



**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, November 26, 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, Fire Department, Utilities Department and Municipal Court.**

**1. Department of Finance Monthly Report**

**2. Police Department Monthly Report**

**3. Fire Department Monthly Report.**

**4. Monthly Report Department of Utilities**

**5. Municipal Court Monthly Report**

- B.** Presentation on Lighting of Christmas Tree on December 2, 2019.

## **VI. PUBLIC HEARINGS**

- A.** Hold a Public Hearing for a Conditional Use Permit to operate "Hacienda El Rincon" Event Center at 2811 N. Veterans Boulevard, legally described as Lot 1, Kay Subdivision, as Requested by Hector Espino.
- B.** Hold a Public Hearing and Consider Ordinance Adopting the Retirement "20 year any age" and City Matching Ratio "2 to 1" with TMRS (Texas Municipal Retirement System) for the City of San Juan, Texas to be Effective January 1, 2020.

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

- A.** Consider Authorizing the City Manager to Enter into a Lease Purchase Agreement with Municipal Emergency Services (MES) a State Contract Vendor Under the Buy Board Program, for a total of 46 Complete Sets of Structural Fire Bunker Gear.
- B.** Discussion and Possible Action to Authorize the City Manager to Enter Into a Professional Service Contract with Construct-Ability, LLC for the Evaluation of Construct-Ability of the Wastewater Plant Improvements Phase One Sludge Dewatering Facilities and Authorize the Mayor to Execute a Budget Amendment as needed.
- C.** Discussion and Possible Action on Transit Terminal/City Hall Interlocal Agreement with the Lower Rio Grande Valley Development Council for FTA Grant Process.
- D.** Discussion and Possible Action on Transit Terminal/City Hall Interlocal Agreement with the Lower Rio Grande Valley Development Council for the Joint Development.
- E.** Discussion and Possible Action Regarding a Letter of Intent for the Creation of a Public-Private Partnership for Different Funding Options for the Building of the new City Hall/Valley Transit Terminal.

## **VIII. RESOLUTIONS**

- A. Discussion and Possible Action on a Resolution of the City of San Juan, Texas, authorizing the City to enter into an agreement with the Texas Department of Transportation for events that require temporary street closures.
- B. Consider Adopting a Resolution Amending Authorized Representatives to Conduct Business with TexPool Participant Services.

**IX. CONTRACTUALS**

- A. Discussion and Possible Action to Extended the December 8, 2014 Wholesale Wastewater Treatment Interlocal Agreement By and Between the City of San Juan and North Alamo Water Supply Corporation for an Additional Sixty Days and Authorize the Mayor to Execute all Related Documents.

**X. CONSENT AGENDA**

- A. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.
- B. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.
- C. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Road, along the West side of Stewart Road, as Requested by Hector Espino, Sr.
- D. Consider Approval of City of San Juan 2019 Tax Roll Certificates.
- E. Meeting Minutes
  - August 27, 2019
  - August 31, 2019
  - September 10, 2019

**XI. 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, §551.072 and §551.074.
1. Pursuant to Section §551.071, Consultation with Attorney and §551.074 Personnel Matters; Discussion, Deliberation and Possible Action Regarding Tirso Garza's Grievance Matter.
  2. Pursuant to Section §551.072, Deliberation Regarding Real Property and Section §551.071 Consultation with Attorney; Discussion and Possible Action on the new Transit Terminal/City Hall Interlocal Agreement with the Lower Rio Grande Valley Development Council for FTA Grant Process.
  3. Pursuant to Section §551.072, Deliberation Regarding Real Property and Section §551.071 Consultation with Attorney; Discussion and Possible Action on the new Transit Terminal/City Hall Interlocal Agreement with the Lower Rio Grande Valley Development Council for the Joint Development.
  4. Pursuant to Section §551.072, Deliberation Regarding Real Property and Section §551.071 Consultation with Attorney; Possible Action on Letter of Intent for the Creation of a Public-Private Partnership for Different Funding Options for the Building of the new City Hall/Valley Transit Terminal.

**XII. RECONVENE**

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

**XIII. ADJOURNMENT**

**CERTIFICATION**

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

---

DIANA CAVAZOS  
CITY SECRETARY  
CITY OF SAN JUAN, TEXAS

**CERTIFICATION OF REMOVAL**

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the \_\_\_\_\_ of \_\_\_\_\_, 2019.

---

OFFICE OF THE CITY SECRETARY



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

## **MEMORANDUM**

**TO:** Benjamin Arjona, City Manager

**FROM:** Leroy Gonzales, Interim Director

**DATE:** 11/19/2019

**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**

- 7 STAFF MEMBERS
- Maintained 28 funds, assisted 24 departments, and posted 267 journal entries, issued 477 disbursement checks, and processed 516 payroll checks and direct deposits, during the months of October 2019 –October 2019
- Audit FY 2018/2019- Pending
- Reconciled 5 Bank Accounts
- Budget Adjustments
- Budget Amendments

- Manage a 23.0 million budget

General Fund Budget of 11.8 million

Utility & Sanitation Fund 7.0 million

Stormwater Fund 290 thousand

Debt Service Fund 1.7 million

Other Funds 2.2 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 6,611 water and 9,713 sewer accounts.
- North Alamo Water Supply Corporation service 3,477 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.
- Implementation of the Incode 10-Complete
- Email Billing (55)
- Service Orders

|          |    |
|----------|----|
| Connects | 12 |
|----------|----|

|                   |   |
|-------------------|---|
| Meter information | 9 |
|-------------------|---|

|            |    |
|------------|----|
| Disconnect | 39 |
|------------|----|

|                    |    |
|--------------------|----|
| Dead Meters Change | 13 |
|--------------------|----|

|                 |       |
|-----------------|-------|
| Past Due Notice | 1,626 |
|-----------------|-------|

|                  |    |
|------------------|----|
| Cut Off Register | 30 |
|------------------|----|

|          |     |
|----------|-----|
| Cut List | 154 |
|----------|-----|

- Payments are made by

80 % paid in person

1 % juniors

6 % online

7 % bank drafts

6 % other locations

- Staff of 6 Employees



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

## **MEMORANDUM**

**TO:** Benjamin Arjona, City Manager

**FROM:** Juan Gonzalez, Chief of Police

**DATE:** 11/18/2019

**SUBJECT:** Police Department Monthly Report

---

This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that have transpired from the previous month.

- |                           |         |                             |
|---------------------------|---------|-----------------------------|
| • Statistics: Police      | October | Animal Control              |
| • Calls for service: 1655 |         | Calls for Service 261       |
| • Incident reports: 322   |         | Animals taken to shelter 58 |
| • Accidents: 128          |         | Quarantine Cases 0          |
| • 911 Calls 1430          |         |                             |

- Significant Event:
- No significant event for the month of September.

- Federal & State Asset Forfeiture Program:
- Received no state forfeiture awards.
- Received two (2) federal forfeiture awards in the amounts of \$15,122.15 and \$1,816.43 for a total of \$16,938.58
- Department is in full compliance with federal and state guidelines (Audits)

- Special Grant Details:
- Stone Garden: 418.75 overtime hours worked by uniformed personnel.
- Border Star: 249 overtime hours worked for criminal interdiction by Patrol Staff.
- Tx-Dot Traffic Enforcement: 7.5 overtime hours worked for traffic interdiction by Patrol Staff.
- Awarded a Homeland Security Grant in the amount of \$57,763.12

- New Public Safety Building:
- No new issues with building

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

- P.S.J.A School Safety Initiative Program:
- School Resource Officers Have started working regular school patrol duties.
- One (1) Officer assigned to the High School only at this time.
  
- New Personnel:
- Peace Officers:
- Currently we have Five (5) Patrol Officer job openings.
- Civil Service entry level exams have been scheduled for December 4th, 2019.
- Tele-communicators:
- Currently we have one (1) Tele-communicator opening.
- Applications are being accepted and backgrounds have begun.
- Animal Control:
- No Vacancies
- Jose A. Neyra has been hired to fill position.
- Jailers:
- No Vacancies
- Applications are being accepted as the present jailers will be attending a police academy in January.
- Fleet:
- Purchase order has been obtained and a Ford F-150 4x4 has been ordered, approved from a 2019 stone garden grant.
  
- Traffic Enforcement Areas:
- Cruiser enforcement (Thursday Nights) August
- Stewart Road School patrol, 54 citation issued for the month of October.
- Regular patrol city wide
- Conducting a city-wide assessment for streets that require speed bumps

Respectfully  
CHIEF JUAN GONZALEZ



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

## MEMORANDUM

**TO:** Benjamin Arjona, City Manager  
**FROM:** Tirso Garza, Fire Chief  
**DATE:** 11/18/2019  
**SUBJECT:** Fire Department Monthly Report.

---

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

### **Emergency Calls**

A total of 108 Calls for the month of October 2019. (Please see attached report.)

- A Shift = 30
- B Shift = 42
- C Shift = 36

### **Med-Care Response**

Med-Care EMS responded along with the Fire Department for a total of 51 calls along with one (1) delayed responses for the month of October 2019. The Med-Care report from the EMS Company was submitted on November 3, 2019.

### **County Calls**

The San Juan Fire Department had a total of one (1) County Calls for the month of October 2019 which are the following:

- Incident Number – 19-997 for a Motor Vehicle Accident on 1004 E Minnesota

### **Volunteer Department**

The San Juan Volunteer Fire Department met for their monthly business meeting on October 28, 2019, at Fire Station #2. The San Juan Volunteer Fire Department responded, stood-by and held a monthly meeting for the month of October 2019. The total amount was 10 volunteers responding to a total of 21 calls, 7 volunteers were on standby for a total of 15 calls and 13 volunteers attended the monthly meetings.

**Fire Inspections**

A total of twenty-four (24) inspections were conducted in the Month of October 2019, please see attached for detailed information about each conducted inspection.

**Plan Reviews**

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

- Garza Subdivision

**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 October 2019 to the Administration Office.

- A total of 700.3 Gallons of Diesel
- A total of 275 Gallons of Unleaded



**CITY OF SAN JUAN**

**OCTOBER-2019**  
**9-1-1 AMBULANCE REPORT**

**Submitted To:**  
**Chief Tirso Garza**

**November 3, 2019**

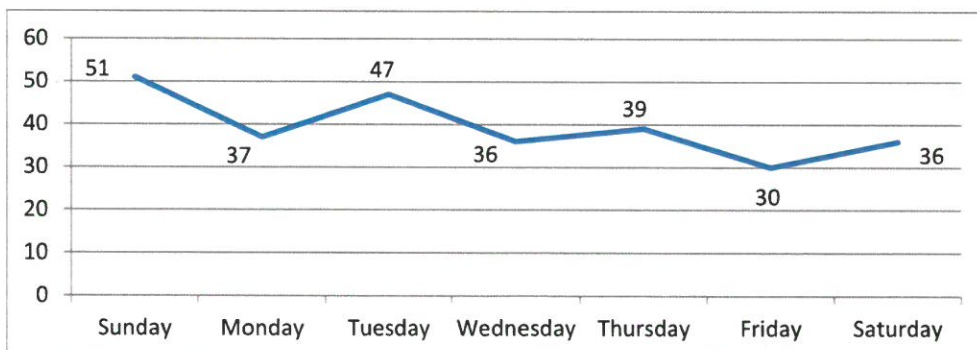
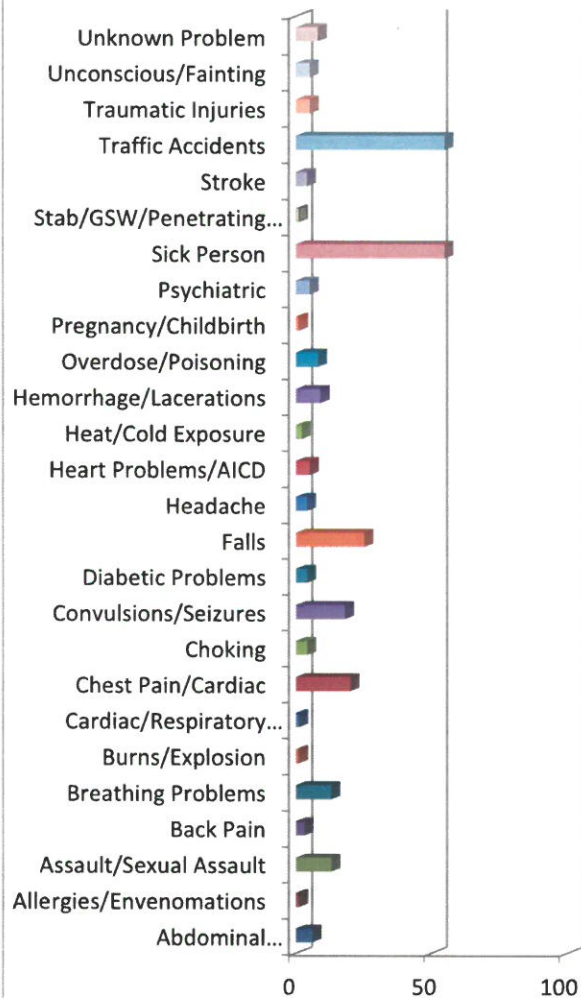
**MEDCARE EMS, INC.**  
**San Juan 9-1-1 Call Types October 2019**

|                             | San Juan   |
|-----------------------------|------------|
| Abdominal Pain/Problems     | 6          |
| Allergies/Envenomations     | 1          |
| Assault/Sexual Assault      | 13         |
| Back Pain                   | 3          |
| Breathing Problems          | 13         |
| Burns/Explosion             | 1          |
| Cardiac/Respiratory Arrest  | 1          |
| Chest Pain/Cardiac          | 20         |
| Choking                     | 4          |
| Convulsions/Seizures        | 18         |
| Diabetic Problems           | 4          |
| Falls                       | 25         |
| Headache                    | 4          |
| Heart Problems/AICD         | 5          |
| Heat/Cold Exposure          | 2          |
| Hemorrhage/Lacerations      | 9          |
| Overdose/Poisoning          | 8          |
| Pregnancy/Childbirth        | 1          |
| Psychiatric                 | 5          |
| Sick Person                 | 55         |
| Stab/GSW/Penetrating Trauma | 1          |
| Stroke                      | 4          |
| Traffic Accidents           | 55         |
| Traumatic Injuries          | 5          |
| Unconscious/Fainting        | 5          |
| Unknown Problem             | 8          |
| <b>Total</b>                | <b>276</b> |

| Calls by Day of the Week | Total      |
|--------------------------|------------|
| Sunday                   | 51         |
| Monday                   | 37         |
| Tuesday                  | 47         |
| Wednesday                | 36         |
| Thursday                 | 39         |
| Friday                   | 30         |
| Saturday                 | 36         |
| <b>Total</b>             | <b>276</b> |

**Compliance Response**

92.9%



| trip_date | run_number | puaddr                             | pucity   | mpds     | disptime    | atstime     | tratime     | atdtime  |
|-----------|------------|------------------------------------|----------|----------|-------------|-------------|-------------|----------|
| 10/1/2019 | 46,590     | 1310 RIO BLANCO                    | SAN JUAN | 06-C-1-A | 2:38:06 AM  | 2:47:36 AM  | 2:53:41 AM  | 3:01:45  |
| 10/1/2019 | 46,743     | 901 W EXPRESSWAY 83                | SAN JUAN | 26-A-3   | 1:05:18 PM  | 1:05:21 PM  | 1:19:35 PM  | 13:40:38 |
| 10/1/2019 | 46,750     | 201 W 9TH ST                       | SAN JUAN | 04-B-3-A | 2:02:52 PM  | 2:08:24 PM  | 2:14:35 PM  | 14:29:11 |
| 10/1/2019 | 46,763     | 312 SYLVIA CIR                     | SAN JUAN | 26-O-5   | 3:35:41 PM  | 3:39:10 PM  | 3:52:46 PM  | 16:36:07 |
| 10/1/2019 | 46,780     | 300 N NEBRASKA AVE                 | SAN JUAN | 21-B-1-M | 4:32:49 PM  | 4:41:38 PM  | 5:07:33 PM  | 17:21:14 |
| 10/1/2019 | 46,781     | S SAN ANTONIO AVE & PSJA BEARS TRL | SAN JUAN | 29-B-5-U | 4:32:00 PM  | 4:34:29 PM  | 4:53:32 PM  | 17:06:13 |
| 10/1/2019 | 46,787     | CESAR CHAVEZ & 495                 | SAN JUAN | 29-B-5-U | 5:09:56 PM  | 5:24:56 PM  | 5:34:28 PM  | 17:46:18 |
| 10/1/2019 | 46,814     | 2706 IRIS                          | SAN JUAN | 04-B-3   | 7:37:25 PM  | 7:45:14 PM  | 12:00:00 AM | 0:00:00  |
| 10/1/2019 | 46,827     | 108 E FM 495                       | SAN JUAN | 12-C-4   | 8:50:44 PM  | 8:53:29 PM  | 9:06:14 PM  | 21:16:28 |
| 10/1/2019 | 46,834     | 5000 N RAUL LONGORIA               | SAN JUAN | 29-B-5-U | 9:18:15 PM  | 9:24:26 PM  | 9:38:58 PM  | 21:55:30 |
| 10/1/2019 | 46,840     | 1009 DEL MONTE DR                  | SAN JUAN | 10-D-1   | 9:40:56 PM  | 9:45:12 PM  | 9:55:03 PM  | 22:06:24 |
| 10/1/2019 | 46,843     | 211 E CHAPARRAL ST                 | SAN JUAN | 12-D-2-E | 10:12:09 PM | 10:24:18 PM | 10:41:01 PM | 22:54:15 |
| 10/2/2019 | 46,866     | 308 W SALAZAR ST                   | SAN JUAN | 21-B-1-M | 4:50:22 AM  | 5:00:45 AM  | 5:08:39 AM  | 5:17:45  |
| 10/2/2019 | 46,880     | 300 N NEBRASKA AVE                 | SAN JUAN | 31-D-3   | 8:33:29 AM  | 8:38:14 AM  | 8:50:54 AM  | 9:13:12  |
| 10/2/2019 | 46,919     | 1202 E SAN JUAN CIR                | SAN JUAN | 26-A-2   | 1:32:14 PM  | 1:41:17 PM  | 1:50:11 PM  | 13:59:26 |
| 10/2/2019 | 46,953     | W 7TH ST & S SAN ANTONIO AVE       | SAN JUAN | 29-B-5-U | 4:10:29 PM  | 4:16:39 PM  | 4:35:05 PM  | 16:53:50 |
| 10/2/2019 | 46,959     | W 7TH ST & S SAN ANTONIO AVE       | SAN JUAN | 29-B-5-U | 4:23:09 PM  | 4:29:42 PM  | 4:40:22 PM  | 17:09:02 |
| 10/2/2019 | 46,962     | W 7TH ST & S SAN ANTONIO AVE       | SAN JUAN | 29-B-5-U | 4:10:29 PM  | 4:16:39 PM  | 4:35:05 PM  | 16:53:46 |
| 10/2/2019 | 46,976     | HALLACES & STEWART                 | SAN JUAN | 29-B-5-U | 5:38:12 PM  | 5:50:58 PM  | 6:04:03 PM  | 18:14:48 |
| 10/2/2019 | 46,980     | 1311 ADELA AVE                     | SAN JUAN | 04-B-3-A | 5:53:01 PM  | 5:59:55 PM  | 6:13:04 PM  | 18:31:48 |
| 10/2/2019 | 46,982     | HALL ACRES & STEWART               | SAN JUAN | 29-B-5-U | 5:59:49 PM  | 6:09:28 PM  | 6:14:57 PM  | 18:24:29 |
| 10/2/2019 | 46,984     | HALL ACRES & STEWART               | SAN JUAN | 29-B-5-U | 6:15:22 PM  | 6:31:01 PM  | 6:43:27 PM  | 18:58:31 |
| 10/2/2019 | 47,016     | 215 W HAZEL ST                     | SAN JUAN | 04-B-3-A | 8:10:46 PM  | 8:17:14 PM  | 8:32:54 PM  | 20:38:14 |
| 10/3/2019 | 47,081     | 2301 N RAUL LONGORIA RD            | SAN JUAN | 26-B-1   | 10:39:13 AM | 10:44:20 AM | 10:57:58 AM | 11:04:25 |
| 10/3/2019 | 47,128     | 218 E 11TH ST                      | SAN JUAN | 26-A-5   | 3:37:30 PM  | 3:50:58 PM  | 4:05:45 PM  | 16:20:36 |
| 10/3/2019 | 47,148     | 424 W BUSINESS 83                  | SAN JUAN | 11-A-1-F | 5:41:08 PM  | 5:55:00 PM  | 6:31:48 PM  | 18:52:21 |
| 10/3/2019 | 47,176     | 505 W HUISACHE ST                  | SAN JUAN | 26-A-1   | 7:59:07 PM  | 8:07:09 PM  | 8:26:46 PM  | 20:38:44 |
| 10/4/2019 | 47,222     | 4402 ROSIE ST                      | SAN JUAN | 01-A-1   | 5:41:18 AM  | 5:59:02 AM  | 6:06:59 AM  | 6:20:29  |
| 10/4/2019 | 47,228     | N SCOTTY ST & FM 495               | SAN JUAN | 29-B-5-U | 7:42:46 AM  | 7:45:08 AM  | 8:00:46 AM  | 8:14:49  |
| 10/4/2019 | 47,229     | N SCOTTY ST & FM 495               | SAN JUAN | 29-B-5-U | 7:52:40 AM  | 7:54:13 AM  | 8:02:34 AM  | 8:14:58  |
| 10/4/2019 | 47,231     | N SCOTTY ST & FM 495               | SAN JUAN | 29-B-5-U | 7:52:40 AM  | 7:54:13 AM  | 8:02:34 AM  | 8:14:59  |
| 10/4/2019 | 47,243     | 909 W EBONY                        | SAN JUAN | 25-D-3-B | 9:54:12 AM  | 9:55:09 AM  | 10:33:34 AM | 10:50:07 |
| 10/4/2019 | 47,338     | 1104 S WYOMING AVE                 | SAN JUAN | 19-D-2   | 6:46:36 PM  | 6:51:20 PM  | 7:03:49 PM  | 19:16:52 |
| 10/4/2019 | 47,341     | 109 W ELDORA RD                    | SAN JUAN | 26-C-2   | 6:50:48 PM  | 6:59:32 PM  | 7:08:41 PM  | 19:24:11 |
| 10/5/2019 | 47,381     | EL DORA & VETERANS                 | SAN JUAN | 27-B-4-G | 12:57:09 AM | 1:00:53 AM  | 12:00:00 AM | 0:00:00  |
| 10/5/2019 | 47,396     | 815 S KANSAS AVE                   | SAN JUAN | 31-D-4   | 2:40:13 AM  | 2:47:57 AM  | 2:58:39 AM  | 3:02:09  |
| 10/5/2019 | 47,399     | 325 E 2ND                          | SAN JUAN | 04-B-3-A | 3:31:49 AM  | 3:38:27 AM  | 12:00:00 AM | 0:00:00  |
| 10/5/2019 | 47,446     | 112 W 10TH ST                      | SAN JUAN | 26-C-1   | 11:39:31 AM | 11:46:49 AM | 11:55:13 AM | 12:13:19 |
| 10/5/2019 | 47,467     | 108 EASY ST                        | SAN JUAN | 21-B-1-M | 1:17:07 PM  | 1:35:55 PM  | 1:35:57 PM  | 13:44:34 |
| 10/5/2019 | 47,482     | 2217 OLMO ST                       | SAN JUAN | 31-C-1   | 2:51:50 PM  | 2:57:19 PM  | 3:12:30 PM  | 15:27:12 |
| 10/5/2019 | 47,528     | 1601 E EXPRESSWAY 83               | SAN JUAN | 20-B-2-H | 6:55:03 PM  | 7:02:58 PM  | 7:16:42 PM  | 19:30:21 |
| 10/5/2019 | 47,536     | 1119 N CESAR CHAVEZ RD             | SAN JUAN | 17-B-1-G | 7:55:14 PM  | 8:01:29 PM  | 8:22:25 PM  | 20:31:17 |
| 10/6/2019 | 47,565     | 2811 N VETERANS                    | SAN JUAN | 32-B-3   | 2:02:47 AM  | 2:10:16 AM  | 12:00:00 AM | 0:00:00  |
| 10/6/2019 | 47,577     | 124 SANDRA ST                      | SAN JUAN | 12-C-4   | 5:47:06 AM  | 5:52:10 AM  | 6:04:51 AM  | 6:15:24  |

| trip_date  | run_number | puaddr                       | puify    | mpds     | disptime    | atstime     | tritime     | atdtime  |
|------------|------------|------------------------------|----------|----------|-------------|-------------|-------------|----------|
| 10/6/2019  | 47,582     | 1213 E OHIO                  | SAN JUAN | 21-B-1   | 7:13:00 AM  | 7:19:30 AM  | 7:44:48 AM  | 7:51:41  |
| 10/6/2019  | 47,589     | 400 N IOWA AVE               | SAN JUAN | 10-D-4   | 10:22:59 AM | 10:28:45 AM | 10:57:19 AM | 11:09:58 |
| 10/6/2019  | 47,594     | 419 ORANGE                   | SAN JUAN | 26-B-1   | 11:05:29 AM | 11:13:08 AM | 12:00:00 AM | 0:00:00  |
| 10/6/2019  | 47,595     | 608 OLIVE                    | SAN JUAN | 26-C-1   | 11:14:28 AM | 11:23:55 AM | 11:51:13 AM | 12:07:28 |
| 10/6/2019  | 47,629     | 1102 E 7TH ST                | SAN JUAN | 11-A-1-F | 3:59:07 PM  | 4:08:20 PM  | 4:36:58 PM  | 16:37:54 |
| 10/6/2019  | 47,641     | 916 E SALAZAR ST             | SAN JUAN | 26-C-2   | 5:30:21 PM  | 5:35:10 PM  | 5:46:11 PM  | 17:59:30 |
| 10/6/2019  | 47,646     | 419 ORANGE DR                | SAN JUAN | 17-A-4-G | 5:51:29 PM  | 6:03:44 PM  | 12:00:00 AM | 0:00:00  |
| 10/6/2019  | 47,660     | 101 W ELDORA RD              | SAN JUAN | 21-B-1-T | 7:46:58 PM  | 7:50:19 PM  | 7:58:46 PM  | 20:12:36 |
| 10/6/2019  | 47,685     | 900 E BUSINESS 83            | SAN JUAN | 05-A-1   | 10:51:39 PM | 10:58:26 PM | 11:23:53 PM | 23:41:31 |
| 10/6/2019  | 47,686     | 813 E RIDGE RD               | SAN JUAN | 21-B-1-M | 10:57:54 PM | 11:07:48 PM | 11:14:37 PM | 23:23:06 |
| 10/6/2019  | 47,690     | 1805 ROBERT DR               | SAN JUAN | 26-O-11  | 11:44:11 PM | 11:53:05 PM | 12:11:04 AM | 0:22:41  |
| 10/7/2019  | 47,720     | 312 E CHAPARRAL ST           | SAN JUAN | 10-C-1   | 6:12:29 AM  | 6:20:08 AM  | 6:45:56 AM  | 6:48:00  |
| 10/7/2019  | 47,726     | 1201 HOUSTON WAY             | SAN JUAN | 10-D-2   | 6:57:47 AM  | 7:06:19 AM  | 7:20:45 AM  | 7:55:50  |
| 10/7/2019  | 47,727     | 1228 E TEXAS AVE             | SAN JUAN | 26-D-1   | 6:59:45 AM  | 7:09:52 AM  | 7:27:37 AM  | 7:42:31  |
| 10/7/2019  | 47,729     | 1329 KING RD                 | SAN JUAN | 26-B-1   | 7:48:55 AM  | 7:53:13 AM  | 8:16:22 AM  | 8:38:08  |
| 10/7/2019  | 47,740     | 600 E SIOUX RD               | SAN JUAN | 26-B-1   | 9:00:09 AM  | 9:05:50 AM  | 9:16:42 AM  | 9:30:54  |
| 10/7/2019  | 47,747     | 611 ATHOL ST                 | SAN JUAN | 25-D-3   | 10:07:55 AM | 10:13:40 AM | 10:31:57 AM | 10:45:46 |
| 10/7/2019  | 47,759     | 420 SAN MARCOS               | SAN JUAN | 25-B-6   | 11:01:24 AM | 11:07:59 AM | 12:33:47 PM | 12:50:22 |
| 10/7/2019  | 47,770     | 400 N IOWA AVE               | SAN JUAN | 06-E-1   | 12:01:05 PM | 12:04:31 PM | 12:26:34 PM | 12:37:29 |
| 10/7/2019  | 47,828     | EASY ST & N RAUL LONGORIA RD | SAN JUAN | 29-B-5-U | 5:59:19 PM  | 6:05:46 PM  | 6:18:03 PM  | 18:32:06 |
| 10/7/2019  | 47,832     | EASY ST & N RAUL LONGORIA RD | SAN JUAN | 29-B-5-U | 5:59:19 PM  | 6:05:46 PM  | 6:18:06 PM  | 18:32:08 |
| 10/7/2019  | 47,861     | 1715 LIME                    | SAN JUAN | 26-A-5   | 8:48:49 PM  | 8:54:21 PM  | 9:10:39 PM  | 21:24:37 |
| 10/7/2019  | 47,865     | 211 E CHAPARRAL ST           | SAN JUAN | 17-B-1-G | 9:23:37 PM  | 9:29:26 PM  | 9:43:26 PM  | 21:58:10 |
| 10/8/2019  | 47,914     | 601 E EXPRESSWAY 83          | SAN JUAN | 29-B-5-U | 8:24:00 AM  | 8:27:07 AM  | 8:38:56 AM  | 8:59:50  |
| 10/8/2019  | 47,916     | 601 E EXPRESSWAY 83          | SAN JUAN | 29-B-5-U | 8:24:00 AM  | 8:27:07 AM  | 8:38:56 AM  | 8:59:52  |
| 10/8/2019  | 47,922     | 122 MESQUITE DR              | SAN JUAN | 03-B-1   | 9:18:49 AM  | 9:25:37 AM  | 9:40:39 AM  | 10:08:34 |
| 10/8/2019  | 47,955     | 3802 JESENIA ST              | SAN JUAN | 23-C-7-I | 2:06:59 PM  | 2:15:07 PM  | 2:30:44 PM  | 14:46:40 |
| 10/8/2019  | 47,987     | 609 ROSA ST                  | SAN JUAN | 26-A-5   | 4:26:15 PM  | 4:54:55 PM  | 4:54:57 PM  | 17:11:54 |
| 10/8/2019  | 47,988     | 600 N NEBRASKA AVE           | SAN JUAN | 29-B-5-U | 4:31:53 PM  | 4:36:05 PM  | 4:49:19 PM  | 17:01:25 |
| 10/8/2019  | 48,027     | 11TH & NEBRASKA              | SAN JUAN | 29-B-05  | 8:18:30 PM  | 8:22:49 PM  | 8:40:39 PM  | 20:43:44 |
| 10/8/2019  | 48,039     | 506 MIGUEL HIDALGO ST        | SAN JUAN | 23-C-1-A | 9:21:53 PM  | 9:26:39 PM  | 9:48:46 PM  | 22:02:26 |
| 10/9/2019  | 48,052     | 605 BAILY DR                 | SAN JUAN | 10-D-5   | 12:10:39 AM | 12:21:35 AM | 12:37:03 AM | 0:48:12  |
| 10/9/2019  | 48,065     | 1310 RIO BLANCO              | SAN JUAN | 26-A-2   | 5:33:48 AM  | 5:45:43 AM  | 6:04:12 AM  | 6:19:34  |
| 10/9/2019  | 48,087     | 319 W 6TH ST                 | SAN JUAN | 26-C-2   | 10:55:51 AM | 11:01:54 AM | 11:14:32 AM | 11:23:00 |
| 10/9/2019  | 48,120     | 1108 SUN VALLEY ST           | SAN JUAN | 17-B-1-G | 3:27:43 PM  | 3:34:06 PM  | 3:48:02 PM  | 16:50:27 |
| 10/9/2019  | 48,146     | E 1ST ST & N IOWA AVE        | SAN JUAN | 29-B-5-U | 5:25:08 PM  | 5:34:15 PM  | 6:08:03 PM  | 18:08:08 |
| 10/9/2019  | 48,163     | 500 E SIOUX RD               | SAN JUAN | 04-B-3-A | 6:50:28 PM  | 6:58:21 PM  | 7:11:56 PM  | 19:19:46 |
| 10/9/2019  | 48,181     | 1215 FOSTER                  | SAN JUAN | 12-A-5-E | 8:23:36 PM  | 8:32:24 PM  | 8:45:27 PM  | 21:05:37 |
| 10/10/2019 | 48,233     | 300 N NEBRASKA AVE           | SAN JUAN | 26-A-9   | 7:33:58 AM  | 7:37:58 AM  | 7:52:59 AM  | 8:16:00  |
| 10/10/2019 | 48,238     | 1203 E SIOUX                 | SAN JUAN | 26-C-2   | 8:34:48 AM  | 8:42:38 AM  | 8:47:06 AM  | 9:02:30  |
| 10/10/2019 | 48,246     | 2215 OLMO ST                 | SAN JUAN | 23-C-8-A | 9:56:10 AM  | 10:01:54 AM | 10:16:03 AM | 10:27:23 |
| 10/10/2019 | 48,248     | 210 W 10TH ST                | SAN JUAN | 26-O-20  | 10:15:26 AM | 10:18:09 AM | 10:30:24 AM | 10:57:00 |
| 10/10/2019 | 48,287     | 108 FM 495                   | SAN JUAN | 06-C-1   | 2:03:00 PM  | 2:07:47 PM  | 2:22:56 PM  | 14:35:32 |
| 10/10/2019 | 48,299     | 707 W 6TH ST                 | SAN JUAN | 26-B-1   | 3:35:24 PM  | 3:44:09 PM  | 4:04:56 PM  | 16:25:14 |

| trip_date  | run_number | puaddr                  | pucity   | mpds     | disptime    | atstime     | tratripe    | adtime   |
|------------|------------|-------------------------|----------|----------|-------------|-------------|-------------|----------|
| 10/10/2019 | 48,317     | 200 E EXPRESSWAY 83     | SAN JUAN | 30-D-1   | 5:02:48 PM  | 5:02:51 PM  | 12:00:00 AM | 0:00:00  |
| 10/10/2019 | 48,322     | 810 EL GATO RD          | ALAMO    | 26-A-2   | 5:23:59 PM  | 5:39:56 PM  | 5:52:31 PM  | 18:15:56 |
| 10/10/2019 | 48,327     | 2301 N RAUL LONGORIA RD | SAN JUAN | 26-B-1   | 5:43:57 PM  | 5:55:27 PM  | 6:22:33 PM  | 18:22:33 |
| 10/10/2019 | 48,329     | 300 N NEBRASKA AVE      | SAN JUAN | 26-A-5   | 5:46:57 PM  | 6:03:11 PM  | 6:24:36 PM  | 18:55:56 |
| 10/10/2019 | 48,365     | 211 E CHAPARRAL ST      | SAN JUAN | 12-A-1-E | 8:45:55 PM  | 8:50:05 PM  | 9:11:02 PM  | 21:24:30 |
| 10/10/2019 | 48,370     | 300 SALLY AVE           | SAN JUAN | 07-B-2-F | 9:17:10 PM  | 9:23:33 PM  | 12:00:00 AM | 0:00:00  |
| 10/10/2019 | 48,375     | 4409 ROSIE ST           | SAN JUAN | 21-B-1-M | 9:54:56 PM  | 10:04:07 PM | 10:22:38 PM | 22:32:38 |
| 10/10/2019 | 48,377     | 300 N NEBRASKA AVE      | SAN JUAN | 10-D-5   | 10:12:03 PM | 10:16:27 PM | 10:41:52 PM | 23:05:23 |
| 10/10/2019 | 48,386     | 1209 E SIOUX RD         | SAN JUAN | 29-D-2-M | 11:07:23 PM | 11:17:49 PM | 11:29:55 PM | 23:43:15 |
| 10/10/2019 | 48,387     | 2301 N RAUL LONGORIA RD | SAN JUAN | 10-D-1   | 11:16:43 PM | 11:22:00 PM | 11:41:19 PM | 23:49:35 |
| 10/11/2019 | 48,417     | 800 E EXPRESSWAY 83     | SAN JUAN | 29-B-5-U | 7:41:44 AM  | 7:47:58 AM  | 12:00:00 AM | 0:00:00  |
| 10/11/2019 | 48,463     | 1921 PUERTO VALLARTA DR | SAN JUAN | 23-B-1-I | 2:03:56 PM  | 2:08:57 PM  | 2:26:20 PM  | 14:34:48 |
| 10/11/2019 | 48,475     | 421 E 12TH ST           | SAN JUAN | 20-B-2-H | 3:37:24 PM  | 3:44:21 PM  | 12:00:00 AM | 0:00:00  |
| 10/11/2019 | 48,481     | 100 W RIDGE             | SAN JUAN | 29-B-5-U | 4:12:30 PM  | 4:19:20 PM  | 4:34:39 PM  | 16:57:55 |
| 10/11/2019 | 48,489     | 100 W RIDGE             | SAN JUAN | 29-B-5-U | 4:12:30 PM  | 4:19:20 PM  | 4:34:39 PM  | 16:57:55 |
| 10/11/2019 | 48,502     | 5304 N STANDARD AVE     | SAN JUAN | 18-C-1-G | 5:47:11 PM  | 5:55:04 PM  | 6:10:13 PM  | 18:19:27 |
| 10/11/2019 | 48,530     | 822 U S BUS HWY 83      | SAN JUAN | 17-D-4-G | 7:16:08 PM  | 7:21:20 PM  | 7:33:27 PM  | 19:43:16 |
| 10/12/2019 | 48,578     | 304 SYLVIA CIR          | SAN JUAN | 17-A-4-G | 2:08:58 AM  | 2:16:08 AM  | 12:00:00 AM | 0:00:00  |
| 10/12/2019 | 48,603     | 1203 SIOUX              | SAN JUAN | 26-C-2   | 8:47:06 AM  | 8:53:47 AM  | 9:04:13 AM  | 9:16:30  |
| 10/12/2019 | 48,605     | 120 E CIRO DR           | SAN JUAN | 26-A-10  | 9:04:52 AM  | 9:11:59 AM  | 9:36:51 AM  | 9:49:51  |
| 10/12/2019 | 48,625     | 2301 N RAUL LONGORIA RD | SAN JUAN | 26-B-1   | 12:21:39 PM | 12:28:32 PM | 12:56:01 PM | 12:56:01 |
| 10/12/2019 | 48,643     | 2412 N RAUL LONGORIA RD | SAN JUAN | 17-B-1   | 2:34:28 PM  | 2:35:24 PM  | 2:50:42 PM  | 15:04:38 |
| 10/12/2019 | 48,670     | 1618 KIVI CT            | SAN JUAN | 01-A-1   | 5:15:52 PM  | 5:27:45 PM  | 5:48:55 PM  | 18:03:06 |
| 10/12/2019 | 48,675     | 400 N IOWA AVE          | SAN JUAN | 13-C-1   | 5:52:45 PM  | 5:57:26 PM  | 6:23:49 PM  | 18:38:40 |
| 10/12/2019 | 48,688     | 2400 JESSICA DRIVE      | SAN JUAN | 12-C-5-E | 6:57:07 PM  | 7:02:38 PM  | 7:24:35 PM  | 19:38:54 |
| 10/12/2019 | 48,705     | 403 S JENICA CIR        | SAN JUAN | 32-B-2   | 8:30:13 PM  | 8:35:01 PM  | 12:00:00 AM | 0:00:00  |
| 10/12/2019 | 48,708     | 121 E 10TH ST           | SAN JUAN | 12-C-4   | 9:10:35 PM  | 9:18:23 PM  | 9:30:56 PM  | 21:43:34 |
| 10/13/2019 | 48,735     | 300 N NEBRASKA AVE      | SAN JUAN | 06-C-2-O | 12:12:26 AM | 12:17:18 AM | 12:35:47 AM | 0:46:19  |
| 10/13/2019 | 48,749     | 2301 N RAUL LONGORIA RD | SAN JUAN | 04-B-3-A | 2:14:27 AM  | 2:20:41 AM  | 2:46:13 AM  | 3:15:04  |
| 10/13/2019 | 48,759     | 112 W EXPRESSWAY 83     | SAN JUAN | 01-A-1   | 4:14:12 AM  | 4:20:00 AM  | 4:27:02 AM  | 4:34:04  |
| 10/13/2019 | 48,770     | S OHIO ST & E 18TH ST   | SAN JUAN | 04-B-3-A | 7:51:36 AM  | 7:58:42 AM  | 12:00:00 AM | 0:00:00  |
| 10/13/2019 | 48,773     | 2809 SAMANTHA DR        | SAN JUAN | 26-D-1   | 9:03:41 AM  | 9:11:00 AM  | 9:15:43 AM  | 9:37:14  |
| 10/13/2019 | 48,785     | 2301 N RAUL LONGORIA RD | SAN JUAN | 10-D-2   | 11:25:46 AM | 11:31:33 AM | 11:54:47 AM | 12:19:05 |
| 10/13/2019 | 48,796     | 300 LILLY DR            | SAN JUAN | 26-A-4   | 1:20:40 PM  | 1:28:54 PM  | 1:42:31 PM  | 14:35:12 |
| 10/13/2019 | 48,814     | 2301 N RAUL LONGORIA RD | SAN JUAN | 24-B-2   | 3:51:28 PM  | 3:58:02 PM  | 4:15:06 PM  | 16:46:37 |
| 10/13/2019 | 48,837     | 2301 N RAUL LONGORIA RD | SAN JUAN | 26-B-1   | 7:58:31 PM  | 8:02:36 PM  | 8:32:32 PM  | 20:32:32 |
| 10/13/2019 | 48,838     | 619 GUADALUPE           | SAN JUAN | 01-C-6   | 8:13:16 PM  | 8:18:29 PM  | 8:28:06 PM  | 20:35:11 |
| 10/13/2019 | 48,842     | 1118 MINT DR            | SAN JUAN | 02-E-1   | 8:40:44 PM  | 8:45:50 PM  | 9:15:44 PM  | 21:33:00 |
| 10/13/2019 | 48,845     | 2301 N RAUL LONGORIA RD | SAN JUAN | 26-B-1   | 9:19:59 PM  | 9:23:13 PM  | 9:43:22 PM  | 21:46:34 |
| 10/13/2019 | 48,855     | 2301 N RAUL LONGORIA RD | SAN JUAN | 12-D-2   | 11:34:57 PM | 11:42:57 PM | 11:57:46 PM | 0:03:45  |
| 10/14/2019 | 48,885     | 2301 N RAUL LONGORIA RD | SAN JUAN | 12-D-2   | 7:07:28 AM  | 7:12:50 AM  | 7:31:49 AM  | 7:38:20  |
| 10/14/2019 | 48,892     | 1517 N MARY ANN ST      | SAN JUAN | 26-A-8   | 8:13:39 AM  | 8:20:23 AM  | 8:36:23 AM  | 8:47:32  |
| 10/14/2019 | 48,895     | 611 ATHOL ST            | SAN JUAN | 12-D-2-E | 8:39:37 AM  | 8:43:35 AM  | 8:59:24 AM  | 9:12:31  |
| 10/14/2019 | 48,905     | 1308 BRENDA LN          | SAN JUAN | 21-B-1-T | 10:22:02 AM | 10:30:19 AM | 11:04:36 AM | 11:23:03 |

| trip_date  | run_number | puaddr                            | pucity   | mpds     | disptime    | atstime     | tratripe    | atdtime  |
|------------|------------|-----------------------------------|----------|----------|-------------|-------------|-------------|----------|
| 10/14/2019 | 48,925     | 2301 N RAUL LONGORIA RD           | SAN JUAN | 12-D-2   | 12:35:35 PM | 12:43:01 PM | 12:00:00 AM | 0:00:00  |
| 10/14/2019 | 48,944     | EB EXP 83                         | SAN JUAN | 29-B-5-U | 2:34:28 PM  | 2:34:30 PM  | 2:57:45 PM  | 15:12:24 |
| 10/14/2019 | 48,950     | 418 SAN JUANITA                   | SAN JUAN | 01-A-1   | 2:50:49 PM  | 3:00:46 PM  | 3:14:59 PM  | 18:29:53 |
| 10/15/2019 | 49,049     | 201 COUGAR ST                     | SAN JUAN | 17-B-1-G | 3:13:56 AM  | 3:22:15 AM  | 3:50:51 AM  | 4:05:07  |
| 10/15/2019 | 49,051     | 1911 W TEXAS AVE                  | SAN JUAN | 17-B-1-G | 3:54:19 AM  | 4:04:25 AM  | 4:25:06 AM  | 4:37:55  |
| 10/15/2019 | 49,078     | 413 E 4TH ST                      | SAN JUAN | 32-B-3   | 11:37:11 AM | 11:42:59 AM | 12:07:04 PM | 12:07:09 |
| 10/15/2019 | 49,182     | 4500 N RAUL LONGORIA RD           | SAN JUAN | 26-A-8   | 8:27:02 PM  | 8:47:36 PM  | 8:55:48 PM  | 21:07:09 |
| 10/16/2019 | 49,216     | 412 W BUSINESS 83                 | SAN JUAN | 10-D-4   | 12:53:06 AM | 1:02:43 AM  | 1:21:18 AM  | 1:35:23  |
| 10/16/2019 | 49,234     | 210 E 2ND ST                      | SAN JUAN | 31-D-1   | 6:51:41 AM  | 6:57:54 AM  | 7:06:56 AM  | 7:17:30  |
| 10/16/2019 | 49,242     | 300 N NEBRASKA AVE                | SAN JUAN | 26-D-1   | 8:47:18 AM  | 8:51:29 AM  | 9:22:35 AM  | 9:41:19  |
| 10/16/2019 | 49,254     | 1110 MORNING SET                  | SAN JUAN | 18C0MG   | 10:20:45 AM | 10:25:38 AM | 10:44:56 AM | 11:10:08 |
| 10/16/2019 | 49,284     | 801 W 1ST                         | SAN JUAN | 10-C-3   | 3:15:00 PM  | 3:17:23 PM  | 3:31:07 PM  | 15:41:29 |
| 10/16/2019 | 49,291     | 211 CARDINAL ST                   | SAN JUAN | 17-D-4-G | 3:41:07 PM  | 3:48:35 PM  | 4:13:32 PM  | 16:28:25 |
| 10/16/2019 | 49,304     | 700 N NEBRASKA AVE                | SAN JUAN | 29-B-05  | 4:37:24 PM  | 4:44:21 PM  | 4:57:46 PM  | 17:08:25 |
| 10/16/2019 | 49,309     | 700 N NEBRASKA AVE                | SAN JUAN | 29-B-05  | 4:37:24 PM  | 4:44:21 PM  | 4:57:46 PM  | 17:08:14 |
| 10/16/2019 | 49,310     | 700 N NEBRASKA AVE                | SAN JUAN | 29-B-05  | 4:37:24 PM  | 4:44:21 PM  | 4:57:46 PM  | 17:08:12 |
| 10/16/2019 | 49,329     | 5103 DORADO DR                    | SAN JUAN | 12-D-2-E | 7:03:28 PM  | 7:12:13 PM  | 7:30:53 PM  | 19:39:32 |
| 10/16/2019 | 49,346     | 1209 E SIOUX RD                   | SAN JUAN | 09-E-1   | 8:20:05 PM  | 8:25:18 PM  | 8:41:37 PM  | 20:58:17 |
| 10/17/2019 | 49,370     | 307 LILLY DR                      | SAN JUAN | 06-C-1   | 12:54:27 AM | 1:02:06 AM  | 12:00:00 AM | 0:00:00  |
| 10/17/2019 | 49,381     | 1009 PALOMA DR                    | SAN JUAN | 26-A-4   | 6:06:37 AM  | 6:12:59 AM  | 6:20:53 AM  | 6:35:24  |
| 10/17/2019 | 49,396     | 717 E BLUEBIRD                    | SAN JUAN | 31-D-2   | 9:06:05 AM  | 9:11:45 AM  | 9:28:32 AM  | 9:44:22  |
| 10/17/2019 | 49,403     | 107 W 7TH ST                      | SAN JUAN | 17-B-04  | 11:12:02 AM | 11:15:29 AM | 11:37:01 AM | 11:54:35 |
| 10/17/2019 | 49,414     | 1209 E FM 495                     | SAN JUAN | 10-C-3   | 12:26:45 PM | 12:32:31 PM | 12:45:11 PM | 13:01:52 |
| 10/17/2019 | 49,430     | 833 S KANSAS AVE                  | SAN JUAN | 29-B-5-U | 1:58:59 PM  | 2:03:50 PM  | 12:00:00 AM | 0:00:00  |
| 10/17/2019 | 49,457     | 400 W EXPRESSWAY 83               | SAN JUAN | 29-B-5-U | 5:20:08 PM  | 5:24:55 PM  | 5:37:22 PM  | 17:46:43 |
| 10/17/2019 | 49,459     | 316 W 6TH ST                      | SAN JUAN | 04-B-1-A | 5:27:03 PM  | 5:29:53 PM  | 12:00:00 AM | 0:00:00  |
| 10/17/2019 | 49,462     | 400 W EXPRESSWAY 83               | SAN JUAN | 29-B-5-U | 5:37:11 PM  | 5:41:10 PM  | 5:54:32 PM  | 18:00:32 |
| 10/17/2019 | 49,464     | 400 W EXPRESSWAY 83               | SAN JUAN | 29-B-5-U | 5:37:11 PM  | 5:41:10 PM  | 5:54:42 PM  | 18:00:34 |
| 10/17/2019 | 49,465     | 400 W EXPRESSWAY 83               | SAN JUAN | 29-B-5-U | 5:37:11 PM  | 5:41:10 PM  | 5:54:51 PM  | 18:00:37 |
| 10/17/2019 | 49,466     | 208 BLUEBIRD ST                   | SAN JUAN | 10-D-2   | 5:46:53 PM  | 5:52:27 PM  | 6:03:51 PM  | 18:18:03 |
| 10/17/2019 | 49,487     | 604 E 3RD ST                      | SAN JUAN | 06-C-1   | 7:29:49 PM  | 7:38:07 PM  | 7:52:30 PM  | 20:10:39 |
| 10/17/2019 | 49,495     | 300 N NEBRASKA AVE                | SAN JUAN | 26-D-1   | 8:26:47 PM  | 8:31:11 PM  | 8:51:08 PM  | 21:02:17 |
| 10/17/2019 | 49,505     | 214 W THELMA ST                   | SAN JUAN | 17-A-3   | 10:17:57 PM | 10:26:27 PM | 10:46:22 PM | 23:03:06 |
| 10/18/2019 | 49,528     | 201 W 13 1/2 ST                   | SAN JUAN | 19-D-4   | 2:11:56 AM  | 2:20:43 AM  | 2:34:40 AM  | 2:40:01  |
| 10/18/2019 | 49,536     | S STEWART RD & E SAN HOUSTON BLVD | SAN JUAN | 29-D-2-M | 6:41:30 AM  | 6:46:00 AM  | 7:01:24 AM  | 7:12:44  |
| 10/18/2019 | 49,547     | 600 W HIGHWAY 83                  | SAN JUAN | 29-B-5-U | 8:07:20 AM  | 8:15:54 AM  | 8:31:56 AM  | 8:44:11  |
| 10/18/2019 | 49,551     | 600 W HIGHWAY 83                  | SAN JUAN | 29-B-5-U | 8:07:20 AM  | 8:15:54 AM  | 8:31:56 AM  | 8:44:13  |
| 10/18/2019 | 49,552     | 600 W HIGHWAY 83                  | SAN JUAN | 29-B-5-U | 8:07:20 AM  | 8:15:54 AM  | 8:31:56 AM  | 8:44:15  |
| 10/18/2019 | 49,556     | 1203 E SIOUX RD                   | SAN JUAN | 26-A-2   | 8:54:34 AM  | 9:06:58 AM  | 9:17:27 AM  | 9:32:28  |
| 10/18/2019 | 49,567     | 1110 MORNING SET                  | SAN JUAN | 10-D-2   | 10:03:06 AM | 10:08:36 AM | 10:18:28 AM | 10:32:32 |
| 10/18/2019 | 49,575     | 600 W HIGHWAY 83                  | SAN JUAN | 29-B-5-U | 10:57:41 AM | 10:57:46 AM | 12:00:00 AM | 0:00:00  |
| 10/18/2019 | 49,606     | 1208 W SAN JUAN CIR               | SAN JUAN | 17-B-1-G | 4:18:44 PM  | 4:25:52 PM  | 4:38:07 PM  | 16:58:27 |
| 10/18/2019 | 49,684     | 1104 S STANDARD AVE               | SAN JUAN | 17-B-1   | 7:47:14 PM  | 7:55:17 PM  | 8:13:28 PM  | 20:27:56 |
| 10/18/2019 | 49,713     | 824 W BUSINESS 83                 | SAN JUAN | 04-B-9-A | 10:29:17 PM | 10:32:16 PM | 10:45:39 PM | 22:58:51 |

| trip_date  | run_number | puaddr               | pucity   | mpds     | disptime    | atstime     | tritime     | atdtime  |
|------------|------------|----------------------|----------|----------|-------------|-------------|-------------|----------|
| 10/19/2019 | 49,733     | 4403 E JENICA CIR    | SAN JUAN | 04-B-3   | 1:34:08 AM  | 1:42:14 AM  | 1:52:21 AM  | 2:10:38  |
| 10/19/2019 | 49,737     | 304 SYLVIA CIR       | SAN JUAN | 17-B-1   | 4:07:26 AM  | 4:14:06 AM  | 12:00:00 AM | 0:00:00  |
| 10/19/2019 | 49,761     | 700 SAM HOUSTON BLVD | SAN JUAN | 29-B-5-U | 10:45:11 AM | 10:51:04 AM | 11:04:47 AM | 11:22:23 |
| 10/19/2019 | 49,765     | 700 SAM HOUSTON BLVD | SAN JUAN | 29-B-5-U | 10:45:11 AM | 10:51:04 AM | 11:04:47 AM | 11:22:24 |
| 10/19/2019 | 49,768     | 402 CITRUS CIR       | SAN JUAN | 32-B-2   | 11:38:15 AM | 11:49:03 AM | 12:06:05 PM | 12:21:42 |
| 10/19/2019 | 49,772     | 122 MARIA LN         | SAN JUAN | 06-D-2   | 12:05:07 PM | 12:08:46 PM | 12:21:16 PM | 12:40:32 |
| 10/19/2019 | 49,812     | 700 N NEBRASKA AVE   | SAN JUAN | 29-B-5-U | 4:45:28 PM  | 4:49:12 PM  | 5:05:18 PM  | 17:07:43 |
| 10/19/2019 | 49,815     | 700 N NEBRASKA AVE   | SAN JUAN | 29-B-5-U | 4:45:28 PM  | 4:49:12 PM  | 5:05:18 PM  | 17:07:43 |
| 10/19/2019 | 49,816     | 700 N NEBRASKA AVE   | SAN JUAN | 29-B-5-U | 4:45:28 PM  | 4:49:12 PM  | 5:05:18 PM  | 17:07:45 |
| 10/19/2019 | 49,817     | 913 W EBONY          | SAN JUAN | 32-B-3   | 5:06:37 PM  | 5:08:15 PM  | 5:24:06 PM  | 17:37:25 |
| 10/19/2019 | 49,843     | 510 SAN MARCOS       | SAN JUAN | 11-A-1-F | 7:24:54 PM  | 7:34:50 PM  | 7:51:59 PM  | 20:03:29 |
| 10/19/2019 | 49,871     | 1310 RIO BLANCO ST   | SAN JUAN | 26-A-2   | 10:49:02 PM | 11:00:54 PM | 11:16:44 PM | 23:23:34 |
| 10/19/2019 | 49,877     | 308 S STANDARD AVE   | SAN JUAN | 26-B-1   | 11:45:31 PM | 11:54:18 PM | 11:58:05 PM | 0:11:41  |
| 10/20/2019 | 49,922     | 912 W 12TH ST        | SAN JUAN | 17-A-4   | 9:24:23 AM  | 9:30:28 AM  | 9:57:32 AM  | 10:09:26 |
| 10/20/2019 | 49,939     | 1616 STAR RUBY DR    | SAN JUAN | 06-D-2-0 | 1:41:14 PM  | 1:49:53 PM  | 2:03:10 PM  | 14:17:20 |
| 10/20/2019 | 50,003     | 3900 JESENIA ST      | SAN JUAN | 30-A-3   | 8:33:46 PM  | 8:41:35 PM  | 9:04:08 PM  | 21:16:41 |
| 10/20/2019 | 50,007     | 800 W BUSINESS 83    | SAN JUAN | 23-C-7-I | 8:43:16 PM  | 8:50:07 PM  | 8:59:19 PM  | 21:13:28 |
| 10/20/2019 | 50,009     | 2807 SAMANTHA        | SAN JUAN | 13-C-2   | 8:49:42 PM  | 9:00:48 PM  | 9:25:16 PM  | 21:39:21 |
| 10/21/2019 | 50,059     | 109 SANDY AVE        | SAN JUAN | 17-A-4-G | 9:34:45 AM  | 9:42:36 AM  | 10:01:42 AM | 10:15:29 |
| 10/21/2019 | 50,108     | 495 & CESAR CHAVEZ   | SAN JUAN | 29-B-5-U | 3:15:23 PM  | 3:20:27 PM  | 3:38:37 PM  | 15:46:20 |
| 10/21/2019 | 50,114     | 211 E CHAPARRAL ST   | SAN JUAN | 10-D-4   | 3:33:20 PM  | 3:36:22 PM  | 3:45:25 PM  | 15:58:18 |
| 10/21/2019 | 50,117     | 495 & CESAR CHAVEZ   | SAN JUAN | 29-B-5-U | 3:15:23 PM  | 3:20:27 PM  | 3:38:37 PM  | 15:46:19 |
| 10/21/2019 | 50,152     | 900 W EXPRESSWAY 83  | SAN JUAN | 29-B-5-U | 6:55:04 PM  | 7:01:54 PM  | 7:21:05 PM  | 19:28:00 |
| 10/21/2019 | 50,155     | 900 W EXPRESSWAY 83  | SAN JUAN | 29-B-5-U | 6:55:04 PM  | 7:01:54 PM  | 7:21:14 PM  | 19:28:03 |
| 10/21/2019 | 50,170     | 1105 E SIOUX         | SAN JUAN | 04-B-5-A | 9:18:19 PM  | 9:23:48 PM  | 9:55:48 PM  | 22:11:12 |
| 10/21/2019 | 50,187     | 300 W EXPRESSWAY 83  | SAN JUAN | 29-D-2-P | 11:53:19 PM | 11:59:14 PM | 12:08:27 AM | 0:16:45  |
| 10/22/2019 | 50,200     | 901 S IOWA AVE       | SAN JUAN | 12-B-1   | 5:03:55 AM  | 5:13:04 AM  | 5:29:01 AM  | 5:46:00  |
| 10/22/2019 | 50,206     | 104 DOMINIQUE LN     | SAN JUAN | 30-B-1   | 7:41:24 AM  | 7:49:02 AM  | 8:12:33 AM  | 8:25:22  |
| 10/22/2019 | 50,223     | 1513 DOUGLAS ST      | SAN JUAN | 26-A-5   | 9:52:48 AM  | 9:57:02 AM  | 10:11:37 AM | 10:22:26 |
| 10/22/2019 | 50,230     | 130 E BUSINESS 83    | SAN JUAN | 26-A-2   | 10:45:51 AM | 10:55:18 AM | 11:12:06 AM | 11:23:46 |
| 10/22/2019 | 50,246     | 731 DANA ST          | SAN JUAN | 10-C-3   | 1:01:03 PM  | 1:07:53 PM  | 1:21:41 PM  | 13:40:40 |
| 10/22/2019 | 50,262     | 402 CITRUS CIR       | SAN JUAN | 32-B-2   | 2:33:02 PM  | 2:41:57 PM  | 3:00:48 PM  | 15:27:28 |
| 10/22/2019 | 50,267     | 501 W HUISACHE ST    | SAN JUAN | 26-C-2   | 3:08:14 PM  | 3:14:13 PM  | 3:19:00 PM  | 15:33:17 |
| 10/22/2019 | 50,270     | 927 E LOS EBANOS ST  | SAN JUAN | 10-D-1   | 3:19:39 PM  | 3:23:33 PM  | 3:36:55 PM  | 15:48:27 |
| 10/22/2019 | 50,288     | 1325 MAYFAIR ST      | SAN JUAN | 12-A-1-E | 4:45:54 PM  | 4:52:18 PM  | 4:58:12 PM  | 17:13:01 |
| 10/22/2019 | 50,345     | 414 RIO COLORADO     | SAN JUAN | 12-A-3   | 11:14:56 PM | 11:20:52 PM | 11:36:40 PM | 23:51:20 |
| 10/23/2019 | 50,367     | 1111 MORNINGSET RD   | SAN JUAN | 12-C-6   | 4:57:06 AM  | 5:07:12 AM  | 12:00:00 AM | 0:00:00  |
| 10/23/2019 | 50,411     | 125 E 4TH ST         | SAN JUAN | 12-D-2-E | 12:58:36 PM | 1:01:07 PM  | 1:17:31 PM  | 13:27:42 |
| 10/23/2019 | 50,425     | 2913 N VETERANS      | SAN JUAN | 26-B-1   | 2:34:12 PM  | 2:39:03 PM  | 2:47:26 PM  | 14:55:21 |
| 10/23/2019 | 50,439     | 400 E EXPRESSWAY 83  | SAN JUAN | 26-B-1   | 3:35:05 PM  | 3:39:16 PM  | 12:00:00 AM | 0:00:00  |
| 10/23/2019 | 50,448     | 107 FREESTONE ST     | SAN JUAN | 26-A-8   | 4:13:10 PM  | 4:20:54 PM  | 4:40:53 PM  | 16:53:40 |
| 10/24/2019 | 50,565     | 109 SANDY AVE        | SAN JUAN | 05-D-1   | 11:25:52 AM | 11:30:42 AM | 11:46:16 AM | 12:03:10 |
| 10/24/2019 | 50,574     | 112 W SAN DIEGO ST   | SAN JUAN | 26-A-8   | 12:11:53 PM | 12:19:58 PM | 12:35:50 PM | 12:49:33 |
| 10/24/2019 | 50,684     | 1306 HAMPTON ST      | SAN JUAN | 10-D-4   | 11:49:05 PM | 11:54:22 PM | 12:23:47 AM | 0:39:50  |

| trip_date  | run_number | puaddr                    | pucity   | mpds      | disptime    | atstime     | tratrie     | atdtime  |
|------------|------------|---------------------------|----------|-----------|-------------|-------------|-------------|----------|
| 10/25/2019 | 50,688     | 211 E CHAPARRAL ST        | SAN JUAN | 10-D-1    | 12:17:50 AM | 12:24:19 AM | 12:39:34 AM | 0:53:34  |
| 10/25/2019 | 50,747     | 402 CITRUS ST             | SAN JUAN | 06-D-1-A  | 12:31:31 PM | 12:35:54 PM | 1:06:30 PM  | 13:06:36 |
| 10/25/2019 | 50,782     | 402 CITRUS CIR            | SAN JUAN | 26-B-1    | 3:35:52 PM  | 3:44:33 PM  | 4:15:14 PM  | 16:36:04 |
| 10/25/2019 | 50,826     | 713 E 13 TH 1/2           | SAN JUAN | 18-A-1    | 7:25:57 PM  | 7:34:29 PM  | 7:50:19 PM  | 20:03:39 |
| 10/25/2019 | 50,866     | 2301 N RAUL LONGORIA RD   | SAN JUAN | 23-C-7    | 10:48:45 PM | 11:04:25 PM | 11:11:58 PM | 23:17:01 |
| 10/25/2019 | 50,870     | 1306 HAMPTON ST           | SAN JUAN | 17-B-1-G  | 11:19:40 PM | 11:23:50 PM | 11:44:03 PM | 23:53:35 |
| 10/26/2019 | 50,875     | 205 ALFREDO ST            | SAN JUAN | 25-B-6    | 12:40:08 AM | 12:46:13 AM | 12:58:53 AM | 1:10:44  |
| 10/26/2019 | 50,899     | STEWART & EXPRESSWAY 83   | SAN JUAN | 29-B-5-U  | 5:03:25 AM  | 5:09:15 AM  | 12:00:00 AM | 0:00:00  |
| 10/26/2019 | 50,912     | I ROAD & LITTLE ST        | SAN JUAN | 04-B-1-A  | 8:20:22 AM  | 8:37:31 AM  | 9:06:58 AM  | 9:20:44  |
| 10/26/2019 | 50,918     | W 2ND ST & N NEBRASKA AVE | SAN JUAN | 29-B-5-U  | 8:41:54 AM  | 8:50:41 AM  | 12:00:00 AM | 0:00:00  |
| 10/26/2019 | 50,984     | 420 E HALL ACRES          | SAN JUAN | 23-C-7    | 6:51:15 PM  | 12:00:00 AM | 12:00:00 AM | 0:00:00  |
| 10/26/2019 | 50,989     | 304 SYLVIA CIR            | SAN JUAN | 26-O-7    | 7:38:55 PM  | 7:41:40 PM  | 7:59:48 PM  | 20:11:34 |
| 10/26/2019 | 51,023     | 900 E BUS HWY 83          | SAN JUAN | 10-C-1    | 11:32:50 PM | 11:40:30 PM | 11:57:04 PM | 0:13:01  |
| 10/27/2019 | 51,030     | 601 SAN MARCOS            | SAN JUAN | 19-D-4    | 12:49:24 AM | 12:56:23 AM | 1:18:12 AM  | 1:31:06  |
| 10/27/2019 | 51,046     | 315 E SOUX RD             | SAN JUAN | 06-D-4    | 3:40:47 AM  | 3:45:42 AM  | 3:53:44 AM  | 4:07:23  |
| 10/27/2019 | 51,058     | 605 BAILY DR              | SAN JUAN | 23-C-7-I  | 7:36:35 AM  | 7:44:45 AM  | 8:02:12 AM  | 8:12:57  |
| 10/27/2019 | 51,061     | 400 N IOWA AVE            | SAN JUAN | 13-C-1    | 8:22:35 AM  | 8:26:33 AM  | 8:58:19 AM  | 9:10:05  |
| 10/27/2019 | 51,081     | 507 W LETICIA ST          | SAN JUAN | 19-C-4    | 12:35:49 PM | 12:40:13 PM | 12:51:10 PM | 12:58:49 |
| 10/27/2019 | 51,083     | 507 W LETICIA ST          | SAN JUAN | 19-C-4    | 12:35:49 PM | 12:40:13 PM | 12:51:10 PM | 12:58:50 |
| 10/27/2019 | 51,097     | 301 E CARROLL RD          | SAN JUAN | 26-C-2    | 2:19:36 PM  | 2:28:23 PM  | 2:46:28 PM  | 15:01:09 |
| 10/27/2019 | 51,112     | 1301 S LINCOLN AVE        | SAN JUAN | 17-A-4    | 5:20:24 PM  | 5:27:48 PM  | 5:44:55 PM  | 17:59:14 |
| 10/27/2019 | 51,126     | 210 SYLVIA CIR            | SAN JUAN | 21-B-1-T  | 6:27:09 PM  | 12:00:00 AM | 12:00:00 AM | 0:00:00  |
| 10/27/2019 | 51,138     | 320 W 7TH ST              | SAN JUAN | 12-D-4    | 8:04:53 PM  | 8:11:26 PM  | 12:00:00 AM | 0:00:00  |
| 10/27/2019 | 51,139     | 1108 E FM 495             | SAN JUAN | 28-C-1-J  | 8:07:01 PM  | 8:11:57 PM  | 8:30:59 PM  | 20:37:20 |
| 10/28/2019 | 51,187     | 303 TENAZA DR             | SAN JUAN | 06-D-2-A  | 3:24:45 AM  | 3:33:51 AM  | 3:47:20 AM  | 4:00:24  |
| 10/28/2019 | 51,201     | 1203 E SIOUX RD           | SAN JUAN | 17-A-3-G  | 8:30:16 AM  | 8:37:49 AM  | 9:01:50 AM  | 9:09:01  |
| 10/28/2019 | 51,211     | 495 & CESAR CHAVEZ        | SAN JUAN | 29-B-5-U  | 10:57:52 AM | 11:01:20 AM | 11:26:49 AM | 11:39:57 |
| 10/28/2019 | 51,213     | 495 & CESAR CHAVEZ        | SAN JUAN | 29-B-5-U  | 11:03:54 AM | 11:06:29 AM | 11:15:02 AM | 11:28:30 |
| 10/28/2019 | 51,218     | 3900 JESENIA ST           | SAN JUAN | 17-A-3    | 11:21:14 AM | 11:30:32 AM | 11:47:29 AM | 12:01:17 |
| 10/28/2019 | 51,221     | 495 & CESAR CHAVEZ        | SAN JUAN | 29-B-5-U  | 10:57:52 AM | 11:01:20 AM | 11:26:49 AM | 11:39:59 |
| 10/28/2019 | 51,255     | 312 SYLVIA CIR            | SAN JUAN | 17-B-1    | 3:03:53 PM  | 3:08:10 PM  | 3:22:08 PM  | 15:40:39 |
| 10/28/2019 | 51,263     | 200 E EXPRESSWAY 83       | SAN JUAN | 06-D-1    | 4:17:13 PM  | 4:20:06 PM  | 4:41:13 PM  | 16:55:55 |
| 10/28/2019 | 51,267     | 119 W 8TH ST              | SAN JUAN | 13-C-2    | 4:30:22 PM  | 4:44:14 PM  | 12:00:00 AM | 0:00:00  |
| 10/28/2019 | 51,276     | 409 MESQUITE ST           | SAN JUAN | 32-B-2    | 5:30:35 PM  | 12:00:00 AM | 12:00:00 AM | 0:00:00  |
| 10/28/2019 | 51,306     | 2301 N RAUL LONGORIA RD   | SAN JUAN | 26-B-1    | 7:49:28 PM  | 7:52:28 PM  | 8:19:56 PM  | 20:19:56 |
| 10/28/2019 | 51,318     | I ROAD & EXPRESSWAY 83    | SAN JUAN | 29-B-5-U  | 9:28:01 PM  | 9:28:10 PM  | 12:00:00 AM | 0:00:00  |
| 10/29/2019 | 51,333     | 211 E CHAPARRAL ST        | SAN JUAN | 28-C-04-J | 12:09:43 AM | 12:15:32 AM | 12:30:34 AM | 0:41:57  |
| 10/29/2019 | 51,356     | 113 W 9TH ST              | SAN JUAN | 28-C-1-J  | 7:12:22 AM  | 7:16:04 AM  | 7:41:34 AM  | 8:36:19  |
| 10/29/2019 | 51,371     | 103 E 9TH ST              | SAN JUAN | 32-B-2    | 9:43:44 AM  | 12:00:00 AM | 12:00:00 AM | 0:00:00  |
| 10/29/2019 | 51,377     | 2301 N RAUL LONGORIA RD   | SAN JUAN | 26-A-1    | 10:39:30 AM | 10:45:15 AM | 12:00:00 AM | 0:00:00  |
| 10/29/2019 | 51,390     | 300 N NEBRASKA AVE        | SAN JUAN | 17-A-3-P  | 11:32:12 AM | 11:52:19 AM | 11:52:29 AM | 12:07:32 |
| 10/29/2019 | 51,418     | 1314 ANDREWS ST           | SAN JUAN | 26-A-9    | 2:16:51 PM  | 2:25:24 PM  | 12:00:00 AM | 0:00:00  |
| 10/29/2019 | 51,441     | 708 W ATHOL AVE           | SAN JUAN | 25-D-3    | 4:32:30 PM  | 4:39:31 PM  | 4:58:11 PM  | 17:05:29 |
| 10/29/2019 | 51,447     | 801 W 1ST ST              | SAN JUAN | 10-D-2    | 4:55:56 PM  | 5:00:04 PM  | 5:23:27 PM  | 17:44:16 |

263 Calls for Service



## Community Events

Oct-19



| Date       | Address              | Event      |
|------------|----------------------|------------|
| 10/9/2019  | 1401 N RAUL LONGORIA | Career Day |
| 10/18/2019 | 2301 N RAUL LONGORIA | LEERRT OP  |



Oscar Escamilla  
Acting Lieutenant

---

**October 2019  
Call Volume Monthly Breakdown**

| Fire House Code | Incident Type                        | Total |
|-----------------|--------------------------------------|-------|
| 322             | Motor Vehicle Accidents w/Injuries   | 13    |
| 323             | Auto-Pedestrian                      | 1     |
| 324             | Motor Vehicle Accidents w/o Injuries | 8     |
| 311             | Medical Call                         | 36    |
| 142/143         | Grass/Brush Fires                    | 6     |
| 131             | Vehicle Fires                        | 2     |
| 700/750         | False Alarms                         | 11    |
| 154             | Trash Fires                          | 0     |
| 550/551         | Assist other Agency/Dept.:           | 2     |
| 651             | Smoke Scare                          | 1     |
| 111             | Structure Fires                      | 1     |
| 1101            | Equipment Fire                       | 1     |
| 412             | Gas Leak                             | 1     |
| 480             | Attempted burning, Illegal action    | 1     |
| 600             | Good Intent Call                     | 2     |
| 611             | Cancelled in Route                   | 1     |
| 622             | Wrong Location/No Incident Found     | 9     |
| 541             | Bee attack/ Animal Problem           | 4     |
| 331             | Child Locked in a Vehicle            | 3     |
| 440/1601        | Electrical Equipment Problem (Pole)  | 3     |
| 1131            | Cooking Fire                         | 0     |
| 100             | Fire, Other                          | 2     |
| Grand Total:    |                                      | 108   |

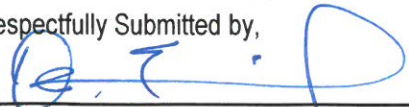
Call Volume for each shift:

A Shift 30

B Shift 42

C Shift 36

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

### October 2019

| Incident # | Location                   | Dispatched Time | Arrival | Delay Time | Incident Type          |
|------------|----------------------------|-----------------|---------|------------|------------------------|
| 19-931     | Bears trail/<br>SanAntonio | 4:30 p.m        | 4:34pm  | 4 Min      | MVA                    |
| 19-932     | Cesar Chavez& 495          | 5:11pm          | 5:24pm  | 12 Min     | MVAI                   |
| 19-934     | 300 NNebraska              | 8:35am          | 8:39am  | 4 Min      | Medical Call           |
| 19-937     | 7th & San Antonio          | 4:08pm          | 4:17pm  | 9 Min      | MVA                    |
| 19-938     | Stewart and<br>hall Acres  | 5:36pm          | 5:49pm  | 13 Min     | MVA                    |
| 19-942     | 800 W 495                  | 7:40am          | 7:47am  | 7 Min      | MVA                    |
| 19-946     | 815 S. Kansas              | 2:42am          | 2:49am  | 7 Min      | Medical call           |
| 19-948     | 1601 E Bus. 83             | 6:54pm          | 7:03pm  | 9 Min      | Child locked in<br>car |
| 19-949     | 315 N Cesar Chavez         | 7:56pm          | 8:01pm  | 5Min       | Medical Call           |
| 19-951     | 2811 N Veterans            | 1:56am          | 2:10am  | 14 Min     | Medical call           |
| 19-953     | 419 Orange                 | 11:05am         | 11:14am | 9 Min      | Medical Call           |
| 19-956     | 1102 E 7th                 | 3:59pm          | 4:12pm  | 12Min      | Medical Call           |
| 19-957     | 101 W El Dora              | 7:47pm          | 7:52pm  | 5 Min      | Medical Call           |
| 19-958     | 312 E Chaparral st.        | 6:11pm          | 6:15pm  | 4 min      | Medical call           |
| 19-959     | Easy & Raul Longoria       | 5:57 pm         | 6:07pm  | 10 min     | MVA                    |
| 19-960     | Iowa & 1st                 | 5:29 pm         | 5:34 pm | 5 mins     | MVA                    |
| 19-961     | 2215 Olmo st.              | 9:54pm          | 10:08pm | 14 min     | Medical Call           |

|         |                           |          |          |         |              |
|---------|---------------------------|----------|----------|---------|--------------|
| 19-962  | 108 E 495                 | 2:03pm   | 2:08 pm  | 5 min   | Medical call |
| 19-966  | 421 E 12th                | 3:35 pm  | 3:45 pm  | 9 mins  | Medical call |
| 19-968  | 304 Silvia circle         | 2:10 pm  | 2:19 pm  | 9 mins  | Medical call |
| 19-969  | 240 W Jessica Dr.         | 6:57pm   | 7:04 pm  | 7 mins  | Medical call |
| 19-971  | 112 E Bus 83              | 4:14 am  | 4:25 am  | 11 mins | Medical call |
| 19-972  | 2301 N Raul Longoria      | 11:33 am | 11:44 am | 11 mins | Medical call |
| 19-973  | 2301 N Raul Longoria      | 7:06am   | 7:14 am  | 8 mins  | medical call |
| 19-974  | 611 Athol                 | 8:37 am  | 8:40 am  | 3min    | medical call |
| 19-976  | 2301 N Raul longoria      | 12:34am  | 12:42am  | 8min    | Medical call |
| 19-977  | 201 S Cougar              | 3:35 am  | 3:38am   | 3min    | Medcial call |
| 19-980  | 211 Cardinal              | 3:40pm   | 3:49pm   | 9 min   | Medical call |
| 19-982  | 1209 E Sioux              | 8:23 pm  | 8:28pm   | 5 min   | Medical call |
| 19-984  | 1209 E 495                | 12:31 pm | 12:33 pm | 2min    | MVA          |
| 19-986  | 400 W Bus. 83             | 5:19pm   | 5:28pm   | 9min    | MVA          |
| 19-987  | Sam Houston & Stewart     | 6:40am   | 6:47am   | 7min    | Auto-Ped     |
| 19-988  | 600 W bus. 83             | 8:06am   | 8:16am   | 10min   | MVA          |
| 19-991  | 304 Silvia Circle         | 4:06am   | 4:16am   | 10 min  | Medical call |
| 19-992  | Shawnee bend/ Sam houston | 10:44am  | 10:56am  | 12min   | MVA          |
| 19-993  | 913 W Ebony               | 5:06 pm  | 5:10pm   | 4min    | Medical call |
| 19-995  | 1616 Star Ruby            | 1:40pm   | 1:53 pm  | 13min   | Medical call |
| 19-998  | 109 Sandy                 | 9:34am   | 9:42am   | 8min    | Medical call |
| 19-1000 | 495/ Cesar Chavez         | 3:13pm   | 3:20pm   | 7 min   | MVA          |
| 19-1001 | 900 W Expressway 83       | 6:53pm   | 7:04pm   | 11min   | MVA          |
| 19-1002 | 300 W Expressway 83       | 11:49pm  | 11:59    | 10 min  | MVA          |
| 19-1003 | 731 Dana                  | 12:58pm  | 1:10pm   | 12 min  | Medical call |

|         |                      |         |         |        |              |
|---------|----------------------|---------|---------|--------|--------------|
| 19-1009 | 125 E 4th            | 12:57pm | 1:00 pm | 3min   | Medical call |
| 19-1010 | 400 E Expressway 83  | 3:36pm  | 3:44pm  | 8min   | Medical call |
| 19-1012 | 109 Sandy            | 11:23am | 11:31am | 8min   | Medical call |
| 19-1017 | 2301 N Raul Longoria | 12:49am | 1:04pm  | 14min  | Medical call |
| 19-1018 | 1306 Hampton         | 12:20am | 12:26am | 6 min  | Medical call |
| 19-1019 | Stewart / Frontage   | 5:00am  | 5:09am  | 9 min  | Medical call |
| 19-1021 | 320 W 7th            | 8:03pm  | 8:20pm  | 17 min | Medical call |
| 19-2023 | 800 W Expressway 83  | 2:58am  | 3:05am  | 7min   | MVA          |
| 19-2028 | 113w 9th             | 7:11am  | 7:22am  | 10min  | Medical call |
|         |                      |         |         |        |              |
|         |                      |         |         |        |              |
|         |                      |         |         |        |              |
|         |                      |         |         |        |              |
|         |                      |         |         |        |              |
|         |                      |         |         |        |              |
|         |                      |         |         |        |              |
|         |                      |         |         |        |              |
|         |                      |         |         |        |              |

## Fire Inspections October 2019

|    | Date     | Name of Business           | Address                       | Contact           | Phone #      | New/ Annual | Inspector | App/Deny |
|----|----------|----------------------------|-------------------------------|-------------------|--------------|-------------|-----------|----------|
| 1  | 10/4/19  | Golden Child Adult Daycare | 130 Business 83               | Maria Martinez    | 956-878-6733 | Annual      | R. Lopez  | Approved |
| 2  | 10/4/19  | Lucy's Beauty Salon        | 2201 N Raul Longoria          | Lucy Pendosa      | 956-607-0348 | Annual      | R. Lopez  | Approved |
| 3  | 10/4/19  | We are the Future          | 505 W FM 495                  | Jessica Almaguer  | 956-467-6046 | Annual      | R. Lopez  | Approved |
| 4  | 10/8/19  | Bonita's Beauty Salon      | 2016 N Raul Longoria          | *                 | 956-787-7375 | Annual      | R. Lopez  | Approved |
| 5  | 10/8/19  | Snack Attack               | 2016 N Raul Longoria          | George            | 956-605-2405 | Annual      | R. Lopez  | Denied   |
| 6  | 10/8/19  | New and Body Salon         | 209 W Hwy 83                  | Luis Turner       | 956-314-3600 | Annual      | R. Lopez  | Denied   |
| 7  | 10/8/19  | Foster Home                | 717 Bluebird                  | Jose Leal         | 956-739-5526 | Annual      | R. Lopez  | Denied   |
| 8  | 10/8/19  | Walgreens                  | 101 W 495                     | Juan              | 956-369-1845 | Annual      | R. Lopez  | Approved |
| 9  | 10/8/19  | Little Casars              | 106 E FM 495                  | Migdalia Balderas | 956-783-8787 | Annual      | R. Lopez  | Approved |
| 10 | 10/8/19  | San Juan Nursing Home      | 300 N Nebraska                | Robert Maldonado  | 956-460-8619 | Annual      | R. Lopez  | Approved |
| 11 | 10/9/19  | Texas Music Festivals      | 216 E Bus Hwy 83              | Wilberto Perez    | 956-499-4002 | New         | R. Lopez  | Approved |
| 12 | 10/9/19  | T Group Insurance          | 2604 N Raul Longoria          | Pedro Torres      | 956-309-7436 | Annual      | R. Lopez  | Denied   |
| 13 | 10/15/19 | Foster Home                | 717 Bluebird                  | Jose Leal         | 956-739-5526 | Annual      | R. Lopez  | Approved |
| 14 | 10/15/19 | RGV PTNC Solutions         | 2604 N Raul Longoria, Ste 204 | Jose Nava         | 956-221-1961 | Annual      | R. Lopez  | Denied   |
| 15 | 10/15/19 | GF Client Services         | 502 N Veterans                | Eliberto Foseca   | 956-249-0534 | Annual      | R. Lopez  | Denied   |
| 16 | 10/15/19 | H&H                        | 914 W Sam Houston             | Asif Iqbal        | 956-802-4750 | Annual      | R. Lopez  | Approved |
| 17 | 10/15/19 | Corazones De Oro           | 130 E Bus 83                  | Maria Martinez    | 956-878-6933 | Annual      | R. Lopez  | Approved |
| 18 | 10/22/19 | Shack Attack               | 2016 N Raul Longoria          | George            | 956-605-2405 | Annual      | R. Lopez  | Approved |
| 19 | 10/22/19 | Iglesia Camino De Vida     | 508 S Nebraska                | Alejandro Saucedo | 956-624-3524 | Annual      | R. Lopez  | Approved |
| 20 | 10/22/19 | RGV PTNC Solutions         | 2604 N Raul Longoria, Ste 204 | Jose Nava         | 956-221-1961 | Annual      | R. Lopez  | Approved |
| 21 | 10/22/19 | Pronto Insurance           | 423 N Nebraska                | Lilianna Dorado   | 956-929-5366 | Annual      | R. Lopez  | Approved |
| 22 | 10/22/19 | Bella Vida Adult Day Care  | 5201 N Raul Longoria          | Nickie Ybanna     | 956-715-8016 | Annual      | R. Lopez  | Approved |
| 23 | 10/22/19 | My Little House Day Care   | 221 Ebano                     | Rosano Garza      | 956-402-5178 | Annual      | R. Lopez  | Approved |
| 24 | 10/31/19 | Beauty Salon               | 1209 E 495 Ste 6              | Maria Rodriguez   | 956-524-2087 | Annual      | R. Lopez  | Approved |
| 25 |          |                            |                               |                   |              |             |           |          |
| 26 |          |                            |                               |                   |              |             |           |          |
| 27 |          |                            |                               |                   |              |             |           |          |

# FUEL LOG

## October 2019

| DATE       | TIME       | UNIT/DIESEL CONTAINER | GALLONS | OFFICER IN CHARGE |
|------------|------------|-----------------------|---------|-------------------|
| 10/1/2019  | 10:08 a.m. | Tank-1                | 17.5    | C. Alaniz         |
| 10/2/2019  | 9:19 a.m.  | Engine-2              | 16.3    | Z. Beaz           |
| 10/2/2019  | 3:22 p.m.  | Engine-2              | 12.7    | A. M. Garza       |
| 10/2/2019  | 11:30 p.m. | Engine-2              | 19.3    | A. M. Garza       |
| 10/2/2019  | 11:40 p.m. | Rescue-1              | 17      | C. Alaniz         |
| 10/3/2019  | 10:04 a.m. | Brush-1               | 14.5    | A. Garza          |
| 10/4/2019  | 7:50 a.m.  | Brush-1               | 6.9     | S. Cardenas       |
| 10/4/2019  | 3:53 p.m.  | Engine-2              | 24      | L. Rider          |
| 10/4/2019  | 5:45 p.m.  | Engine-1              | 21      | J. Balderas       |
| 10/7/2019  | 5:10 p.m.  | Engine-2              | 17.6    | S. Cardenas       |
| 10/7/2019  | 2:00 p.m.  | Engine-1              | 16.8    | Z. Beaz           |
| 10/8/2019  | 5:41 p.m.  | Brush-2               | 12      | B. Rodriguez      |
| 10/8/2019  | 4:16 p.m.  | Engine-2              | 18      | L. Rider          |
| 10/9/2019  | 5:35 p.m.  | Rescue-1              | 10.9    | S. Cardenas       |
| 10/9/2019  | 2:39 p.m.  | Engine-2              | 7.4     | J.C. Martinez     |
| 10/10/2019 | 5:51 p.m.  | Brush-1               | 7       | J.C. Martinez     |
| 10/11/2019 | 7:01 a.m.  | Brush-1               | 8.2     | C. Marquez        |
| 10/11/2019 | 12:26 p.m. | Ladder-1              | 22      | J. Lopez          |
| 10/11/2019 | 12:50 p.m. | Engine-2              | 15.8    | J. Martinez       |
| 10/12/2019 | 1:56 p.m.  | Ladder-1              | 12.3    | J. Mata           |
| 10/14/2019 | 12:30 p.m. | Engine-2              | 21      | A. Garza          |
| 10/15/2019 | 4:31 p.m.  | Ladder-1              | 28      | J. Balderas       |
| 10/15/2019 | 4:37 p.m.  | Tank-1                | 12.4    | R. Lopez          |
| 10/16/2019 | 8:02 a.m.  | Brush-1               | 11      | A. Araguz         |
| 10/16/2019 | 8:52 a.m.  | Brush-2               | 9.4     | J.C. Martinez     |
| 10/16/2019 | 12:18 p.m. | Engine-2              | 19.4    | J. Mata           |
| 10/16/2019 | 12:45 p.m. | Rescue-1              | 8.4     | J. Lopez          |
| 10/17/2019 | 9:03 a.m.  | Rescue-1              | 5       | C. Alaniz         |
| 10/17/2019 | 4:34 p.m.  | Ladder-1              | 21      | J. Balderas       |
| 10/18/2019 | 2:43 p.m.  | Engine-2              | 18.2    | S. Cardenas       |
| 10/19/2019 | 3:54 p.m.  | Ladder-1              | 19.3    | A. Pedraza        |
| 10/20/2019 | 6:20 p.m.  | Ladder-1              | 11.7    | Z. Beaz           |
| 10/21/2019 | 2:20 p.m.  | Engine-2              | 20.3    | A. Garza          |
| 10/23/2019 | 8:27 a.m.  | Ladder-1              | 19.9    | J. De La Cruz     |
| 10/23/2019 | 2:02 p.m.  | Engine-2              | 16.5    | A. Garza          |
| 10/24/2019 | 11:58 a.m. | Brush-1               | 11      | S. Cardenas       |
| 10/24/2019 | 10:03 p.m. | Rescue-1              | 11.2    | S. Cardenas       |
| 10/24/2019 | 11:09 a.m. | Engine-2              | 16.4    | V. Sanchez        |
| 10/25/2019 | 8:32 a.m.  | Ladder-1              | 22.3    | J.C. Martinez     |

| DATE                           | TIME       | UNIT/DIESEL CONTAINER | GALLONS      | OFFICER IN CHARGE |
|--------------------------------|------------|-----------------------|--------------|-------------------|
| 10/25/2019                     | 11:43 a.m. | Brush-2               | 18.6         | J.C. Martinez     |
| 10/25/2019                     | 4:47 p.m.  | Engine-2              | 12.8         | L. Rider          |
| 10/28/2019                     | 9:14 a.m.  | Engine-2              | 20.6         | A. Garza          |
| 10/28/2019                     | 7:38 p.m.  | Ladder-1              | 21.7         | J. Martinez       |
| 10/29/2019                     | 2:36 p.m.  | Engine-2              | 9.8          | L. Rider          |
| 10/31/2019                     | 2:53 p.m.  | Ladder-1              | 17.2         | O. Escamilla      |
| <b>Total Gallons of Diesel</b> |            |                       | <b>700.3</b> |                   |

## October 2019

|                           |     |
|---------------------------|-----|
| Total Gallons of Diesel - | 275 |
|---------------------------|-----|



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

## **MEMORANDUM**

**TO:** Benjamin Arjona, City Manager  
**FROM:** David Salinas, Director of Utilities  
**DATE:** 11/19/2019  
**SUBJECT:** Monthly Report Department of Utilities

---

### **Texas Drought Outlook**

1. 49% of Texas is in a drought (End of October)
2. Abnormally dry (RGV)
3. Stage II is still in full effect

### **System Outlook**

1. Water Connections – 6673
2. Sewer Connections – 10,134 (3,461 NAWSC)

### **Water Treatment Facility**

Combined Gallons Treated: 83,367,000

Combined Gallons Produced: 68,906,000

#### **WTF No 1**

- 2,045,000 gals treated
- 1,711,000 gals delivered
- 13,022,238 gals transferred from plant 2
- 26,387,000 gals RAW (Reservoir)
- 0 gals Well

#### **WTF No 2**

- 81,322,000 gals treated
- 67,195,000 gals delivered

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

- 13,022,000 gals transferred to plant 1 daily
- 43,031,883 gals RAW (Reservoir)

WTP 3.5 MGD Expansions and Rehab 99.9%

- CO# 3 Pending TWDB Approval
- Punch list items still pending.
- NAP and Bac-T collected all within Parameters

## **Water Distribution**

Water Breaks & Leaks

- Leaks - 9
- Breaks - 8
- Taps - 5

Water Loss

- Reported - 75,228 gals
- Unreported - 152,900 gals

Hydrants

- Flushed - 30
- Replaced - 0
- Repaired - 0
- **Stage II Water Conservation** still in effect.

Valves

- Worked - 12

Utility Billing Work Orders – 3

- We continue our hydrant and valve maintenance
- One Vacancy - HEO
- Staff continues to train for Texas Water

## **Wastewater Treatment Facility**

1. Treated - 60,113,000 gals
2. Wetland – 4,087,000 gals
3. 760 cubic yards of sludge hauled to landfill
4. Rental Press is Up and running
5. BFP design at 100%

## 6. Engineer working on Permit renewal

### **Wastewater Collections**

Work orders - 109

- Sewer Main Repaired - 0
- Sewer Main Installed - 0
- Sewer Backups Reported - 16
- Sewer Backups Cleared - 3
- Manholes Ring and Covers - 0
- Manhole Repaired/replaced - 0
- New Manholes installed - 0
- Lift Station - 1
- Unauthorized Discharges - 1

### **Administration**

Financials

- Administration – 93.04%
- Water Treatment – 93.79%
- Distribution: – 93.45%
- Sewer Collection – 91.09%
- Wastewater Treatment – 68.67%

Projects

- WTP Expansion & Rehab – 99% Pending Final Completion (CHC)
- WWTP BFP – 100% Complete BID Opened
- WWTP Rehab – 35% Complete (CHC)
- WTP No. 1 Rehab – 30% Complete (PCE)

Training

- Admin – 0
- Water Treatment – 0
- Distribution – 0
- Sewer Collection – 0
- Wastewater Treatment – 0

Certification

- Water Treatment - 3
- Distribution - 2 Pending
- Sewer Collection - 3 Pending
- Wastewater Treatment - 3 Pending

Renewals - 0



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

## MEMORANDUM

**TO:** Benjamin Arjona, City Manager

**FROM:** Mary Enriquez, Court Administrator

**DATE:** 11/18/2019

**SUBJECT:** Municipal Court Monthly Report

---

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

|                   |              |
|-------------------|--------------|
| Amount Collected  | \$ 25,105.43 |
| Defensive Driving | 1            |
| Deferred          | 13           |
| Pre-Trials        | 26           |
| Bench Trials      | 1            |
| Scofflaw          | \$5,201.50   |

COLLECTIONS 2018  
October - \$ 26,787.41

COLLECTIONS 2019  
October - \$ 25,105.43

CITATIONS ISSUED 2018  
October - 178

CITATIONS ISSUED 2019  
October - 258

SCOFFLAW COLLECTIONS 2018  
October - \$ 7,329.70

SCOFFLAW COLLECTIONS 2019  
October - \$ 5,201.50

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**NOVEMBER 26, 2019**

Hold a Public Hearing for a Conditional Use Permit to operate "Hacienda El Rincon" Event Center at 2811 N. Veterans Boulevard, legally described as Lot 1, Kay Subdivision, as Requested by Hector Espino.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

Mr. Espino is taking over the event center known as Palms Special Event Center located at 2811 N. Veterans Boulevard. He is applying for a conditional use permit thru the City and he is changing the name of the business to "Hacienda El Rincon". It is noted that the event center was originally opened back in 2014 and get a permission to sell alcohol.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eleven (11) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

**RECOMMENDATION:**

During the regular meeting on November 21, 2019 the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 7-0 vote with a condition to install an 8 foot solid fence around the property and operation hours until midnight.

**PREPARED BY:**

Roberto Escobar,  
Planning Director

**APPROVED BY:**

Benjamin Arjona, City  
Manager

**MEETING DATES:**  
**PLANNING AND ZONING COMMISSION – 11/21/2019**  
**CITY COMMISSION – 11/26/2019**  
**DATE PREPARED – 11/14/2019**

**PAGE 1**

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

**APPLICATION:** Conditional Use Permit to operate “Hacienda El Rincon” Event Center in a commercial area.

**APPLICANT:** Hector Espino

**AGENT:** N/A

**LEGAL:** Lot 1, Kay Subdivision

**LOCATION:** 2811 N. Veterans Boulevard

**LOT/TRACT SIZE:** 212.16 feet by 85.0 feet, approximately 18,033 square feet

**CURRENT USE OF PROPERTY:** Event Center

**EXISTING LAND USE/  
ADJACENT ZONING:** North – Residential; Neighborhood Commercial District (C-1)  
South – Residential; Neighborhood Commercial District (C-1)  
East – Residential; Single-Family Residence District (R-S)  
West – Outside City Limits

**ACCESS AND CIRCULATION:** This property has access onto Veterans Boulevard.

**PUBLIC SERVICES:** Water Services is provided by the North Alamo Water Supply Corporation; Sewer is provided by the City of San Juan.

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

**CONDITIONAL USE PERMIT  
“HACIENDA EL RINCON”  
NOVEMBER 26, 2019**

**PAGE 2**

Mr. Espino is taking over the event center known as Palms Special Event Center located at 2811 N. Veterans Boulevard. He is applying for a conditional use permit thru the City and he is changing the name of the business to “Hacienda El Rincon”. It is noted that the event center was originally opened back in 2014 and get a permission to sell alcohol.

The following are the list of requirements for an event center:

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 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 Conditional Use and Occupational License Permits.
11. There shall be no smoking inside the premises at any time.

**CONDITIONAL USE PERMIT  
“HACIENDA EL RINCON”  
NOVEMBER 26, 2019**

**PAGE 3**

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eleven (11) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

**ATTACHMENTS:**

- Location Map
- Aerial Photo
- Zoning Map
- Subdivision Plat
- Site Plan
- Section of Ordinance
- Incident Report for last two years
- List of neighboring property owners receiving notice
- Photos
- Ordinance

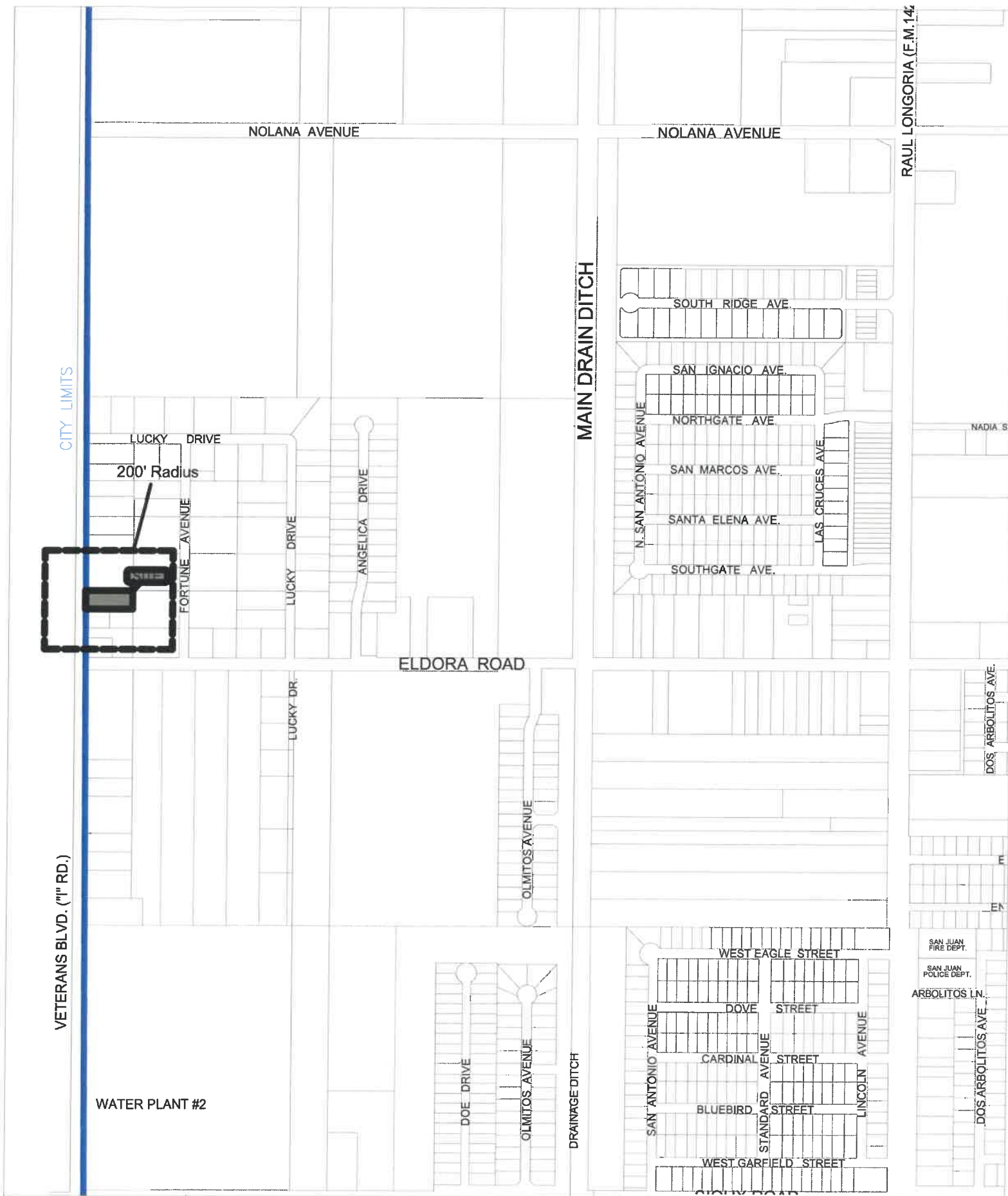
**FINAL RESOLUTION OF REQUEST & COMMENTS:**

**P&Z – 11/22/2019** Commissioner Alaniz made a motion to approve the conditional use permit with the condition to install an 8-foot solid fence around the property and operation hours until midnight. Commissioner Cardenas seconded the motion. The motion passed with a (7-0) vote.

Mr. Escobar said that the conditional use permit is for an event center “Hacienda El Rincon” located on Veterans and Eldora Road; zoning is Neighborhood Commercial District. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius. Pictures and zoning map were included in the packet along with the list of requirements. Some of the requirements are that they must comply with parking, noise ordinance, security cameras, conditional use permit, occupational license, health permit and no smoking ordinance. He said that Mr. Espino, new owner, is not applying for the alcohol permit. Mr. Escobar said that an e-mail was received with complaints from neighbors about noise and late hours.

Carlos Leanos, next door neighbor, said that his main concern is the noise. He said that a cedar fence at the back of the property does not block the noise since it is an open area.

Commissioner Alaniz said that Veterans Boulevard is a commercial area and property owner can put something on the walls but the noise will not go away. He reminded the board that he was against this event center because they cannot control the noise from an open area. Mr. Escobar said that the City has a noise ordinance in place and Mr. Leanos can call the police anytime.



### Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to operate "Hacienda El Rincon" Event Center in a commercial area at 2811 N. Veterans Boulevard, legally described as Lot 1, Kay Subdivision, as Requested by Hector Espino.



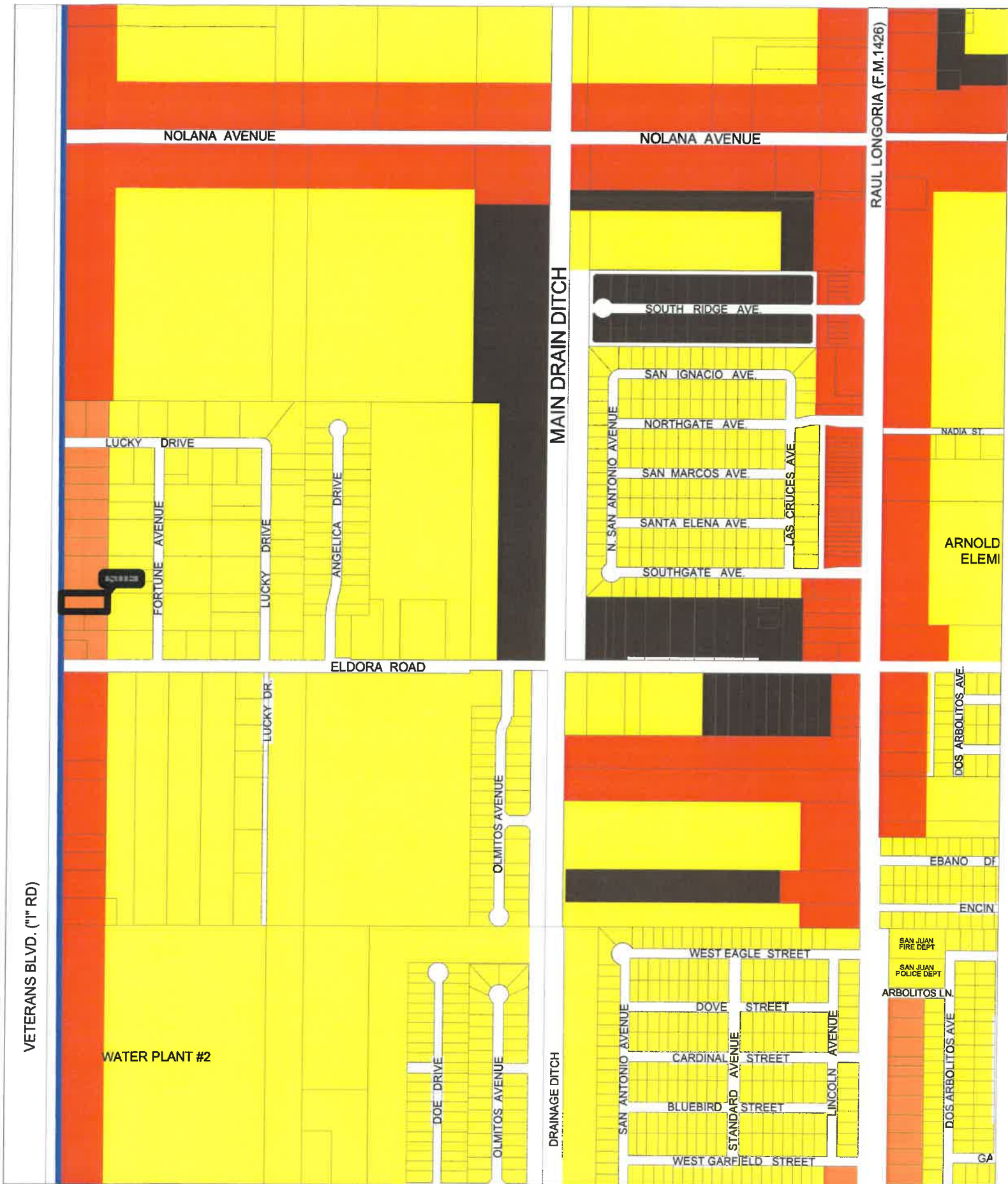


# Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to operate "Hacienda El Rincon" Event Center in a commercial area at 2811 N. Veterans Boulevard, legally described as Lot 1, Kay Subdivision, as Requested by Hector Espino.





**Zoning Districts**

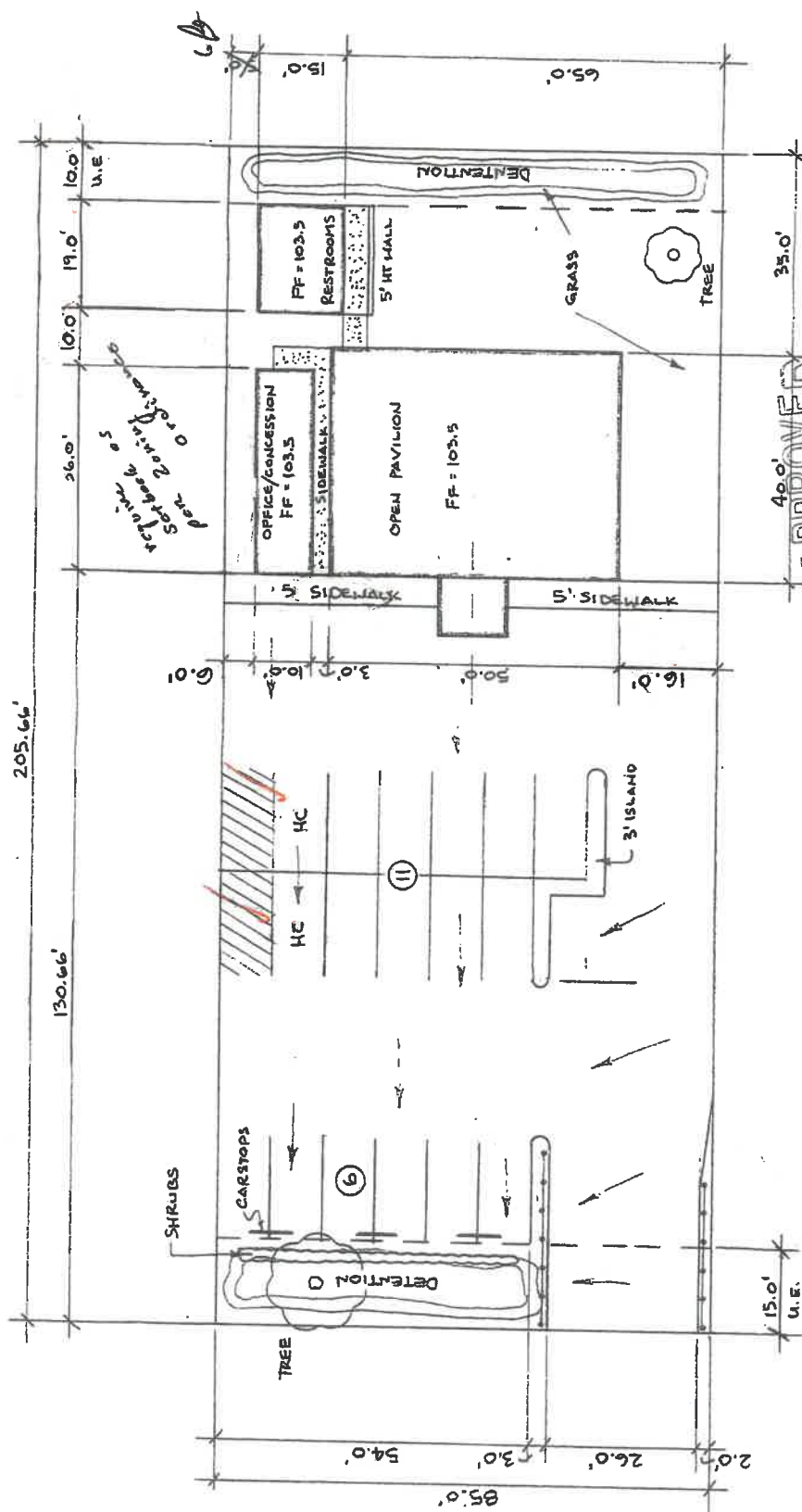
|                                 |                        |
|---------------------------------|------------------------|
| Single Family Residential (R-S) | Heavy Commercial (C-3) |
| Manufactured Home (R-MH)        | Light Industrial (I-1) |
| Multi-Family Residential (R-MF) | Heavy Industrial (I-2)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

Conditional Use Permit to operate "Hacienda El Rincon" Event Center in a commercial area at 2811 N. Veterans Boulevard, legally described as Lot 1, Kay Subdivision, as Requested by Hector Espino.

Page 42

N





11.15.3

**Enriquez Group**  
Texas Registered Engineering Firm F-2505  
3025 S. Sugar Road  
Edinburg, TX 78539

APPROVED  
NOV 18 2013  
400'

FOR CONSTRUCTION  
CITY OF SAN JUAN  
PLANNING DEPARTMENT

# SITE PLAN

SCALE 1" = 20.0'

Bars, cocktail, lounges, taverns, cantina, saloons, dance hall, discotheques, discos, nightclubs or social event centers:

- (1) The property line of the lot of any of the above-mentioned businesses, especially those businesses having late hours (after 10:00 p.m.), must be at a minimum 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 area, 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 businesses must provide parking in accordance with the City off-street parking regulations as a minimum, 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 businesses 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;
- (5) The businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Included would be 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 businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties; and
- (7) The businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, chief building official and director of planning. This number cannot exceed the number provided for in existing City regulations.

# Calls For Service Report - SAN JUAN POLICE DEPARTMENT

Sorted by Call\_Number, Call\_Date, Call\_Time

Call\_Date : 11/01/2017 00:00 - 11/18/2019 23:59

Block\_Number : 2811, 2811

Street : VETERANS

AddressCategory : LOCAL ADDRESS

| Call Number<br>Case Number | Date                                  | Time     | Agency      | Call Type              | Callers | Address            | Zone | District | Disposition | Officer / Unit Role          | Racial Profile<br>Data |
|----------------------------|---------------------------------------|----------|-------------|------------------------|---------|--------------------|------|----------|-------------|------------------------------|------------------------|
| <a href="#">19-15633</a>   | 10/06/2019                            | 02:01:47 | SAN JUAN PD | INTOXICATED<br>SUBJECT |         | 2811 N VETERANS    |      |          | OTHER       | 485 - Ozuna,<br>Primary      | NO                     |
|                            | Sent To Dispatch- 10/06/2019 02:02:38 |          |             |                        |         |                    |      |          |             |                              |                        |
|                            |                                       |          |             |                        |         | SAN JUAN, TX 78589 |      |          | BACKUP      | Primary                      |                        |
|                            |                                       |          |             |                        |         |                    |      |          | BACKUP      | 495 - Zuniga, A<br>Primary   |                        |
|                            |                                       |          |             |                        |         |                    |      |          | BACKUP      | 472 - Galindo, J<br>Primary  |                        |
|                            |                                       |          |             |                        |         |                    |      |          | BACKUP      | 411 - Robles, J<br>Primary   |                        |
|                            |                                       |          |             |                        |         |                    |      |          | REPORT      | LAD 1 - LADDER 1,<br>Primary |                        |
|                            |                                       |          |             |                        |         |                    |      |          | BACKUP      | 498 - Ruiz, F<br>Primary     |                        |
|                            |                                       |          |             |                        |         |                    |      |          | BACKUP      | 491 - REYNOSO,<br>Primary    |                        |
|                            |                                       |          |             |                        |         |                    |      |          | OTHER       | 489 - Sanchez, C<br>Primary  | NO                     |
|                            |                                       |          |             |                        |         | 2811 N VETERANS    |      |          |             |                              |                        |
|                            |                                       |          |             |                        |         | SAN JUAN, TX 78589 |      |          | OTHER       | Primary                      | NO                     |
|                            |                                       |          |             |                        |         | 2811 N VETERANS    |      |          | BACKUP      | 495 - Zuniga, A<br>Primary   |                        |
|                            |                                       |          |             |                        |         | SAN JUAN, TX 78589 |      |          | BACKUP      | 485 - Ozuna,<br>Primary      |                        |
|                            |                                       |          |             |                        |         |                    |      |          | BACKUP      | 497 - Riojas, M<br>Primary   |                        |

3 Records Selected

11/18/2019 09:00

\* There is more than one case number.

Conditional Use Permit to Operate an Event Center "Hacienda El Rincon" in a commercial area at 2811 N. Veterans Boulevard legally described as Lot 1, Kay Subdivision, as Requested by Hector Espino.

Espino, Hector Jr.  
2610 South Cage  
Pharr, TX 78577

Leanos, Carlos  
2801 Fortune Avenue  
San Juan, TX 78589

Verduzco, Juan and Thelma  
2807 N. Veterans Blvd.  
San Juan, TX 78589

Gutierrez, Edgar Aranda  
207 Dove Street  
San Juan, TX 78589

Gonzalez, Amelia G.  
2813 N Veterans Blvd.  
San Juan, TX 78589

Ozuna, Trinidad  
205 Yaupon Dr.  
Baytown, TX 77520-1520

Vasquez, Ramon  
P.O. Box 2805  
San Juan, TX 78589

Quintanilla, Genovevo and Aurora  
2825 Fortune Avenue  
San Juan, TX 78589

Ramirez, Noel and Guadalupe  
2813 Fortune Avenue  
San Juan, TX 78589

Quintanilla, Frances  
910 N. Canna  
Pharr, TX 78577

Ramirez, Guadalupe  
2807 Fortune Street  
San Juan, TX 78589

Conditional Use Permit to Operate an Event Center “Hacienda El Rincon” at 2811 N. Veterans Boulevard legally described as Lot 1, Kay Subdivision, as Requested by Hector Espino.



Proposed Site

**ORDINANCE NO.**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO  
OPERATE "HACIENDA EL RINCON" EVENT CENTER AT 2811 N.  
VETERANS BOULEVARD, LEGALLY DESCRIBED AS LOT 1, KAY  
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**, Hector Espino has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to operate "Hacienda El Rincon" Event Center.

**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 Hector Espino has applied for a Conditional Use Permit to operate "Hacienda El Rincon" Event Center at 2811 N. Veterans Boulevard, 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 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 Conditional Use and Occupational License Permits.
11. There shall be no smoking inside the premises at any time.

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

**PASSED** and **APPROVED** on first reading on the 26<sup>th</sup> day of November, 2019.

**PASSED** and **APPROVED** on second and final reading on the \_\_\_\_\_ day of \_\_\_\_\_, 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**  
**NOVEMBER 26, 2019**

Hold a Public Hearing and Consider Ordinance Adopting the Retirement "20 year any age" and City Matching Ratio "2 to 1" with TMRS (Texas Municipal Retirement System) for the City of San Juan, Texas to be Effective January 1, 2020.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

On November 12, 2019, the City Commission approved for the City Manager to proceed with Option 4 of the TMRS Plan Change Study, which consisted of 20 year any age retirement and the 2 to 1 matching ratio. These options would become effective January 1, 2020.

**RECOMMENDATION:**

Approve as Presented.

**PREPARED BY:**

Adelaida Cordero,  
Director of Human  
Resources

**APPROVED BY:**

Benjamin Arjona, City  
Manager

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE BY THE CITY OF SAN JUAN CITY COMMISSION CHANGING THE RETIREMENT YEARS OF SERVICE TO 20 YEARS ANY AGE TO BE EFFECTIVE JANUARY 1, 2020 AFFECTING PARTICIPATION OF CITY EMPLOYEES IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM GRANTING THE ADDITIONAL RIGHTS AUTHORIZED BY SECTION 8.54.202 (G) OF TITLE 8, TEXAS GOVERNMENT CODE, AS AMENDED, AND PRESCRIBING THE EFFECTIVE DATE FOR THE ORDINANCE.

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

**Section 1.** Pursuant to the provisions of Section 854.202 (g) of Subtitle G of Title 8, Texas Government Code, as amended, which Subtitle shall herein be referred to as the "TMRS Act", the City of San Juan, Texas adopts the following provisions affecting participation of its employees in the Texas Municipal Retirement System (herein referred to as the "System"):

- (a) Any employee of the City who is a member of the System is eligible to retire and receive a service retirement annuity if the member has at least 20 years of credited service in the System performed for one or more municipalities that have adopted a like provision under Section 854.202(g) of the TMRS Act.
- (b) Prior to adopting this ordinance, the governing body of the City has: (1) prepared an actuarial analysis of member retirement annuities at 20 years of service; and (2) held a public hearing pursuant to the notice provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code.
- (c) The rights hereinabove authorized shall be in addition to the plan provisions heretofore adopted and in force at the effective date of this ordinance pursuant to the TMRS Act.

**Section 2.** This ordinance shall become effective on the first day of January 1, 2020.

Passed and approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
\_\_\_\_\_  
City Secretary

Mayor

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE BY THE CITY OF SAN JUAN CITY COMMISSION CHANGING CITY MATCHING RATE TO 2 TO 1 TO BE EFFECTIVE JANUARY 1, 2020 PROVIDING FOR CHANGE IN THE MUNICIPAL CONTRIBUTIONS TO THE CURRENT SERVICE ANNUITY RESERVE AT RETIREMENT OF THE EMPLOYEES OF THE CITY OF SAN JUAN, TEXAS.**

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

That effective January 1, 2020 for each month of current service thereafter rendered by each of its employees who are members of the Texas Municipal Retirement System, the City elects to provide for each such member at the time of his or her retirement, a sum that is 200% of such member's accumulated deposits for such month of employment; and said sum shall be a liability of the City's account in the benefit accumulation fund.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Mayor

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**NOVEMBER 26, 2019**

Consider Authorizing the City Manager to Enter into a Lease Purchase Agreement with Municipal Emergency Services (MES) a State Contract Vendor Under the Buy Board Program, for a total of 46 Complete Sets of Structural Fire Bunker Gear.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

The San Juan Fire Department is seeking authorization to enter into a Lease Purchase Agreement with Municipal Emergency Services (MES) a State Contract Vendor Under the Buy Board Program, for a total of 46 Complete Sets of Structural Fire Bunker Gear. Staff obtained a lease/purchase proposal from MES for a total cost of \$105,584.72 with a down payment of \$15,000 and a total of five (5) fixed rate payments of \$20,087.84, with a yearly rate of 3.54% with Community Leasing Corporation. Currently, the Fire departments structure gear has reached its 10-year mark for re-certification/refurbishment to meet National Fire Protection Association (NFPA) compliance.

Funding is available from the Budget for Fiscal Year 2019-2020.

**RECOMMENDATION:**

Consider Authorizing the City Manager to Enter into a Lease Purchase Agreement with Municipal Emergency Services (MES) a State Contract Vendor Under the Buy Board Program, for a total of 46 Complete Sets of Structural Fire Bunker Gear.

**PREPARED BY:**

Tirso Garza, Fire  
Chief

**APPROVED BY:**

Benjamin Arjona, City  
Manager



215 S. Seth Child Road  
Manhattan, KS 66502  
Phone: 888.777.7850  
Mobile: 785.313.3154  
Fax: 888.777.7875

October 30, 2019

To: Patrick Guzman @ MES  
From: Blake J. Kaus  
Customer Name: San Juan, TX  
Equipment: Forty Six Sets of Turnout Gear  
Delivery: TBD

**Option 1**

|                  |                     |                    |                       |
|------------------|---------------------|--------------------|-----------------------|
| Total Cost:      | \$ 105,584.72       | Payment Frequency: | Annual                |
| Down Payment:    | \$ 15,000.00        | First Payment:     | One year from closing |
| Trade In:        | \$ -                |                    |                       |
| Amount Financed: | <u>\$ 90,584.72</u> |                    |                       |
| Term in Years:   | <u>3</u>            | <u>4</u>           | <u>5</u>              |
| Payment:         | \$32,329.08         | \$24,675.85        | \$20,087.84           |
| Factor:          | 0.356893            | 0.272406           | 0.221757              |
| Rate:            | 3.49%               | 3.52%              | 3.54%                 |

- Fixed interest rate for the terms provided unless otherwise stated.
- This financing is to be executed and funded within 30 days of the date of the proposal, or Lessor reserves the right to adjust the interest rate. The proposal is subject to credit review and approval of mutually acceptable documentation.
- This proposal has been prepared assuming the lessee is bank qualified and that the proposed lease qualifies for Federal Income Tax Exempt Status for the Lessor under Section 103 of the IRS Code.
- **THERE ARE NO DOCUMENTATION OR CLOSING FEES ASSOCIATED WITH THIS PROPOSAL**

Sincerely,

Blake J. Kaus

VP, Director of Leasing

[blakekaus@clpusa.net](mailto:blakekaus@clpusa.net)

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**NOVEMBER 26, 2019**

Discussion and Possible Action to Authorize the City Manager to Enter Into a Professional Service Contract with Construct-Ability, LLC for the Evaluation of Construct-Ability of the Wastewater Plant Improvements Phase One Sludge Dewatering Facilities and Authorize the Mayor to Execute a Budget Amendment as needed.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

Discussion and Possible Action to Authorize the City Manager to Enter Into a Professional Service Contract with Construct-Ability, LLC for the Evaluation of Construct-Ability of the Wastewater Plant Improvements Phase One Sludge Dewatering Facilities and Authorize the Mayor to Execute a Budget Amendment as needed.

**RECOMMENDATION:**

Approve as Presented

**PREPARED BY:**

David Salinas,  
Director of Utilities

**APPROVED BY:**

Benjamin Arjona, City  
Manager

---

November 19, 2019  
City of San Juan  
Attn: Mr. David Salinas  
709 S. Nebraska St.  
San Juan, Tx 78589

Re: Proposal & Fee

Mr. Salinas

Construct-Ability, LLC is pleased to offer the following items as a lump sum price for the project referenced above.

- Provide cost estimating & constructability review Services to establish project controls for the aforementioned project.
  - Site Evaluation
  - Constructability Review
  - Project Cost Projection Analysis
  - Project Scheduling & Phasing

For the listed scope above, Construct-Ability proposes the lump sum bid of \$ (Eight thousand six hundred forty five dollars and 00/100 cents)

Sincerely,



Crystal S. Carlisle  
CEO/Managing Member





**CONSTRUCT**  
— ABILITY, LLC —

Client:  
City of San Juan  
Project Name:  
Sludge Dewatering Proposal

Tuesday, November 19, 2019

"Statement of Work"

|                                                           |                                                                                        | Deliverable | Total Hours       | Total Fee              |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------|-------------|-------------------|------------------------|
| <b>Construct-Ability Services</b>                         |                                                                                        |             |                   |                        |
| <b>1</b>                                                  | <b>Site Evaluation - FINAL</b>                                                         |             |                   |                        |
| 1A                                                        | Visit the site to evaluate surroundings, etc.                                          | ✓           |                   |                        |
| 1B                                                        | Take site photos and create a project photo album                                      | ✓           |                   |                        |
| 1C                                                        | Develop site conditions write-up                                                       | ✓           |                   |                        |
| <b>2</b>                                                  | <b>Construct-Ability Review - FINAL</b>                                                |             |                   |                        |
| 2A                                                        | Review Plans                                                                           | ✓           |                   |                        |
| 2B                                                        | Review Specifications                                                                  | ✓           |                   |                        |
| 2C                                                        | Value Engineering Options                                                              | ✓           |                   |                        |
| 2D                                                        | <del>Assist in Development of Contractor Pre-Qualifications</del>                      | ⊗           |                   |                        |
| 2E                                                        | Prepare Write-up                                                                       | ✓           |                   |                        |
| <b>3</b>                                                  | <b>Project Cost Projection Analysis - FINAL</b>                                        |             |                   |                        |
| 3A                                                        | Site Preparation & Mass Excavation Take-Off                                            | ✓           |                   |                        |
| 3B                                                        | Construction Material Take-Off                                                         | ✓           |                   |                        |
| 3C                                                        | Conduct a review of take-off quantities                                                | ✓           |                   |                        |
| 3D                                                        | Prepare an itemized estimate                                                           | ✓           |                   |                        |
| 3E                                                        | Conduct estimate review                                                                | ✓           |                   |                        |
| 3F                                                        | Prepare a cost analysis and provide client write up on potential cost saving practices | ✓           |                   |                        |
| <b>4</b>                                                  | <b>Project Scheduling 100% - FINAL</b>                                                 |             |                   |                        |
| 4A                                                        | Prepare report for labor hours from itemized estimate                                  | ✓           |                   |                        |
| 4B                                                        | Evaluate labor report                                                                  | ✓           |                   |                        |
| 4C                                                        | Prepare itemized activity list                                                         | ✓           |                   |                        |
| 4D                                                        | Prepare preliminary schedule                                                           | ✓           |                   |                        |
| 4E                                                        | Review Schedule                                                                        | ✓           |                   |                        |
| 4F                                                        | Prepare a production analysis and provide write-up on potential time saving practices  | ✓           |                   |                        |
| <b><u>Total Construct-Ability Services Items 1-4:</u></b> |                                                                                        |             | <b><u>142</u></b> | <b><u>\$ 8,645</u></b> |



**CONSTRUCT**  
ABILITY, LLC

**Client:**  
City of San Juan  
**Project Name:**  
Sludge Dewatering Proposal  
0

Tuesday, November 19, 2019

"Statement of Work"

|                                                                                              | Deliverable | Total Hours | Total Fee              |
|----------------------------------------------------------------------------------------------|-------------|-------------|------------------------|
| <b>5 Construction Management (Contract Duration of days)-</b>                                | ⊗           |             | *Item Excluded*        |
| 5A On-Site Inspection Services, 1x/week @ 1 hours per visit or Inspection Allowance by Hours | ⊗           |             | *Item Excluded*        |
| 5B On-Site Safety Inspection Services, 2x/week @ 2 hours per visit                           | ⊗           |             | *Item Excluded*        |
| 5C Project Record keeping, Inspector 8 hours per week                                        | ⊗           |             | *Item Excluded*        |
| 5D Attend monthly progress meetings                                                          | ⊗           |             | *Item Excluded*        |
| 5E Attend Pre-Construction Conference                                                        | ⊗           |             | *Item Excluded*        |
| 5F Review Shop Drawings & Submittals (Specific to inspection areas)                          | ⊗           |             | *Item Excluded*        |
| 5G Review and Make Recommendations for Payment Applications                                  | ⊗           |             | *Item Excluded*        |
| 5H Project Construction Photos                                                               | ⊗           |             |                        |
| 5I Inspector Travel Mileage                                                                  | ⊗           |             |                        |
| 5J Project Manager Travel Mileage                                                            | ⊗           |             | *Item Excluded*        |
| <b>Total Construction Management Item 5:</b>                                                 |             | <b>0</b>    | <b>*Item Excluded*</b> |
| <b>Total Items 1-5:</b>                                                                      |             | <b>142</b>  | <b>\$ 8,645</b>        |
| 1-) Construction Management Cost per Report                                                  |             | 0           | *Excluded*             |
| 2-) Initial Plans and Specifications Review (CM-Only)                                        |             | 0           | *Excluded*             |
| 3-) Pre-Construction Meeting                                                                 |             | 0           | *Excluded*             |

Proposal Acceptance: \_\_\_\_\_

Date: \_\_\_\_\_

Construct-Ability: \_\_\_\_\_

Date: \_\_\_\_\_

Total shown for budgeting purposes only. Construction Management services will be billed at a per inspection report occurrence at the unit rate shown. All other services are to be considered a lump sum and will not exceed the amount shown. Unless there is a change to the scope of work.

**\*\*\*Prices good for (30) days from the date of this proposal\*\*\***

**Items Excluded:**  
Design, Engineering, and or Calculations of any sort  
Environmental Studies  
Environmental Permits  
Geotechnical Study  
Deliverables not included above

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**NOVEMBER 26, 2019**

Discussion and Possible Action on a Resolution of the City of San Juan, Texas, authorizing the City to enter into an agreement with the Texas Department of Transportation for events that require temporary street closures.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

This resolution authorizes the City of San Juan, Texas to enter an agreement with the Texas Department of Transportation for events that require temporary street closures. The events mentioned are our annual festivals, parades and 5K's, etc..

**RECOMMENDATION:**

Staff recommends approval of this item.

**PREPARED BY:**

Patrick Willingham,  
Director of Parks and  
Recreation

**APPROVED BY:**

Benjamin Arjona, City  
Manager

RESOLUTION NO. \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF SAN JUAN §

A RESOLUTION OF THE CITY OF SAN JUAN, TEXAS, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR EVENTS THAT REQUIRE TEMPORARY ROAD CLOSURES.

WHEREAS, the state owns and operates a system of highways for public use and benefit including City of San Juan in Hidalgo, County; and

WHEREAS, parades and similar events are held in the City serve the public purpose of unifying the community and providing a forum for community participation; and

WHEREAS, the City expects to receive applications for events such as: National Night Out, Red Ribbon Parade, Halloween Festival, Friendly City 5K Run/Walk, Noche de Paz, Homecoming Parade and other events, as yet unscheduled; and

WHEREAS, the Texas Department of Transportation requires that the City of San Juan execute an agreement for the Temporary Closures of State-Right-of-Way for all events that require the closure of all or a portion of a State-Right-of-Way.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, That: The city, in cooperation with the Texas Department of Transportation and pursuant to the Agreement for the Temporary Closure of State-Right-of-Way, do hereby state that the aforementioned events serve a public purpose in the City and the City Manager is hereby authorized to enter into an agreement for the Temporary Closure of the State-Right-of-Way with the Texas Department of Transportation for the purpose of those events. in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Code Annotated, Government Code §551.041, on this 26<sup>th</sup> day of November 2019.

CITY OF SAN JUAN, TEXAS

---

Mayor Mario Garza

ATTESTED:

---

Diana Cavazos, City Secretary

APPROVED AS TO FORM:

---

Ricardo Palacios, City Attorney

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**NOVEMBER 26, 2019**

Consider Adopting a Resolution Amending Authorized Representatives to Conduct Business with TexPool Participant Services.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

TexPool is a local government investment pool created on behalf of Texas entities whose investment objectives are preservation and safety of principal, liquidity and yield consistent with the Public Funds Investment Act.

Current authorized signatures include Pablo A Garza, Former Director of Finance and Juan Gonzales Interim City Manager, Based on TexPool's requirement to have two Authorized Representatives. The proposed Resolution Names , Leroy Gonzales, Director of Finance, to replace former Director of Finance and Benjamin Arjona to replace Juan Gonzalez. The Authorized Representatives are each authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

**RECOMMENDATION:**

Adopt Resolution Amending Authorized Representatives to Conduct Business with TexPool Participant Services.

**PREPARED BY:**

Leroy Gonzales,  
Interim Director

**APPROVED BY:**

Benjamin Arjona, City  
Manager

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

RESOLUTION NO. 19-\_\_

A RESOLUTION BY THE SAN JUAN CITY COMMISSION AMENDING THE AUTHORIZED REPRESENTATIVE

- WHEREAS,** the City of San Juan is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investment purchased with local investment funds; and
- WHEREAS,** it is the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and
- WHEREAS,** the Texas Local Government Investment Pool ("TexPool/Texpoo Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

**NOW, THEREFORE,** be it resolved as follows:

- A. That the individuals, whose signatures appear in this Resolution, and Authorized Representatives of the Participant and are each hereby authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other deemed necessary or appropriate for the investment of local funds.
- B. That an Authorized Representative Representatives of the Participant may be deleted by a written instrument signed by all remaining Authorized provided Authorized Representative (1) is assigned job duties that no longer required access to the Participant's Pool/TexPool Prime account or (2) is no longer employed of the Participant, and
- C. That the Participant may by Amending Resolution signed the Participant add Authorized Representative provided the additional Authorized Represent is an officer, employee, or agent of the participant:

List the Authorized Representatives of the Participant. Any new individuals will be issued Personal identification numbers to transact business with TexPool Participant Services.

1. Name: Benjamin Arjona Title City Manager  
Phone/Fax/Email: 956-223-2208/956-787-5978 [Barjona@sjtx.us](mailto:Barjona@sjtx.us)  
Signature \_\_\_\_\_
2. Name: Leroy Gonzales Title Director of Finance  
Phone/Fax/Email: 956-223-2232/956-787-5978 [lgonzales@sjtx.us](mailto:lgonzales@sjtx.us)  
Signature: \_\_\_\_\_

Page -2-

Resolution:

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name: Leroy Gonzales  
Email: [lgonzales@sjtx.us](mailto:lgonzales@sjtx.us)

Fax Number: 956-223-2232

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limit representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name: Maria L Beltran  
Email: [lbetran@sjtx.us](mailto:lbetran@sjtx.us)

Title: Assistant Director of Finance

- D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the participant, till TexPool Participant Services a copy of any such amendment or revoked by the participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular

**NAME OF PARTICIPANT:**

**CITY OF SAN JUAN**

---

**Mario Garza, Mayor**

**ATTEST:**

---

**Diana Cavazos, City Secretary**

**This document supersedes all prior Authorized Representative designations.**

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**NOVEMBER 26, 2019**

Discussion and Possible Action to Extended the December 8, 2014 Wholesale Wastewater Treatment Interlocal Agreement By and Between the City of San Juan and North Alamo Water Supply Corporation for an Additional Sixty Days and Authorize the Mayor to Execute all Related Documents.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

Discussion and Possible Action to Extended the December 8, 2014 Wholesale Wastewater Treatment Interlocal Agreement By and Between the City of San Juan and North Alamo Water Supply Corporation for an Additional Sixty Days and Authorize the Mayor to Execute all Related Documents.

The Sixty Day Extension Will Allow Staff to Negotiate a New Structure With North Alamo Water Supply Corporation.

**RECOMMENDATION:**

Approve as Presented

**PREPARED BY:**

David Salinas,  
Director of Utilities

**APPROVED BY:**

Benjamin Arjona, City  
Manager

---

COUNTY OF HIDALGO

§

CITY OF SAN JUAN

§

§

## WHOLESALE WASTEWATER TREATMENT INTERLOCAL AGREEMENT

This Agreement made this 8<sup>th</sup> day of DECEMBER, 2014, is between the City of San Juan, Texas, a home rule municipal corporation ("*City*"), and North Alamo Water Supply Corporation, a non-profit corporation (duly organized and existing under the laws of the State of Texas ("*Corporation*").

### RECITALS

#### I. CONSTRUCTION OF IMPROVEMENTS

The Corporation agrees to construct, own, maintain and operate all improvements within its service area as may be necessary to effectuate this agreement.

#### II. WASTEWATER TREATMENT CAPACITY

"The City currently has excess wastewater treatment capacity and agrees to maintain the availability of this treatment capacity for the Corporation's use for a period of five years, or until the Corporation constructs their own treatment facility, whichever occurs first. This agreement is to receive, transport, and treat a maximum average daily flow of up to 1,000,000 gallons. Once an amount of flow is provided to and accepted by the City then that amount of flow will continue to be received, transported, and treated by the City until the Corporation constructs their own treatment facility. Any future change in service by the City would need to be negotiated.

#### III. MONETARY CONSIDERATIONS

The Corporation shall bill and collect all wastewater charges in its service area. The City

shall charge the Corporation monthly for providing the sanitary sewer treatment service as measured by the lift station for the area described in **Exhibit "C"** hereto ("*the Area*") and based upon the City's cost per 1,000 gallons of metered flow, calculated as follows:

**Add 73% of the City's fixed rate to 73% of the City's variable rate of an average city dwelling, based upon 10,800 gallons of wastewater flow per dwelling, and divide the sum by the average inside city dwelling usage, based upon 10,800 gallons to determine flowrate charge per 1,000 gallons.**

The monthly flowrate charges as of the date of this Agreement is calculated as an example and hereby incorporated for all purposes as **Exhibit "A"**. The current rate schedule for City sewer service is attached as **Exhibit "B"** hereto and is incorporated by reference herein for all purposes. The City may, as its sole discretion, modify these rates upon providing thirty (30) days written notice of any such modification to the Corporation, to be effective at the same time they become effective upon customers of the City who reside within the City limits.

#### **IV. ENVIRONMENTAL**

The Corporation shall not allow industrial customers to connect to the part of the improvement providing sanitary sewer service in its sewer CCN area without prior approval of the City.

It shall be the Corporation's obligation to calibrate its meter on an annual basis during the term of this Agreement. If the City becomes aware of any discharge into its sewer system that can be traced to originating inside the Corporation's sewer CCN area, that violates any state or federal rules or guidelines, then upon written notice, the Corporation shall cooperate with the City in an aggressive program to identify the source of the discharge and bring it into compliance. This could include terminating the violating connection, if necessary. If any fines or monetary charges are

attributed to the City for any discharge originating inside the Corporation's sewer CCN area that violates any state or federal rules or guidelines, then the Corporation shall reimburse the City for any such fines or monetary charges and any reasonable expenses connected therewith. The City and the Corporation will cooperate to minimize any such fines or monetary charges and associated expenses. Nothing contained herein will prevent the Corporation from passing on any such payments to the source customer.

#### **V. SERVICE ASSISTANCE**

The Corporation may request City Service assistance on the sewer collection system it operates within the area during the term of this Agreement. The Corporation shall pay the City for equipment used and personnel services for such assistance as needed and at a rate agreed upon at the time.

#### **VI. TERM OF AGREEMENT**

The term of this Agreement shall commence upon the date this contract becomes fully executed and shall continue for a period of five (5) years, when this Agreement shall terminate, or be renewed for a like period, if mutually acceptable.

#### **VII. SUCCESSORS AND ASSIGNS**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their  

---

respective heirs, representatives, successors, and assigns.

#### **VIII. NO THIRD PARTY BENEFIT**

This Agreement is not intended to benefit any third party nor to be interpreted as creating a partnership between parties.

## **IX. INTEGRATION CLAUSE**

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed in it. Any oral representations or modifications concerning this instrument shall be of no force or effect unless contained in a subsequent writing signed by the party to be charged.

## **X. SEVERABILITY**

If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provision of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

## **XI. DISPUTE RESOLUTION**

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation.

In the event a resolution is not reached through non-binding mediation and litigation arises out of this agreement, the non prevailing party shall pay the prevailing party all reasonable and necessary attorney fees, expert fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or other authority.

## **XII. INCORPORATION OF PREAMBLE RECITALS**

The recitals contained in the preamble of this Agreement are hereby found to be true and such

recitals are hereby made a part of this Agreement for all purposes and are adopted as part of the judgment and findings of the City and the Corporation.

### **XIII. EXECUTION**

This Agreement is executed in duplicate copies, each of which shall be considered a true and original copy of this Agreement.

**IN WITNESS WHEREOF, EXECUTED** by City and Corporation, acting under the authority of their respective governing bodies in Triplicate Originals as of the date indicated above.

**CITY OF SAN JUAN  
709 S. Nebraska  
San Juan, Texas 78589**

**ATTEST:**

By: Humberto "Bobby" Rodriguez  
Humberto "Bobby" Rodriguez, City Secretary

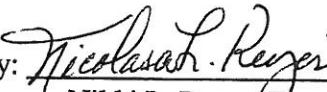
By: San Juanita Sanchez  
San Juanita Sanchez, Mayor

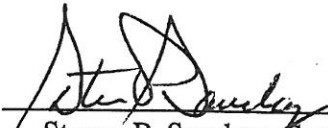
**APPROVED AS TO FORM:**

By: Jerry Munoz  
Jerry Munoz, City Attorney

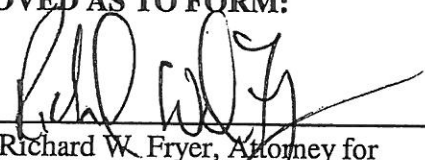
NORTH ALAMO WATER SUPPLY  
CORPORATION  
420 S. Doolittle Road  
Edinburg, Texas 78539-9078

**ATTEST:**

By:   
Nikki L. Reyes, Executive Secretary

By:   
Steven P. Sanchez, General Manager

**APPROVED AS TO FORM:**

By:   
Richard W. Fryer, Attorney for  
North Alamo Water Supply Corporation

# EXHIBIT "A"

Assumed conditions are that the typical dwelling in the service area has 4.5 persons and consumes 100 gallons of water per day per person. Therefore, an average dwelling uses 450 gallons of water per day dwelling or 13,500 gallons of water per month per dwelling. To simulate the metered flow for wastewater, assume 80% of water usage is converted to wastewater flow; therefore the monthly wastewater flow for this assumption is 10,800 gallons per month per dwelling. The following flow rate charge is developed from the City of San Juan's Rate Structure.

$$\text{Fix Rate (per Dwelling)} = \$11.00 \times 73\% = \$8.03$$

Variable Rates (per 1,000 gallons)

| <u>Usage of Gallons</u> | <u>Year 2009</u> |
|-------------------------|------------------|
| 0-10,999                | \$1.52           |
| 11,000- 15,999          | \$1.52           |
| 16,000- 25,999          | \$1.88           |
| 26,000- Higher          | \$2.48           |

$$\$1.52 \times 73\% = \$1.11$$

Therefore, the cost for an average dwelling is as follows:

$$\text{Fixed Rate} = \$8.03$$

Variable Rate based on 10,800 Gallons

---


$$\frac{10,800 \times \$1.11}{1,000} = \$11.99$$

Fixed Rate + Variable Rate

$$\$8.03 + \$11.99 = \$20.02$$

$$= \frac{\$20.02}{10,800} \text{ gallons} \times 1,000$$

$$= \$1.85 \text{ per 1,000 gallons}$$

EXHIBIT "B"

COPY

(b) Sewer Rate

(1) General Code, Chapter 6, Division VI, SEWER RATES, SECTION 6.00 (a) RESIDENTIAL is amended to read as follows:

(A) The base rate for a residential account shall be \$11.00

(B) The rate of every 1,000 gallons of metered water consumption shall be determined as follows:

| Usage in Gallons | Consumption Charge/1,000 gallons |        |        |        |        |
|------------------|----------------------------------|--------|--------|--------|--------|
| Year             | 2003                             | 2004   | 2005   | 2006   | 2009   |
| 0-10,999         | \$0.98                           | \$1.03 | \$1.08 | \$1.13 | \$1.52 |
| 11,000-15,999    | 1.18                             | 1.23   | 1.28   | 1.33   | \$1.52 |
| 16,000-25,999    | 1.48                             | 1.53   | 1.58   | 1.63   | \$1.88 |
| 26,000-higher    | 1.98                             | 2.03   | 2.08   | 2.13   | \$2.48 |

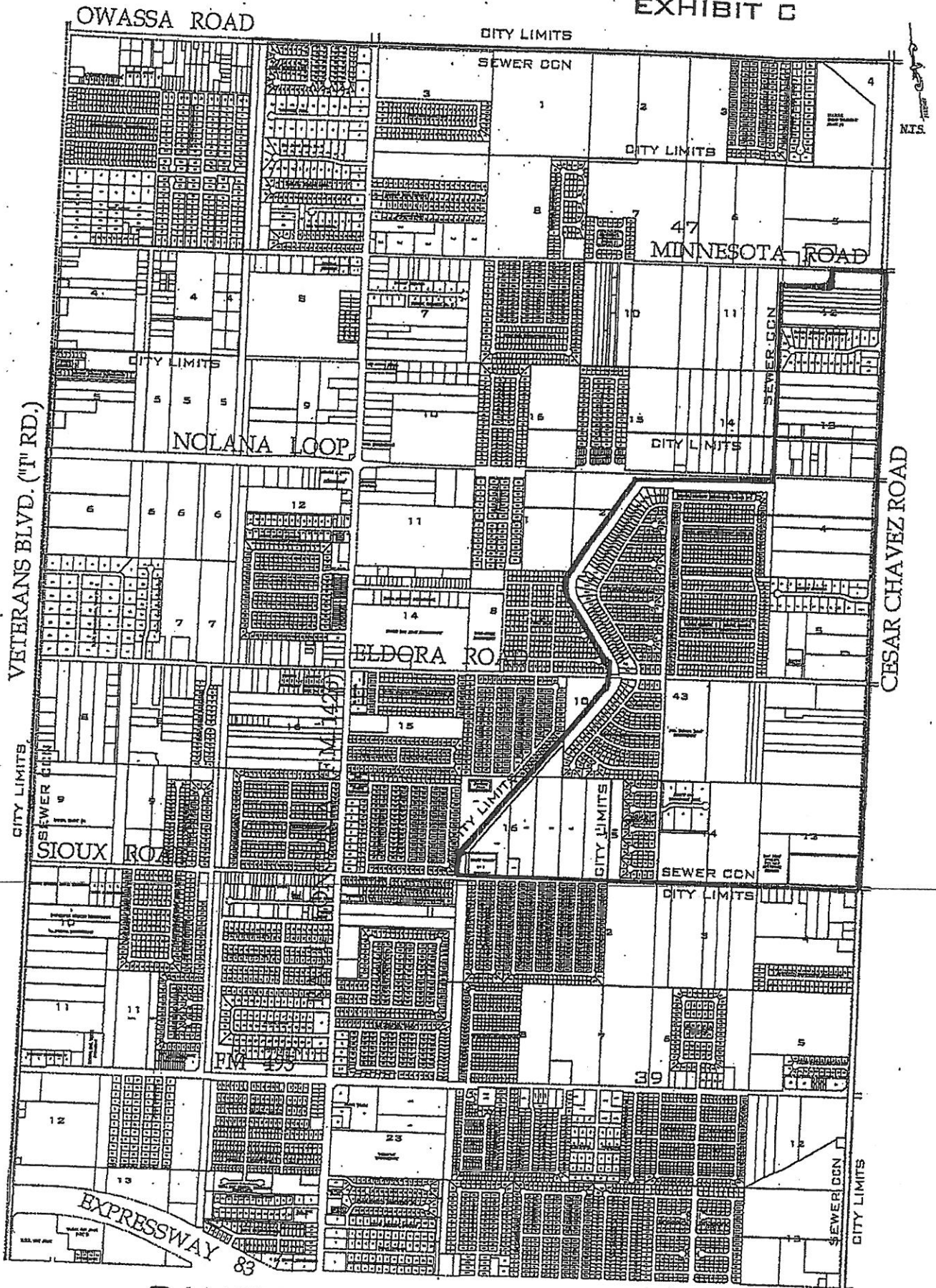
(2) General Code, Chapter 6, Division VI, SECTION 6.00, (b) is amended to read as follows: The sewer rates for commercial, industrial, and institutional users for sewer shall be \$1.40 for every 1,000 gallons of water consumed and a base charge of \$25.00 regardless of meter size.

Section 3.00 Severability If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4.00 Texas Open Meetings Act Compliance. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Commission at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the administrative offices of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that the meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Commission further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5.00 Repealer. Parts of any ordinance inconsistent herewith are hereby repealed to the extent of such inconsistency.

EXHIBIT C



SANITARY SEWER CCN MAP

**AGENDA ITEM AND RECOMMENDATION SUMMARY**  
**CITY COMMISSION REGULAR MEETING**  
**NOVEMBER 26, 2019**

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

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

Previously, staff provided the following background:

Esponjas Development, LLC. owns a 25.0 acre tract of land along Carroll Road, just West of Clover Elementary School. The property has two different zoning, commercial and residential. The applicant is proposing to rezone 12.77 acres from Neighborhood Commercial District to Single-Family Residence District. The land use pattern for this area of the community consists of residential and commercial uses.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single family development would need to comply with the city's requirements, as applicable.

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

**RECOMMENDATION:**

During their regular meeting on November 7, 2019 the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

**PREPARED BY:**

Roberto Escobar,  
Planning Director

**APPROVED BY:**

Benjamin Arjona, City  
Manager

---

MEETING DATES:  
PLANNING AND ZONING COMMISSION – 11/07/2019  
CITY COMMISSION – 11/12/2019  
DATE PREPARED – 11/13/2019

PAGE 1

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

|                                                |                                                                                                                                                                                                                                                                  |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION:</b>                            | Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S)                                                                                                                                                           |
| <b>APPLICANT:</b>                              | Esponjas Development, LTD.                                                                                                                                                                                                                                       |
| <b>AGENT:</b>                                  | Quintanilla, Headly and Associates                                                                                                                                                                                                                               |
| <b>LEGAL:</b>                                  | Being a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision.                                                                                                                                                            |
| <b>LOCATION:</b>                               | The property is located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road                                                                                                                                           |
| <b>LOT/TRACT SIZE:</b>                         | 12.77 acres                                                                                                                                                                                                                                                      |
| <b>CURRENT USE OF PROPERTY:</b>                | Vacant                                                                                                                                                                                                                                                           |
| <b>PROPOSED USE OF PROPERTY:</b>               | Single Family Use                                                                                                                                                                                                                                                |
| <b>EXISTING ZONING:</b>                        | Neighborhood Commercial District (C-1)                                                                                                                                                                                                                           |
| <b>EXISTING LAND USE/<br/>ADJACENT ZONING:</b> | <u>North</u> – Commercial; Expressway Corridor District (EC)<br><u>South</u> – Commercial; General Business District (C-2)<br><u>East</u> –Residential; Single-Family Residential District (R-S)<br><u>West</u> – School; Single-Family Residence District (R-S) |
| <b>ACCESS AND CIRCULATION:</b>                 | This property has access onto Carroll Road.                                                                                                                                                                                                                      |
| <b>PUBLIC SERVICES:</b>                        | Water and sewer services will be provided by the City of San Juan.                                                                                                                                                                                               |
| <b>RECOMMENDATION:</b>                         | Staff recommends approval of the rezoning request.                                                                                                                                                                                                               |

**EVALUATION AND CONDITIONS FOR APPROVAL**

Esponjas Development, LLC. owns a 25.0 acre tract of land along Carroll Road, just West of Clover Elementary School. The property has two different zonings, commercial and residential. The applicant is proposing to rezone 12.77 acres from Neighborhood Commercial District to Single-Family Residence District. The land use pattern for this area of the community consists of residential and commercial uses.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single family development would need to comply with the city's requirements, as applicable.

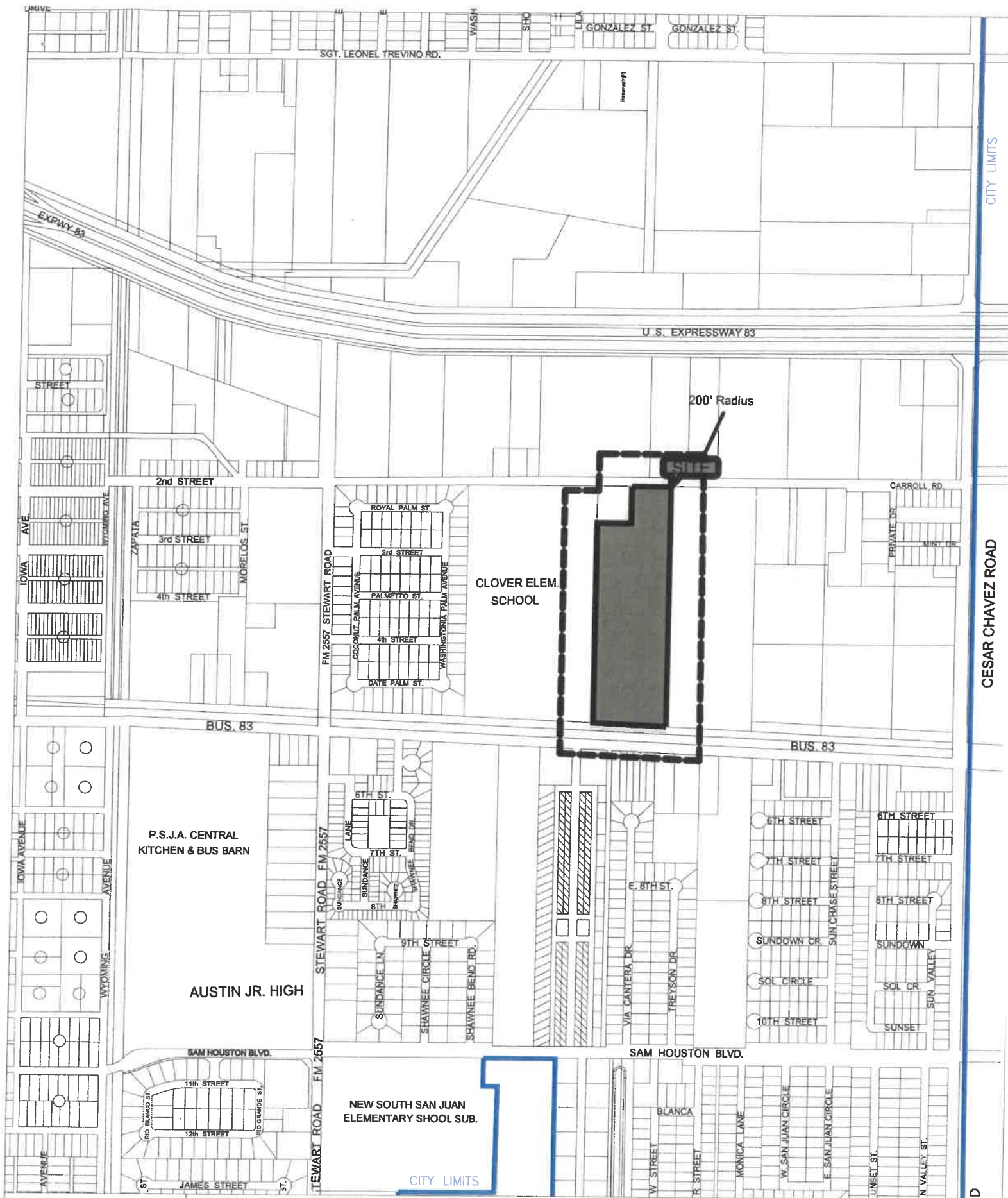
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

|                     |                                                                                                                                                   |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ATTACHMENTS:</b> | Location Map<br>Aerial Photo<br>Zoning Map<br>Survey of property<br>List of neighboring property owners receiving notice<br>Pictures<br>Ordinance |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|

**FINAL RESOLUTION OF REQUEST & COMMENTS:**

**P&Z – 11/7/2019** Commissioner Alaniz made a motion to approve the rezoning request as presented by staff. Commissioner Guajardo seconded the motion. The motion passed unanimously with a 5-0 vote.

Mr. Escobar said that applicant is proposing to rezone 12.77 acre tract into Single-Family Residence District. Comprehensive Plan established this area as a residential. He said that property was rezoned some time back into Neighborhood Commercial and now they are changing it back to residential.



**Legend**

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.



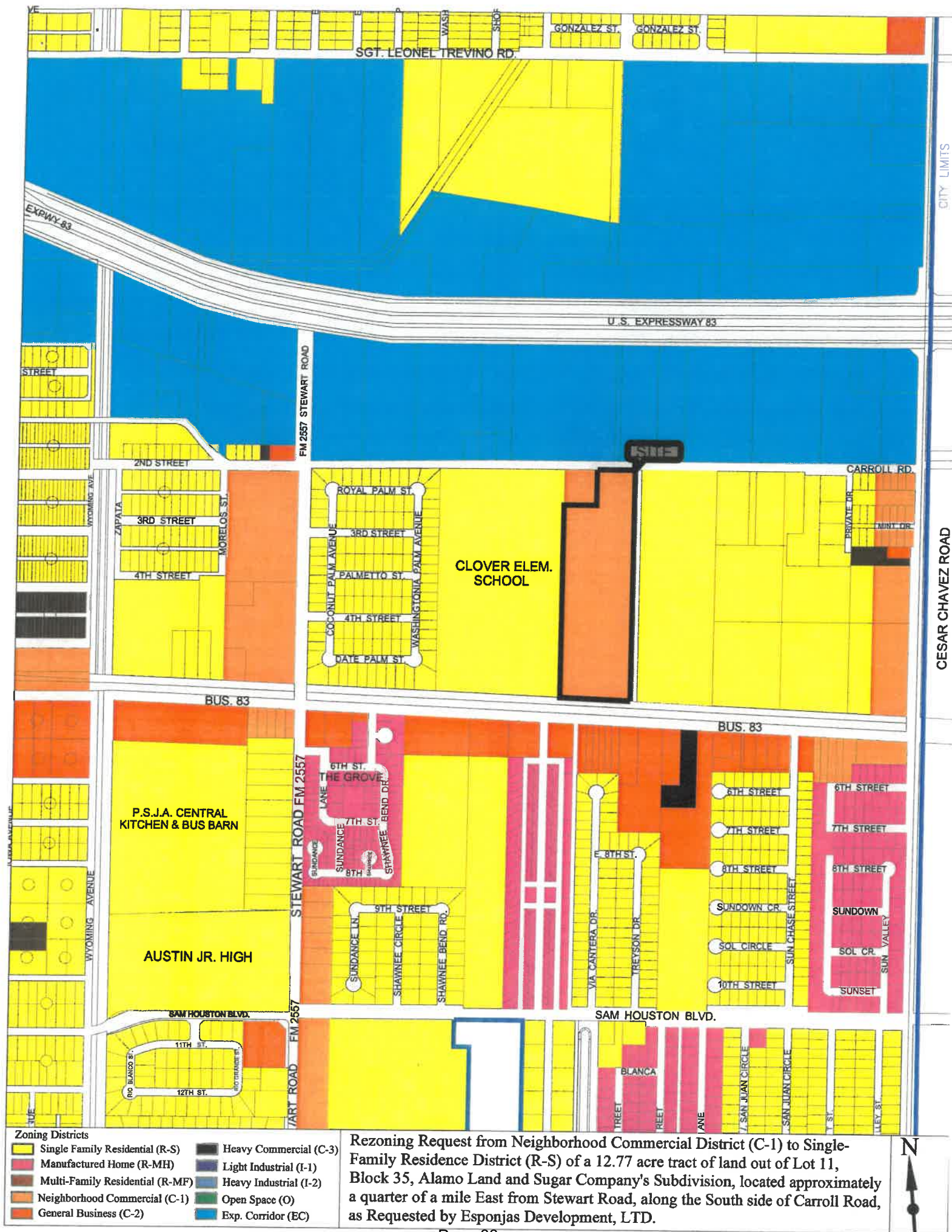


#### Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.





LOT 1  
SOUTH TEXAS GMC SUBDIVISION RECORDED IN  
INSTRUMENT NUMBER 1863126, MAP RECORDS,  
HIDALGO COUNTY, TEXAS.

SUBDIVISION RECORDED IN INSTRUMENT NUMBER  
2335644, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1, ACURA SUBDIVISION RECORDED IN  
INSTRUMENT NUMBER 2517965, MAP RECORDS,  
HIDALGO COUNTY, TEXAS.

P.O.C.  
N.E. COR.  
LOT 11

SCALE: 1" = 100'

THE PHARR-SAN JUAN-ALAMO,  
INDEPENDENT SCHOOL DISTRICT TRACT:  
THE WEST HALF OF THE WEST HALF OF  
LOT 11, BLOCK 35, ALAMO LAND AND SUGAR  
COMPANY'S SUBDIVISION,  
ACCORDING TO WARRANTY DEED  
RECORDED UNDER COUNTY CLERK'S  
DOCUMENT NUMBER 88895, OFFICIAL  
RECORDS, HIDALGO COUNTY, TEXAS.

P-SJ-A ISO CARROL SCHOOL RECORDED  
IN VOLUME 40, PAGE 142, MAP  
RECORDS, HIDALGO COUNTY, TEXAS.

THE JUANITA M. SINGLETERRY TRACT: A 1.10  
ACRE TRACT OF LAND OUT OF LOT 11, BLOCK  
35, ALAMO LAND AND SUGAR COMPANY'S  
SUBDIVISION, ACCORDING TO WARRANTY DEED  
RECORDED IN VOLUME 1774, PAGE 376,  
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE FRANCISCO ROMERO, JR.  
TRACT: A 1.0 ACRE TRACT OF  
LAND OUT OF LOT 11, BLOCK 35,  
ALAMO LAND AND SUGAR  
COMPANY'S SUBDIVISION,  
ACCORDING TO WARRANTY DEED  
RECORDED UNDER COUNTY  
CLERK'S DOCUMENT NUMBER  
859324, OFFICIAL RECORDS,  
HIDALGO COUNTY, TEXAS.

THE ROMERO MARTINEZ TRACT: A 3.0 ACRE TRACT OF LAND OUT  
OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S  
SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER  
COUNTY CLERK'S DOCUMENT NUMBER 164374, OFFICIAL RECORDS,  
HIDALGO COUNTY, TEXAS.

THE JOE N. MARTINEZ TRACT: A 3.0  
ACRE TRACT OF LAND OUT OF LOT 11,  
BLOCK 35, ALAMO LAND AND SUGAR  
COMPANY'S SUBDIVISION AND OUT OF  
BLOCKS D AND L MILLER'S SUBDIVISION,  
ACCORDING TO GENERAL WARRANTY GIFT  
DEED RECORDED UNDER COUNTY CLERK'S  
DOCUMENT NUMBER 203294, OFFICIAL  
RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND  
○ = GATEWELL/STANDPIPE  
σ = IRRIGATION VALVE

LEGEND  
■ = SET 1/2" x 24"  
IRON ROD WITH  
PLASTIC CAP  
STAMPED RPLS 4856  
UNLESS OTHERWISE NOTED

FLOOD ZONE DESIGNATION: ZONE "C"  
AREAS OF MINIMAL FLOODING. (NO SHADING.)  
COMMUNITY-PANEL NUMBER 480334 0425 C  
MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN  
ACCORDANCE WITH TERRA DE PALMAS SUBDIVISION RECORDED  
IN VOLUME 22, PAGE 152, MAP RECORDS, HIDALGO COUNTY,  
TEXAS.  
THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT  
TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO  
AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE  
CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING  
EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING  
PLAT TO BE A TRUE AND CORRECT REPRESENTATION  
OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL  
SURVEY DONE ON THE GROUND UNDER MY DIRECTION.  
THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR  
SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE  
ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF  
IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856

### PLAT SHOWING

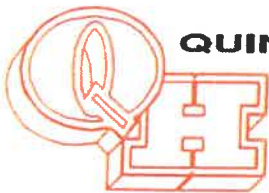
CHANGE OF ZONE FROM C-1 TO R-S  
A 12.77 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO  
LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS,  
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1,  
PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND  
ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED  
UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL  
RECORDS, HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 856-381-6480  
EDINBURG, TEXAS 78539 FAX 856-381-0527  
REGISTRATION NUMBER F-1513 OFFICE @QHA-ENG.COM  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

VOL. 1 PAGES 24-26  
SURVEYED AUGUST 20, 2019  
OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
JOB No. G.F. No. 0003178126  
BOOK No. \_\_\_\_\_ PAGE \_\_\_\_\_  
F:\DATA\SUR18\ LT 11 BLK 35 ALS



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers ★ Land Surveyors**

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects ★ Subdivisions ★ Surveys  
124 E. Stubbs, Edinburg, Texas 78539  
Phone 956/381-6480 Fax 956/381-0527

**METES AND BOUNDS**

**ZONE CHANGE FROM C-1 TO R-S**

A 12.77 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°28'15" W, 544.76 FEET FROM THE NORTHEAST CORNER OF LOT 11.

THENCE; S 08°28'13" W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 1,356.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 77°53'25" W, A DISTANCE OF 450.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE P-SJ-A ISD CARROL SCHOOL SUBDIVISION (RECORDED IN VOLUME 40, PAGE 142, MAP RECORDS, HIDALGO COUNTY, TEXAS), FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°28'13" E (MAP RECORD: N 08°31'45" E), ALONG THE EAST LINE OF THE P-SJ-A ISD CARROL SCHOOL SUBDIVISION, A DISTANCE OF 1,099.37 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE JUANITA M. SINGLETERRY TRACT (A 1.10 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1774, PAGE 378, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°26'34" E, ALONG THE SOUTH LINE OF THE JUANITA M. SINGLETERRY TRACT, A DISTANCE OF 208.84 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°28'39" E, ALONG THE EAST LINE OF THE JUANITA M. SINGLETERRY TRACT, PASSING A 1/2" IRON ROD FOUND AT 208.86 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 228.86 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'15" E, ALONG THE NORTH LINE OF LOT 11, AND THE CENTERLINE OF CARROLL ROAD, A DISTANCE OF 241.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.77 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TIERRA DE PALMAS SUBDIVISION, RECORDED IN VOLUME 22, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: SEPTEMBER 9, 2019

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856



Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 a tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter o mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

Esponjas Development, LTD.  
2912 S. Jackson Rd.  
McAllen, TX 78503

Phillips, Thomas F.  
910 East Business 83  
San Juan, TX 78589-4628

Martinez, Ricardo and Petra  
2710 N. Shary Road  
Mission, TX 78574

Phillips, Thomas F.  
1312 Bluebird Avenue  
McAllen, TX 78504-3535

Castillo, Fernando and Eva C.  
P.O. Box 903  
San Juan, TX 78589-0903

TDL Properties LLC.  
120 W. Jonquil Avenue  
McAllen, TX 78501

Pharr-San Juan-Alamo ISD  
P.O. Box 4  
Pharr, TXD 78577

Mireles, Armando and Elizabeth  
726 Pauli Avenue  
Alamo, TX 78516-9563

Martinez, Jose Julian ET AL  
P.O. Box 191  
San Juan, TX 78589-0191

Romero, Francisco Jr. and Noelia  
P.O. Box 1282  
San Juan, TX 78589-1282

DHMS Properties II LLC.  
9111 N. Freeway  
Houston, TX 77037-2038

DJP III LLC.  
519 Bentley Mnr.  
Shavano Park, TX 78249-2065

Shuby 69 LLC.  
900 E. Business Hwy 83  
San Juan, TX 78589-4301

La Esperanza Adult Day Care  
Health Care Center Inc.  
1215 E. Ferguson Avenue  
Pharr, TX 78577-2706

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.



Proposed Site

**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 NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) FOR A PROPERTY LEGALLY DESCRIBED AS A 12.77 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE EAST FROM STEWART ROAD, ALONG THE SOUTH SIDE OF CARROLL 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 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, shall be changed to Single-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

**PASSED** and **APPROVED** on first reading on the 12<sup>th</sup> day of November, 2019.

**PASSED** and **APPROVED** on second and final reading on the 26<sup>th</sup> day of November, 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**  
**NOVEMBER 26, 2019**

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

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

Previously, staff provided the following background:

Esponjas Development, LLC. owns a 25.0 acre tract of land along Carroll Road, just West of Clover Elementary School. The property has two different zonings, commercial and residential. The applicant is proposing to rezone 9.34 acres from Single-Family Residence District to Multi-Family Residence District. The land use pattern for this area of the community consists of residential and commercial uses.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single family development would need to comply with the city's requirements, as applicable.

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

**RECOMMENDATION:**

During their regular meeting on November 7, 2019 the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

**PREPARED BY:**

Roberto Escobar,  
Planning Director

**APPROVED BY:**

Benjamin Arjona, City  
Manager

---

**MEETING DATES:**  
**PLANNING AND ZONING COMMISSION – 11/07/2019**  
**CITY COMMISSION – 11/12/2019**  
**DATE PREPARED – 11/13/2019**

**PAGE 1**

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

|                                                |                                                                                                                                                                                                                                                                  |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION:</b>                            | Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)                                                                                                                                                           |
| <b>APPLICANT:</b>                              | Esponjas Development, LTD.                                                                                                                                                                                                                                       |
| <b>AGENT:</b>                                  | Quintanilla, Headly and Associates                                                                                                                                                                                                                               |
| <b>LEGAL:</b>                                  | Being a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision.                                                                                                                                                             |
| <b>LOCATION:</b>                               | The property is located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road                                                                                                                                           |
| <b>LOT/TRACT SIZE:</b>                         | 9.34 acres                                                                                                                                                                                                                                                       |
| <b>CURRENT USE OF PROPERTY:</b>                | Vacant                                                                                                                                                                                                                                                           |
| <b>PROPOSED USE OF PROPERTY:</b>               | Multi-Family Use                                                                                                                                                                                                                                                 |
| <b>EXISTING ZONING:</b>                        | Single-Family Residence District (R-S)                                                                                                                                                                                                                           |
| <b>EXISTING LAND USE/<br/>ADJACENT ZONING:</b> | <u>North</u> – Commercial; Expressway Corridor District (EC)<br><u>South</u> – Commercial; General Business District (C-2)<br><u>East</u> –Residential; Single-Family Residential District (R-S)<br><u>West</u> – Vacant; Neighborhood Commercial District (C-1) |
| <b>ACCESS AND CIRCULATION:</b>                 | This property has access onto Carroll Road.                                                                                                                                                                                                                      |
| <b>PUBLIC SERVICES:</b>                        | Water and sewer services will be provided by the City of San Juan.                                                                                                                                                                                               |
| <b>RECOMMENDATION:</b>                         | Staff recommends approval of the rezoning request.                                                                                                                                                                                                               |

**EVALUATION AND CONDITIONS FOR APPROVAL**

Esponjas Development, LLC. owns a 25.0 acre tract of land along Carroll Road, just West of Clover Elementary School. The property has two different zonings, commercial and residential. The applicant is proposing to rezone 9.34 acres from Single-Family Residence District to Multi-Family Residence District. The land use pattern for this area of the community consists of residential and commercial uses.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single family development would need to comply with the city's requirements, as applicable.

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

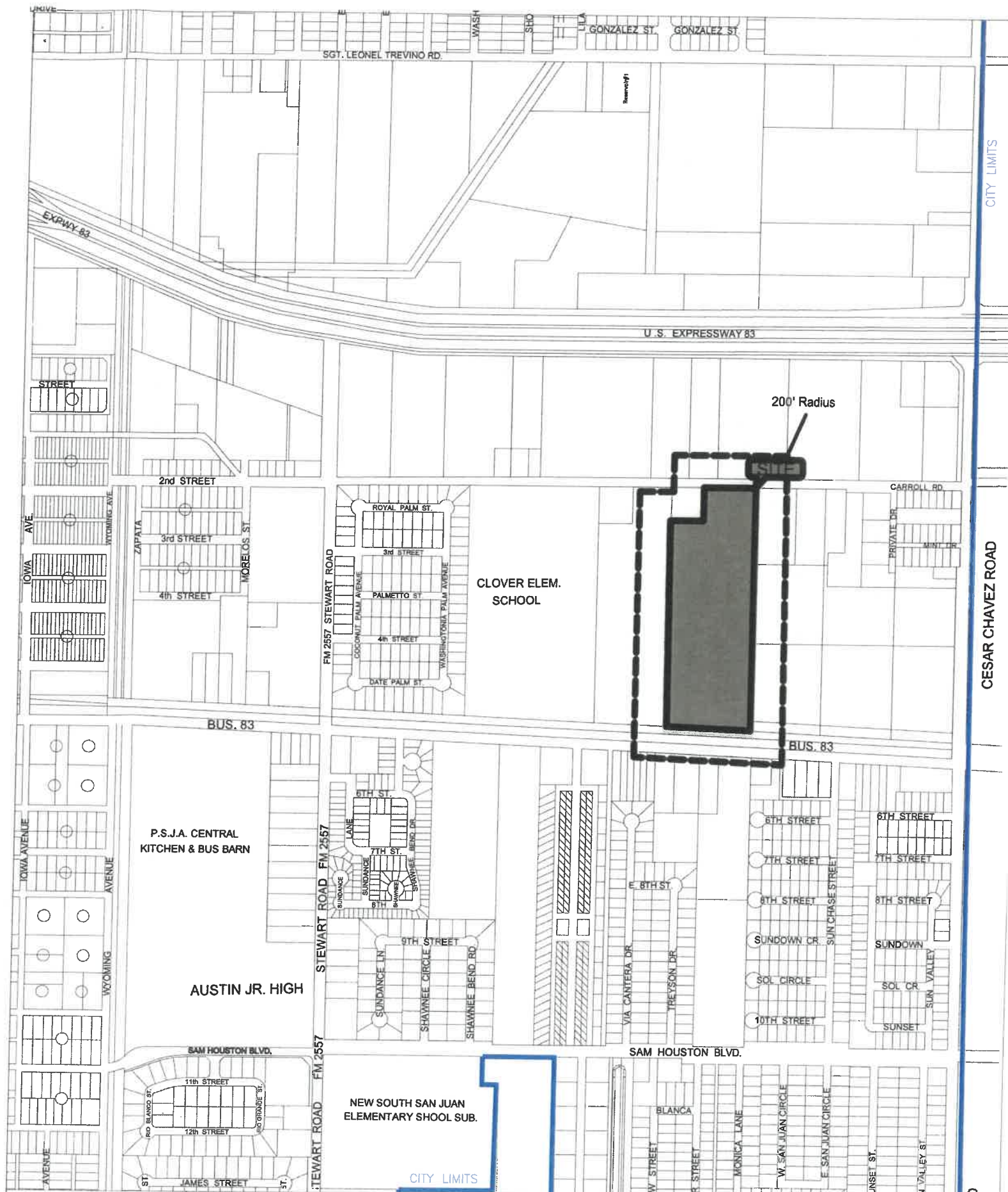
**ATTACHMENTS:**

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

**FINAL RESOLUTION OF REQUEST & COMMENTS:**

**P&Z – 11/7/2019** Commissioner Alaniz made a motion to approve the rezoning request as presented by staff. Commissioner Guajardo seconded the motion. The motion passed unanimously with a 5-0 vote.

Mr. Escobar said the rezoning request is for the adjacent 9.34 acre tract and applicant is proposing to change into Multi-Family Residence District. As he mentioned before, the Comprehensive Plan established this area as residential use and Multi-family Residence District is be consider as residential.



### Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.



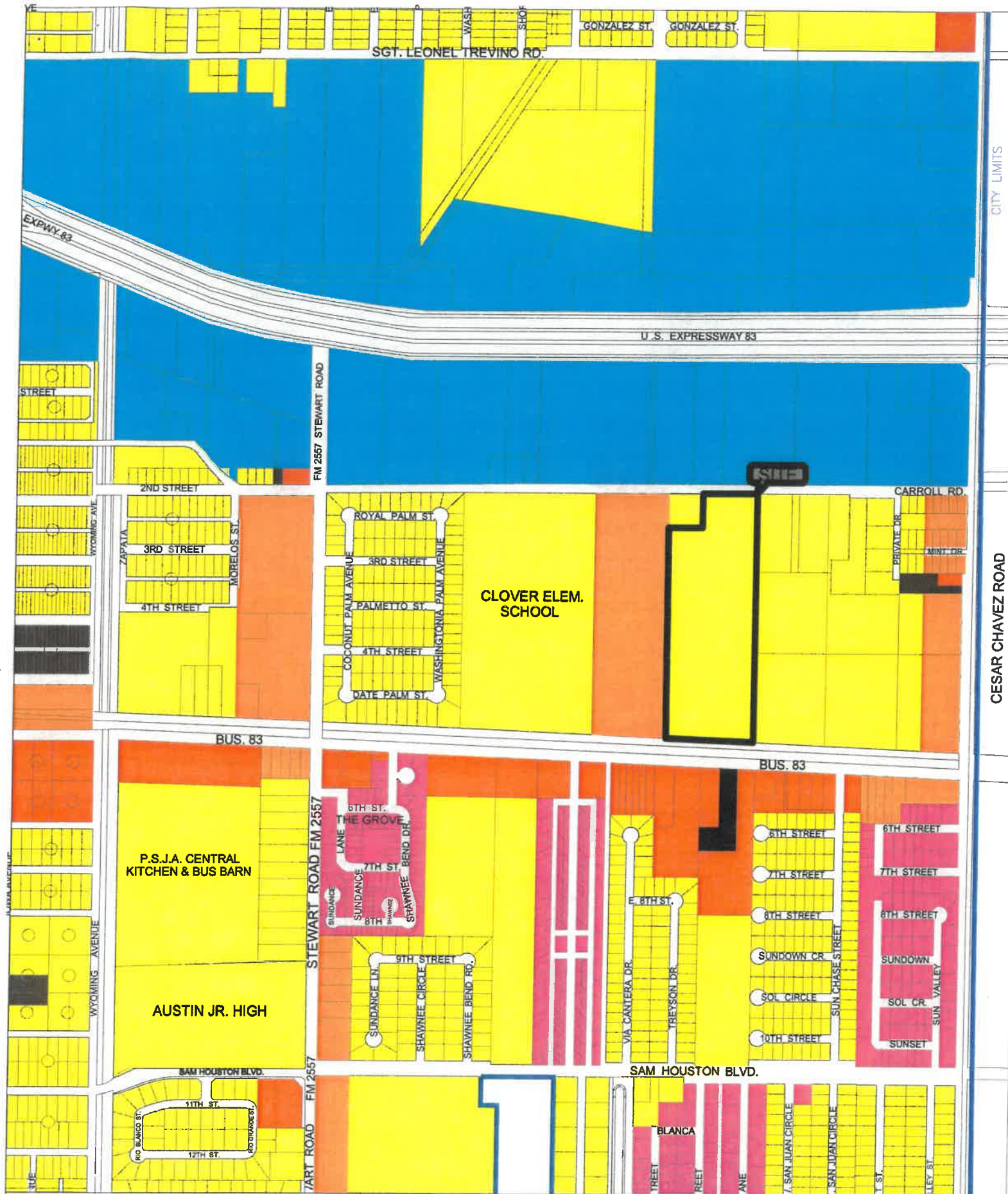


# Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

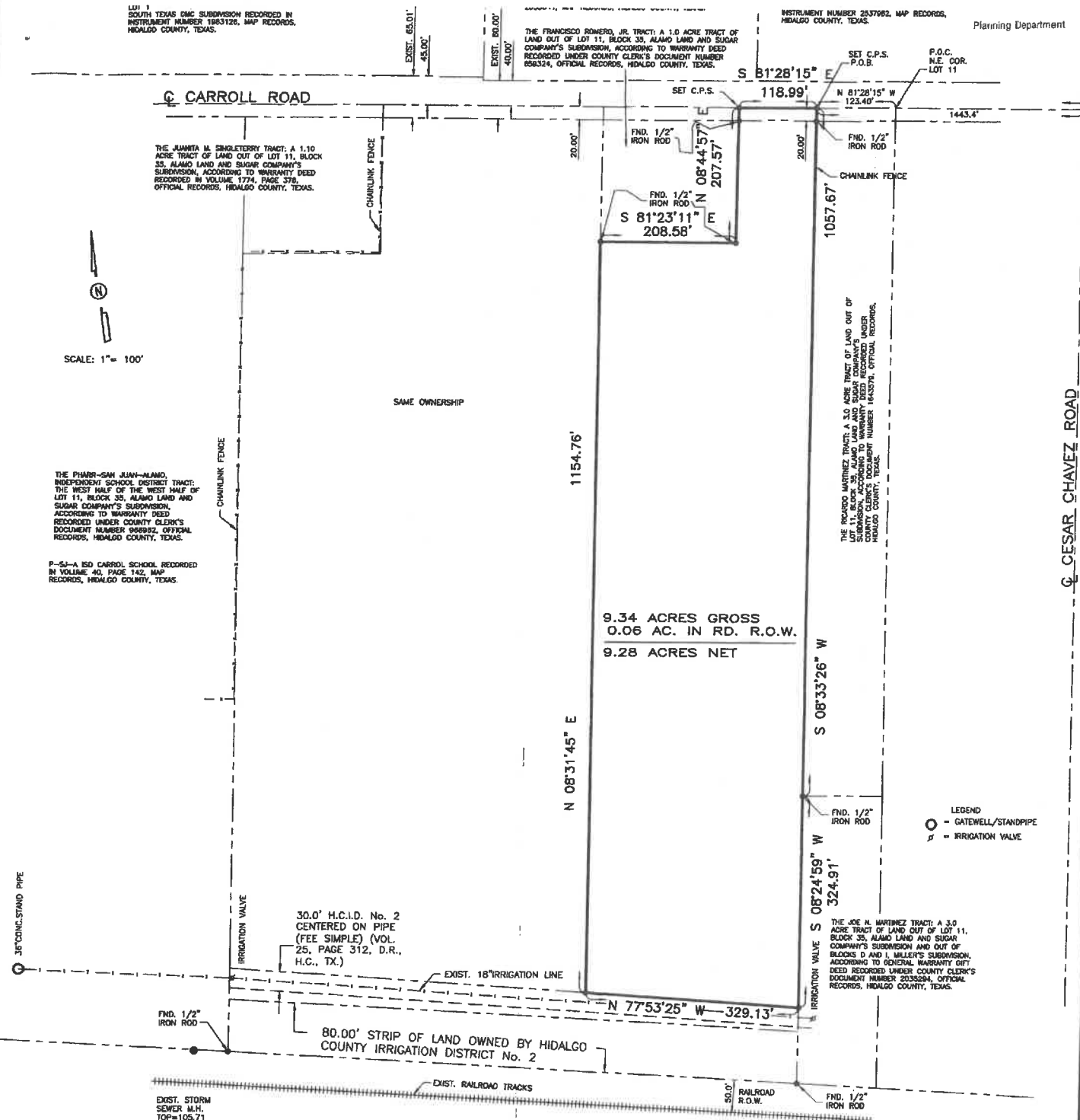




| Zoning Districts                |                        |
|---------------------------------|------------------------|
| Single Family Residential (R-S) | Heavy Commercial (C-3) |
| Manufactured Home (R-MH)        | Light Industrial (I-1) |
| Multi-Family Residential (R-MF) | Heavy Industrial (I-2)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

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.





SCHEDULE B PARAGRAPH 10

- 10.b EASEMENTS FOR ROADWAYS, CANALS, LATERALS, DRAINAGE DITCHES AND OTHER IRRIGATION PURPOSES AS RESERVED IN DEED FROM ALAMO LAND AND SUGAR CO., TO H.F. CLAUSON, RECORDED IN VOLUME 57, PAGE 323, DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET)
- 10.c EASEMENT GRANTED TO LEVEL 3 COMMUNICATIONS, LLC, BY JOSE JUAN MARTINEZ, ET AL, AS SET OUT IN SUIT BETWEEN PAUL D. DRUMMOND, ET AL VS. GREST COMMUNICATIONS COMPANY, LLC, ET AL, IN THE OFFICE OF THE HIDALGO COUNTY, TEXAS, UNDER CLERK'S DOCUMENT No. 2031829 (APPLY-BLANKET)

PLAT SHOWING

CHANGE OF ZONE FROM R-S TO R-MF  
 A 9.34 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

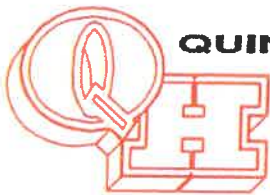
CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 REGISTRATION NUMBER F-1513  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS  
 PHONE 856-381-8480  
 FAX 856-381-0827  
 OFFICE@QHA-ENG.COM

VOL. 1 PAGES 24-26  
 SURVEYED OCTOBER 10, 2019  
 OWNER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 JOB No. G.F. No. 0003178126  
 BOOK No. \_\_\_\_\_ PAGE \_\_\_\_\_  
 Z:\data\SUBDIVISIONS\San Juan\CARROLL ESTATES\DWGS\SURVEY WITHOUT IRR



REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 4856



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers ★ Land Surveyors**

Afonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

124 E. Stubbs, Edinburg, Texas 78539

Phone 956/381-6480 Fax 956/381-0527

**METES AND BOUNDS**

**ZONE CHANGE FROM R-S TO R-MF**

A 9.34 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHWEST CORNER OF THE RICARDO MARTINEZ TRACT (A 3.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1643579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°28'15" W, 123.40 FEET FROM THE NORTHEAST CORNER OF LOT 11.

THENCE; S 08°33'26" W, ALONG THE WEST LINE OF THE RICARDO MARTINEZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 1,057.67 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, THE NORTHWEST CORNER OF THE JOE N. MARTINEZ TRACT (A 3.00 ACRE TRACT OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AND OUT OF BLOCKS D AND I, MILLER'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2035294, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°24'59" W, ALONG THE WEST LINE OF THE JOE N. MARTINEZ TRACT, A DISTANCE OF 324.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT No.2 RIGHT OF WAY FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 77°53'25" W, ALONG THE NORTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT No.2 RIGHT OF WAY, A DISTANCE OF 329.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°31'45" E, A DISTANCE OF 1,154.76 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE FRANCISCO ROMERO, JR. TRACT (A 1.0 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 659324, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°23'11" E, ALONG THE SOUTH LINE OF THE FRANCISCO ROMERO, JR. TRACT, A DISTANCE OF 208.58 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

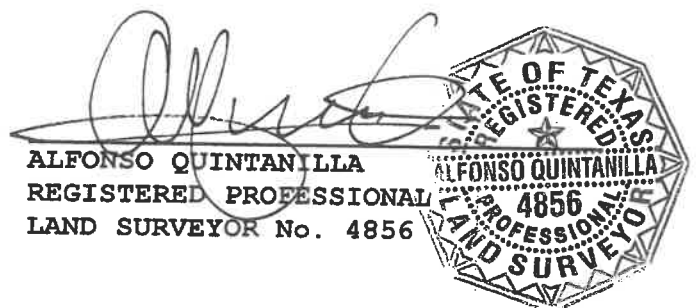
THENCE; N 08°44'57" E, ALONG THE EAST LINE OF THE FRANCISCO ROMERO, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 197.57 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 207.57 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11 AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'15" E, ALONG THE NORTH LINE OF LOT 11, AND THE CENTERLINE OF CARROLL ROAD, A DISTANCE OF 118.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.34 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TIERRA DE PALMAS SUBDIVISION, RECORDED IN VOLUME 22, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: OCTOBER 10, 2019



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East of Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

Esponjas Development, LTD.  
2912 S. Jackson Rd.  
McAllen, TX 78503

Gonzalez, Adon and Alicia  
1104 E. Hwy 83  
San Juan, TX 78589

Martinez, Ricardo and Petra  
2710 N. Shary Road  
Mission, TX 78574

General Unified Partnership LLC.  
1106 Business 83  
McAllen, TX 78502

Castillo, Fernando and Eva C.  
P.O. Box 903  
San Juan, TX 78589-0903

Martinez, Joe N.  
4010 E. Bates St.  
Lubbock, TX 79403

DHMS Properties II LLC.  
9111 N. Freeway  
Houston, TX 77037-2038

Rodea, Veronica and Isabel Jr.  
414 W. Ebony St.  
San Juan, TX 78589-2340

DJP III LLC.  
519 Bentley Mnr.  
Shavano Park, TX 78249-2065

Clayton, Raymond W. Sr.  
P.O. Box 99  
Thompsonville, IL 62890-0090

La Esperanza Adult Day Care  
Health Care Center Inc.  
1215 E. Ferguson Avenue  
Pharr, TX 78577-2706

Martinez, Jose Julian ET AL  
P.O. Box 191  
San Juan, TX 78589-0191

Phillips, Thomas F.  
910 East Business 83  
San Juan, TX 78589-4628

Zarate, Omar  
2811 Victoria St.  
Hidalgo, TX 78557-3515

Phillips, Thomas F.  
1312 Bluebird Avenue  
McAllen, TX 78504-3535

Mireles, Armando and Elizabeth  
726 Pauli Avenue  
Alamo, TX 78516-9563

TDL Properties LLC.  
120 W. Jonquil Avenue  
McAllen, TX 78501

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.



Proposed Site

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) FOR A PROPERTY LEGALLY DESCRIBED AS A 9.34 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE EAST FROM STEWART ROAD, ALONG THE SOUTH SIDE OF CARROLL 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 multi-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 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

**PASSED** and **APPROVED** on first reading on the 12<sup>th</sup> day of November, 2019.

**PASSED** and **APPROVED** on second and final reading on the 26<sup>th</sup> day of November, 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**  
**NOVEMBER 26, 2019**

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Road, along the West side of Stewart Road, as Requested by Hector Espino, Sr.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

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

Previously, staff provided the following background:

Mr. Espino is proposing to rezone 5.00 acre tract along Stewart Road, approximately 500 feet North of Thomas Road from Single-Family Residence District (R-S) to General Business District (C-2) in order to use the existing house as an event center. Approval of the rezoning request will allow any of the commercial uses listed in the ordinance for that district on the subject property. It is noted, that only the first 500 feet are inside the city limits of San Juan.

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

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

**RECOMMENDATION:**

During their regular meeting on May 16, 2019 the Planning and Zoning Commission unanimously recommended denial 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 – 11/12/2019**  
**DATE PREPARED – 11/13/2019**

**PAGE 1**

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

**APPLICATION:** Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2)

**APPLICANT:** Hector Espino, Sr.

**SURVEYOR/ENGINEER:** N/A

**LEGAL:** The South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens

**LOCATION:** The property is located approximately 500 feet North of Thomas Road, along the West side of Stewart Road

**EXISTING ZONING:** Single-Family Residence District (R-S)

**EXISTING LAND USE/  
ADJACENT ZONING:** North – Commercial; Single-Family Residence District (R-S)  
South – Vacant; Single-Family Residential District (R-S)  
East – Vacant; Single-Family Residential District (R-S)  
West – Outside City Limits

**ACCESS AND CIRCULATION:** This property has access onto Stewart Road.

**PUBLIC SERVICES:** Water service will be provided by the Military Water Supply Corporation; sewer will be provided by the City of San Juan.

**RECOMMENDATION:** Staff recommends denial of the rezoning request.

**EVALUATION AND CONDITIONS FOR APPROVAL**

Mr. Espino is proposing to rezone 5.00 acre tract along Stewart Road, approximately 500 feet North of Thomas Road from Single-Family Residence District (R-S) to General Business District (C-2) in order to use the existing house as an event center. Approval of the rezoning request will allow any of the commercial uses listed in the ordinance for that district on the subject property. It is noted, that only the first 500 feet are inside the city limits of San Juan.

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) 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 Magallan made a motion to denial the rezoning request. Commissioner Cardenas seconded the motion. The motion passed with a (6-0) vote.

Mr. Escobar said that the proposed area in San Juan was annexed in 1997 and that the property entered as single-family district but zoning was never change. He said there is a mixture of agriculture, trucking companies and some residences in the area. He said that in the future, Stewart Road will be a more industrial area and that the Future Land Use Map, that is not adopted yet, is proposing the area as commercial and industrial use. He said when the Future Land Use Map is adopted they can look to it as guidance.

Mr. Escobar spoke about what is allowed in a General Business District area. He said the property may be considered as spot zoning but it depends how they see it. He said that property is an existing non-conforming use and does not meet the zoning regulations. Mr. Escobar said that some of the residents are using the property as a business since Stewart Road is a truck route.

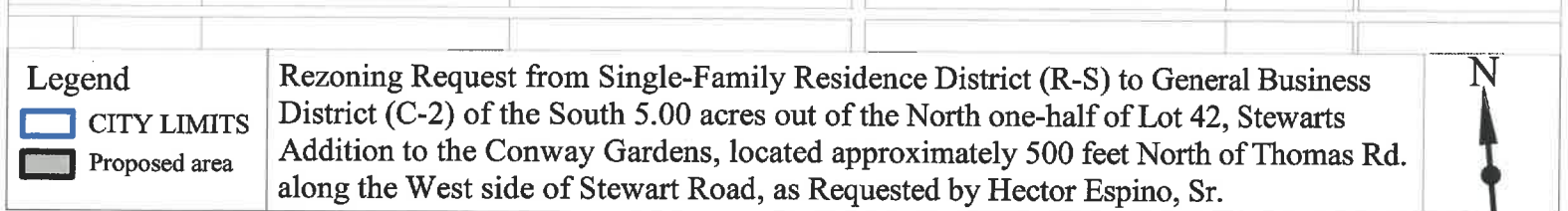
Mr. Rolando Ramirez, resident, asked about the rezoning as the place has been rented for parties for almost two years. Commissioner Alaniz said that if the property owner wants to do improvements to the property he will need to comply with city regulations. Mr. Ramirez said that his elderly parents live next door and they have to deal with drunken people from the event center. He said he is worried about property taxes since his parents are low-income.

Ms. Rachel Ramirez, resident, said her concern was the loud music after hours. Chairwoman Castillo asked if they had contacted the Police Department regarding the matter. Ms. Ramirez said they have not as they do not want to have any issues with the neighbor. Commissioner Alaniz said they have the right as a San Juan resident to call the Police Department and documented all the complaints.

Ms. Ramirez said that the trucking companies that Mr. Escobar mentioned are located at the rear of the acreage. Mr. Escobar said that only Mr. Espino's rezoning request can be discussed at this time.

Mr. Albert Trevino, resident, said that his main concerns are the property taxes and drainage issues. He said that he started having drainage issues after property owner built a parking lot and that all the water goes onto his property. He also asked what the city does in order to prevent accidents along Stewart Road. Commissioner Alaniz said that since Stewart Road is a State Highway he, Mr. Trevino, would need to check with the Texas Department of Transportation on that issue.

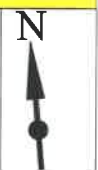
Mr. Hector Espino, applicant, said that he wants to rezone his property into commercial in order to comply with the city rules and regulations. He said when he acquired the property he believed it was outside city limits. Commissioner Cardenas asked if he was aware that he needed to get permission on any improvements to the property. Mr. Espino said no, he was not aware. Chairwoman Castillo explained to Mr. Espino that people who live outside of the city's limit, in the County areas, also need construction permits.

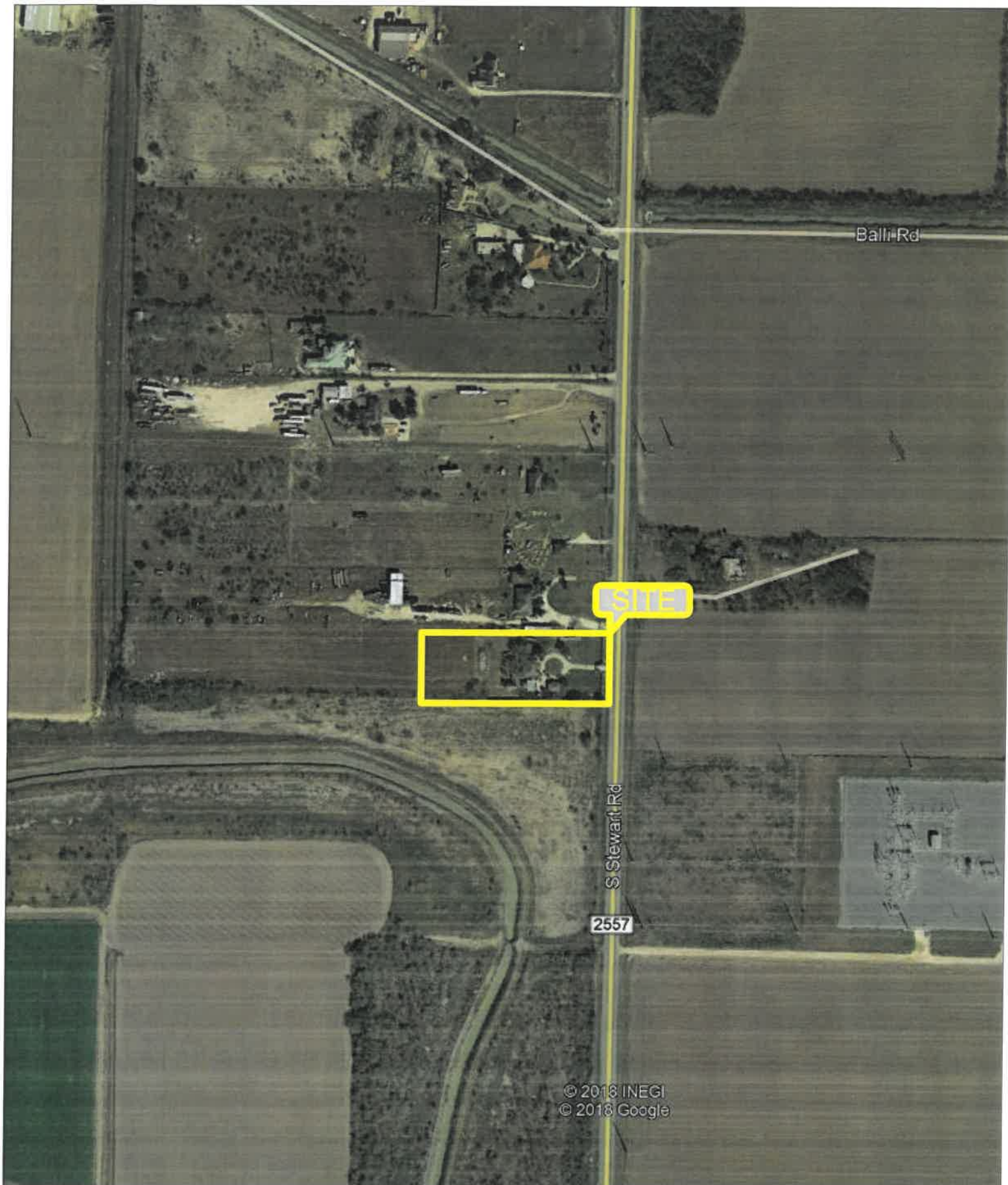




| Zoning Districts                                                                                                                                         |                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> Single Family Residential (R-S)    | <span style="display:inline-block; width:15px; height:10px; background-color:gray; border:1px solid black;"></span> Heavy Commercial (C-3)      |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span> Manufactured Home (R-MH)       | <span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> Light Industrial (I-1)      |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightgray; border:1px solid black;"></span> Multi-Family Residential (R-MF) | <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> Heavy Industrial (I-2) |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightyellow; border:1px solid black;"></span> Neighborhood Commercial (C-1) | <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Open Space (O)        |
| <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> General Business (C-2)             | <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> Exp. Corridor (EC)     |

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Rd.along the West side of Stewart Road, as Requested by Hector Espino, Sr.





# Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Rd. along the West side of Stewart Road, as Requested by Hector Espino, Sr.



Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Road, along the West side of Stewart Road, as Requested by Hector Espino, Sr.

Espino, Hector  
404 Hall Acres Road  
San Juan, TX 78589

Trevino, Lydia A.  
4610 S. Stewart Rd.  
San Juan, TX 78589

Canales, Armando B. and  
Edmundo C.  
Carla G. Rosas ET AL  
1816 Diablo Ct.  
Plano, TX 75074

Ramirez, Avelina  
4606 S. Stewart Rd.  
San Juan, TX 78589

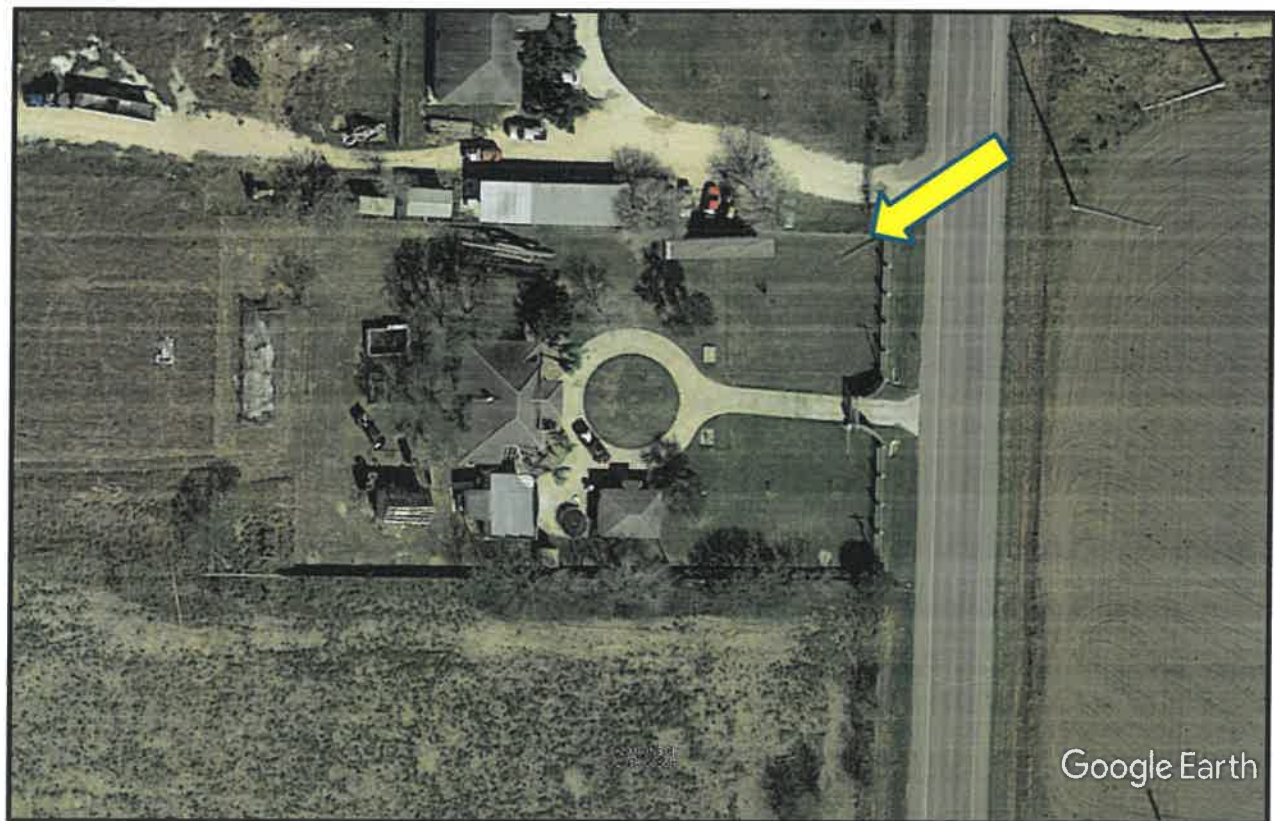
Trevino, Alberto and Nora Aide  
P.O. Box 794  
San Juan, TX 78589

Vackar, Robert C.  
104 Canary Avenue  
McAllen, TX 78504

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Road, along the West side of Stewart Road, as Requested by Hector Espino, Sr.



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 SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) FOR A PROPERTY LEGALLY DESCRIBED AS THE SOUTH 5.00 ACRE TRACT OUT OF THE NORTH ONE-HALF OF LOT 42, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, LOCATED APPROXIMATELY 500 FEET NORTH OF THOMAS ROAD, ALONG THE WEST SIDE OF STEWART 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 general business district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Road, along the West side of Stewart Road shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

**PASSED and APPROVED** on first reading on the 12<sup>th</sup> day of November, 2019.

**PASSED and APPROVED** on second and final reading on the 26<sup>th</sup> day of November, 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**  
**NOVEMBER 26, 2019**

Consider Approval of City of San Juan 2019 Tax Roll Certificates.

---

**STAFF COMMENTS AND RECOMMENDATIONS:**

In Accordance with Property Tax Code, Section 26.09 (e), I do hereby submit the 2019 City Property Tax Roll for your Approval. Pablo "Paul" Villarreal, Jr., RTA Tax Assessor and Collector for Hidalgo County and the City of San Juan, has Calculated the Taxes Imposed on each Property listed in the Certified Appraisal Roll, as submitted by the Hidalgo County Appraisal District Chief Appraiser.

**RECOMMENDATION:**

Approve The City of San Juan 2019 Tax Roll Certification.

**PREPARED BY:**

Leroy Gonzales,  
Interim Director

**APPROVED BY:**

Benjamin Arjona, City  
Manager

---

Office of Tax Assessor-Collector

# COUNTY of HIDALGO

Pablo "Paul" Villarreal, Jr. PCC.



October 29, 2019

RECEIVED

NOV 14 2019

City Manager's Office

P.O. Box 178  
Edinburg, Texas 78540-0178  
Ph. (956) 318-2157  
Fax (956) 318-2733  
[www.hidalgocountytax.org](http://www.hidalgocountytax.org)

Benjamin Arjona, City Manager  
City of San Juan  
709 S. Nebraska St.  
San Juan, TX. 78589

Dear Mr. Arjona,

Enclosed please find the 2019 Tax Roll Totals for your district.

Be advised these totals do not include totals for accounts currently under protest. Those totals will be added once the protests are resolved.

Please place this item on the agenda of your next meeting for approval by your governing body, as per Section 26.09(e), of the Texas Property Tax Code.

Should you have any questions in regards, do contact our office.

Sincerely,

  
Pablo (Paul) Villarreal Jr., PCC  
Hidalgo County Tax Assessor-Collector

Xc: Hon. Maria Arcilia Duran, CPA  
Hidalgo County Auditor



CITY OF SAN JUAN

ENTITY

The Following information is furnished as requested.

**NOTE: IT IS IMPORTANT YOU COMPLETE EACH SECTION SEPARATELY.**

Itemized 2019 Tax Rate (per \$100 valuation):

(A) Maintenance and Operation (M and O) \$ 0.5259

(B) Debt Service (I and S) \$ 0.1734

Total TAX RATE (A + B) FOR 2019 \$ 0.6993

Total TAX LEVY FOR 2019 \$ 7,793,728.78

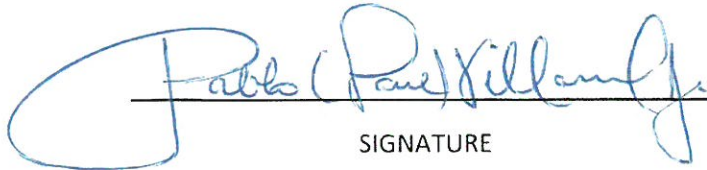
Effective Tax Rate 2019 \$ 0.6721

Rollback Tax Rate 2019 \$ 0.7366

Average Residential Value 2019 \$ 87,212

10-17-19

DATE



SIGNATURE

HIDALGO COUNTY TAX ASSESSOR-COLLECTOR

TITLE

PLEASE RETURN AS SOON AS POSSIBLE TO:

HIDALGO COUNTY APPRAISAL DISTRICT  
Attn: Lydia Elizondo, Finance/Personnel Director  
PO BOX 208  
EDINBURG, TX 78540-0208  
FAX: (956) 289-2120

| ENTITY                                                         | CITY OF SAN JUAN (CSJ) | 2019                                          |
|----------------------------------------------------------------|------------------------|-----------------------------------------------|
| JURISDICTION                                                   | 37                     |                                               |
| EXEMPT VALUE (EXXV)                                            |                        | TOTAL PARCELS 13,053                          |
| AG EXCLUSION 45,163,259                                        |                        | TOTAL MARKET VALUE 1,381,529,839              |
| HS CAPPED AMOUNT 5,164,907                                     |                        | TOTAL EXEMPT PROPERTY - 253,673,567           |
| ABATED AMOUNT                                                  |                        | TAXABLE VALUE = 1,127,856,272                 |
| FREEPORT VALUE                                                 |                        | TAX RATE PER \$100 * 0.6993                   |
| HB366 VALUE 7,267                                              |                        | LEVY (Before Frozen Levy Loss) = 7,887,098.91 |
| POLLUTION VALUE 52,250                                         |                        | LEVY LOSS DUE TO FREEZE - 100,851.22          |
| HISTORICAL VALUE                                               |                        | LATE AG + 32.67                               |
| CHDO EXEMPTION 1,857,197                                       |                        | LATE RENDITION + 7,447.88                     |
| PRO SCHOOLS 2,149,272                                          |                        | LEVY = 7,793,728.24                           |
| VETERAN FULL EXEMP<br>OVER 65 HOMESTEAD<br>EXEMPTION 8,616,877 |                        | TOTAL LEVY (From TC502) = 7,793,728.78        |
| OVER 65 HOMESTEAD<br>SURVIVING SPOUSE 8,413,438                |                        | VARIANCE +/- -0.54                            |
| 535,000                                                        |                        |                                               |
| DISABLED 2,065,000                                             |                        |                                               |
| VETERAN EXEMPTIONS 1,536,846                                   |                        |                                               |
| PRO CHARITABLE                                                 |                        |                                               |
| PRORATED EXXV 177,218,222                                      |                        |                                               |
| CHARITABLE ORG                                                 |                        |                                               |
| PRO NON PROFIT 891,921                                         |                        |                                               |
| EXEMPT 2,111                                                   |                        |                                               |
| TOTAL EXEMPT PROPERTY 253,673,567                              |                        |                                               |

Tax Collection System - HIDALGO COUNTY  
Certified Roll Jurisdiction Summary  
Processing For Tax Year: 2019 County Code: ALL Tax Unit: ALL

|                                      |               |                            |                              |            |               |
|--------------------------------------|---------------|----------------------------|------------------------------|------------|---------------|
| Jurisdiction:                        |               | 37                         | CITY OF SAN JUAN             |            |               |
| Total Parcels:                       | 13,053        | Tax Rate:                  |                              | 0.6993000  |               |
| Market Value:                        | 1,381,529,839 | State Hom:                 |                              | 0          | Opt Hom:      |
|                                      |               | State O65:                 |                              | 0          | Opt O65:      |
|                                      |               | Disabled:                  |                              | 0          | Opt Disabled: |
| AG Exclusion Count:                  | 242           | AG Exclusion Amt:          |                              | 45,163,259 |               |
| Timber Exclusion Count:              | 0             | Timber Exclusion Amt:      |                              | 0          |               |
| HS Capped Count:                     | 989           | HS Capped Amt:             |                              | 5,164,907  |               |
| Assessed Value:                      | 1,331,201,673 |                            |                              |            |               |
| Exempt Count/Amt:                    | 5             | 2,111                      | Pollution Control Count/Amt: |            | 1 52,250      |
| Hb366 Count/Amt:                     | 37            | 7,267                      | Pro Non Profit Count/Amt:    |            | 3 891,921     |
| Prorated-Exxv Count/Amt:             | 383           | 177,218,222                | Pro Schools Count/Amt:       |            | 1 2,149,272   |
| 100% Exempt Vet Count/Amt:           | 76            | 8,616,877                  | Chdo Count/Amt:              |            | 2 1,857,197   |
| State Homestead Count:               | 6,181         | State Homestead Amt:       |                              | 0          |               |
| Local Homestead Count:               | 0             | Local Homestead Amt:       |                              | 0          |               |
| State Over 65 Count:                 | 0             | State Over 65 Amt:         |                              | 0          |               |
| Local Over 65 Count:                 | 1,726         | Local Over 65 Amt:         |                              | 8,413,438  |               |
| Surviving Spouse Count:              | 112           | Surviving Spouse Amt:      |                              | 535,000    |               |
| State Disabled Count:                | 0             | State Disabled Amt:        |                              | 0          |               |
| Local Disabled Count:                | 425           | Local Disabled Amt:        |                              | 2,065,000  |               |
| Total VET Count:                     | 157           | Total VET Amt:             |                              | 1,536,846  |               |
| *VET Surviving Spouse Count:         | 10            | *VET Surviving Spouse Amt: |                              | 92,500     |               |
| *included in the Total VET Count/Amt |               |                            |                              |            |               |
| Partial Exempt Values:               | 12,550,284    |                            |                              |            |               |
| Taxable Value:                       | 1,127,856,272 |                            |                              |            |               |
| Total Levy Amt:                      | 7,793,728.78  |                            |                              |            |               |
| Late AG Penalty Count:               | 1             |                            |                              |            |               |
| Late Rendition Penalty Count:        | 313           |                            |                              | 32.67      |               |
| Frozen Account Count:                | 2,108         |                            |                              | 7,447.88   |               |
| Frozen Homestead Value:              | 141,235,912   |                            |                              |            |               |
| Frozen Taxable Value:                | 126,154,720   |                            |                              |            |               |
| Unfrozen Levy Amt:                   | 882,200.07    |                            |                              |            |               |
| Frozen Levy Amt:                     | 781,348.85    |                            |                              |            |               |
| Frozen Levy Loss Amt:                | 100,851.22    |                            |                              |            |               |
| Total Non-Exempt Parcel Count:       | 13,048        |                            |                              |            |               |

## CERTIFIED TAX ROLL AS OF OCTOBER 1, 2019

TAX ASSESSMENT ROLLS OF CITY OF SAN JUAN FOR THE YEAR 2019 SHOW THE FOLLOWING SUMMARIES:

| ROLL                 | NUMBER ACCTS  | MARKET VALUE         | TAXABLE VALUE        | FREEZE LOSS       | TOTAL LEVY          |
|----------------------|---------------|----------------------|----------------------|-------------------|---------------------|
| REAL PROPERTY        | 12,317        | 1,299,604,312        | 1,046,910,336        | 100,851.22        | 7,220,225.88        |
| PERSONAL PROPERTY    | 736           | 81,925,527           | 80,945,936           | .00               | 573,502.90          |
| MOBILE HOME PROPERTY | 0             | 0                    | 0                    | .00               | .00                 |
| MINERAL PROPERTY     | 0             | 0                    | 0                    | .00               | .00                 |
| OTHER PROPERTY       | 0             | 0                    | 0                    | .00               | .00                 |
| <b>TOTAL</b>         | <b>13,053</b> | <b>1,381,529,839</b> | <b>1,127,856,272</b> | <b>100,851.22</b> | <b>7,793,728.78</b> |

RATE OF TAXATION ASSESSMENT RATIO 100%  
TOTAL TAX RATE 00.699300

PABLO (PAUL) VILLARREAL JR., PCC  
TAX ASSESSOR - COLLECTOR HIDALGO COUNTY  
BY :



## **MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION**

**DATE:** Tuesday, August 27, 2019

**TIME:** 6:00 p.m.

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

**MEMBERS PRESENT:** Mario Garza, Mayor  
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore  
Ernesto “Neto” Guajardo, Commissioner  
Marco “Markie” Villegas, Commissioner  
Jesus “Jesse” Ramirez, Commissioner  
Rick Palacios, City Attorney

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

### **ORDER OF BUSINESS**

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

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

#### **II. INVOCATION BY:**

Benjamin Arjona, City Manager led the invocation.

#### **III. PLEDGE OF ALLEGIANCE BY:**

Mayor Mario Garza led the Pledge of Allegiance.

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

No public comments.

**V. PRESENTATIONS**

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

**DISCUSSION:** City Manager, Benjamin Arjona stated at the time every director is available with the exception of Mr. Salinas, who is currently attending a conference, but he may be able to answer any questions the Commission may have.

- B. Presentation of the Texas Amateur Athletic Federation (TAAF) Local Athletes of the Year.

**DISCUSSION:** Patrick Willingham, Parks and Recreation Director stated it was an honor to stand before the Commission to present two special local athletes. Mr. Willingham further stated the two athletes have had a great summer representing San Juan, both locally and at the state level. Mr. Willingham mentioned he wanted to take a moment and recognize staff from the Parks and Recreation Department which has programs that are growing every year. Mr. Willingham continued to say that just in track and field two years ago it only had 30 athletes and now it has 245 for summer. Mr. Willingham stated programs are growing at a very fast pace and staff is doing a great job, I want to take the time to recognize the following: Ramiro Moreno, Recreation Supervisor, who is always doing an outstanding job and Mr. Ruben Guajardo, Assistant Director, who does a great job coordinating all the programs. Mr. Willingham thanked all the staff from the front staff to the park staff and everybody who plays a role especially in the summer months they all deserve recognition tonight for their support and outstanding job.

Mr. Willingham moved on to recognize the female local athlete of the year, currently a junior at PSJA, gold medalist at state in the 16u singles division and a bronze medalist in the doubles division in tennis, Ms. Amaya Ross. Mr. Willingham moved on to the male local athlete of the year, this young man won: four gold medals at the region track meet, first place in the four by one hundred meter relay, 1<sup>st</sup> place in the four by one hundred meter relay, 1<sup>st</sup> place in the 100 meter dash, 1<sup>st</sup> place in the long jump and silver for the triple jump. Mr. Willingham added at the state championship he brought home silver in the 4 by 400 meter relay and silver in the triple jump plus ten other top-ten finishes at state level at this time I'd like to recognize Mr. Andrew Castillo, a freshman at PSJA high school.

Mr. Willingham stated from the Parks and Recreation Department thank you for all your support, the community for supporting the programs and we are looking forward to recognizing more athletes in the future.

**VI. PUBLIC HEARING/ORDINANCES**

- A. Hold a Public Hearing for the Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Proposed Cavazos Drive-Thru located at 4202 N. Raul Longoria Road, legally described as Lot 11, Plazita Piedra Grande Subdivision, as Requested by Alexis Cavazos.

**DISCUSSION:** Mr. Roberto Escobar, Director of Planning and Zoning stated Mr. Cavazos was applying for a conditional use permit for the sale of alcoholic beverages for on premise consumption at the proposed Cavazos Drive Thru formerly known as Bikini's Drive Thru. Mr. Escobar further stated the property is located along Raul Longoria Road south of Minnesota and

it's located in a general business district C2. Mr. Escobar added that letters had been sent out to property owners within the 200 foot radius as well as the advertisement to the newspaper.

Mr. Escobar stated the proposed operations for the business are the following: Monday thru Friday from 10:00 a.m. to 12:00 a.m., Saturday from 10:00 a.m. to 1:00 a.m. and Sunday from 12:00 p.m. to 12:00 a.m.

**Mayor Mario Garza opened the Public Hearing at 6:13 p.m.**

**Mayor Mario Garza closed the Public Hearing at 6:14 p.m.**

**Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).**

## **VII. APPOINTMENTS**

- A. Consider the Removal and/or Appointment(s) to the Economic Development Board.

**DISCUSSION:** Mayor Mario Garza stated he had spoken briefly on this board, but this was not the board he was asking for, he was asking for the Civil Service Board. Mayor Garza further stated it was lack of communication on his behalf and would like to take no action at this time.

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

- A. Preliminary Plat Approval of the Hacienda San Fernando Subdivision being 18.45 acre tract of land out of Lot 7, Block 9 and Lot 5, Block 13, John Closner Subdivision, located approximately 500 East of Nebraska Avenue, along the South side of Moore Road, as Requested by Big D Engineering.

**DISCUSSION:** Mr. Roberto Escobar stated D Engineering applied for preliminary approval of Hacienda San Fernando Subdivision which is located along Nebraska Avenue and Moore Rd, West of Southwest Terrace subdivision. Mr. Escobar further stated the proposed subdivision had 71 residential lots and the conditions were listed on the packet as the following: loop the 8-inch water line, extend the 8-inch sewer line to the property, install 6 fire hydrants, street lighting, sidewalks and 50 foot utility easement around the subdivision. Mr. Escobar stated staff recommends approval of the preliminary plat subject to comply with a list of the requirements.

**Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (5-0).**

## **IX. CONTRACTUAL RESOLUTIONS**

- A. Consider Authorizing City Manager to Enter into a Policing Agreement Between the Pharr-San Juan-Alamo Independent School District and the City of San Juan Police Department.

**DISCUSSION:** Chief Juan Gonzalez stated this was an annual contract with the virtual police of the PSJA School District. Chief Gonzalez further stated he's been working with Chief Garcia on a partnership to move into the police department pretty soon. Chief Garcia stated the contract is the same format they've been doing for the past 10 year, the only difference is that this particular one is a short term contract for 6 months. Chief Garcia further stated the date for their own police

**CITY OF SAN JUAN  
CITY COMMISSION MEETING  
TUESDAY, AUGUST 27, 2019**

department would be February 1<sup>st</sup> once the MOU is signed, he wants a cushion because of the turnaround time once the application is submitted.

Mayor Garza commended Chief Garcia on the immediate action of his personnel when a San Juan PD officer was thrown out of the motorcycle, thank you for allowing them to react quickly.

Mayor Pro Tem Leonardo “Lenny” Sanchez stated he understood the hiccups in their line of work and agree with the cushion. Mayor Pro Tem Sanchez further stated on his behalf any assistance that is needed from the city and chief of police he can count on, we are ready to build that partnership with the school district. Mayor Pro Tem Garcia stated a prime example was yesterday, if there wouldn’t be a person in place, we wouldn’t have been able to have that response. As little as it may have seen it is very important to safeguard a police officer regardless of the nature of it, thank you.

**Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).**

- B. Consider Authorizing the City Manager to Enter into a Memorandum of Understanding Between the San Juan Police Department and Pharr-San Juan-Alamo Independent School District Police Department Outlining Policies and Procedures.

**DISCUSSION:** Chief Gonzalez stated Chief Garcia in his short period of time has done a quick turnaround and has moved a lot of things quickly. Chief Gonzalez further stated it allows us to apply for resources and apply to other areas of the city, yesterday was a prime example. Chief Gonzalez added yesterday traffic was congested wo units couldn’t be pushed through, yet Chief Garcia was able to take control of the situation to allow his personnel to do security traffic control which allowed us to continue answering calls.

Chief Garcia stated one of the things on the MOU it is a requirement in the application process to get certified and recognized as an agency. Chief Garcia further stated he had to come up with a plan to house any adult prisoners so he reached out to Chief Gonzalez to have adult prisoners at the San Juan Police Department. Chief Garcia further stated his main concern and priority is the safety of the kids whether they get arrested or not, monitored by bail staff in a safe environment and presented to judges as soon as possible. Chief Garcia added the MOU would outline that part for the adult arrests; the juveniles that are detained will be housed and processed in the district facilities.

Mayor Mario Garza asked if the juveniles would be housed with PSJA to which Chief Garcia responded he would not house any juveniles in the agency. Mayor Garza asked if the juveniles that are in custody would get handled at the district to which Chief Garcia responded correct. Chief Garcia stated the building he is currently in will be central office and one of the rooms is going to be designated as a juvenile processing area with cameras/audio in place. Mayor Garza asked it at the time we have any K9’s to which Chief Gonzalez responded not at the time, we are currently looking for them. Mayor Garza asked if the MOU covered the K9’s to which Chief Garcia responded no, it would be a separate MOU that they currently have with Pharr and Alamo

Chief Gonzalez stated with all the knowledge Chief Garcia has in narcotics and dealing with juveniles they are proposing a first responder program that other school districts have, such as la

**CITY OF SAN JUAN  
CITY COMMISSION MEETING  
TUESDAY, AUGUST 27, 2019**

Joya. Chief Gonzalez further stated the first offender program with juveniles would be a good program to have a good relationship with the community. Mayor Pro Tem Leonardo Sanchez stated the program is very effective in La Joya and gets juveniles to backtrack. Mayor Pro Tem Sanchez further stated the program works for the community not just for the kids to get them back on the good side of society.

Chief Garcia stated individuals are very conscious about labeling students right away and that's what they are trying to avoid at all costs, show them there are different avenues and different ways they can do things. Mayor Garza stated they will get disciplined with a goal to get their charge dismissed which is part of the program. Mayor Garza further stated once they have some sort of conviction on their record it will haunt them for the rest of their life and this gives them an opportunity to work on it. That's awesome!

**Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).**

- C. Consider Authorizing City Manager to Advertise for Request for Proposals for Bank Depository Services.

**DISCUSSION:** Benjamin Arjona, City Manager stated the last time the City went through a request for proposals was in 2016 and the contract was for two years with an option to extend for an additional year. Mr. Arjona added that the additional year would expire in November, which gives plenty of time to advertise and get proposals to be presented to the Commission.

Mayor Pro Tem Leonardo "Lenny" Sanchez asked if we are doing this because its about to expire and if the current provider is Plains Capital to which Mr. Arjona responded yes it's the one we currently have. Commissioner Ernesto "Neto" Guajardo asked if EDC uses the same bank to which Mr. Arjona responded yes.

**Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).**

- D. Consider Adoption of Resolution Establishing an Updated Parks and Recreation Master Plan for Fiscal Year 2019.

**DISCUSSION:** Mr. Benjamin Arjona, City Manager thanked Ms. Bagley for doing a fantastic job in putting the master plan together. Mr. Patrick Willingham, Parks and Recreation Director stated the prior master plan was 9 years old. Mr. Willingham further stated at the time when the process was started it was recommended just to do a new master plan, which took about a year to complete. He added included in the packet is the plan which has very attainable goals for the City to help with the growth we are having.

Ms. Ann Bagley thanked all the members of the Commission and stated it is her third project to wrap up and its been a pleasure. Ms. Bagley further stated the new parks masterplan follows the guidelines of Texas Parks and Recreation Department, which is not required but is highly recommended when looking at grant applications through Texas Parks and Wildlife. Ms. Bagley added the plan starts with an introduction in the plan development process, eight new set of goals, the first one is taking care of what you already have which I believe is important.

**CITY OF SAN JUAN  
CITY COMMISSION MEETING  
TUESDAY, AUGUST 27, 2019**

Ms. Bagley stated she wanted to compliment Mayra with the IT Department for taking lovely pictures. She added the assessments look at the demand base needs and standards base needs, which entails what you want in the City. Ms. Bagley added that the City of San Juan is up there with the rest of the Cities as far as park plans per capita park plans.

Ms. Bagley Bagley stated the plan implementation lays out the next ten years which is more of a guideline and a working document which does not bind the city to fund any of these programs they are recommendations. Mayor Mario Garza asked how long did it take to finalize the project to which Ms. Bagley responded a little over a year since it was running parallel with the comprehensive plan.

**Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).**

**X. CONSENT AGENDA**

**A. Meeting Minutes- March 26, 2019**

**Commissioner Jesus “Jesse” Ramirez and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).**

**XI. 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.

1. Pursuant to Section §551.087 Economic Development Negotiations and §551.071 Consultation with Attorney; Regarding Financial Incentives to Business Prospects and Project Square.
2. Pursuant to Section §551.071 Consultation with Attorney; Discussion and Possible Action Regarding Legal Concerning Longevity Pay for Non-Civil Service Employees.
3. Pursuant to Section §551.071 Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment Agreements for 2019 Noche De Paz.
  - a. First Row Productions (FRP)
  - b. Rogelio Garcia- Cowboy Concerts and Events

**Commissioner “Neto” Guajardo made motion to go to executive session at 6:31 p.m. and was seconded by Commissioner Jesus “Jesse”. Motion passed (5-0).**

**XII. RECONVENE**

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

**Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 7:26 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).**

**DISCUSSION:** Mayo Mario Garza stated there would be no action for item XI A, 1, 2 and 3..

**XIII. ADJOURNMENT 7:26PM**

**Commissioner Jesus “Jesse” Ramirez made motion to adjourn and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).**

**CITY OF SAN JUAN, TEXAS**

---

**Mario Garza, Mayor**

**ATTEST:**

---

**Diana H. Cavazos, City Secretary**

## **MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION**

**DATE:** Saturday, August 31, 2019

**TIME:** 12:00 p.m.

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

**MEMBERS PRESENT:** Mario Garza, Mayor  
Leonardo “Lenny” Sanchez, Mayor Pro Tem  
Ernesto “Neto” Guajardo, Commissioner  
Marco “Markie” Villegas, Commissioner  
Ricardo Palacios, City Attorney

**STAFF PRESENT:** Benjamin Arjona, City Manager

### **ORDER OF BUSINESS**

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

Mayor Mario Garza called meeting to order at 12:00 p.m.

#### **II. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:**

1. Discussion and Possible Action Regarding 2019 Noche de Paz Event.

**DISCUSSION:** Mayor Mario Garza asked if there would be a toy drive on behalf of the Police Department to which Mr. Benjamin Arjona, City Manager responded there will be one. Commissioner Marco “Markie” Villegas stated it would be more feasible to have the event on the 21<sup>st</sup> of December since students would be benchmarking at school.

**Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Marco “Markie” Villegas seconded. Motion Passed (4-0).**

#### **III. 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.

1. Pursuant to Section §551.071 Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment Agreement for 2019 Noche De Paz.
  - a) Carpe Nox Entertainment

**CITY OF SAN JUAN  
SPECIAL CALLED MEETING  
SATURDAY, AUGUST 31, 2019**

**Commissioner Ernesto “Neto” Guajardo made motion to enter into Executive Session at 12:04 p.m. and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (4-0).**

**IV. RECONVENE**

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

**Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to Reconvene at 12:13 p.m. Commissioner Marco “Markie” Villegas seconded. Motion Passed (4-0).**

**DISCUSSION:** Mayor Mario Garza stated at this time there would be no action for item 1 under Executive Session.

**V. ADJOURNMENT: 12:16 P.M.**

**Commissioner Marco “Markie” Villegas made motion to adjourn and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed. 4-0**

**CITY OF SAN JUAN, TEXAS**

---

**Mario Garza, Mayor**

**ATTEST:**

---

**Diana H. Cavazos, City Secretary**

## **MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION**

**DATE:** Tuesday, September 10, 2019

**TIME:** 6:00 p.m.

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

**MEMBERS PRESENT:** Mario Garza, Mayor  
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore  
Ernesto “Neto” Guajardo, Commissioner  
Marco “Markie” Villegas, Commissioner  
Jesus “Jesse” Ramirez, Commissioner  
Criselda Palacios, City Attorney

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

### **ORDER OF BUSINESS**

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

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

#### **II. INVOCATION BY:**

Benjamin Arjona, City Manager led the invocation.

#### **III. PLEDGE OF ALLEGIANCE BY:**

Mayor Mario Garza led the Pledge of Allegiance.

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

Mr. Eddie Cantu stated a few years ago the County built a Boys and Girls club for the citizens of San Juan and it partnered up with the City. Mr. Cantu further stated the agreement of funding was

**CITY OF SAN JUAN  
CITY COMMISSION MEETING  
TUESDAY, SEPTEMBER 10, 2019**

50% each, the Boys and Girls club does a tremendous job of looking for grants to provide different programs that otherwise would not be able to provide with a total budget now of \$230,000. Mr. Cantu further stated one of the cool things in the club is that we are now providing transportation, which is great for the kids but more for the parents since now they don't have to worry about picking up their children. Mr. Cantu added it was pretty impressive because much bigger clubs struggle with transportation. Mr. Cantu proceeded to thank the City of San Juan for giving them the opportunity to provide those services to the families.

Mrs. Ana Vasquez stated this summer was one of the best ones, 400 kids and youth were served throughout the three months and breakfast and lunch were provided. Mrs. Vasquez further stated currently they are on the third week of the afterschool program and transportation is working out great with 40-50 kids registered. Mrs. Vasquez added there's one meal provided after school and that children are being helped with homework. Mrs. Vasquez stated the teens were present and they are trying to get them more involved with the community at least once a month in community service. She added she had reached out to Mr. Roel Garza and he was very happy to have them there on Saturday.

**V. PRESENTATIONS**

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

**DISCUSSION:** Benjamin Arjona, City Manager greeted the City Commission, staff and public. Mr. Arjona stated all Director's were present should the Commission have any questions.

**VI. PUBLIC HEARING/ORDINANCES**

- A. Hold Second and Final Public Hearing on Adopting the Proposed Tax Rate and Levy for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020.

**DISCUSSION:** Leroy Gonzalez, Finance Director stated on Tuesday August 13<sup>th</sup>, 2019 the City Commission voted and approved the tax rate of .6993 for Fiscal Year October 1, 2019 thru September 30, 2020. Mr. Gonzales further stated two public hearings had been scheduled for September 5<sup>th</sup> and September 10<sup>th</sup> to hold the tax rate the same as last year.

Open Public Hearing at 6:16 p.m.

Closed Public Hearing at 6:16 p.m.

**Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0).**

- B. Hold Public Hearing and Consider Ordinance Adopting the Budget for the City of San Juan, Texas for Fiscal Year Beginning October 1, 2019 to September 30, 2020.

**DISCUSSION:** Leroy Gonzalez, Finance Director stated the recommended budget for year 20 is before you in the packet it includes the budget highlights which shows a change on the ordinance based on the last meeting. Commissioner Marco "Markie Villegas asked if every change shows on the packet to which Mr. Leroy Gonzales responded yes.

**CITY OF SAN JUAN  
CITY COMMISSION MEETING  
TUESDAY, SEPTEMBER 10, 2019**

Open Public Hearing at 6:18 p.m.  
Closed Public Hearing at 6:18 p.m.

**Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez . Motion passed (5-0).**

- C. Consider Adoption of an Ordinance Amending Chapter 1 General Provisions; Article 1.05 Administrative Fees, Section 1.05-.008 Planning Department of the City of San Juan Code of Ordinances for the Purpose of Establishing Certain Fees for Planning Department.

**DISCUSSION:** Robert Escobar, Planning Director stated this is to amend the administrative fees since the last time they were updated was back on 2016. The changes will reflect on the following: occupational license fee will raise from \$40 to \$50 with a renewal, variance request from \$250 to \$300 and garage sale permits from \$10 to \$15. Mayor Mario Garza asked how often residents can apply for garage sale permits to which Mr. Robert Escobar responded every three months.

**Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).**

- D. Consider Adoption of an Ordinance Amending Chapter 1 General Provisions; Article 1.05 Administrative Fees, Section 1.05-.009 Parks & Recreation Department of the City of San Juan Code of Ordinances for the Purpose of Establishing Certain Fees for Parks and Recreation Department.

**DISCUSSION:** Patrick Willingham, Parks & Recreation Director stated he had been working with Mr. Escobar on the fees the City has and he has monitored different programs within the neighboring cities, therefore he is presenting the numbers. Mr. Willingham further stated the numbers are still below other cities; they might be \$5.00 higher in one sport but are \$25 below on others. Mr. Willingham added at the end of the day the City of San Juan programs are growing, there is more investing with partners, and cost of business is getting higher over the years and we feel is time to increase the fees. Mayor Mario Garza asked if it was because they have to compete with everybody else to which Mr. Willingham responded they are looking into making a pavilion at Municipal Park from \$35 to \$45 for the use of soccer, youth flag football, youth basketball, volleyball and the summer programs. For youth baseball and girls softball from \$30-\$40 since that's where most participation is in. Commissioner Ernesto Guajardo asked if he had checked with the City of Pharr and the City of Edinburg to which Mr. Willingham responded yes. Mayor Garza asked if the increase was strictly for uniforms and equipment to which Mr. Willingham replied yes. Mayor Garza asked if any portion was for maintenance of the fields to which Mr. Willingham responded not at this time. Mayor Garza then asked if it is something he's considering to which Mr. Willingham responded maybe in the future once he has everything detailed and precise so it can be transparent. Mayor Garza if the uniforms for the youth sports are all dry fit to which Mr. Willingham responded yes. Commissioner Jesus “Jesse” Ramirez stated youth basketball was listed twice and if there was a reason for that to which Mr. Willingham responded it was a typo.

**Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).**

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

- A. Consideration and Possible Action to Approve the Collective Bargaining Agreement Between the City of San Juan and the San Juan Police Officers Association.

**DISCUSSION:** Mr. Benjamin Arjona, City Manager stated in the packet is a copy of the CBA negotiated with the Police Union to which there hasn't been any changes, the final step is to approve it. Mrs. Rebecca Hayward stated the last time the negotiation was discussed with the Police Union you were provided with an update of what had been done. Mrs. Hayward further stated the only thing that has occurred is the Union approved the negotiation and the final step is for the City Commission to approve it. Mrs. Hayward added again there were no changes to the contract, which is a three year contract which includes raises throughout the three years that the City runs fiscally. Mayor Mario Garza asked if Mrs. Hayward is talking about what was discussed in Executive Session last time and if it was he has a concern to which Mrs. Hayward said if it was discussed during the Session she suggests they go into Executive Session. Criselda Palacios, City Attorney recommended the same. Benjamin Arjona, City Manager added that was one of the reasons Executive Session was included in the agenda in case there was any legal questions.

**Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).**

- B. Discussion and Possible Action to Approve a Budget Adjustment within the Sanitation Budget in the Amount of \$69,582.40 to Solid Waste Disposal Services Line Item.

**DISCUSSION:** Mr. Roel Garza, Sanitation Director stated the adjustment was needed to use the money for waste disposal fees. Mr. Benjamin Arjona, City Manager stated it wasn't that less money was forecasted it's the fact that more equipment was purchase and the trucks have been working every single day. Mr. Arjona further stated brush is being picked up continuously and you can see the city looks a lot cleaner. Commissioner Marco “Markie” Villegas stated the city is getting cleaned up and that is the end result. Commissioner Jesus “Jesse Ramirez asked if it as taken into consideration for the next fiscal year to which Mr. Garza responded yes.

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

- C. Discussion and Possible Action to Authorize a Budget Amendment in the Amount of \$80,000.00 for Waste Disposal Services and Authorize City Manager to Execute all Related Documents and Budget Amendment.

**DICUSSION:** Mr. Roel Garza, Sanitation Director stated the amendment was needed for the same line item which wasn't updated on the last budget.

**Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).**

- D. Discussion and Possible Action to Authorize a Budget Amendment out of the Parks Development Fees in the Amount of \$26,902.00 to Other Structures.

**DICUSSION:** Mr. Patrick Willingham stated the budget amendment was to continue the upgrades of the municipal park; this amendment includes the fencing on 1<sup>st</sup> Street as well as the walkway and the double gates for vehicles. Mayor Mario Garza asked how tall the fence would be to which Mr. Willingham responded 6 feet, but more commercial grade than the old one. Commissioner Ernesto “Neto” Guajardo asked if all the fence was getting replaced to which Mr. Willingham responded all along 1<sup>st</sup> street. Mr. Willingham added the other part of the amendment, the \$26,000 is for 4 brand new shade structures for the ballparks, the fencing has been redone and the dugouts have been expanded therefore we will be doing some upgrades to the field. Mr. Arjona, City Manager added the upgrades would be with buy board vendors.

**Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).**

#### **VIII. CONTRACTUAL RESOLUTIONS**

- A. Consider Authorizing the Chief of Police to Enter into a Renewal Agreement Between the United States Department of Justice, Drug Enforcement Administration (DEA) and the San Juan Police Department.

**DISCUSSION:** Chief Gonzalez stated a grant had been submitted and the total amount received was \$12,000 to reimburse.

**Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).**

#### **IX. CONSENT AGENDA**

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the Proposed Cavazos Drive-Thru located at 4202 N. Raul Longoria Road, legally described as Lot 11, Plazita Grande Subdivision, as requested by Alexis Cavazos.
- B. Monthly Collection Report – July 2019
- C. Meeting Minutes  
- April 9, 2019

**Mayor Pro Tem Leonardo “Lenny” Sanchez motion to approve and Commissioner Jesus “Jesse” Ramirez seconded. Motion passed (5-0).**

#### **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.
1. Pursuant to Section §551.071, Texas Government Code to Receive Legal Advice and Counsel in Connection with the City’s Rights, Duties, Privileges

**CITY OF SAN JUAN  
CITY COMMISSION MEETING  
TUESDAY, SEPTEMBER 10, 2019**

and Obligations Related to the Collective Bargaining Labor Agreement between the City and Duly Recognized Bargaining Agenda for the City's Law Enforcement Personnel, the San Juan Police Officers Association..

**Commissioner Marco "Markie" Villegas made motion to go to Executive Session at 6:08 p.m. and was seconded by Commissioner Jesus "Jesse". Motion passed (5-0).**

**XI. RECONVENE**

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

**Commissioner Marco "Markie" Villegas made motion to reconvene at 6:14 p.m. and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0).**

**DISCUSSION:** Mayor Mario Garza made motion to approve as recommended in Executive Session.

**Mayor Mario Garza made motion to approve and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0).**

**XIII. ADJOURNMENT 6:32PM**

**Commissioner Marco "Markie" Villegas made motion to adjourn and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).**

**CITY OF SAN JUAN, TEXAS**

---

**Mario Garza, Mayor**

**ATTEST:**

---

**Diana H. Cavazos, City Secretary**