bridge to IH 2/US 83.

The current land use is primarily vacant, with a small amount of single family residential and two produce distribution facilities.

Future land uses to be considered are industrial which would include produce processing and shipping facilities, truck and equipment sales and service, fuel depots, restaurants, and other appropriate commercial and industrial uses. All uses should be separated and screened from existing residential uses. Current and future development may depend on the coordination for the extension of city utilities.

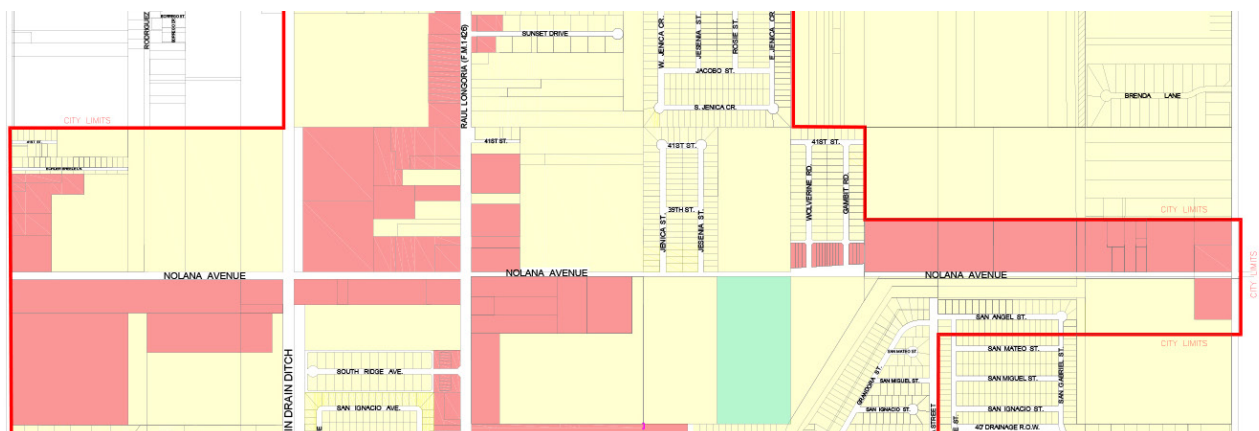


4. NOLANA ROAD

Nolana Road is a high-speed principal arterial roadway in the northern part of the City. It runs across the City from Veterans Boulevard on the west to Cesar Chavez Road on the east. It continues westward across Pharr and McAllen to Mission and eastward across Alamo to Tower Road.

The current uses adjacent to Nolana are commercial, with some residential and vacant land. This can support a wide range of commercial uses; however, with the anticipated growth there is also the continued need for residential uses.

Future land uses that are envisioned to take advantage of the increasing traffic along Nolana, are mainly commercial on the frontages and residential to the interior.



LAND USE ACTIONS

Outcomes of the planning process may require changes and different approaches to address the issues. The following actions are recommended to promote better land uses in the future

LU Action 1 - Develop new zoning districts for townhomes, patio homes, duplexes and smaller lots.

LU Action 2 - Consider initiating appropriate zoning for infill, vacant, and underutilized property where appropriate and preferably at property owners' request.

LU Action 3 - Consider a Downtown Overlay District or Special Purpose District in the areas describe in the Downtown Revitalization Mixed-Use Project

LU Action 4 - Consider rezoning for land adjacent to Stewart Road South for industrial and commercial development.

LU Action 5 - Update the City's mapping programs and equipment to better serve all departments.

LU Action 6 - Encourage development of the Opportunity Areas in cooperation with the SJEDC.

LU Action 7 - Monitor, review, and update this comprehensive plan.

POLICIES

Policies guide decision making. Here are recommended policies that will help make decisions and guide outcomes.

1. It shall be the policy to ask the following questions in zoning cases:

- What is the applicant really asking for? Is there another zoning district that might be more appropriate?
- What effect will the new use designation have on the site?
- What effect will it have on surrounding land uses and development?
- Is it accordance with the Comprehensive Plan?

It is important to note that proposed changes to the zoning ordinance need to be in accordance with the Comprehensive Plan and its future land use projections. In applying the Future Land Use Plan, the City has the ability to say no to development that is not indicated in the Plan, as well as the ability to say yes. If a proposed different zoning is requested and seen to be compatible with changed conditions, then the Future Land Use Plan must be amended to allow the new uses. The two actions may be presented concurrently at Planning and Zoning Commission and City Commission.

2. For the expansion of a land use into an adjacent tract, the policy shall be that up to a 50% increase shall be allowed. If greater than 50 percent, an amendment to the Future Land Use Map may be requested and be processed concurrently with the zoning request.

CONCLUSION

The City of San Juan is positioned to continue to be the destination for the Shrine, luxury car dealerships and compatible businesses. With a long-range plan in place, the City will become a more desirable location for homes and businesses. There is ample land for a variety of housing options to attract and accommodate new residents. Through land use and zoning, new businesses and industries will have greater confidence in investing in San Juan. Although industrial sites are limited in the northern part of the city, there is land adjacent to Stewart Road south from the levees to Dicker and Military Roads for those uses.

When considering the term transportation, streets and roads are the most visible and permanent features seen in a city. As very basic infrastructure, they are the framework of development, but there is more—there are sidewalks, trails, buses/transit and even trucks and railroads. All of these are types or modes of a transportation network and need to be accommodated for a city to function properly.

Sound planning is essential to ensure that San Juan is prepared to serve anticipated infrastructure needs as well as preserving key community areas during times of growth. The purpose of this chapter is to guide the City in following tasks.

- Updating and expanding the City’s Major Thoroughfare Plan
- Identifying transportation problems and possible solutions
- Increasing pedestrian and bicycle connections, routes, and facilities
- Supporting investment in roadway maintenance and repair

TRANSPORTATION RESPONSIBILITIES

The following governmental entities are responsible for the transportation network in San Juan.

The **City of San Juan Public Works Department** is responsible for performing the necessary upkeep for all paved roads within the City. The City built, maintains, and operates a public street system within its corporate boundaries.

The **Planning and Zoning Department** uses the Thoroughfare Plan and street hierarchy to guide new and redevelopment projects to assure safe access and circulation.

Hidalgo County Precinct 2 assists in the reconstruction and improvement of roadways in San Juan and its Extraterritorial Jurisdiction.

Hidalgo County Metropolitan Planning Organization (HCMPO) is a federally funded program that works with the Hidalgo County communities and the Texas Department of Transportation to plan for the county’s future transportation needs. The MPO also serves as a collaborative structure of committees and organizations that creates partnerships to address this region’s needs. The HCMPO administers all federal funds for urban transportation improvements in Hidalgo County, including road and highway expansion, maintenance of the existing infrastructure through pavement management systems, safety, transportation planning (including the creation of designated freight routes and bicycle/pedestrian paths), emergency response planning, rail studies, and transit planning.

HCMPO maintains the County’s Major Thoroughfare Plan Map (HCMTMP) and provided the MTP map for the City of San Juan for this chapter of the Comprehensive Plan.

Texas Department of Transportation (TxDOT) The Pharr District plans, designs, builds, operates and maintains the state transportation system in the following counties: Brooks, Cameron, Hidalgo, Jim Hogg, Kenedy, Starr, Willacy and Zapata.

TRANSPORTATION GOAL

The Transportation goal is:

San Juan maintains a safe, accessible, and efficient multimodal transportation network for citizens and visitors to San Juan.

MAJOR THOROUGHFARE PLAN

Partnered with the Future Land Use Plan, the Major Thoroughfare Plan (MTP) is a guide for development and public policy for the transportation network. This network is made up of streets, roads, the expressway, sidewalks, trails, bike lanes, transit routes and the railroad. Because the major user of the streets and roads is the car, greater attention must be given to how the transportation network function for all vehicles, large and small. The following chapter updates and expands the current Major Thoroughfare Plan. The **Major Thoroughfare Map** (p. 5-3) is maintained by the Hidalgo County Metropolitan Planning Organization. A large map is available in the Planning Department.

Note: Currently the following requirements are defined in Appendix A of the Code of Ordinances, Chapter 2 Zoning, Article V, Section 9.00. Upon adoption of the Comprehensive Plan, that text will be removed from that article, and the expanded text and criteria will be as follows.

CLASSIFICATION OF STREETS

Communities across the country use a functional classification system to rank and define the functions of their existing and future roadway networks. Functional classification systems focus on how the service roadways should perform in handling vehicular traffic, ranging from high access/low mobility to low access/high mobility. The roadway types for most functional classification systems include expressways, high speed arterials, minor arterials, collectors, and local streets.

The City of San Juan already has a functional classification system for its existing thoroughfare network consisting of the following four roadway types.

- Expressways
- Arterial Streets – High Speed and Minor;
- Collector Streets - Community and Residential; and
- Local Streets.

The text below describes the attributes of the types of roads and streets in San Juan.

EXPRESSWAYS

As either intraregional or interregional facilities, expressways are high speed, long distance roadways that can run through many cities and counties. Typically, expressways handle large volumes of traffic and provide the greatest mobility for getting from place to place. Expressways are designed to be limited-access roadways with grade separated cross streets. There is no direct driveway access to the expressway except by using the exit/entry lanes along parallel frontage roads.

The following are identified as **Expressway Corridors - 350 feet of right-of-way**

- US Expressway 83 US 83/Interstate 2 (IH 2) from Veterans Boulevard to Cesar Chavez Road
- Dicker Road from San Juan Road to Cesar Chavez Road (toll road)
- San Juan Road from Veterans Boulevard to Military Highway (toll road)

ARTERIALS

Arterials are usually long distance roadways that typically define the boundaries of neighborhoods and facilitate movement from one part of the city to another. They are designed to handle higher traffic volumes, but not at the higher levels of expressways. The speed limits along principal arterials range from medium to high (35 to 50 miles per hour). The longer distances and higher speed limits on these roads provide a high degree of mobility, but with greater access onto the roadway than allowed on expressways. Side street entries are limited; signalization is minimized and coordinated to enhance optimum traffic flow. San Juan has two types of arterials.

2017 Hidalgo County Thoroughfare Plan



High-Speed Principal Arterials – 150 feet of right-of-way

- Veterans Boulevard from Juan Balli Road to US 281 (Military Highway)
- US 281 (Military Highway) from Stewart Road to Cesar Chavez Road

Principal Arterials – 120 feet of right-of-way

- Raul Longoria Road/Nebraska Avenue from Owassa Road to US Business 83
- Stewart Road from Ridge Road to US 281 (Military Highway)
- Owassa Road from Veterans Boulevard to Cesar Chavez Road
- Nolana Avenue from Veterans Boulevard to Cesar Chavez Road
- FM 495 from Veterans Boulevard to Cesar Chavez Road
- Dicker Road from Veterans Boulevard to 3,875 East of Stewart Road

Minor Arterials – 100 feet of right-of-way

- Business 83 from Veterans Boulevard to Cesar Chavez Road
- Ridge Road from Veterans Boulevard to Cesar Chavez Road
- Hall Acres Road from Veterans Boulevard to Cesar Chavez Road
- Anaya Road from San Juan Street to Cesar Chavez Road
- Veterans Boulevard from Owassa Road to Juan Balli Road
- Nebraska Avenue from US Business 83 to Hall Acres Road
- Stewart Road from US Expressway 83/Interstate 2 to Ridge Road
- Cesar Chavez Road from Owassa Road to Juan Balli Road

COLLECTORS

Collector roads are the links between arterials and local streets. They extend to and through neighborhoods and commercial areas to collect or distribute traffic between local streets and arterials.

Collectors – 80 feet of right-of-way

- Minnesota Avenue from Veterans Boulevard to Cesar Chavez Road
- Eldora Avenue from Veterans Boulevard to Cesar Chavez Road
- Sioux Avenue from Veterans Boulevard to Cesar Chavez Road
- Sgt. Leonel Trevino Avenue from Raul Longoria Road to Cesar Chavez Road
- Carroll Road from Stewart Road to Cesar Chavez Road
- First/Second Street from Veterans Boulevard to Stewart Road
- 4th Street from San Antonio Avenue to Wyoming Avenue
- 6th Street from Standard Avenue to Nebraska Avenue
- 7th Street from Standard Avenue to Kansas Avenue
- Sam Houston Boulevard from Veterans Boulevard to Cesar Chavez Road
- Moore Road from Veterans Boulevard to Cesar Chavez Road
- Juan Balli Road from Veterans Boulevard to Cesar Chavez Road
- Thomas Road from Veterans Boulevard to Cesar Chavez Road
- Las Milpas Road from Veterans Boulevard to Cesar Chavez Road
- Highline Road from Veterans Boulevard to Cesar Chavez Road
- Oblate Avenue from Minnesota Road to First Street
- Standard Avenue from First Street to Sam Houston Boulevard
- Lincoln Avenue from First Street to 5th Street
- Wyoming Avenue from US 83/IH 2 to Sam Houston Boulevard
- Cesar Chavez Road from Juan Balli Road to US 281 (Military Highway)
- Alameda Avenue from Veterans Boulevard to Oblate Avenue
- Retama Street from Owassa Road to US 83/IH 2

LOCAL STREETS

A very large percentage of the roads in San Juan area are local streets that feed into collectors and arterials. Local streets are found in neighborhoods to provide internal circulation. These neighborhoods reflect the development patterns of previous decades. Newer neighborhood may have curvilinear streets to provide variety to the subdivision development.

Local streets are not limited to residential areas and may be found in commercial and industrial areas. Local streets handle low volumes of traffic and tend to be short distance roadways that serve individual properties. These streets have the lowest speed limits in the City where 30 miles per hour is the established speed limit unless otherwise posted. They provide direct access to and from residential driveways, front doors, and on-street parking for commercial establishments. **The minimum right-of way width is 50 feet, but 60 feet is preferred.**

Speed limits are found in Article 12, Division 3, Sections 12.02.091 and 12.02.092 of the Unified Development Code. Truck routes are designated in Article 12 Sec. 12.04.002.

ADDITIONAL TRANSPORTATION FACILITIES AND PROVIDERS

TRUCK ROUTES

The City established truck routes in cooperation with the Hidalgo County Metropolitan Planning Organization. These routes are intended to guide large interstate and intrastate vehicles away from schools and neighborhoods to larger highways and interstate.

TRAFFIC SIGNALS

At this time traffic signals are maintained by TxDOT. In the future the City may assume the responsibility when it is fiscally able to do so.

SIDEWALKS AND TRAILS

An important component of a city's transportation network is a system of well-connected sidewalks. They provide safer places to walk. Ideally, sidewalks all over San Juan should connect homes to workplaces, schools, parks, and shopping. Sidewalks/walking trails are desired features in City parks. Sidewalks also can encourage reduced dependence on cars and trucks

Trails are another off-street facility that offer an alternative for pedestrians and bicyclists to get from one place to another, or to a park, without being on the city streets. They can be paved or constructed with a permeable surface. Like sidewalks, trails provide alternatives to vehicles.

BICYCLES AND BIKE ROUTES

As another alternative to cars, bicycles provide an inexpensive, easy to use, means of transportation. Bike lanes can be separate from the car lanes or shared with cars. Bike parking should be required for commercial uses. Bikes are also recreation vehicles for families and children. Trail facilities should connect to the county and regional off road networks.

TRANSIT

The Lower Rio Grande Valley Development Council provides public transportation in San Juan and other urbanized and non-urbanized areas of the lower Rio Grande Valley through its transit department, Valley Metro. Privately owned Valley Transit is a full-service bus company serving South Central Texas and Northern Mexico with intercity, charter, tour and transit operations and Package Express service.

RAILROAD

There is an active rail line parallel to Business 83, but there are no scheduled stops in San Juan.

STREETSCAPE IMPROVEMENTS

The appearance of the streets in San Juan would benefit from trees and plantings in the rights-of-way and on adjacent public and private property. Native and waterwise plants should be used. Care should be given as to the size and location of the plantings as to not obstruct visibility and traffic safety. Keep San Juan Beautiful has been successful in graffiti and recycling projects and could assist the City in other street and community beautification projects. A program in which individual organization adopt a chapter of street to take care of plants and litter has worked in many cities across Texas and the United States.

ACTIONS

The following actions are intended to make San Juan an accessible and safe place to drive, walk, run, bike and use transit.

TR Action 1 - Continue to work with Hidalgo County and the regional MPO for street improvements, both new and reconstruction.

TR Action 2 - Develop street design criteria that requires links between neighborhoods to create alternative access and entries.

TR Action 3 - Develop a pedestrian and bicycle plan with an interdepartmental partnership to develop a plan for a network of safe sidewalks, trails, and dedicated lanes that connect parks, schools, churches, and activity centers (including retail establishments and centers).

TR Action 4 - Continue to support the development of the proposed by-pass to guide trucks from the ports of entry to major roads.

TR Action 5 - Encourage expansion of transit provider routes to serve more parts of the city more frequently.

TR Action 6 - Remove the Thoroughfare Plan text from the Unified Development Code as it is now in the Comprehensive Plan to avoid confusion, particularly if there are changes.

TR Action 7 – Initiate street beautification programs and projects. Involve civic and service (Keep San Juan Beautiful) organizations in design, improvements, and maintenance.

San Juan is dedicated to providing its citizens and visitors safe and accessible means of transportation now and in the future.

Economic Development is a crucial part of defining San Juan's future, because in order to be a viable city, there needs to be more businesses and industries that contribute to the tax base. Property taxes and sales taxes are the main components of the City's operating budget. To attract new businesses there should be available land, customer base, workforce, and appropriate financing options, and business development incentives.

Created in 1996, the San Juan Economic Development Corporation (SJEDC) is a Type B (4B) Economic Development Corporation as defined in the Development Corporation Act of 1979. This act gives cities the ability to finance new and expanded business enterprises in their local communities through economic development corporations (EDCs). Chapters 501, 504, and 505 of the Texas Local Government Code are the



rules that govern the characteristics of Type B EDCs to authorize cities to adopt a sales tax to fund the corporations and define projects EDCs can undertake.

As a Type B EDC, the SJEDC receives and uses sales tax revenues that may be used for any project eligible under the rules established rules and several other project types, including quality of life improvements. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and promote and develop new and expanded business enterprises that create or retain primary jobs, a Type B EDC may fund a variety of facilities to support the economic viability of the City.

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION MISSION STATEMENT

Promote, encourage and enhance the creation of jobs and the expansion of the local tax-base through projects which assists in the retention and expansion of existing primary employers and which attract new primary employers and aid in their development and growth.

GOAL OF THE SJEDC

As Goals are a necessary part in articulating where and how an organization intends to move forward, the following goal was developed several years ago.

The San Juan Economic Development Corporation promotes the city and fosters a healthy business climate and supercharge this effort by offering incentives to attract new business via its Projects Budget.

It should be noted here that increases in tax revenue will also increase the operating budget of the EDC.

San Juan EDC's success has a positive impact on the operating budgets allocated to each department within the city. When considering budget resources at the current level, this makes the SJEDC's mission statement much more crucial. Therefore, the SJEDC's main focus is expected to be on increasing tax revenue.

Continuing to work with City Departments, particularly the Planning Department, to provide accurate information to potential new development will insure a smoother route to securing a viable economic future.

SAN JUAN'S ECONOMY

San Juan, Texas enjoys a healthy and growing local economy. Identified as the luxury car capital of South Texas, San Juan is home to Lexus, Mercedes Benz, Acura, Audi, Jaguar, and Land Rover car dealerships. San Juan's cluster of high-end luxury car dealerships attracts high-end purchasing power to the area with over \$189 million in gross sales for 2013. With a population of approximately 1.5 million in the Reynosa-McAllen Metropolitan Area, it is expected local demand for goods and services will increase. This will provide great business opportunities for years to come.

ADVANTAGES

San Juan's location in the Valley positions the city to take advantage of an expanding local and regional economy.

Its regional location provides the following advantages

- Easy access to North and South Interstate 69 and an international port of entry into Mexico
- Adjacency to the Rio Grande Valley's East-to-West corridor, IH 2
- Proximity to McAllen Miller International Airport and Valley International Airport

San Juan is an important tourist destination in the Rio Grande Valley.

- More than one (1) million visitors annually visit the Basilica of our Lady of San Juan Del Valle
- Close proximity to federal and state wildlife and birding centers

Binational metropolitan population profile indicates a growing population.

- Approximately \$1.5 million in the Reynosa-McAllen Metropolitan
- Increased local demand for goods and services—greater business opportunities in the years to come.
- Bilingual workforce

Regional market demands show that

- San Juan's cluster of high-end luxury car dealerships attracts high-end purchasing power

PAST, CURRENT AND FUTURE PROJECTS IN SAN JUAN

In the past three years and looking forward to the future the City and SJEDC secured the following new business developments.

2017 was an important year as the following business opened in San Juan.

- Palms Commercial Plaza - commercial strip mall ,over \$1 million dollars in private investment
- Gilsa - an international home supply tile, flooring, and granite company, over \$5 million investment
- Expressway Corridor Study and District - new commercial zoning district to encourage retention and location of new business along IH 2

In 2018, the following businesses came to San Juan.

- J.A. Carriers - trucking company, \$1 million private investment

- Golden Chick - fast food chain, \$500,000 private investment
- Lexus Dealership - Toyota's flagship car dealership, \$10 million private investment
- Pueblo Tires – tire sales and auto maintenance center, \$500,000 private investment

It is anticipated that in 2019, the following businesses will have or will open in San Juan.

- Texas National Bank - locally owned bank with 7 locations \$3 million private investment
- Blue Wave Carwash - modern carwash facility \$2 private investment
- Denny's - national sit-down restaurant \$2million private investment
- Emergency Center - emergency room facility \$4 million private investment
- Museum – showcase for the world's largest collection of stained glass, \$2 million private investment
- Expressway Shopping Center with fast food pad sites - new development includes shopping center with 15 suites and two fast food pad sites in front. \$8million from private investment



EMERGING INDUSTRY SECTORS

In the foreseeable future, the SJEDC will work promote San Juan as a destination for new businesses

- Retail - attract new retail including shops, restaurants and compatible businesses
- Tourism/Entertainment – create new destinations for visitors and residents
- Allied Medical – encourage new medical facilities and offices

FUNDING MECHANISMS

The following are several of potential funding of projects in which the SJEDC can assist.

- 4B sales tax revenue
- Sale of city owns properties
- Line of credit from a bank and
- Various grant opportunities such as Economic Development Administration

INCENTIVES

The following incentives can be provided to attract and support new businesses.

City Incentives

- City Chapter 380 Tax Reimbursement
- Infrastructure improvements

SJEDC Incentives

- Pay for targeted infrastructure and improvements by means of the Project Budget
- Signage incentives from promotional budget
- Mini Grants
- Advertisements in local publication

It should be noted that as an economic development corporation, the SJEDC cannot simply give sales tax proceeds to businesses. SJEDC must enter into a written performance agreement with any business enterprise that it funds directly or makes expenditures that benefit an eligible project. At a minimum, the performance agreement must contain the following.

- A schedule of additional payroll or jobs to be created or retained
- The capital investment to be made by the business enterprise
- The terms for repayment of the EDC's investment if the business fails to meet the performance requirements specified in the agreement.

ACTIONS

ED Action 1 - Continue to work to attract new businesses to San Juan. Reach out to business that are not currently located in adjacent cities.

ED Action 2 - Aggressively promote the Expressway Corridor and its special purpose zoning district.

ED Action 3 - Work with the Planning Department in the development process to identify the zoning and permitted uses when working with potential business locations. Use the Opportunity Areas identified in the Future Land section of this Plan.

ED Action 4 - Increase the visibility and viability of San Juan to potential investors and businesses with direct outreach to potential businesses and investors.

ED Action 5 - Update the SJEDC development plan to reflect changes in activity and direction.

In conclusion, it is becoming more and more obvious that the City of San Juan, with the assistance of the SJEDC is positioned to expand its economic presence and position in the Rio Grande Valley.

Residents of a city require and expect quality city utilities, facilities and services. In San Juan these expectations are met by diligent employees who take pride in their work and their city. As the City grows there will be the need to expand and improve on these areas. The following is a list of the needs/actions identified by the departments that provide these services and facilities. Some of the actions are small and do not require major funding. Other will be considered in a capital improvements plan. The actions will be accomplished as the funding is available in the appropriate yearly budgets.

UTILITIES AND SERVICES GOAL

The City of San Juan will provide quality utilities and services and that are responsive and cost effective.

Below are the actions to be considered as they apply to the Land Use, Transportation, and Economic Development chapters of the Plan. Not all of the departments have applicable actions. The full responses to the detailed worksheets as to all the desired needs of each department are available in the Planning and Zoning Department office.

Below, the actions are formatted with an abbreviation of the chapter title followed by a letter(s) indicating the department. For example, **US** is for Utilities and Services and **SPW** denotes the Sanitation /Public Works Department.

SANITATION/PUBLIC WORKS DEPARTMENT

The Sanitation/Public Works Department provides essential services to the citizens of San Juan. There are five divisions:

Sanitation Division collects all residential and commercial solid waste. It provides recycling as a benefit to encourage residents to be environmentally responsible.

Public Works Division provides the upkeep of all paved roads in the City. This includes all asphalt and caliche pothole repairs, maintains clean streets, mowing maintenance of rights-of-way and sidewalks, and install street signs and markings on public streets as needed.

Storm Water Division performs structural maintenance on storm drains, street sweeping and education of the public.

Central Garage repairs and oversees preventive maintenance on all City vehicles and equipment.

Recycling Division provides residents with recycling of bulky trash and brush.

There are 43 employees in the Department that includes the Director, supervisors, mechanics, heavy equipment operators, truck drivers, laborers, and administrative staff.

Current needed action include

US/SPW Action 1 - Educate residents on garbage, brush, and recycling programs.

US/SPW Action 2- Provide staff training on storm water pollution prevention, TCEQ, and EPA requirements.

In the 1-5 year timeframe the following actions should be considered:

US/SPW Action 3 - Update drainage plan to be able to use newer technology and construction techniques.

US/SPW Action 4 - Construct new Recycling Center.

US/SPW Action 5 - Relocate brush drop-off site.

US/SPW Action 6 - Implement new recycling program.

US/SPW Action 7 - Fund continuation of Street Improvement Program.

US/SPW Action 8 - Increase Stormwater Public Education and Outreach.

In the following 6-10 years:

US/SPW Action 9 - Make necessary revisions to City codes and ordinances as they pertain to Sanitation/Public Works.

For the 11-15 year timeframe:

US/SPW Action 10 - Improve rights-of-way, sidewalks, and street safety.

US/SPW Action 11 - Identify projects for infrastructure improvements.

UTILITIES DEPARTMENT

The Utilities Department provides one of the most necessary requirements of a city: water treatment/delivery and wastewater treatment services to the majority of the residents of San Juan.

The facilities include:

Water Treatment Plant No.1 at 700 S Kansas Ave

Water Treatment Plant No. 2 at 2111 North Veterans Blvd

Wastewater Treatment Plant at 201 West Hall Acres

North and South Elevated Storage Tanks

There are two other water service providers, the North Alamo Water Supply Company and the Military Water Supply Corporation. This section will only address the facilities in San Juan.

The Utilities Department has a staff of 33, which includes the Director, an Administrative Clerk, and Maintenance Supervisor. For Water Distribution there is a crew chief, two heavy equipment operators, and three water distribution maintenance workers. For the Water Treatment operations, there is a chief operations operator, lead operator, lab technician, and 11 water plant operators.

To continue to provide excellent services, the following actions are needed.

Current needs are:

US/U Action 1 - Update Water/Wastewater Master Plan.



Future needs and actions for the next 1 to 5 years.

US/U Action 2 - Acquire additional water rights.

In the following 6 to 10 years the following are recommended.

US/U Action 3 - Acquire additional water rights.

In the years 11 to 15 and beyond:

US/U Action 4- Acquire additional water rights.

SAN JUAN FIRE RESCUE

San Juan Fire Rescue is a combination department that provides fire protection, medical assistance, fire education and hazardous material containment. The facilities are:

Fire Station No. 1 at 701 S. Nebraska

Fire Station No. 2 at 2301 N. Raul Longoria

Both stations have three (3) bays for apparatus.

Staffing levels are currently 27 paid personal and 18 active volunteers.

Current needs are:

In the next 1 to 5 years San Juan Fire Rescue will need:

US/FR Action 1 - Design and construct new fire station to replace Fire Station No. 1.

US/FR Action 2 - Remodel Fire Station No.2 to expand the dormitory, complete the parking lot, and increase station lighting.

In the 6 to 10 year timeframe the following are to be considered:

US/FR Action 3 - Design and construct Fire Station No. 3 on S Stewart Road and Veterans to provide fire protection on the south side of the City.



POLICE DEPARTMENT

The mission of the San Juan Police Department is to improve the quality of life of its citizens by enforcement of laws, protecting rights, lives and property of every person. We will work diligently to build community partnerships in identifying and responding to social and neighborhood concerns and needs. The San Juan Police Department motto is "A Commitment to the Future."

Currently, there are two police facilities: the North Side Station at 2301 North Raul Longoria, and the Southside Station at 301 East Ridge Road. The North Side Station houses the Jail, Dispatch, Court, and Patrol operations. Operations located at the Southside Station are Administration, Records, Criminal Investigation Department (CID), Training, Division, Task Force Investigations, and Patrol.

Staffing includes 49 sworn Police Officers, 16 civilian staff, 5 reserve Police Officers, and 5 vacancies.



Current and future needs for the North Side Station are Identified in the following actions.

US/P Action 1 - Complete remodeling of the dispatch center.

Actions to be addressed in the next 1 to 5 years are as follows.

US/P Action 2 - Move to the South Side facility.

In 6 to 10 years there will be a need to continue expiring the Department.

US/P Action 3 - Remodel and maintain the building after relocation to the Southside Station with possible use as a substation for the Patrol Division.

In the 11 to 15 year timeframe the following action may be required

US/P Action 4 - If not already accomplished Action US-P10 above will be addressed.

For the South Side Station, the staffing includes 44 certified Police Officers, with 5 vacancies, and 5 reserve officers. There are 16 civilian staff including 7 telecommunication officers, 2 ACOs, 2 jailers, 1 evidence technician, 1 crime victims' liaison, 2 records clerks, and an Administrative secretary.

US/P Action 5- Consider additional parking at South Side station.

In the next 5 to 10 years the needs will require the following actions.

US/P Action 6 - Build Phase 2 to unite every departmental function at this one location.

US/P Action 7 - Build an indoor shooting range.

US/P Action 8 - Build an impound lot for seized vehicles.

In the next 10 to 15

US/P Action 9- Continue expansion of South Side facility to completion, if necessary.

LIBRARY

The San Juan Municipal Library is a valued resource for the citizens of San Juan. Located at 101 S Standard Ave, it is a 16,500 square foot building that provides the community a place to enhance their education, find entertainment in books and periodicals, use computers for school and projects and attend meetings. In addition to the large area for books and service, there is a children's area, two study rooms, and a training room. The City Commission and other City board and committee hold their meeting in the large multi-purpose room.

The staff includes the library director, the children's librarian, assistant supervisor, and three full time and one part time library aide.

As the City grows, the Library will see more citizens to serve in the immediate and long range future. The following are the recommended actions to be undertaken by the City.

Current needs include:

US/L Action 1

- Installation of upgraded computer and upgraded software and hardware to increase accessibility for the staff and citizens who use the Library.



In the 1-5 year timeframe the needs are as follows.

US/L Action 2 - Develop plans for expansion.

In the following 6 to 10 years, there is a desire to implement the following.

US/L Action 3 - Expand the library ground to the west.

Further out, from 11 to 15 years and beyond, there should be the following :

US/L Action 4 - Plan, design and construct a branch library on the north side.

ADMINISTRATIVE SERVICES

As the City grows the administrative services that are internal to the day to day operations will need to keep current with technology and staffing. The following sections identify the needs and desires of those departments.

CITY MANAGER

This Administrative Department of the Municipal Government under the direction and supervision of the City Commission. The City Manager exercises supervision and control over all departments, and sees that each department operates efficiently. In addition to the City Manager, there is an Administrative Clerk.

SAN JUAN MUNICIPAL COURT

The City of San Juan Municipal Court operates as the Judicial branch of the City of San Juan Texas. It processes violation citations issued within the City. It is located in the Police Department Safety Building at 2301 N. Raul Longoria.

The staff consists of three Judges, City, Prosecutor, City Marshal, Court Administrator, and two clerks.

FINANCE DEPARTMENT AND UTILITY BILLING AND COLLECTIONS

The Finance Department has the overall responsibility for all accounting and finance matters relating to City operations in accordance with State law, City Charter, and ordinances enacted by the City Commission. The offices are located at the current City Hall, 709 S Nebraska Avenue.

Utility Billing and Collection is also located at City Hall and is responsible for billing and collection of water, sanitary sewer, residential garbage collections and customer complaints.

Current staffing: Director of Finance, Assistant Director of Finance, Accountant II, Accountant I, Payroll Clerk, and Accounts Payable Clerk, Utility Billing Coordinator, two Cashiers, Crew Leader and two meter readers.

In the 1-5 year timeframe, needs include:

US/F Action 1 - Design and construct new office space for both Finance and Utility Billing and Collection (at new City Hall).

HUMAN RESOURCES

The Human Resources Department provides services to support with recruitment, procedures and practices of City policies, compensation, training and development, benefits, and employee relations to all City of San Juan Departments. The Department is located at City Hall.

Current Staffing includes the Director, Coordinator and Administrative Clerk.

Current Needs:

US/HR Action 1 - Strengthen the City's training programs for all staff through identification, funding, and implementation of professional training programs.

PURCHASING/RISK MANAGEMENT

The duties of Purchasing/Risk Management are to manage the City's purchases, Workman's Compensation, insurance benefits, property and liability insurance, and related services. These services are to protect the employees, the City's assets, and manage the City's risks. The office is in City Hall.

Current staffing includes the Purchasing/Risk Manager and Administrative Clerk.

Current needs:

US/PRM Action 1 - Fund a training budget to serve all departments.

Future needs over the next 6-10 years

US/PRM Action 2 - Continue to provide training and development of staff to better manage all aspects purchasing and risk management in assuring compliance with related practices, policies, and laws.

In the 11-15 year timeframe.

US/PRM Action 7 - Provide ongoing training, effective hiring, and retention/development of key personnel to ensure maximum return on job experience, training and development.

INFORMATION TECHNOLOGY

The purpose of the Information Technology (IT) Department is to provide solutions to increase productivity and efficiency for staff and residents.

The office is located on corner of Standard and Business 83.

Current Staffing includes the Director, one Network Specialist, one Communications Coordinator, and one Computer Specialist.

Current needs/actions (in this fiscal year):

US/IT Action 1 - Install fiber optic cabling infrastructure.

US/IT Action 2 - Standardize management solutions for applications and services all departments.

US/IT Action 3 - Implement an applicant tracking system, motor vehicle ticketing system, planning and zoning applications, and inspection software.

Future needs/actions in next 1-5 years:

US/IT Action 4 - Implement wireless infrastructure for all city locations and outlying properties, voice infrastructure.

US/IT Action 5 - Implement an applicant tracking system.

US/IT Action 6 - Implement a planning and zoning application system.

US/IT Action 7 - Implement inspection software.

The actions for the Planning and Zoning Department are found in the Land Use Chapter. The Parks and Recreation Department's actions are in the 2019 Parks and Recreation Master Plan.

Capital improvements are a very important feature of a city's fiscal planning. Understanding the content and process is important. Capital improvement can and should include buildings (city halls, fire stations, police stations and city offices), city owned land, water treatment plants and water distribution lines, sanitary sewer plants and collection lines, and stormwater sewers, streets, and parks.

Capital improvements have the following characteristics.

- They should last a long time.
- They are relatively expensive.
- They usually do not recur annually.
- They may require special funding or be financed by borrowing.
- There is a difference between a capital improvement and its operating and maintenance budgets.

A carefully planned program of Capital Improvements can do the following.

- Attract new business development that will increase tax revenues and provide jobs.
- Ensure that public investments in new or improved facilities are made in locations that make the most sense for service and maintenance.
- Preserve and enhance the quality of life for citizens of San Juan.

WHAT IS A CAPITAL IMPROVEMENT PLAN (CIP)?

A CIP identifies capital improvement projects in order of priority, together with estimates of their costs and the means for financing them. Even a simple CIP involves four principal types of information.

- Specific capital improvements projects
- Estimated costs for those projects
- Proposed sources of funding for each of them
- The year/timeframe during which each project will be undertaken

It is important to note that the CIP is not merely a list of desired projects, although every city can think of plenty of these, but rather it is a schedule of desired projects encompassing both realistic costs and financing mechanisms.

For example, if a city constructs a new building, it will probably be there for a long time—so will the bonds that paid for it. Because the characteristics of capital improvements tend to be physically and financially visible, it is especially important to provide a careful plan when the community is thinking about undertaking them. This process of planning is usually called “capital improvement planning.”

A CIP is not intended to be cast in concrete. Costs change, emergencies arise, and the priorities of a community can change over time—all of which can modify the contents of a CIP. Adoption of the CIP does not, by itself, commit a city to particular projects. Every year the entire CIP should be considered, and three types of actions taken.

- The first year is eliminated because it has been implemented
- Another year is added
- Projects are re-examined and updated, including changing priorities

In order to realistically plan for capital investments as part of its comprehensive planning process, a city must first recognize and then plan for the maintenance and replacement of its existing capital

facilities. Then, it must plan for the major investments needed to replace and build new community facilities. As with any governmental project, sufficient public funds must be budgeted for the upkeep, preventive maintenance, and repair of existing public buildings, streets, drainage, parks and other facilities. Future maintenance and repair requirements must also be taken into account when planning and designing new community facilities.

The phrase “capital improvement cost” usually includes more than the cost of the land or other actual tangible physical assets. The total cost also includes legal, financial and engineering fees, site investigation and preparation costs and inspection fees and other costs necessary to get the facility into actual operation.

GENERAL PROCEDURE FOR CAPITAL IMPROVEMENT PROGRAMMING

In general, the CIP process follows the following procedure

1. It begins with the Mayor and City Commission working with the City Manager to develop CIP goals, fiscal policy, and administrative process.
2. The City Manager instructs Department Directors to submit capital project requests upon pre-designed forms according to a timetable or calendar.
3. The City Manager reviews all requests in consultation with the Department Directors.
4. It is helpful to have a Capital Improvements Advisory Committee appointed by the Mayor and City Commission to review the recommended capital project priorities. Consideration should be given to the recommendations and comments of the committee in the development of long-range expenditure plans.
5. Following the reviews, some requests are deferred indefinitely, some are given high priorities and scheduled early in the program and some are scheduled for later.
6. The City Manager submits the recommended CIP to City Commission, along with recommendations from the Capital Improvements Advisory Committee. Upon its tentative approval, the City Commission schedules a public hearing.
7. After providing prior public notice, the City Commission conducts a public hearing on the CIP. After making such modifications, as it deems necessary, the CIP is adopted by resolution.
8. The first year projects are implemented.
9. Each year, the process is repeated. Year Two (of the first CIP) now becomes Year One, Year Five becomes Year Four, and an additional year added as Year Five. Of course, individual projects within any of the years may be modified, added, or deleted. Approval of a project scheduled for Year Two, for example, doesn’t mean that the project will receive automatic approval the next year.

CAPITAL FUNDING SOURCES AND FINANCING METHODS

Financial planning to meet capital requirements includes consideration of the following important objectives.

- Changes in the ad valorem property tax rate
- Changes in sales tax revenue received by the City
- Maintaining a balance between debt redemption; capital outlays, and current expenditures
- Maximizing use of available Federal and State aid
- Trends in future revenues and expenditures
- Funds available to finance new capital projects

The potential funding sources and methods of financing for capital improvements may include:

- General funds
- Federal and State financial assistance grants and loans
- Pay-as-you go from current revenues
- Issuance of long term debt instruments such as Certificates of Obligation, Revenue Bonds and General obligation bonds
- Property tax
- Sales tax
- Hotel/Motel Occupancy tax
- Special assessments
- User charges/fees
- Impact fees
- Innovative financing methods such as Tax Increment Financing (TIF), Lease-Purchase Financing

ROLE OF CIP IN THE IMPLEMENTATION

The CIP is a mechanism for analyzing the City's major capital facility needs for the future. By undertaking a financial analysis as part of the CIP, the City can predict, with reasonable accuracy, its capacity to finance capital improvements after it has paid its basic operating expenses. Once this capacity has been identified, a fiscal program is developed. The financial analysis also estimates the impact that capital expenditures will have on the operating budget.

As noted earlier, capital improvements include facilities such as utility systems, public buildings, land acquisition, parks, streets and sidewalks, drainage, libraries and major equipment. These are items that may have a significant impact on the community and are often too expensive to be financed in the annual operating budget.

Preparation of a CIP involves difficult, but necessary, decisions. Often there are more worthwhile projects to consider than there are dollars to fund them, but for a workable CIP there must be the balance between needs and desires based on the fiscal ability to move the projects forward for the good of the city.

Envisioning Our Future, this Comprehensive Plan (Plan) serves as a guide for the City's staff, elected and appointed officials, and citizens in making decisions about land use, transportation, economic development and infrastructure improvements that will aid, not hinder, much needed improvements in the City of San Juan. All funding of future infrastructure projects and equipment will need to be factored into the City's budget and planning processes.

For the citizens of San Juan, this Plan can be their handbook to understand and support programs and improvements in the City. There may be actions that do not require direct action or initiation by the City, only responsiveness and support.

Plan implementation includes the use of both the broad and more specific policies detailed in each chapter of this Plan along with the recommended implementation policies and actions stated in this chapter. As a general guide, this chapter relies on the City codes and the Unified Development Code.

COMMITMENT TO IMPLEMENTATION

Perhaps the most important method of implementing this new comprehensive plan comes from the ongoing commitment by elected and appointed officials, city staff members, and citizens to use the Plan. It must be understood as a useful and capable tool to direct the City's future. The policies and actions in this document should be available for ready reference for all development cases and construction projects. This Plan should be cross referenced with, and in, other planning studies, zoning case reports, and engineering studies, SJEDC activities. It is a good starting point for informal discussions with citizens, developers, and staff. Keeping the Plan visible and used—combined with citizen monitoring—will make the plan a successful and powerful tool for guiding the future growth in the City.

IMPLEMENTATION TOOLS

For this Plan to be effective, it needs to be used. The most effective uses of the Plan are the application of the Zoning Ordinance, the Subdivision Regulations, and other applicable sections of the Unified Development Code. The other main tool is the Capital Improvements Plan for consideration of any funding for recommended actions. The policies and actions in this Plan will help guide the processes of each tool.

ADOPTION OF AND AMENDMENTS TO THE COMPREHENSIVE PLAN

A comprehensive plan is adopted by ordinance as a guide for decision making. It serves to direct the ways that development occurs. As with all ordinances, there are required public hearings and two readings of the ordinance.

There may be instances where conditions have changed so that an amendment to the plan is necessary to approve the application for zoning. When there is a desirable development or a new type of business or housing that was not anticipated, an amendment to the Plan and the approval of new development may occur concurrently if the change reflects the overall intent in the Plan. Amendments require the same adoption process as the original adoption of the plan.

PLAN REVIEW AND UPDATES

The life expectancy of a plan is between 10 and 20 years, however there should be continuous monitoring as the City grows. Circumstances will continue to change, and this Comprehensive Plan will require modifications and refinements to continue to be useful. Some of its recommendations will be found unworkable and other solutions will continue to emerge. Needed refinements and changes

should be carefully considered and thoroughly documented. However, as changes occur, however, the vision and goals should remain the central theme and provide a unifying element.

After about five years, a full review of the Plan should be undertaken. Completed actions should be noted and new actions may be developed. Some actions may be deleted or updated to reflect current and future conditions. A full update or new plan may be needed in 10 to 15 years and, certainly, within the 20 year timeframe.

RESPONSIBILITY FOR IMPLEMENTATION—USING THE PLAN

The following groups share the responsibilities for initiating and monitoring the vision, goals, and implementation actions of the Plan.

Citizens are responsible for bringing forward issues, concerns, and problems to the attention of the City staff. They are also responsible for monitoring planning and related problems that affects their immediate community as well as the City as a whole.

City Staff should review all the development issues associated with zoning and land use for compliance with the Plan. Recommendations for consideration of specific needs based on citywide technical criteria should be the rationale for staff recommendation of projects to be included in budgets and bond elections.

Planning and Zoning Commission should use the Plan as a reference since it is one of their guides for decision making to assure that new development and redevelopment are in accordance with community needs.

City Commission should consider the recommendations of the Plan in conjunction with other relevant adopted citywide and area plans; in the approval or denial of development cases; and in yearly budgetary considerations and bond projects.

IMPLEMENTATION POLICIES

Policies guide decision making. In the continued use of this Plan, the following policies are recommended.

1. Staff will use the Plan in their recommendations for decisions.
2. The Planning and Zoning Commission will use the Plan in their recommendation to City Commission.
3. Yearly review will be done to determine any needed changes.
4. At five years, a full review and minor update should be undertaken.
5. After 10 to 15 years, a full update should occur.

IMPLEMENTATION ACTIONS

Implementation actions were developed in concert with vision and goals described in each chapter. The following series of actions are the implementation actions developed in conjunction with vision and goals described in each Plan section. These are desired actions identified through the planning process. Some actions call for a specific project or action. Some may identify the need for a specific study. Some are “quick fixes”. Some require major investment. In addition to “new” initiatives, many support the continuation of ongoing City policies and programs that are needed to enhance what is already in place.

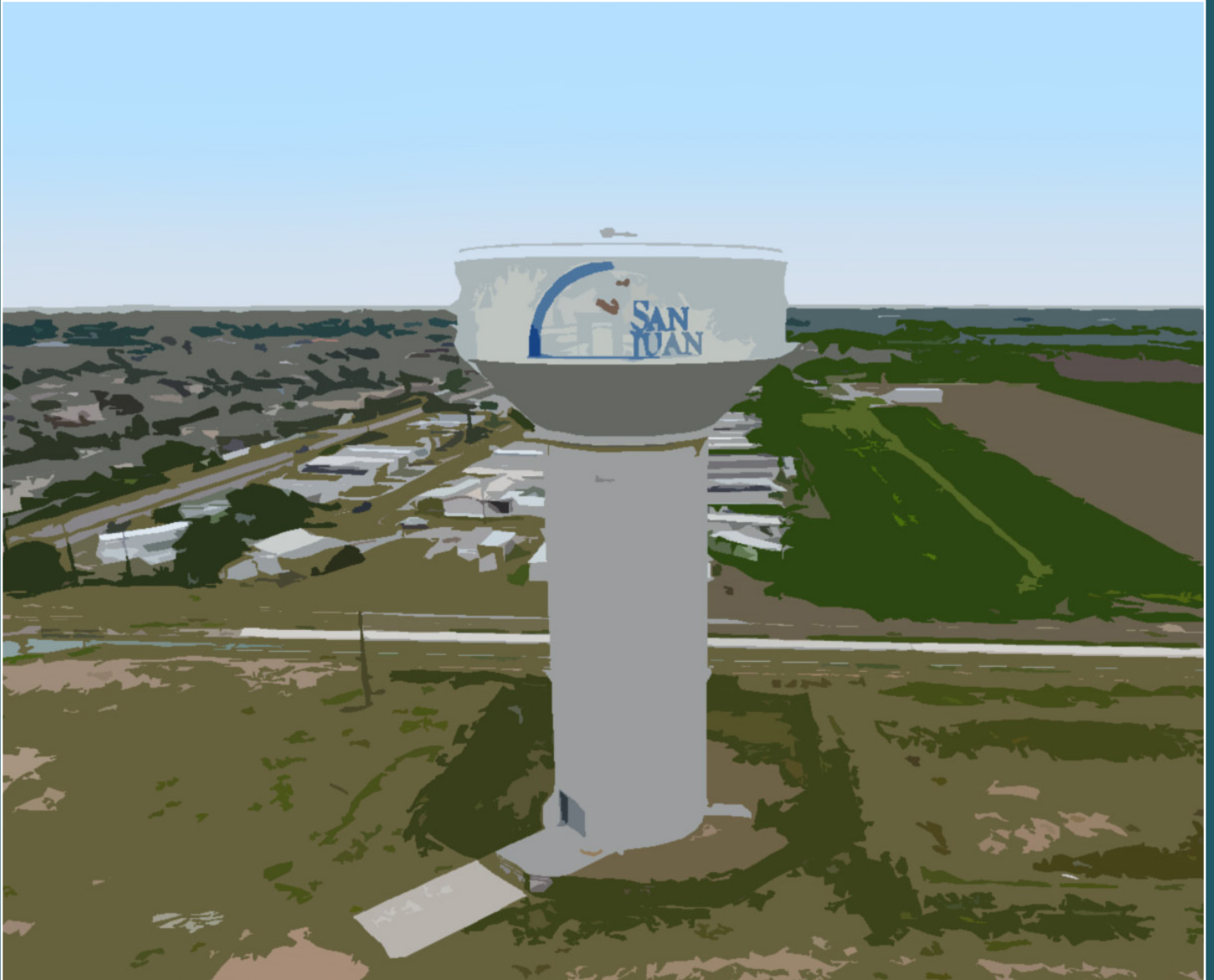
IMPLEMENTATION ACTIONS	TIMEFRAME IN YEARS		
	CURRENT TO 5	6-10	11-15+
LAND USE			
LU Action 1 - Develop new zoning districts for townhomes, patio homes, duplexes and smaller lots.	■		
LU Action 2 - Consider initiating appropriate zoning for infill, vacant, and underutilized property where appropriate and preferably at property owners' request.	■		
LU Action 3 - Consider a Downtown Overlay District or Special Purpose District in the areas describe in the <i>Downtown Revitalization Mixed-Use Project</i>	■	■	
LU Action 4 - Consider rezoning for land adjacent to Stewart Road South for industrial and commercial development.		■	
LU Action 5 - Update the City's mapping programs and equipment to better serve all departments.	■		
LU Action 6 - Encourage development of the Opportunity Areas in cooperation with the SJEDC.	■	■	■
LU Action 7 – Monitor review and update this comprehensive plan.	■	■	■
TRANSPORTATION			
TR Action 1 - Continue to work with Hidalgo County and the regional MPO for street improvements, both new and reconstruction.	■	■	■
TR Action 2 - Develop street design criteria that requires links between neighborhoods to create alternative access and entries.	■		
TR Action 3 - Develop a pedestrian and bicycle plan with an interdepartmental partnership to develop a plan for a network of safe sidewalks, trails, and dedicated lanes that connect parks, schools, churches, and activity centers (including retail establishments and centers).		■	

IMPLEMENTATION ACTIONS	TIMEFRAME IN YEARS		
	CURRENT TO 5	6-10	11-15+
TR Action 4 - Continue to support the development of the proposed by-pass to guide trucks from the ports of entry to major roads.	■	■	
TR Action 5 - Encourage expansion of transit provider routes to serve more parts of the city more frequently.		■	
TR Action 6 - Remove the Thoroughfare Plan text from the Unified Development Code as it is now in the Comprehensive Plan to avoid confusion, particularly if there are changes.	■		
TR Action 7 - Initiate street beautification programs and projects. Involve civic and service (Keep San Juan Beautiful) organizations in design, improvements, and maintenance.	■	■	
ECONOMIC DEVELOPMENT			
ED Action 1 - Continue to work to attract new businesses to San Juan. Reach out to business that are not currently located in adjacent cities. Promote the Expressway Corridor and its special purpose zoning district.	■	■	■
ED Action 2 - Work with the Planning Department in the development process to identify the zoning and permitted uses when working with potential business locations. Use the Opportunity Areas identified in the Future Land section of this Plan.	■	■	■
ED Action 3 - Increase the visibility and viability of San Juan to potential investors and businesses with direct outreach to potential businesses and investors.	■		
ED Action 4 - Update the SJEDC development plan to reflect changes in activity and direction.		■	■
UTILITIES AND SERVICES			
SANITATION AND PUBLIC WORKS			
US/SPW Action 1 - Educate residents on garbage, brush, and recycling programs.	■		
US/SPW Action 2 - Provide staff training on storm water pollution prevention, TCEQ, and EPA requirements.	■		

IMPLEMENTATION ACTIONS			
TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/SPW Action 3 - Update drainage plan to be able to use newer technology and construction techniques.	■		
US/SPW Action 4 - Construct new Recycling Center.	■		
US/SPW Action 5 - Relocate brush drop-off site.	■		
US/SPW Action 6 - Implement new recycling program.	■		
US/SPW Action 7 - Fund continuation of Street Improvement Program.	■		
US/SPW Action 8 - Increase Stormwater Public Education and Outreach.	■		
US/SPW Action 9 - Make necessary revisions to City codes and ordinances as they pertain to Sanitation/Public Works.		■	
US/SPW Action 10 - Improve rights-of-way, sidewalks, and street safety.			■
US/SPW Action 11 - Identify projects for infrastructure improvements.			■
WATER/WASTEWATER UTILITIES			
US/U Action 1 - Update Water/Wastewater Master Plan.	■		
US/U Action 2 - Acquire additional water rights.	■		
US/U Action 3 - Acquire additional water rights.		■	
US/U Action 4 - Acquire additional water rights.			■
FIRE RESCUE			
US/FR Action 1 - Design and construct new fire station to replace Fire Station No. 1.	■		
US/FR Action 2 - Remodel Fire Station No.2 to expand the dormitory, complete the parking lot, and increase station lighting.	■		
US/FR Action 3 - Design and construct Fire Station No. 3 on S Stewart Road and Veterans to provide fire protection on the south side.		■	
POLICE (NORTHSIDE)			
US/P Action 1 - Complete remodeling of the dispatch center.	■		■
US/P Action 2 - Move to the South Side facility.		■	

IMPLEMENTATION ACTIONS			
TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/P Action 3 – Remodel/maintain the building after relocation to the Southside Station as possible substation for the Patrol Division.		■	
US/P Action 4 - If not already accomplished, Action US-P10 above will be addressed.			■
POLICE (SOUTH SIDE STATION)			
US/P Action 5 - Consider additional parking at South Side station.	■		
US/P Action 6 - Build Phase 2 to unite every departmental function at this one location.		■	
US/P Action 7 - Build an indoor shooting range.		■	
US/P Action 8 - Build an impound lot for seized vehicles.		■	
US/P Action 9 - Continue expansion of South Side facility to completion, if necessary.			■
LIBRARY			
US/L Action 1 - Installation of upgraded computer and upgraded software and hardware to increase accessibility for the staff and citizens who use the Library.	■		
US/L Action 2 - Develop plans for expansion.	■		
US/L Action 3 - Expand the library ground to the west.		■	
US/L Action 4 - Plan, design and construct a branch library on the north side.			■
FINANCE			
US/F Action 1 - Design and construct new office space for both Finance and Utility Billing and Collection (at new City Hall).	■		
HUMAN RESOURCES			
US/HR Action 1 - Strengthen the City's training programs for all staff through identification, funding, and implementation of professional training programs.	■		
PURCHASING/RISK MANAGEMENT			
US/PRM Action 1 - Fund a training budget to serve all departments.	■		

IMPLEMENTATION ACTIONS			
TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/PRM Action 2 - Continue to provide training and development of staff to better manage all aspects purchasing and risk management in assuring compliance with related practices, policies, and laws.		■	
US/PRM Action 7 - Provide ongoing training, effective hiring, and retention/development of key personnel to ensure maximum return on job experience, training and development.			■
INFORMATION TECHNOLOGY			
US/IT Action 1 - Install fiber optic cabling infrastructure.	■		
US/IT Action 2 - Standardize management solutions for applications and services all departments.	■		
US/IT Action 3 - Implement applicant tracking system, motor vehicle ticketing system, planning and zoning applications, and inspection software.	■		
US/IT Action 4 - Implement wireless infrastructure for all city locations and outlying properties, voice infrastructure.	■		
US/IT Action 5 - Implement an applicant tracking system.	■		
US/IT Action 6 - Implement a planning and zoning application system.	■		
US/IT Action 7 - Implement inspection software.	■		



City of San Juan, Texas
www.cityofsanjuantexas.com

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 25, 2019

Consider the Removal and/or Appointment of Board member(s) Related to the Keep San Juan Beautiful Board.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Appointment of Board Member to Keep San Juan Beautiful Board.

RECOMMENDATION:

Recommend the Replacement of Board Member Abraham Alonso (Resigned).

PREPARED BY:

Roel Garza,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager



Keep San Juan Beautiful Attendance Form 2018-2019

709 S. Nebraska, San Juan TX 78589

Tel: 956-223-2200 - Fax: 956-787-5978

2018	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Jennifer Villarreal											P	
Eric Guajardo											A	
Abraham Alonso											P	
Robert Ramirez											P	
Yvonne Lopez											P	
Jesse Ramirez											P	

2019	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Jennifer Villarreal	P	P	P	A	NQ	P						
Eric Guajardo	A	P	P	P	NQ	A						
Abraham Alonso	P	A	A	R	R	R						
Robert Ramirez	P	P	P	P	NQ	P						
Yvonne Lopez	P	P	P	P	NQ	P						
Jesse Ramirez	P	A	P	A	NQ	P						

LEGEND

* - NO MEETING HELD

P - PRESENT

A- ABSENT

E- EXCUSED

R- RESIGNED

NQ - NO QUORUM

NM- NEW MEMBER

RE- REPLACED

TE- TERM EXPIRED

AO- AUTOMATICALLY OUT

LC- LIBRARY CLOSED

NOTES:

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 25, 2019

Discussion and Possible Action to Approve a Budget Amendment out of Retained Earnings in the Utilities Department in the Amount of \$84,500 and \$97,000 out of Account 556-600.7957 for a Total of \$181,500.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action to Approve a Budget Amendment out of Retained Earnings in the Utilities Department in the Amount of \$84,500 and \$97,000 out of Account 56-600.7957.

Budget Amendment Out of Retained Earning and Account 556-600.7957 is Needed to Cover the Unforeseen Repairs of Pumps, Motors and Control Panels at the Water Plants, Wastewater Plant and Lift Station and Valves in the Distribution System and Other Expense Through the End of the Fiscal Year.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

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

Fund Name:	UTILITIES
Dept. Name:	UTILITIES

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

EXPENDITURES

[illegible]

TOTALS EXPEDITURES	470,848.00	511,955.16	181,500.00	97,000.00	596,455.16
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JUSTIFICATION:

Budget Amendment of \$84,500 Out of Retained Earning and \$97,000 Out of 56-600.7957 Cover Unforeseen Repairs of Pumps, Motors and Control Panels at the Water Plants, Wastewater Plant and Lift Station and Valves in the Distribution System and .

David Salinas	June 18, 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
JUNE 25, 2019

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on June 11, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Rios, the applicant, is proposing to rezone his 10.00 acre tract property from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) in order to build a residential subdivision. The surrounding properties consist of single-family uses. It is noted, that the property was rezoned to Multi-family district on July 2017 when a proposed apartment complex were planned to be in the area. If the rezoning is approved by the City Commission the property owner will be required to properly subdivide the property in order to do any improvements at the site.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) 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 May 16, 2019, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/16/2019
CITY COMMISSION – 06/25/2019
DATE PREPARED – 06/14/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S)
APPLICANT:	Omar Rios
SURVEYOR/ENGINEER:	N/A
LEGAL:	The West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road
EXISTING ZONING:	Multi-Family Residence District (R-MF)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Outside city limits <u>South</u> – Residential; Single-Family Residential District (R-S) <u>East</u> – Residential; Single-Family Residential District (R-S) <u>West</u> – Vacant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access onto Sioux Road.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Rios, the applicant, is proposing to rezone his 10.00 acre tract property from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) in order to build a residential subdivision. The surrounding properties consist of single-family uses. It is noted, that the property was rezoned to Multi-family district on July 2017 when a proposed apartment complex were planned to be in the area. If the rezoning is approved by the City Commission the property owner will be required to properly subdivide the property in order to do any improvements at the site.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:

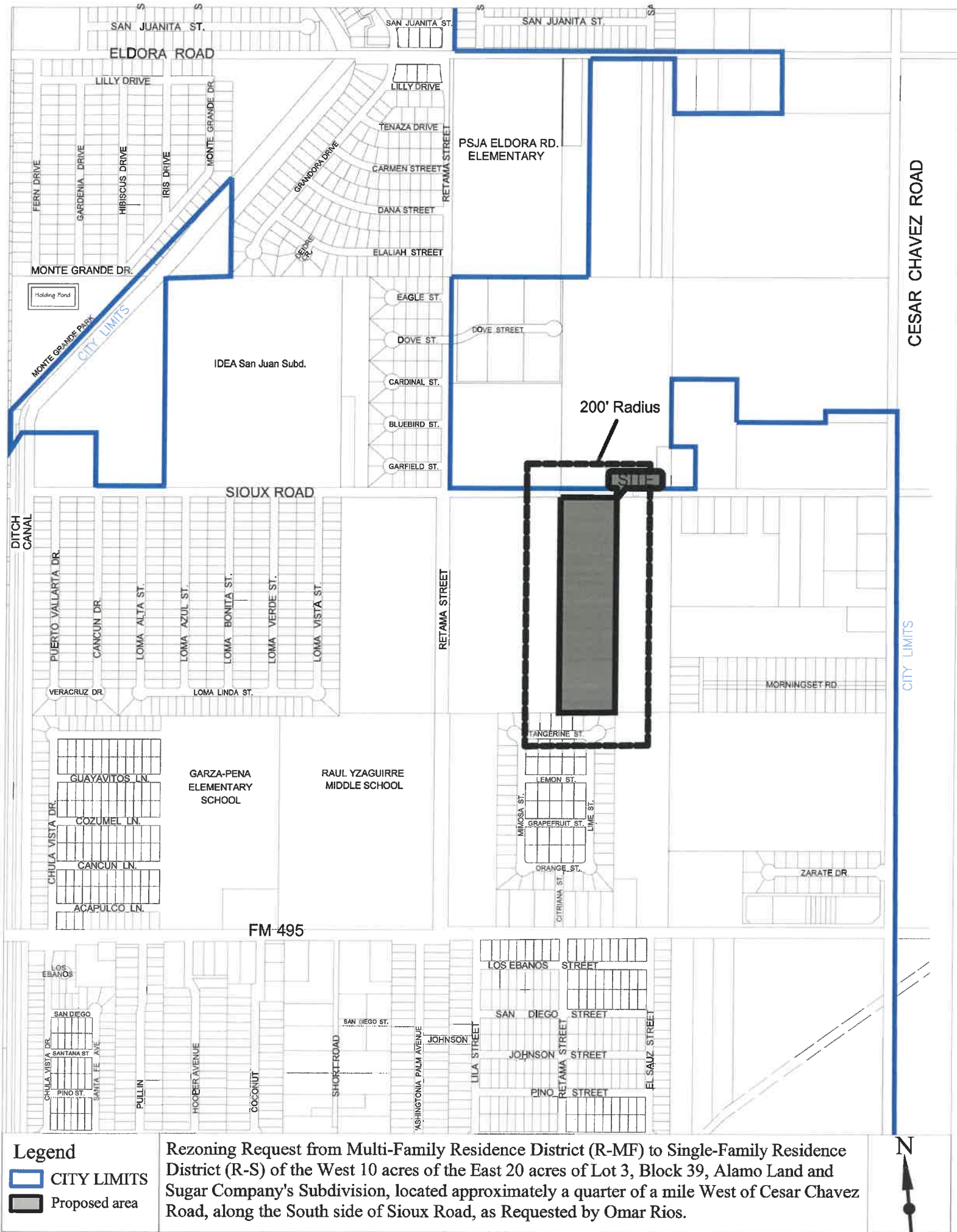
- Location Map
- Aerial Photo
- Zoning Map
- List of neighboring property owners receiving notice
- Photos
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/16/2019 Commissioner Alaniz made a motion to approve the rezoning request. Commissioner Alvarado seconded the motion. The motion passed with a (6-0) vote.

Mr. Escobar said that Mr. Rios is trying to rezone his property back into Single-Family Residence District. The property was rezoned from Single-Family to Multi-Family back on July 2017 and now the applicant is getting back to the initial zone in order to build a residential subdivision.

Jose Rodriguez, P.E., said that his client wants to rezone the property back to residential plus an additional adjacent 10 acre tract of land that he recently purchase in order to develop it into a 95 lot residential subdivision.



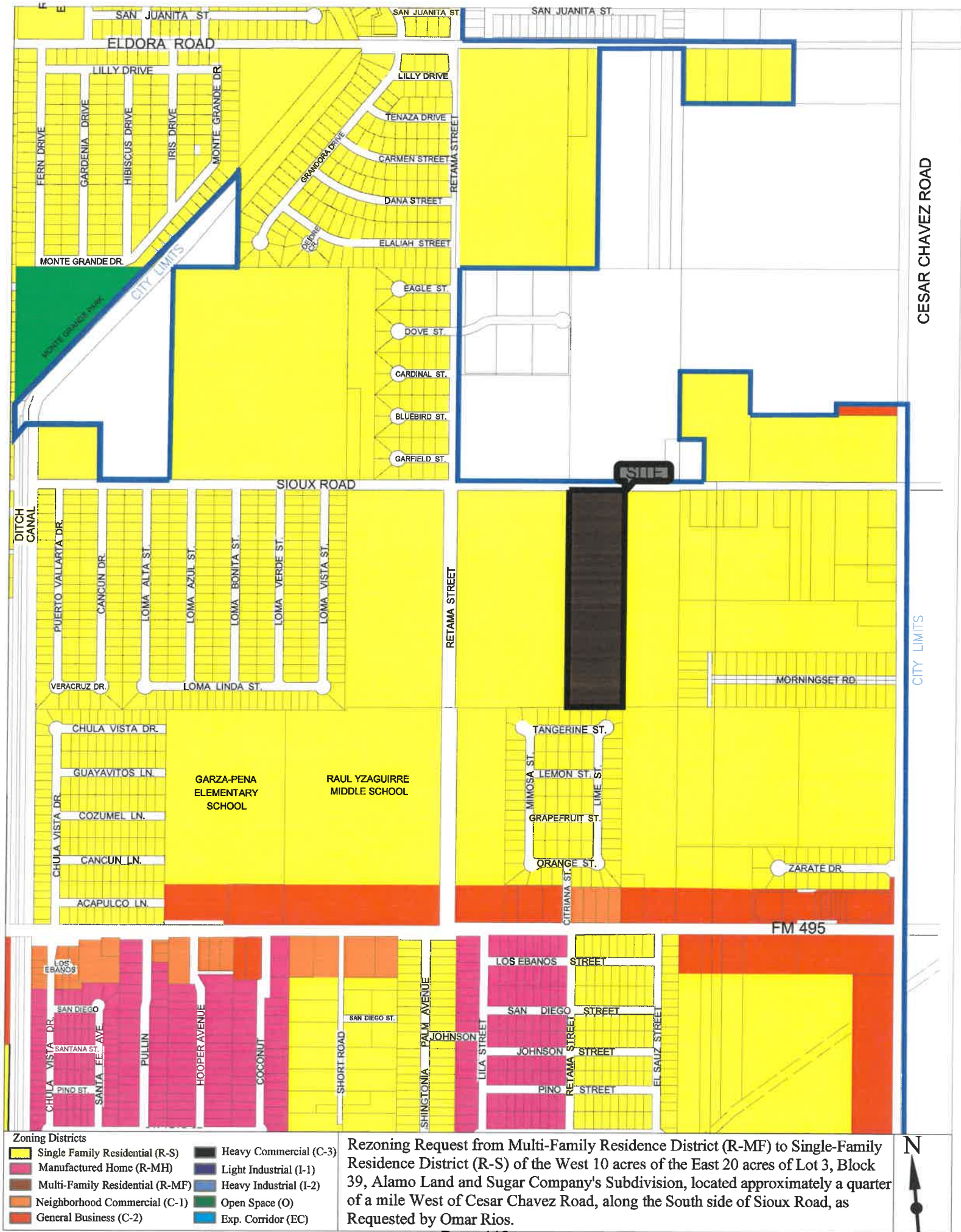


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.





Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

Rios, Omar
2216 Cedro
San Juan, TX 78589

Guajardo, Jose A. and Antonia
1036 Citriana Drive
San Juan, TX 78589

Gonzalez, Consuelo Aguilar
1026 Citirana Dr.
San Juan, TX 78589

Gutierrez, Armando Jr. and
Arnoldo
800 E. Sioux Rd.
San Juan, TX 78589

Gomez, Elizabeth
1035 Citriana Drive
San Juan, TX 78589

Guajardo, Ramon and Elizabeth
Gutierrez
912 E. Sioux Rd
San Juan, TX 78589

Pena, Eleazar
1907 Tangerine St.
San Juan, TX 78589

Tijerina, Cesar
2214 N. Lincoln Avenue
San Juan, TX 78589

Mendez, Martha
1033 Citriana Dr.
San Juan, TX 78589

Rios, Rogelio and Anabel and Juan
and Erica Lopez
3008 Judith Avenue
McAllen, TX 78503

Garza, Eliseo
1032 Citriana Dr.
San Juan, TX 78589

Hernandez, Jesus M. and Danielle
R. Weidenannt
822 Tangerine St.
San Juan, TX 78589

Iglesia de la Comunidad
Cristo La Roca Inc.
P.O. Box 298
San Juan, TX 78589

De la Rosa, Antonio and Elodia
1437 Moonlight Avenue
Alamo, TX 78516

Guajardo, Martin I.
825 Tangerine St.
San Juan, TX 78589

Ovwigbo, Godfrey
826 Tangerine St.
San Juan, TX 78589

Quintero, Victor
827 Tangerine St.
San Juan, TX 78589

South Texas Developers Inc.
c/o Adan Ramirez
1038 Citriana Dr.
San Juan, TX 78589

Montalvo, Erasmo and Mariela
909 Tangerine St.
San Juan, TX 78589

Duran, Arcenia D. and Jaime B.
3929 Incourt Ln.
College Station, TX 77845

Davila, Luz Lauro
831 Tangerine St.
San Juan, TX 78589

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.



Proposed Site



Aerial Picture

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 MULTI-FAMILY RESIDENCE DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) FOR A PROPERTY LEGALLY DESCRIBED AS THE WEST 10.00 ACRE TRACT OF LAND OF THE EAST 20 ACRES OF LOT 3, BLOCK 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE WEST OF CESAR CHAVEZ ROAD, ALONG THE SOUTH SIDE OF SIOUX ROAD, 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 single-family residence district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, shall be changed to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 11th day of June, 2019.

PASSED and **APPROVED** on second and final reading on the 25th day of June, 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
JUNE 25, 2019

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Lisa’s Sports Pub” located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on June 11, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Ms. Gamez is proposing to re-locate her bar to Lenee Plaza located at the northwest corner of FM 495 and Cesar Chavez Road. The Conditional Use Permit is for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at Lisa’s Sports Pub. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 5:00 p.m. to 2:00 a.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to comply with the list of requirements.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/06/2019
CITY COMMISSION – 06/25/2019
DATE PREPARED – 06/14/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed “Lisa’s Sports Pub”.
APPLICANT:	Elisa Gamez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 30, Morning-wood Subdivision
LOCATION:	1209 E. FM 495, Suite 4
PROPOSED USE OF PROPERTY:	Bar
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Vacant; 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 has access to FM 495.
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

Ms. Gamez is proposing to re-locate her bar to Lenex Plaza located at the northwest corner of FM 495 and Cesar Chavez Road. The Conditional Use Permit is for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at Lisa's Sports Pub. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 5:00 p.m. to 2:00 a.m.

The following are the list of requirements for a proposed bar:

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

**CONDITIONAL USE PERMIT
"LISA SPORTS PUB"
JUNE 25, 2019**

PAGE 3

11. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
12. 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 fifteen (15) 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
Operation Hours Affidavit
List of neighboring property owners receiving notice
Photos
Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/06/2019 Elisa Gamez, applicant, said that she is relocating her business of 8 years. She said that she was thinking to going back to get the liquor license and which would be less stress for her. She is applying for the late hours permit until 2:00 a.m.

Mr. Escobar said that Ms. Gamez is relocating her business to FM 495 and Cesar Chavez Road. The conditional use permit is for the sale of alcoholic beverages and late hours permit. He said they need to comply with the TABC license, occupational license, noise ordinance, security cameras, parking and pay the annual fee with the city to maintain the alcohol license.



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morningwood Subdivision, as Requested by Elisa Gamez.



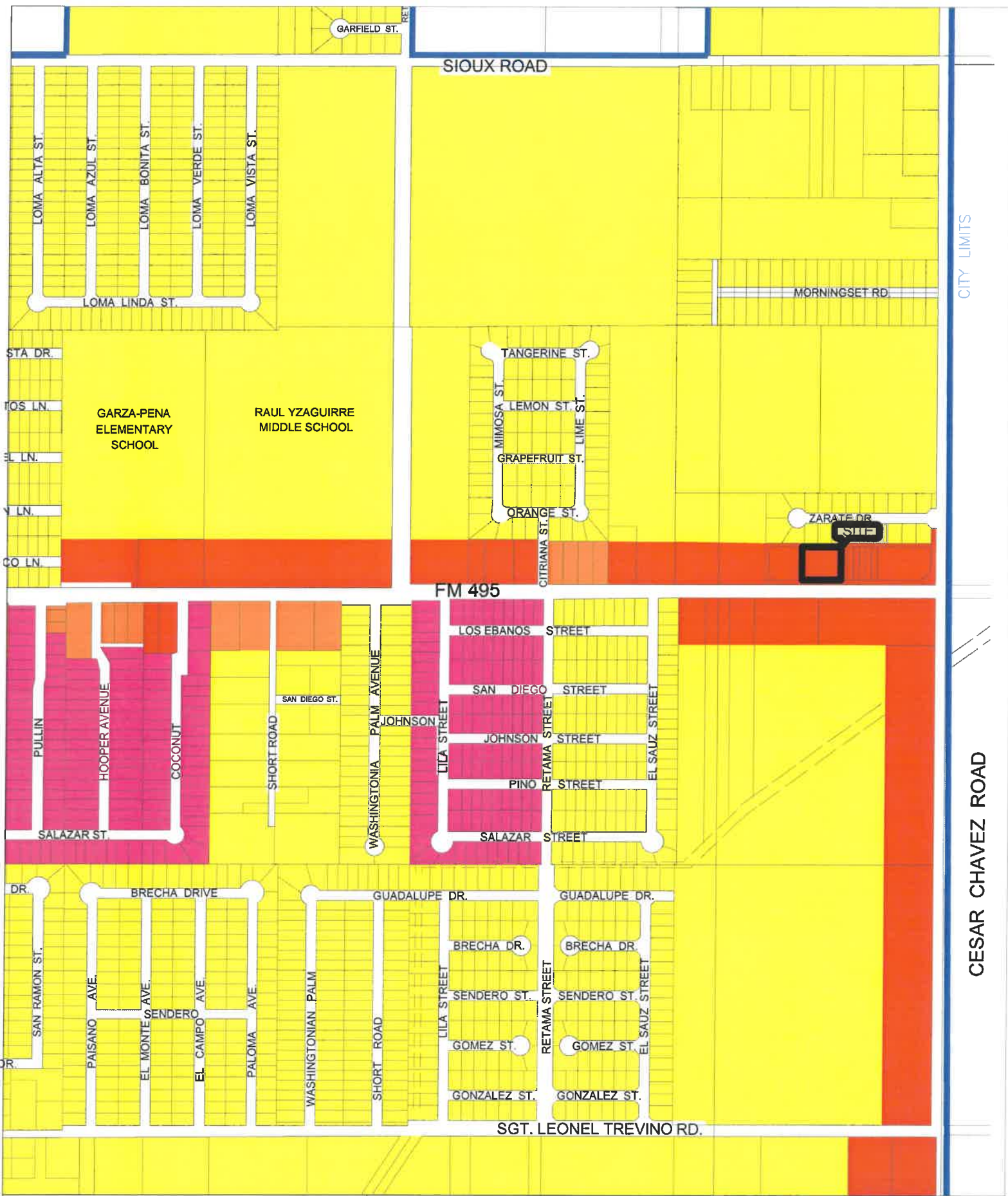


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morningwood Subdivision, as Requested by Elisa Gamez.





CITY LIMITS

CESAR CHAVEZ ROAD

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

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.



AFFIDAVIT

March 17, 2019

To whom it may concern:

I, **Elisa Gamez**, am requesting a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at "**Lisa's Sports Pub**" located at **1209 E. FM 495, Suite 4, San Juan, TX**, legally described as **Lot 30, Morning-wood Subdivision.**

The sale of alcohol will be:

Monday from 5:00 p.m. to 2:00 a.m.

Tuesday from 5:00 p.m. to 2:00 a.m.

Wednesday from 5:00 p.m. to 2:00 a.m.

Thursday from 5:00 p.m. to 2:00 a.m.

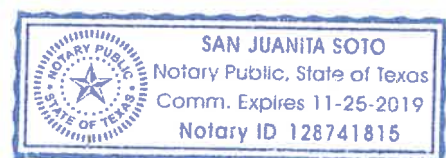
Friday from 5:00 p.m. to 2:00 a.m.

Saturday from 5:00 p.m. to 2:00 a.m.

Sunday from 5:00 p.m. to 2:00 a.m.


Signature


Notary Public



Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Lisa’s Sports Pub” located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.

Gamez, Elisa
101 E. Sioux Road
Pharr, TX 78589

Trigos, Elida
1211 Zarate St.
San Juan, TX 78589

Hinostroza, Alfonso
P.O. Box 51
San Juan, TX 78589

Zuniga, Jessica Palacios
1209 Zarate St.
San Juan, TX 78589

Solo Car Wash Inc.
1918 N. 23rd Street
McAllen, TX 78589

Ibarra, Jesus and Crystal
22807 Uresti St.
Edinburg, TX 78542

Chavez, Macarena
1839 Nobis Ave.
Edinburg, TX 78542

Montalvo, Jose A. Jr.
1205 Zarate St.
San Juan, TX 78589

Aguilar, Sergio and Veronica L.
3309 W. Temple Dr.
Edinburg, TX 78541

Zarate, Manuel and Carmen
1203 Zarate St.
San Juan, TX 78589

Garcia, Elisa
Nora E. Mazique & Anna M. Fuentes
8018 N. Circle Dr.
Houston, TX 77071-3603

Razo, Rodolfo and Rodolfo Jr.
5109 Garcia Avenue
Edinburg, TX 78541

Rosales, Eddy A. and Erika
1305 Zarate Street
San Juan, TX 78589

Cadena, Leonor
1303 Zarate St.
San Juan, TX 78589

Garza, Joel L. Jr. and Maria
1301 Zarate St.
San Juan, TX 78589

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Lisa’s Sports Pub” located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.



Proposed Site

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-PREMISE CONSUMPTION AT THE PROPOSED "LISA'S SPORTS PUB" LOCATED AT 1209 E. FM 495, SUITE 4, LEGALLY DESCRIBED AS LOT 30, MORNING-WOOD 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, Elisa Gamez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "Lisa's Sports Pub".

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 Elisa Gamez has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite #4, subject to the following conditions:

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

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license.
11. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
12. 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 11th day of June, 2019.

PASSED and APPROVED on second and final reading on the 25th day of June, 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
JUNE 25, 2019

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Armbar Sports Pub” located at 1618 N. Veterans Boulevard, Suite E, legally described as 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on June 11, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Ms. Trevino is proposing to open a sports bar at 495 Crossing Plaza located at the Southeast corner of FM 495 and Veterans Boulevard. The conditional use permit is for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption only and late hours permit at the proposed “Armbar Sports Pub”. The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 5:00 p.m. to 2:00 a.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to comply with the list of requirements.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/06/2019
CITY COMMISSION – 06/25/2019
DATE PREPARED – 06/14/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed “Armbar Sports Pub”.

APPLICANT: Marena A. Trevino

SURVEYOR/ENGINEER: N/A

LEGAL: A 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision

LOCATION: 1618 N. Veterans Boulevard, Suite E
Located at the Southeast corner of Veterans Boulevard and FM 495

PROPOSED USE OF PROPERTY: Bar

EXISTING ZONING: General Business District (C-2)

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

ACCESS AND CIRCULATION: This property has access to FM 495 and Veterans Boulevard.

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

Ms. Trevino is proposing to open a sports bar at 495 Crossing Plaza located at the Southeast corner of FM 495 and Veterans Boulevard. The conditional use permit is for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption only and late hours permit at the proposed "Armbar Sports Pub". The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 5:00 p.m. to 2:00 a.m.

The following are the list of requirements for a proposed bar:

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

**CONDITIONAL USE PERMIT
“ARMBAR SPORTS PUB”
JUNE 25, 2019**

PAGE 3

11. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
12. 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 nine (9) 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
- Operation Hours Affidavit
- List of neighboring property owners receiving notice
- Photos
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/06/2019 Chairwoman Castillo asked about the parking area. Mr. Escobar said that it is a big plaza and both bars open after 5:00 p.m. when other businesses are closed. She asked about the closing hour on Sundays, 2:00 a.m.

Mr. Escobar said that Ms. Trevino wants to open a sports pub located at 1618 N Veterans Boulevard, Suite E. Ms Trevino is applying for the sale of alcohol for on premise consumption and late hours permit. He said they need to comply with the TABC license, occupational license thru the city, parking, noise ordinance, security cameras, no smoking inside the building and pay the annual fee with the city to maintain the alcohol license.

Ms. Marena Trevino, applicant, said that she is aware of all the requirements since she has an existing bar in the same plaza. The difference is that the existing bar is for mixed beverages and the new one will be for wine and beer only.

VETERANS BLVD. ("I" RD.)

CITY LIMITS

200' Radius

FM 495

U.S. EXPRESSWAY 83

EXPWY 83

ALAMEDA ROAD

HACKBERRY AVENUE

HACKBERRY AVENUE

PLANNED EXTENSION OF OBLATE ST.

PROPOSED THOROUGHFARE

N. RAUL LONGORIA (F.M. 1426)

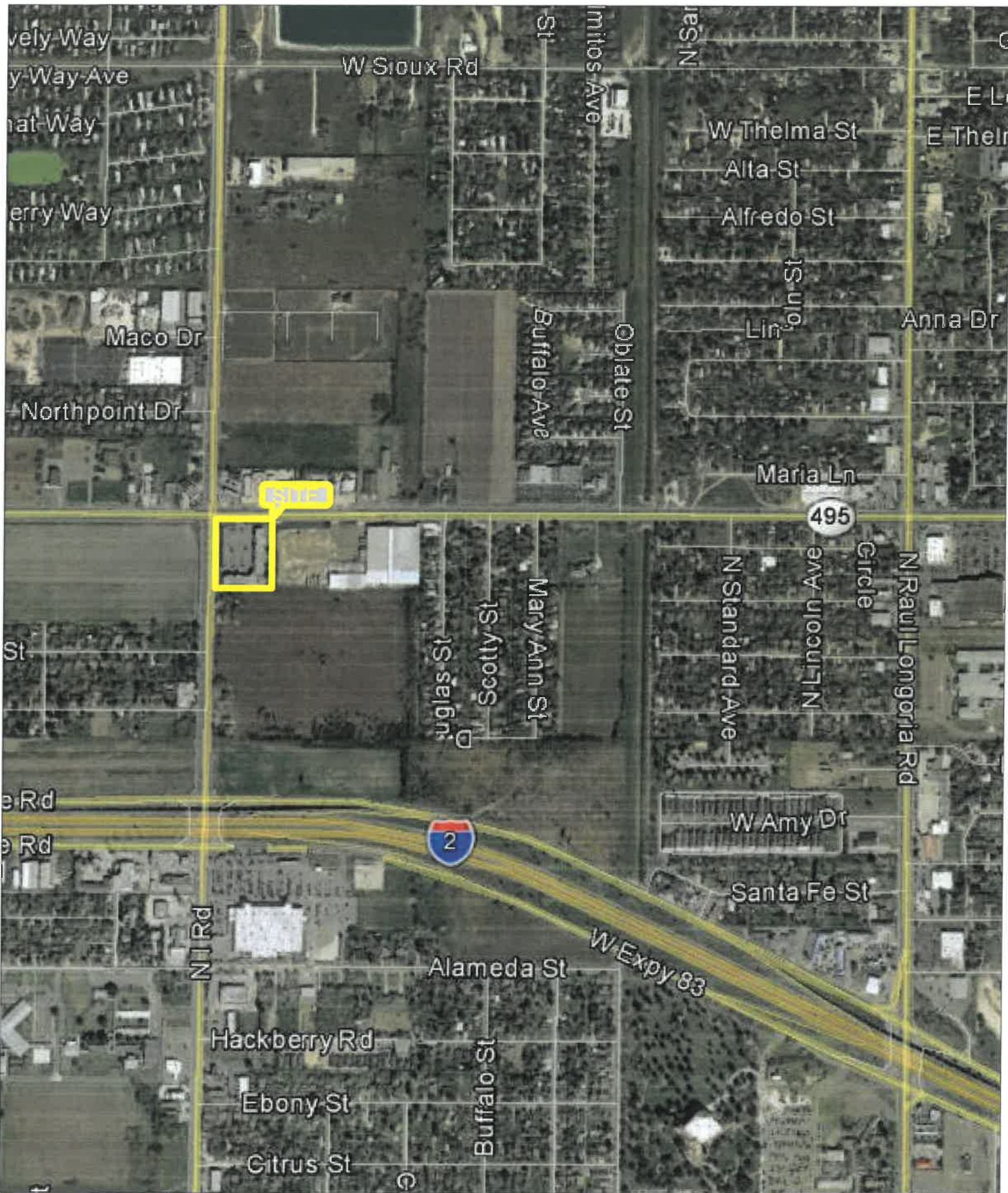
DOEDY ELEMENT

Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Armbar Sports Bar" located at 1618 N. Veteran's Boulevard, Suite E, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.





Legend

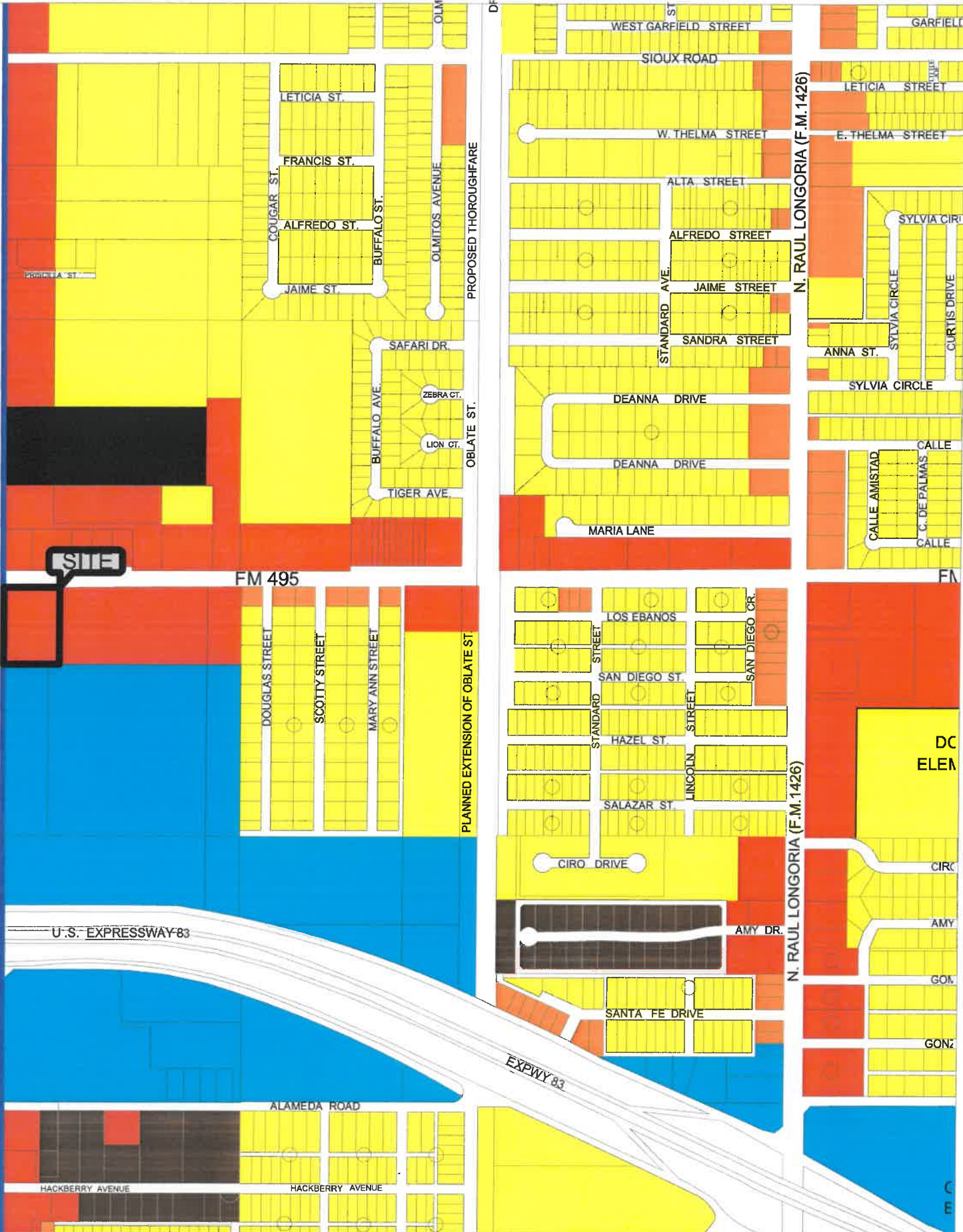
- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Armbar Sports Bar" located at 1618 N. Veteran's Boulevard, Suite E, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.



VETERANS BLVD. ("I" RD)

CITY LIMITS



Zoning Districts

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

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Armbar Sports Bar" located at 1618 N. Veteran's Boulevard, Suite E, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.



AFFIDAVIT

May 28, 2019

To whom it may concern:

I, Marena A. Trevino, am requesting a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at "Armbar Sports Pub" located at 1618 N. Veterans Boulevard, Suite E, San Juan, TX, legally described as John Closner W335'-N440' lot 12, Block 5, 3.42 AC GR 2.49 AC NET.

The sale of alcohol will be:

Monday from 5:00 p.m. to 2:00 a.m.

Tuesday from 5:00 p.m. to 2:00 a.m.

Wednesday from 5:00 p.m. to 2:00 a.m.

Thursday from 5:00 p.m. to 2:00 a.m.

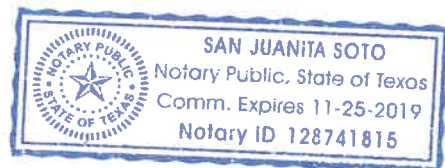
Friday from 5:00 p.m. to 2:00 a.m.

Saturday from 5:00 p.m. to 2:00 a.m.

Sunday from 5:00 p.m. to 2:00 a.m.


Signature


Notary Public



Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Armbar Sports Pub" located 1618 N. Veterans Boulevard, Suite E, legally described as 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.

Trevino, Marena A.
3100 N. 34th Street
McAllen, TX 78501

495 & San Juan Crossing LLC.
4000 S. Burns Dr.
McAllen, TX 78503

Juglee Real Estate LLC.
P.O. Box 147
San Juan, TX 78589

Sanchez, Jesus T. Jr.
1614 N. Veterans Blvd.
San Juan, TX 78589

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

Munoz, Elizabeth
1605 Merlin Dr.
Mission, TX 78572

B.G.S. Naraindas, Inc.
1125 N. Expressway Suite C4
Brownsville, TX 78520

Three View Plaza LLC.
1200 E. Jackson Avenue
Pharr, TX 78577

7-Eleven
Attn. AD Valorem Tax 7-Eleven #40610
P.O. Box 711
Dallas, TX 75221-0711

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Armbar Sports Pub” located at 1618 N. Veterans Boulevard, Suite E, legally described as 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.



Proposed Site

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-PREMISE CONSUMPTION AND LATE HOURS PERMIT AT "ARMBAR SPORTS PUB" LOCATED AT 1618 N. VETERANS BOULEVARD, SUITE E, LEGALLY DESCRIBED AS 3.42 ACRE TRACT OF LAND OUT OF THE WEST 335 FEET OF THE NORTH 440 FEET OF LOT 12, BLOCK 5, JOHN CLOSER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Marena A. Trevino has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "Armbar Sports Pub".

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 Marena A. Trevino has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Armbar Sports Pub" restaurant located at 1618 N. Veterans Boulevard, Suite E, subject to the following conditions:

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

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

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license.
11. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
12. 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 11th day of June, 2019.

PASSED and **APPROVED** on second and final reading on the 25th day of June, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: June 10, 2019
Subject: Monthly Collection Report – May 2019

Attached you will find the above referenced monthly tax collection report as submitted by Pablo "Paul" Villarreal Jr., County of Hidalgo, Tax Collector for the City of San Juan, Texas.

According to the property tax code, Section 10 **Reports and Remittances of Other Taxes**, "Each month the collector of taxes for a taxing unit shall prepare and submit to the governing body of the unit a written report made under oath accounting for all taxes collected for the unit during the preceding month".

The following summary is included into this memorandum for information purposes:

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2018	2017	2016	2015	2014
Tax Levy	7,286,363.64	7,112,363.88	6,638,277.98	6,363,985.51	6,062,874.30
Adjustment to date	(14,311.16)	(4,428.76)	(19,259.27)	2,492.92	22,138.85
Adjusted Tax Levy	7,272,052.48	7,107,935.12	6,619,018.71	6,366,478.43	6,085,013.15
Collections to date	6,726,104.39	6,734,386.80	6,232,308.52	6,006,559.85	5,720,270.90
Percentage Collected	92.49%	94.74%	94.16%	94.35%	94.01%

A Property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

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

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

M.M

**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
MAY 2019**

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2018/2019	COLLECTED 2017/2018
2018 TAX ROLL	7,286,363.64	6,726,104.39	-	(14,311.16)	545,948.09	92.48%	92.30%
2017 & PRIOR YRS ROLLBACK	1,400,698.14	257,915.88	-	(10,557.32)	1,132,224.94	18.55%	20.80%
						#DIV/0!	100.00%
TOTALS	8,687,061.78	6,984,020.27	-	(24,868.48)	1,678,173.03		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF MAY 2019

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	98,692.70	(782.05) CURRENT
CURRENT YEAR-P&I	10,138.27	
PRIOR YEARS-BASE TAX	25,779.23	(633.88) PRIOR
PRIOR YEARS-P&I	14,902.75	
ROLLBACK	-	ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	5,393.44	PURGED
TOTAL COLLECTIONS	154,906.39	(1,415.93)
LESS TRANSFERRED	101,396.84	
LESS IN TRANSIT	50,130.49	
LESS DUE TO HCAD COMM. FEE	3.06	
LESS DUE TO CO TREASURER	3,376.00	
BALANCE	-	

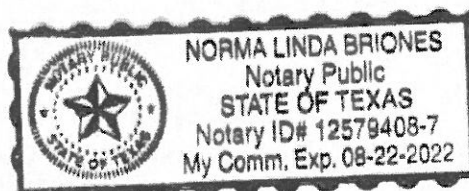
*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF MAY 2019 IS CORRECT.

Pablo Paul Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 7TH DAY OF JUNE 2019 A.D.

[Signature]
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF MAY 2019

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2018-2019</u>	<u>2017-2018</u>	<u>DIFFERENCE</u>
<u>2018 CURRENT</u>			
ORIGINAL LEVY	7,286,363.64	7,112,363.88	173,999.76
MODIFICATIONS	(14,311.16)	(3,285.89)	(11,025.27)
CURRENT LEVY	7,272,052.48	7,109,077.99	162,974.49
CURRENT COLLECTIONS THIS MONTH	98,692.70	95,662.75	3,029.95
CURRENT COLLECTIONS TO DATE	6,726,104.39	6,561,382.23	164,722.16
OUTSTANDING TO DATE	545,948.09	547,695.76	(1,747.67)
PERCENT COLLECTED/ORIGINAL	92.31%	92.25%	0.06%
PERCENT COLLECTED/MODIFIED	92.49%	92.30%	0.19%
TOTAL COLLECTIONS FISCAL YEAR	6,726,104.39	6,561,382.23	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,400,698.14	1,449,100.77	(48,402.63)
MODIFICATIONS	(10,557.32)	(5,875.20)	(4,682.12)
DELINQUENT LEVY	1,390,140.82	1,443,225.57	(53,084.75)
DELINQUENT COLLECTIONS THIS MONTH	25,779.23	37,006.43	(11,227.20)
DELINQUENT COLLECTIONS TO DATE	257,915.88	300,199.83	(42,283.95)
OUTSTANDING TO DATE	1,132,224.94	1,143,025.74	(10,800.80)
PERCENT COLLECTED/ORIGINAL	18.41%	20.72%	-2.31%
PERCENT COLLECTED/MODIFIED	18.55%	20.80%	-2.25%
TOTAL COLLECTIONS FISCAL YEAR	257,915.88	300,199.83	
<u>ROLLBACK</u>			
ORIGINAL LEVY	0.00	21,957.42	(21,957.42)
MODIFICATIONS	0.00	0.00	0.00
ROLLBACK LEVY	0.00	21,957.42	(21,957.42)
ROLLBACK COLLECTIONS THIS MONTH	0.00	21,957.42	(21,957.42)
ROLLBACK COLLECTIONS TO DATE	0.00	21,957.42	(21,957.42)
OUTSTANDING TO DATE	0.00	0.00	0.00
PERCENT COLLECTED/ORIGINAL	#DIV/0!	100.00%	#DIV/0!
PERCENT COLLECTED/MODIFIED	#DIV/0!	100.00%	#DIV/0!
TOTAL COLLECTIONS FISCAL YEAR	0.00	21,957.42	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS AS OF MAY 2019

37

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	PRIOR RB P&I	ATTY FEES	ATTY RBFEEs	TOTAL	TRANS.	DIFF.	DATE OF TRANSF.
1-May	3,680.46	384.25			281.75	68.83			32.98		4,448.27		4,448.27	8-May
2-May	2,550.02	262.75			1,629.98	566.03			277.29		5,286.07	6,358.34	(1,072.27)	9-May
3-May	3,830.88	365.29			266.56	218.96			63.36		4,745.05	4,745.05	0.00	
4-May	(617.72)	0.00			0.00	0.00			0.00		(617.72)		(617.72)	
6-May	8,909.38	791.32			630.92	227.69			106.03		10,665.34	10,047.62	617.72	10-May
7-May	1,776.37	169.34			662.58	167.51			92.69		2,868.49	2,868.49	0.00	13-May
8-Apr	1,870.60	219.10			397.89	122.39			77.64		2,687.62	2,687.62	(0.00)	14-May
9-May	2,675.75	223.38			1,694.64	1,040.40			405.18		6,039.35	6,039.35	0.00	15-May
10-May	3,476.06	367.71			286.97	82.23			10.17		4,223.14	4,223.14	(0.00)	16-May
13-May	19,001.77	2,344.05			923.60	371.04			194.21		22,834.67	22,834.67	0.00	17-May
14-May	2,134.60	488.23			1,351.42	861.49			330.93		5,166.67	5,166.67	0.00	20-May
15-May	4,202.03	223.91			240.52	132.69			55.98		4,855.13	4,855.13	(0.00)	21-May
16-May	2,757.92	273.61			527.03	168.11			108.54		3,835.21	3,835.21	0.00	22-May
17-May	1,029.11	88.84			239.71	73.51			46.98		1,478.15	1,478.15	(0.00)	23-May
20-May	2,244.47	232.38			1,157.58	371.13			174.14		4,179.70	4,179.70	0.00	24-May
21-May	2,344.38	220.21			512.10	242.27			91.72		3,410.68	3,410.68	0.00	28-May
22-May	4,657.28	467.86			852.93	231.98			137.40		6,347.45	6,347.45	(0.00)	29-May
23-May	5,699.08	675.50			1,230.93	397.07			236.20		8,238.78	8,238.78	0.00	30-May
24-May	2,248.40	168.36			1,347.83	236.90			79.30		4,080.79	4,080.79	0.00	31-May
28-May	4,118.30	369.59			6,011.09	6,815.36			1,974.75		19,289.09	19,289.09	0.00	3-Jun
29-May	6,066.67	386.86			2,578.35	1,055.61			280.00		10,367.49	10,367.49	0.00	4-Jun
30-May	5,948.24	575.40			525.48	252.75			136.87		7,438.74	7,438.74	(0.00)	5-Jun
31-May	8,088.65	840.33			2,429.37	1,198.80			481.08		13,038.23	13,038.23	3.06	6-Jun
											0.00		0.00	
											0.00		0.00	
											0.00		0.00	
											0.00		0.00	
TTL	98,692.70	10,138.27	0.00	0.00	25,779.23	14,902.75	0.00	0.00	5,393.44	0.00	154,906.39	151,527.33	3,379.06	

OVERALL TOTAL	154,906.39
LESS REFUNDS	0.00
LESS HCAD COMM FEES	3.06
LESS COMM/COST (Increased by \$160. per month)	3,376.00
BALANCE	151,527.33
LESS TRANSFERRED	101,396.84
LESS TRANSF IN TRANSIT	50,130.49
BALANCE PENDING	0.00

CITY OF SAN JUAN, TEXAS
AS OF JANUARY 31, 2019

Levy 2018 (18-19 YR)

7,286,363.64	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,625.78)	(9,052.85)	(11,708.08)	(13,529.11)	(14,311.16)				
Adjstd Levy	7,284,885.52	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48				
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39				
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49				

Levy 2017 (17-18 YR)

7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjstd Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24
Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00

Levy 2016 (16-17 YR)

6,638,277.98	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
Adjustments	(2,244.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.85)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjstd Levy	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71
Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16

Levy 2015 (15-16 YR)

6,363,985.51	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEPT 2016
Adjustments	16,923.38	16,343.86	15,174.33	12,248.13	3,359.23	2,743.56	3,689.88	3,689.88	3,643.08	3,453.65	3,453.65	2,492.92
Adjstd Levy	6,380,908.89	6,380,329.37	6,379,159.84	6,376,233.64	6,367,344.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,628.59	6,367,439.16	6,367,439.16	6,366,478.43
Collections	30,228.48	473,930.57	2,957,041.48	4,868,335.42	5,383,897.22	5,636,678.33	5,759,686.01	5,836,094.81	5,909,114.77	5,945,053.31	5,978,898.45	6,006,559.85
Percentage	0.47	7.43	46.35	76.35	84.55	88.53	90.45	91.65	92.80	93.37	93.90	94.35

Levy 2014 (14-15 YR)

6,062,874.30	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015
Adjustments	60,733.51	60,140.93	56,698.99	53,665.41	34,516.60	24,796.93	23,579.34	27,488.04	24,224.31	23,656.24	22,138.85	22,138.85
Adjstd Levy	6,123,607.81	6,123,015.23	6,119,573.29	6,116,539.71	6,097,390.90	6,087,671.23	6,086,453.64	6,090,362.34	6,087,098.61	6,086,530.54	6,085,013.15	6,085,013.15
Collections	16,215.04	492,588.40	2,645,528.79	4,602,715.11	5,106,457.36	5,336,845.78	5,422,212.16	5,505,371.53	5,593,139.34	5,669,786.37	5,702,816.66	5,720,270.90
Percentage	0.26	8.04	43.23	75.25	83.75	87.67	89.09	90.39	91.89	93.15	93.72	94.01

Levy 2013 (13-14 YR)

6,026,969.81	OCT 2013	NOV 13	DEC 13	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 2014	AUG 2014	SEPT 14
Adjustments	(34.83)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.56)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
Adjstd Levy	6,026,934.98	6,031,309.71	6,029,560.60	6,021,591.62	6,020,954.00	6,018,709.25	6,015,150.08	6,018,594.01	6,014,086.29	6,011,910.58	6,011,621.04	6,010,470.94
Collections	32,279.62	601,876.01	2,596,943.90	4,373,398.17	4,986,813.44	5,265,476.99	5,363,199.71	5,431,795.38	5,510,781.54	5,573,532.08	5,598,332.25	5,620,809.41
Percentage	0.54	9.98	43.07	72.63	82.82	87.49	89.16	90.25	91.63	92.71	93.13	93.52

Levy 2012 (12-13 YR)

5,863,668.66	OCT 2012	NOV 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
Adjusted Levy	5,863,668.66	5,863,668.66	5,871,293.29	5,871,740.31	5,870,005.80	5,889,235.73	5,856,813.66	5,856,561.36	5,849,999.30	5,849,999.30	5,849,158.37	5,848,313.62
Collections	2,857.95	394,574.30	2,403,399.43	4,142,161.70	4,771,528.55	5,056,363.27	5,208,931.41	5,298,704.35	5,376,134.09	5,421,008.00	5,450,025.91	5,464,167.23
Percentage	0.05	6.73	40.93	70.54	81.29	85.86	88.94	90.47	91.90	92.67	93.18	93.43

Levy 2011 (FY 11-12)

5,807,342.89	OCT 11	NOV 11	DEC 11	JAN 12	FEB 12	MAR 12	APR 12	MAY 12	JUN 12	JUL 2012	AUG 2012	Sept 12
Adjustments	(434.68)	9,757.00	7,191.02	6,935.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjusted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04

Levy 2010 (FY 10-11)

5,689,359.60	OCT 10	NOV 10	DEC 10	JAN 11	FEB 11	MAR 11	APR 11	MAY 11	JUN 11	JUL 11	Aug 11	Sept 11
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjusted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,683,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64

Levy 2009 (FY 09-10)

5,701,885.79	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjusted Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47

Levy 2008 (FY 08-09)

5,024,376.42	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjusted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68

Levy 2007 (FY 07-08)

4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjusted Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01

Levy 2006 (FY 06-07)												
3,969,895.75												
Adjustments	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjstid Levy	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4476.77	4,476.77	4,196.49	3,820.62	3,820.62
	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18
Levy 2005 (FY 05-06)												
3,624,334.79												
Adjustments	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjstid Levy	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28
PREPARED BY: Noelia Sustaita												June 10, 2019