



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, May 12, 2020

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

- A.** It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established and Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, May 8, 2020 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later that 5:00 p.m. on Tuesday, May 12, 2020. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

V. PRESENTATIONS

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

- 1. Department of Planning and Zoning Monthly Report.

- 2. Department of Parks and Recreation Monthly Report.

- 3. San Juan Memorial Library Monthly Report.

- 4. Department of Sanitation Monthly Report.

VI. PUBLIC HEARINGS

- A. Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “Fiesta Real Event Center” at 905 W. SH 495 Suite 3, legally described as Lot 3, McBride Subdivision, as Requested by Ismael Rodriguez.

- B. Hold a Public Hearing for a Conditional Use Permit to allow a Beauty Salon in a Residential Area located at 1005 Shawnee Circle, legally described as Lot 43, Block 2, Lucero Estates Subdivision, as Requested by Melissa Arguelles.

- C. Hold a Public Hearing for a Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Palomo’s Drive-thru” located at 901 W. SH 495 Suite 2, legally described as Lot 5, McBride Subdivision, as Requested by Bibiana Palomo.

- D. Hold a Public Hearing for a Conditional Use Permit to allow a Multi-Family dwelling along the Expressway Corridor District (EC) at property legally described as the 15.92 acre tract of land out of the East 20 acres of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Leonel Cantu.

- E. Hold a Public Hearing for a Conditional Use Permit to allow a Food Concession Stand “Pika Pebble Snacks” with a Drive-Thru Window at 4011 N. Raul Longoria Road, legally described as the West 309.24 feet of the South 140.86 feet of the North 281.72 feet of Lot 10, Block 8, Tracts 19 -20, John Closner Subdivision, as Requested by Stephanie Villarreal.

VII. ORDINANCES

- A. Consider Adoption of an Ordinance in First Reading to Amend the City of San Juan Code of Ordinances Chapter 13. Utilities; Article 13.03 Water and Sewer Service; Division 2. Rates, Charges and Billing; Part IV. Sewer Rates and Charges. Adding Section 13.03.185 Sewer Main and Service Line Televising Fee; Establishing Sewer Main and Service Line Televising Services; Establishing the Rate to be Charged by the City of San Juan; Providing for a Repealer Clause; Providing for Codification; and Providing for Publication and an Effective Date.

VIII. APPOINTMENTS

- A. Consider the Removal and/ or Appointment of Board Member(s) to the San Juan Parks and Recreation Advisory Board.
- B. Consider the Removal and/or Appointment of Board Member(s) of the San Juan Economic Development Corporation.

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

- A. Consider the Approval of a Budget Amendment in the Amount of \$39,108.00 out of Miscellaneous Grant Fund Balance to the Police Department Miscellaneous Grant Budget.
- B. Consider the Approval of a Budget Adjustment in the amount of \$34,240.00 out of the Federal Forfeiture Fund Balance to the Police Department Federal Forfeiture Budget.
- C. Discussion and Possible Action Regarding Hidalgo County Elections Department Request for Early Voting/Election Day Polling Location of Fire Station #2 (2301 N. Raul Longoria, San Juan, Texas 78589) for the 2020 Primary Run off.

X. CONTRACTUALS

- A. Consider Authorizing City Manager to Extend the Contract for the City of San Juan Project Manager with Strada Engineering and Consulting, LLC, for the Transit Terminal Building/City Hall Pursuant to RFQ# 18-64-03-20.

XI. RESOLUTIONS

- A. Consider Authorizing The City of San Juan to Apply and Submit a Grant Application for Funding to the Office of the Governor, for the City of San Juan COVID19 Response Program, FY 2020.

XII. CONSENT AGENDA

- A. Budget Expenditure Report - March 2020
- B. Meeting Minutes
 - December 10, 2019
 - January 14, 2020

XIII. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings 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 the Comprehensive Plan.
 - 2. Pursuant to Section §551.071, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment Agreement for 2020 Noche de Paz.
 - 3. Pursuant to Section 551.071 Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning CNN Interlocal Agreement with the City of Pharr.

XIV. 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.

XV. ADJOURNMENT

CERTIFICATION

CITY COMMISSION MEETING AGENDA

MAY 12, 2020

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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 _____, 2020.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
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Commissioners: Jesus “Jesse” Ramirez
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Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roberto Escobar, Planning Director

DATE: 4/28/2020

SUBJECT: Department of Planning and Zoning Monthly Report.

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

- 110 building permits were issued during the month of April.
- Handled approximately 2,014 calls.
- The building inspectors made approximately 381 inspections.
- Nine (9) permits were issued for new houses \$798,700.00 in total valuation.

HEALTH DEPARTMENT

Health Inspector was assisting business owners to keep them informed about the latest State's orders regarding the Covid-19.

SUBDIVISIONS IN PROCESS

- ND Sonic Subdivision
- Area Holdings Subdivision
- Luna Subdivision
- Solis-Trevino Phase 1 Subdivision
- Valley Ranch Subdivision
- Cesar Heights Subdivision
- Arrambide Subdivision
- Royal Ridge Subdivision
- Garza Estates
- Carroll Estates
- The Trump Subdivision
- The Shops at HEB
- Black Hills Estates Subdivision

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- Hacienda San Fernando Subdivision
- County Park Phase 1
- Perez-Garza Subdivision
- Kings Apartments
- Las Misiones de San Juan
- Arguello Subdivision
- Garco Subdivision

CONDITIONAL USE PERMITS IN PROCESS

- “Fiesta Real Event Center” at 905 W. SH FM 495 Suite 3
- Beauty Salon at 1005 Shawnee Circle
- “Palomo’s Drive Thru” at 901 W. SH 495 Suite 2
- To allow Multi-Family in the Expressway Corridor District area
- “Pikka Pebble Snacks” at 4011 N. Raul Longoria Road

SUBDIVISION RECORDED

- Kings Apartments Subdivision



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 5/4/2020

SUBJECT: Department of Parks and Recreation Monthly Report.

For the month of April 2020, we have the following to report:

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

- Doing some minor demo work at Municipal Park.
- Maintaining and servicing tractors and equipment.
- Assisted PD with painting at the shooting range.
- Maintaining parks by trimming trees, cutting grass, watering, and painting.
- Sanitizing vehicles regularly and adhering to state guidelines.
- Park clean up after Easter weekend, picking up trash and servicing trash cans.

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

- On-line Google Sheets Training for staff, with Pat Karr, IT Director.
- Cyber Security Training, with Pat Karr, IT Director.
- Getting quotes and purchasing equipment for parks. (weed eaters, string line, blades)

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

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PONY BASEBALL/SOFTBALL:

Due to the Coronavirus and as per PONY Baseball/Softball, the 2020 Season is postponed until at least June 1, 2020 which includes all team practices but the start date may be extended to a later date or cancelled. The San Juan Parks & Recreation Department is still continuing preparations for the upcoming 2020 Season and is monitoring the Covid-19 situation daily.

At this time we continue to monitor the parks and make sure they are clean and that people are not congregating in large groups. All programs continue to be suspended until further notice.

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

- At City Shop, worked on a water leak.
- Servicing all A/C Units to prepare for the upcoming summer season.
- Replacing all A/C filters on all City units.
- Currently our city custodial staff's priority to ensure that all city buildings are being properly sanitized.

UPCOMING EVENTS:

Any and all events are postponed until further notice.

Update on Field Project: As of April 30, 2020 Phase 2 of the Municipal Park Project is complete. MG Valley Construction has completed their work with the installation of the new infields and the sub grading of the entire ballfield. The new sprinkler system has been installed and new sod is being installed as well in the outfield portion of each ballpark. Work has also begun on the upgrades to the exterior of the ballparks as well. More updates will be forthcoming in the very near future.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 5/4/2020

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the April monthly report including statistics and programs:

For the month of April, we had, 0 visitors. Out of those visitors, 0 were here for computer use only. The library renewed a total of 193 items both adult and children. We had 0 in-house circulation items. We requested and received 0 (0) Interlibrary Loans (ILL). We had 0 new patrons added to our circulation system. We helped the public with an estimated 193 reference/informational questions over the phone. We had 0 fax transactions. The monthly amount deposited was \$96.45 from the coin operated copy machine.

Please see the attached statistical report.

During the month of April

- Attended the Directors’ meetings.
- Attended the City Commission meetings.
- The Library Board meeting was cancelled.
- Attended the Emergency called meetings,
- Attended an HCLS virtual meeting.

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Attended a Library webinar from RBDigital.

- Went to City Hall to make a money deposit for the library.
- Managed the day to day operations of the San Juan Memorial Library.
- Due to COVID-19 (Coronavirus), the library closed its doors to the public, until further notice, on Friday, March 27, 2020.

Meetings to be held in May 2020

Multipurpose Room

Utilities Department, May 5th

EDC meeting, May 5th & 19th

Emergency Directors' meetings, May 6th, 8th, & 15th

Planning & Zoning, May 7th & 21st

City Commission meetings, May 12th & 26th

Directors' Meetings, May 13th & 27th

Training Room:

No other meetings are scheduled in the Training room.

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Phone: (956)223-22

**San Juan Memorial Library
April 2020 Statistics**

Statistics	
Total Visitors	0
Computer Users	0
Total Checkouts/Renewals	193
In-House Use	0
Inter-Library Loans	0
New Patrons	0
Reference\ Informational Questions	131
FAX transactions	0
Children's Programs	0
Attendance	0

Multipurpose Room Reservations	Attendance
1st Emergency Directors Meeting	14
3rd Emergency Directors Meeting	14
8th Emergency Directors Meeting	14
10th Emergency Directors Meeting	14
13th SJML Staff Meeting	6
14th Directors Meeting	8
14th SJML Staff Meeting	6
14th City Commission - Online	3
15th Directors Meeting	14
17th Emergency Directors Meeting	14
21st EDC Meeting	5
23rd HR - Executive Room	3
24th Emergency Directors Meeting	13
27th HR - New Hire Orientation	2
28th City Commission - Online	3
29th Directors Meeting	15
30th Special Called Meeting	8
Total	156

Training Room Reservations	Attendance
16th HCLS Meeting - Online	2
Total	2

Checkouts	
DVDs	4
Books Juvenile	142
Books Adult	47
Total	193

WiFi Usage	
LibGuest	129
LibStaff	784
Total	913

Study Room Attendance	
Study Rooms	0

Facebook Page	
Likes	13
Visitors	5

SJML Homepage	
Visitors	*

* Data not collected

Deposits	
Fines	\$ -
Copies	\$ 96.45
Total	\$ 96.45

Youth & Children's Programs/Attendance

Date	Program	Attendance
Wednesday, April 1, 2020	*	0
Thursday, April 2, 2020	*	0
Friday, April 3, 2020	*	0
Monday, April 6, 2020	*	0
Tuesday, April 7, 2020	*	0
Wednesday, April 8, 2019	*	0
Thursday, April 9, 2020	*	0
Tuesday, April 14, 2020	*	0
Wednesday, April 15, 2020	*	0
Thursday, April 16, 2020	*	0
Friday, April 17, 2020	*	0
Monday, April 20, 2020	*	0
Tuesday, April 21, 2020	*	0
Wednesday, April 22, 2020	*	0
Thursday, April 23, 2020	*	0
Friday, April 24, 2020	*	0
Monday, April 27, 2020	*	0
Tuesday, April 28, 2020	*	0
Wednesday, April 29, 2020	*	0
Thursday, April 30, 2020	*	0
Total	0	0
* No Programing for April		



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roel Garza, Sanitation Director

DATE: 5/5/2020

SUBJECT: Department of Sanitation Monthly Report.

Sanitation Department (April 2020)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site – 1,112 Residents
- Residential – 1,249.70 Tons
- Commercial – 428.99 Tons
- Roll-Off – 139.96 Tons 32 loads (rental)
- Brush – 751.68 & 199 loads of brush

Central Garage (April 2020)

- Open 18
- Closed 7
- 6 Residential Side Loaders operating
- 1 Commercial Side Loaders operating
- 2 Commercial Front Loaders operating
- 2 Brush truck operating, 1 Brush Truck down
- 1 Brush tractor (grapple) operating
- 3 Brush Grapple Truck operating, 1 Brush Grapple Truck down
- 3 Roll-Off Trucks operating

Recycling (April 2020)

Cardboard:	4.81 tons / \$238.30
Newspaper:	1.30 tons/\$61.90
Curbside:	8.68 tons/\$171.08
E-Waste:	0.95 tons / \$37.80

Code Enforcement (April 2020)

Violation Notice Issued	8
Tagged Illegal Parked	8
Fences: No Permit	2
Illegal Dumping	8
Resident Contacts	174
Vendor without Permit	1
Total Tons/Revenue:	15.74 tons/\$509.08
Savings of:	\$314.80

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2020

Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “Fiesta Real Event Center” at 905 W. SH 495 Suite 3, legally described as Lot 3, McBride Subdivision, as Requested by Ismael Rodriguez.

STAFF COMMENTS AND RECOMMENDATIONS:

Ismael Rodriguez is applying for a Conditional Use Permit to open “Fiesta Real Event Center” at commercial plaza located on Veterans Boulevard and SH 495. It is noted that on 2018, a previous event center was at same location for two years.

The commercial plaza has four (4) commercial suites with a restaurant and meat market occupying adjacent suites. The property has one entrance along SH 495. There is a total of 34 parking spaces in front and back of plaza. Each suite is approximately 1,200 square feet.

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

RECOMMENDATION:

During the regular meeting on May 7, 2020, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/7/2020
CITY COMMISSION – 05/12/2020
DATE PREPARED – 05/05/2020

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STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit to allow “Fiesta Real Event Center” in a commercial area.

APPLICANT: Ismael Rodriguez

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 3, McBride Subdivision

LOCATION: 905 W. SH 495, Suite 3
(Located approximately 300 feet East of Veterans Boulevard, along the North side of SH 495)

PROPOSED USE OF PROPERTY: Event Center

EXISTING ZONING: General Business District (C-2)

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

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

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

RECOMMENDATION: Staff recommends approval subject to comply with conditions in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Ismael Rodriguez is applying for a Conditional Use Permit to open “Fiesta Real Event Center” at commercial plaza located on Veterans Boulevard and SH 495. It is noted that on 2018, a previous event center were at same location for two years.

The commercial plaza has four (4) commercial suites with a restaurant and meat market occupying adjacent suites. The property has one entrance along SH 495. There is a total of 34 parking spaces in front and back of plaza. Each suite is approximately 1,200 square feet.

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 businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city’s noise ordinance.
9. The business must comply with the City’s *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.

**CONDITIONAL USE PERMIT
“FIESTA REAL EVENT CENTER”
MAY 12, 2020**

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

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

ATTACHMENTS:

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



“Fiesta Real Event Center”

**CONDITIONAL USE PERMIT
"FIESTA REAL EVENT CENTER"
MAY 12, 2020**

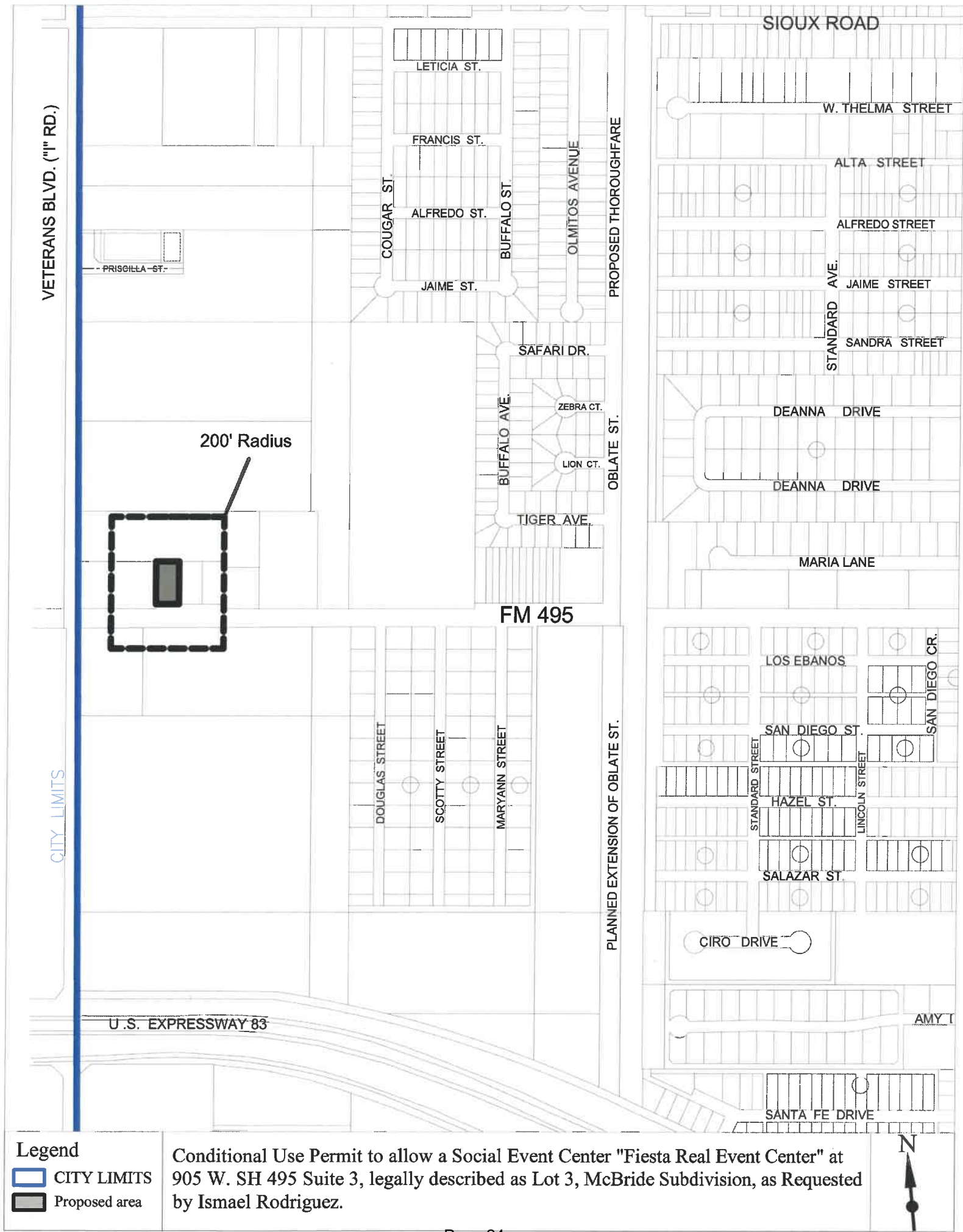
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FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/07/2020 Commissioner Alaniz made a motion to approve the conditional use permit as presented by staff. Commissioner Perez seconded the motion. The motion passed unanimously with a 6-0 vote.

Mr. Escobar explained that Mr. Rodriguez is applying for a conditional use permit to allow Fiesta Real Event Center at a commercial plaza located at Veterans Boulevard and SH 495. Applicant is taking over the business under different name. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius and no comments were received in favor or against the request. Due to Covid-19 occupancy load is 25% based on regulations of the State of Texas.

Commissioner Alaniz said that applicant needs to follow State rules and regulations.



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Social Event Center "Fiesta Real Event Center" at 905 W. SH 495 Suite 3, legally described as Lot 3, McBride Subdivision, as Requested by Ismael Rodriguez.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "Fiesta Real Event Center" in a commercial area located at 905 W SH 495 Suite 3, legally described as Lot 3, McBride Subdivision as Requested by Ismael Rodriguez.



VETERANS BLVD. ("I" RD)

PRISCILLA ST.

COUGAR ST.
FRANCIS ST.
ALFREDO ST.
JAIME ST.

BUFFALO ST.

OLMITOS AVENUE

PROPOSED THOROUGHFARE

SAFARI DR.

ZEBRA CT.

LION CT.

TIGER AVE.

BUFFALO AVE.

OBLATE ST.

W. THEL

ALTA

ALFRI

STANDARD AVE.
J
SAI

DEANNA DRIV

DEANNA DRIV

MARIA LANE

FM 495

FM 495

DOUGLAS STREET

SCOTTY STREET

MARY ANN STREET

PLANNED EXTENSION OF OBLATE ST.

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

U.S. EXPRESSWAY 83

Zoning Districts

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

Conditional Use Permit to allow "Fiesta Real Event Center" in a commercial area located at 905 W SH 495 Suite 3, legally described as Lot 3, McBride Subdivision as Requested by Ismael Rodriguez.



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.

Conditional Use Permit to allow "Fiesta Real Event Center" in a commercial area located at 905 W. SH 495 Suite 3, legally described as Lot 3, McBride Subdivision, as Requested by Ismael Rodriguez.

Rodriguez, Isamel
8702 Palos Grandes
Weslaco, TX 78599

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

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

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

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

Vega, Francisco and Maria E.
1615 Mary Ann St.
San Juan, TX 78589

Munoz, Elizabeth
1605 Merlin Dr.
Mission, TX 78572

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

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

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

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW "FIESTA REAL EVENT CENTER" AT 905 W. SH 495 SUITE 3, LEGALLY DESCRIBED AS LOT 3, MCBRIDE SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Ismael Rodriguez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow "*Fiesta Real Event Center*" in a commercial area.

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 Ismael Rodriguez has applied for a Conditional Use Permit to allow "*Fiesta Real Event Center*" at 905 W. SH 495 Suite 3, subject to the following conditions:

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

7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

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

PASSED and **APPROVED** on first reading on the 12th day of May, 2020.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2020.

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
MAY 12, 2020

Hold a Public Hearing for a Conditional Use Permit to allow a Beauty Salon in a Residential Area located at 1005 Shawnee Circle, legally described as Lot 43, Block 2, Lucero Estates Subdivision, as Requested by Melissa Arguelles.

STAFF COMMENTS AND RECOMMENDATIONS:

Melissa Arguelles is applying for a conditional use permit to allow a beauty salon in a residential area located at 1005 Shawnee Circle. She is proposing to use a room as a beauty salon and she will be taking people by appointment only.

It is noted that on 2012 the City approved a beauty salon in a residence at 114 Calle Jacaranda (San Juan del Norte Subdivision) as a result of the amendment to the Code of Ordinances. (Ordinance # 12-19)

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Twenty-Eight (28) property owners within a two hundred (200) foot radius and received ten (10) comments against this request.

RECOMMENDATION:

During the regular meeting on May 7, 2020, the Planning and Zoning Commission unanimously recommended denial of the conditional use permit with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/7/2020
CITY COMMISSION – 05/12/2020
DATE PREPARED – 05/05/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a Beauty Salon in a Residential area.
APPLICANT:	Melissa Arguelles
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 43, Block 2, Lucero Estates Subdivision
LOCATION:	1005 Shawnee Circle
PROPOSED USE OF PROPERTY:	Beauty Salon in a Residence
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access onto Shawnee Circle.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends denial of the Conditional Use Permit.

**CONDITIONAL USE PERMIT
MELISSA ARGUELLES
MAY 12, 2020**

PAGE 2

Melissa Arguelles is applying for a conditional use permit to allow a beauty salon in a residential area located at 1005 Shawnee Circle. She is proposing to use a room as a beauty salon and she will be taking people by appointment only.

It is noted that on 2012 the City approved a beauty salon in a residence at 114 Calle Jacaranda (San Juan del Norte Subdivision) as a result of the amendment to the Code of Ordinances. (Ordinance # 12-19)

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Twenty-Eight (28) property owners within a two hundred (200) foot radius and received ten (10) comments against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Subdivision Plat
Floor Plan
Complaints
Conditional Use Permit Requirements – Home Occupations
Ordinance #12-19
List of neighboring property owners receiving notice
Ordinance

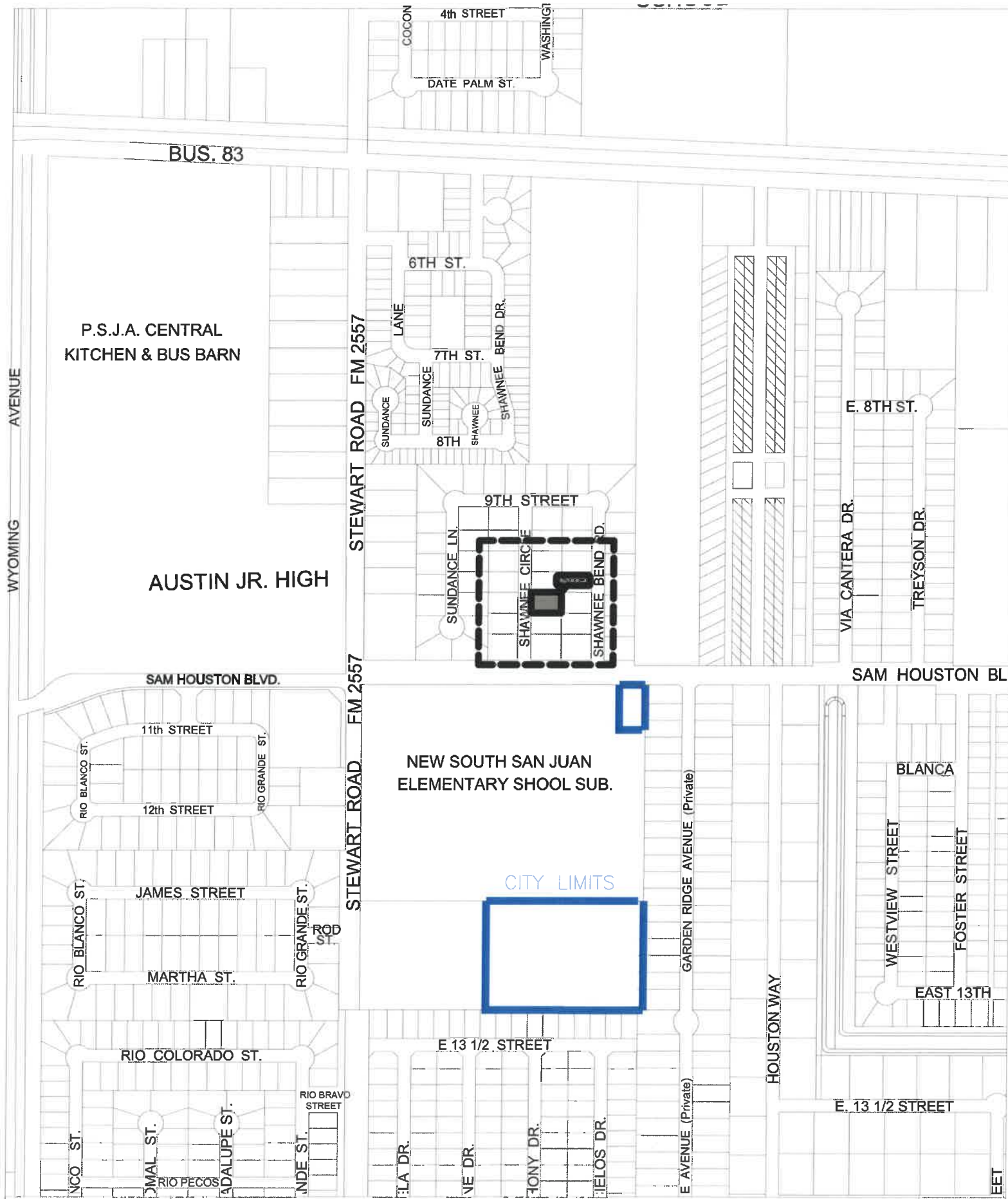


1005 Shawnee Circle

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/07/2020 Commissioner Alaniz made a motion to denial the conditional use permit. Commissioner Guajardo seconded the motion. The motion passed unanimously with a 6-0 vote.

Mr. Escobar stated that applicant wants to open a beauty salon at her residence located at 1005 Shawnee Circle. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius, several complaints were received in opposition to this request.



Legend

CITY LIMITS

Proposed area

Conditional Use Permit to allow a beauty salon in a residential area located at 1005 Shawnee Circle, legally described as Lot 43, Block 2, Lucero Estates Subdivision, as Requested by Melissa Arguelles.



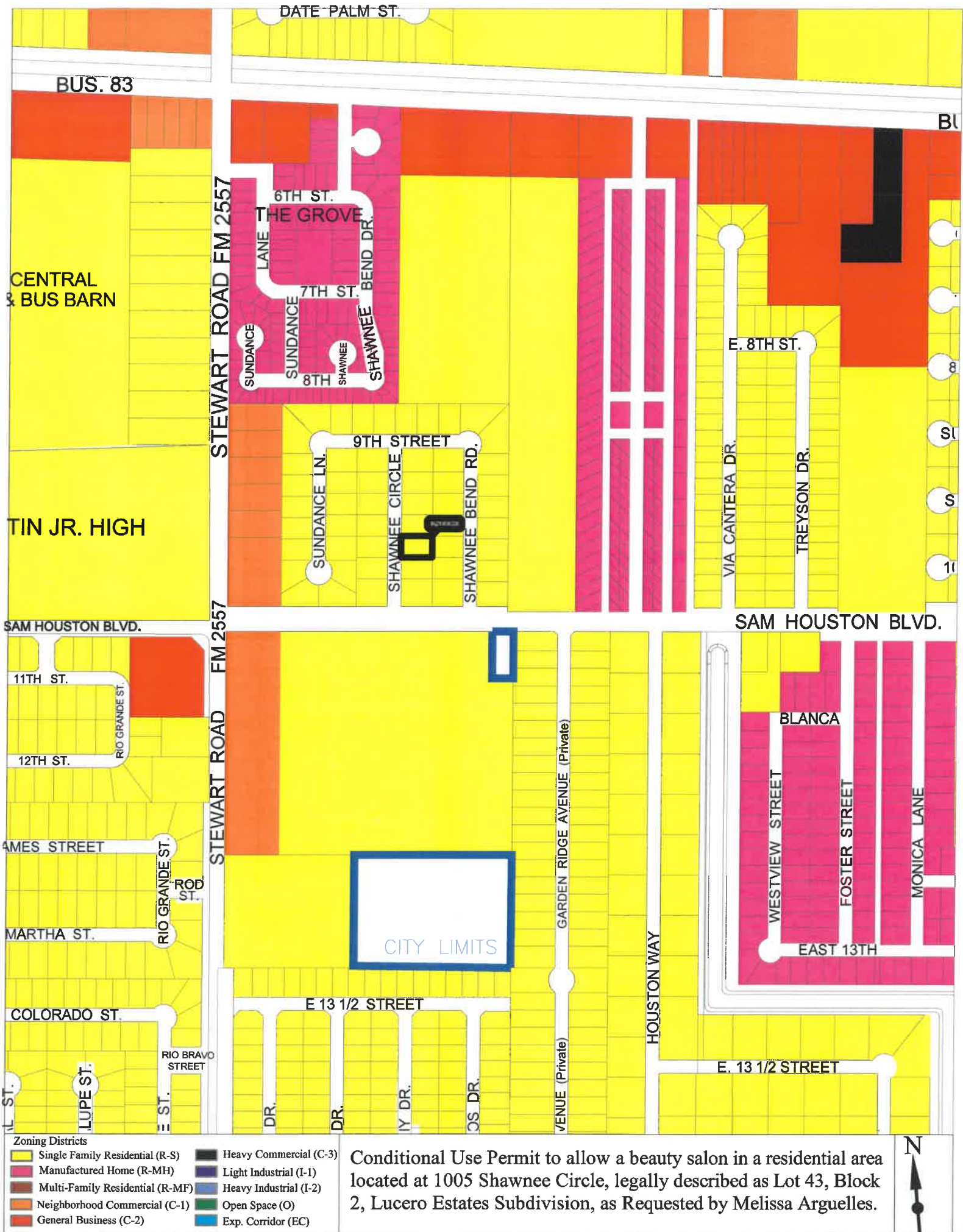


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a beauty salon in a residential area located at 1005 Shawnee Circle, legally described as Lot 43, Block 2, Lucero Estates Subdivision, as Requested by Melissa Arguelles.





DM1251X3 — 0.00

NOTE:

- MINIMUM FINISH FLOOD ELEVATION 181 ABOVE TOP OF CURB
FLOOD ZONE "B". THIS PROPERTY IS NOT IN A FLOOD PRONE
AREA. ELEVATION 1075.9 AT SW COR OF THIS SUBD
E.P.S. IN P.P. INTERSECTION OF STEWART RD. AND SAW HOLLOW AVE.
A 4'-6" SIDEWALK SHALL BE PROVIDED AT THE TNG OF BUILDING PERMIT
35.35 CENTRAL STREET LINE. FDOT 200'. ROAD 20'. SIDE 6' CORMER 10'
CORNERS. BACK LINE: POINT 60' SIDE 6' CORNER 10' PLAP IS
A FENCE LINE. THE PROPERTY IS A RESIDENTIAL LOT. PLAP IS
A COMMERCIAL AND RESIDENTIAL LAND. THE TNG OF SUBDIVISION CANNOT
EACH LOT WILL BE REQUIRED TO OBTAIN 480 SQ. YD. MINIMUM PLAP
AND ACCESS ALLOWED FROM RESIDENT LOT TO SAW HOLLOW AVE.

STATE OF TEXAS:

1. (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, WATER COURSES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MR. JAMES SALAZAR
884 ALAMO TX. 78516
(512) 287-0094

ALAMO LA. 76515
287 0094

STATE OF TEXAS,
COUNTY OF KIDDER.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS NINE DAY OF PERSONALITY (PRINT NAME OF ABOVE PERSON) KNOWN TO ME TO BE THE PERSON(S) WHO HAS/HAVE SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF APRIL, 1991 AT PORT BURNETT IN AND FOR HIDALGO COUNTY, TEXAS.

[Signature]

 Notary Public

[Seal]
 NOTARY PUBLIC
 STATE OF TEXAS
 HIDALGO COUNTY

I, NOE GATZA, P. E., A (REGISTERED PROFESSIONAL ENGINEER/REGISTERED PUBLIC SURVEYOR), DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED ON THE GROUND AND SUBDIVIDED UNDER MY DIRECTION

Noe Garza P.E.
NOE GARZA, P.E. REGISTERED PROFESSIONAL
P.E. OF TEXAS

ENGINEER #304988
REGISTERED PROFESSIONAL SURVEYOR #2569

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY NOT GARYA DE 304988
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO.2
IN THIS DAY OF _____, 2000
COMMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO.2 RIGHT-OF-WAY OR
WITHIN THE DISTRICT BOUNDARIES WITH OUT EXPRESSED WRITTEN PERMISSION OF H.C.I.D. NO.2

I, THE UNDERSIGNED, MAYOR OF THE CITY OF _____ TEXAS, HEREBY
CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS
OF THE SUBDIVISION REGULATIONS OF THE CITY

I, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION,
 APPROVAL BY PLANNING AND ZONING COMMISSION:
 HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION
 REGULATION OF THE COUNTY OF HIDALGO APPROVED THIS 20 DAY OF NOVEMBER, 2019.

CHAIRMAN, PLANNING AND ZONING COMMISSION

FILED FOR RECORD IN:

HIDALGO COUNTY
BY J.D. SALINAS, III

COUNTY CLERK
ON: 4-16-03 AT 3:00 AM/PM

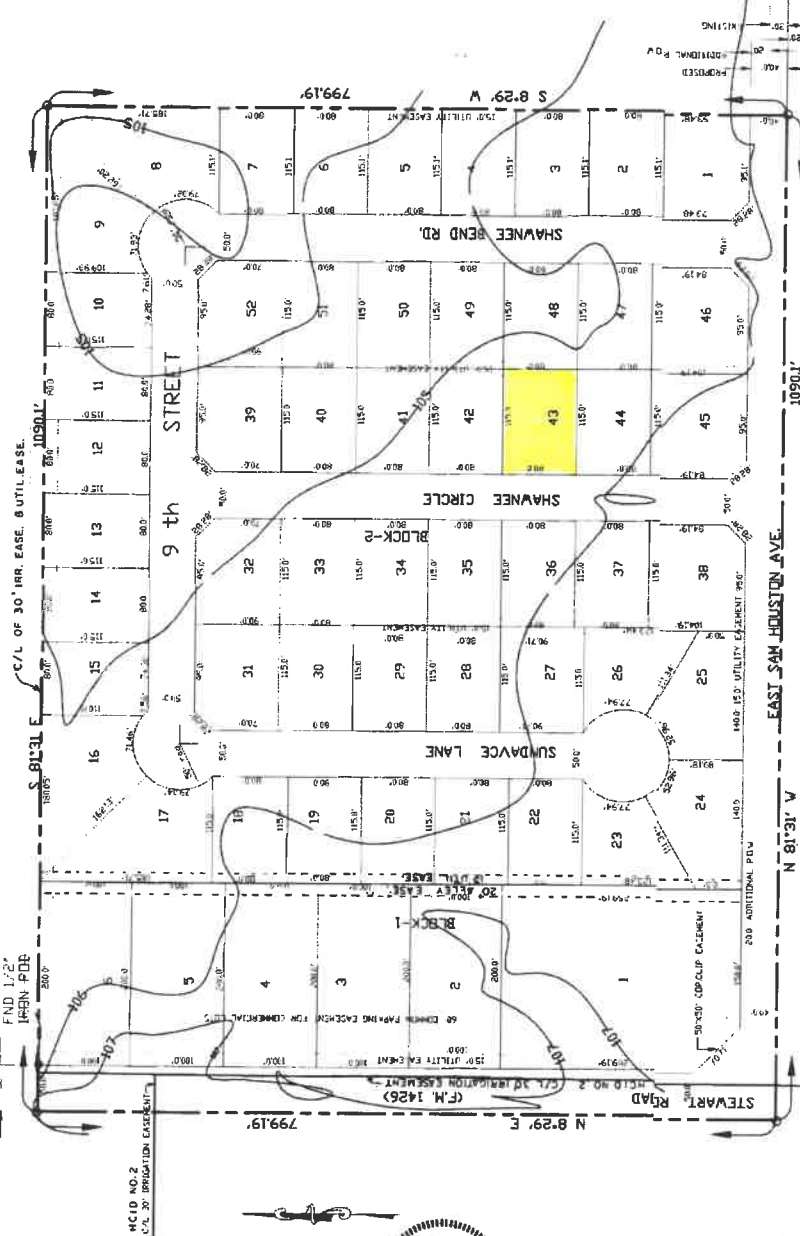
AS A RECORDING NUMBER 18923

ANTHONY D. BAX, DEPUTY

Recorded in Volume 42, page 31
of the map records of Hidalgo
County, Texas.

J.D. Salinas III
County, Texas

Country Club



METERS AND BOUND AS FOLLOWS:

THE SOUTH 30 00 ACRES OF LOT 15, BLOCK 35, ALAMO LAND AND SUGAR COMPANY
 EASEMENT IN VOL. 1, PAGE 24-28 MAP RECORDS OF HIDALGO COUNTY TEXAS
 RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY TEXAS

MORE PARTICULARLY DESCRIBED BY METERS AND HOUNDS AS FOLLOWS:
BEGINNING AT A COTTON PICKER SPINDLE FOUND, AT THE SOUTHWEST CORNER OF LOT 15,
THENCE N 82° E ALONG THE WEST LINE OF LOT 15 AND THED COURSE TO POINT CORNER,
AND

A DISTANCE OF 799.19 FT TO A BOD NAIL FND FOR THE NORTHWEST CORNER HEREOF. THENCE S 81°31' E PARALLEL WITH THE NORTH LINE OF LOT 15, PASS \$0.0' A 1/2" [R] SET

TO A 1/2" I.R. FND. FOR THE EAST R.O.W. LINE OF STEWART RD. AND A TOTAL DISTANCE OF 1080.10 FT.
THENCE S 8°20' W ALONG WITH THE EAST LINE OF LOT 15 TO THE NORTHEAST CORNER HEREOF.

TRAVELLED 2000' W. ALONG WITH THE EAST LINE OF LOT 15. PASS 759.18 FT. A 1/2" IRON ROD SET FOR THE NORTH R.O.W. OF SAM HOUSTON AVE., AND A TOTAL DISTANCE OF 789.18 FT. TO A 60D NAIL END. FOR THE SOUTHEAST CORNER HEREOF.

THENCE N 81°31' W ALONG THE SOUTH LINE OF LOT 15,
A DISTANCE OF 1080.10 FT TO THE PLACE OF BEGINNING AND CONTAINING

20.00 ACRES OF LAND MORE OR LESS.

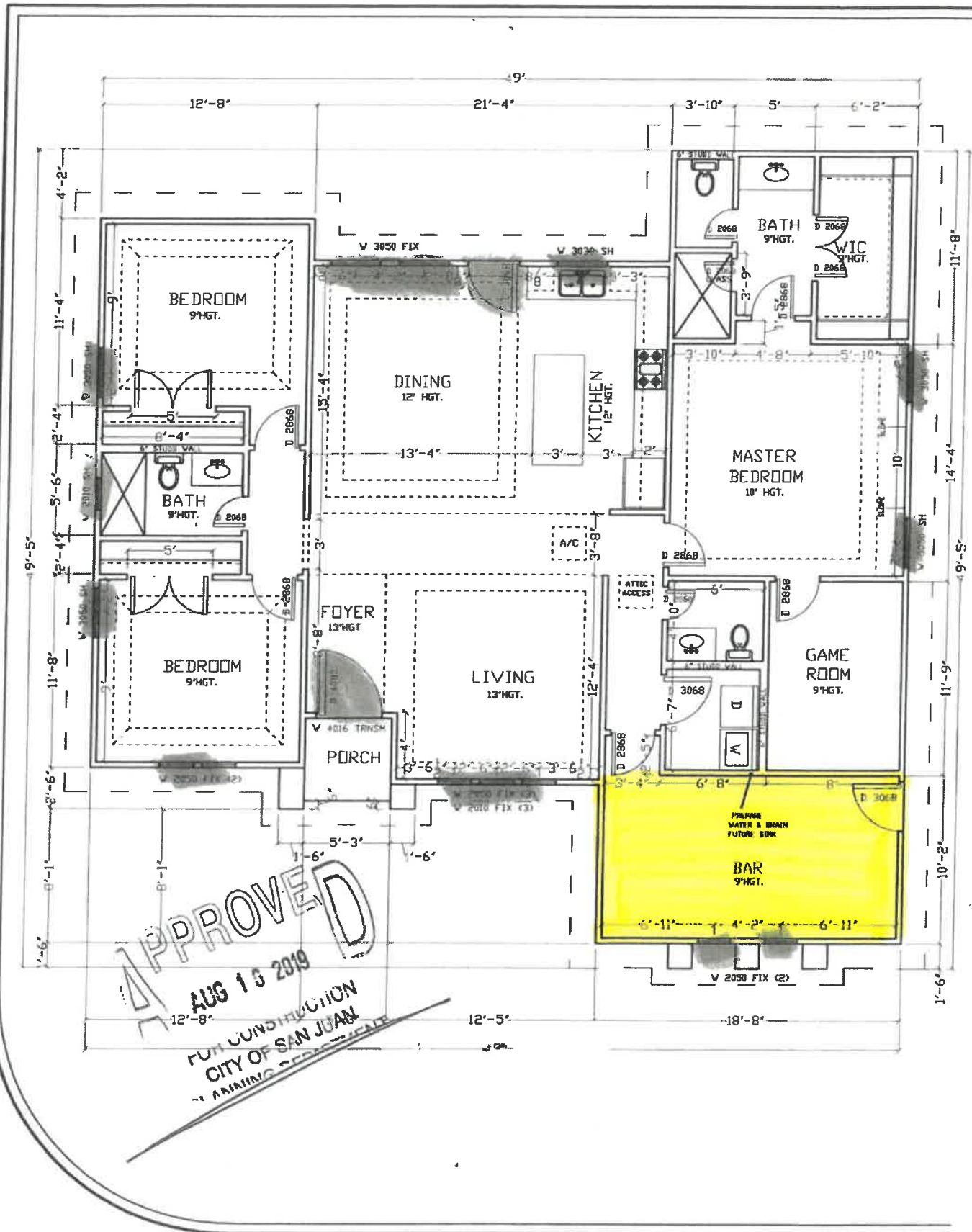
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE SEC. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE DESIGN DETAILS DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THIS DETERMINATION.

BY: _____ HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

LOCATION NAF
N.T.S.

Floor Plan 1005 Shawnee Circle





Monica Gomez <mgomez@sjtx.us>

Property Owner 1005 Shawnee Circle

1 message

idalia0706@gmail.com <idalia0706@gmail.com>

Fri, Mar 27, 2020 at 4:04 PM

To: "rescobar@sjtc.us" <rescobar@sjtc.us>, "mgomez@sjtx.us" <mgomez@sjtx.us>

Cc: "idalia0706@gmail.com" <idalia0706@gmail.com>

Good Afternoon

I hereby advise that both my spouse and I (Robert & Idalia Gongora) as residents & property owners located in Lucero Estates - 1012 Shawnee Circle, DO NOT AGREE with allowing the permit of a business (Beauty Salon) to be in our residential neighbor, to be exact home located at 1005 Shawnee Circle #43.

If any questions or concerns, feel free to contact me or my spouse at....

Robert Gongora 956-662-4791

Idalia Gongora 956-662-4792

Respectfully,
Robert & Idalia Gongora

Sent from my MetroPCS 4G LTE Android device



20200327__2.jpg
64K



Monica Gomez <mgomez@sjtx.us>

Beauty Salon on 1005 Shawnee Circle

GLORIA Vela <vela_gloria@hotmail.com>

Mon, Mar 30, 2020 at 7:37 PM

To: "rescobar@sjtx.us" <rescobar@sjtx.us>, "mgomez@sjtx.us" <mgomez@sjtx.us>

Good evening Mr. Escobar,

My name is Gloria Vela and I live at 1005 Sundance Ln. I received a letter from your department where the owner of 1005 Shawnee Circle has applied for a permit to open a beauty salon. First of all this is a residential area. I **STRONGLY** oppose this from happening. It is bad enough that guidelines where not meet when building the **HOME**. Notice I said home not business. For example, a 2 car garage which will bring down the value of all homes around. Now they want a business which will also bring down the value of our homes. There are several families with kids in this neighborhood. I would like to know since when can a residential area become a business?

Please do not let this happen. Would you like for this to happen in your neighborhood? I strongly urge you to reconsider from granting this permit. If there is a meeting being held please inform me the letter sent had wrong dates.

Thank you for your time. Please reply

Gloria Vela
1005 Sundance Ln



Monica Gomez <mgomez@sjtx.us>

Protest business permit application in Lucero Estates Subdivision

1 message

Isaac Dominguez <ivdomin@gmail.com>

Mon, Mar 30, 2020 at 11:52 PM

To: rescobar@sjtx.us, mgomez@sjtx.us

Hello,

It's been brought to my attention that someone filed a petition to have a business in their house.

I am against this because our subdivision was:

- not designed to handle heavy traffic for a business (kids walking to and from school).
- Restrictive Covenants Lucero Estates subdivision property (1201213) clearly states each lot in the subdivision shall be used for residential property only.

If you have any questions please feel free to contact me

Thank you

Isaac Dominguez

956-463-6310



Monica Gomez <mgomez@sjtx.us>

Protest to stop business petition at a residence

1 message

Daniel Leija <daniel.leija@rocketmail.com>

Tue, Mar 31, 2020 at 12:26 PM

Reply-To: "daniel.leija@rocketmail.com" <daniel.leija@rocketmail.com>

To: "rescobar@sjtx.us" <rescobar@sjtx.us>, "mgomez@sjtx.us" <mgomez@sjtx.us>

Greetings Mr. R. Escobar, M. Gomez; The reason for this email is to address my concern on a petition recently filed to acquire a business permit (beauty shop) by one of our neighbors here at Lucero States. It was brought to my attention by other neighbors who are also concerned about the implications this may bring in the near future to our neighborhood as well as for the safety of our children and residential security. We don't need more vehicular traffic in our neighborhood from non neighborhood residents, we don't want to have to worry who's driving thru our streets arising neighborhood safety concerns on having to add more security to our homes just because of one resident's desire to start a business from home. Let them find another location to get it going, not at this neighborhood.

Respectfully,

Daniel Leija

909 Shawnee Bend Rd
San Juan, TX
(956) 782-0461

Your

Sent from Yahoo Mail on Android



Monica Gomez <mgomez@sjtx.us>

Protest Letter- Lucero Estates Subdivision

1 message

Esequiel De la cruz <edelacruz123@yahoo.com>

Tue, Mar 31, 2020 at 2:50 PM

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

Cc: "mgomez@sjtx.us" <mgomez@sjtx.us>

To Robert Escobar:

My name is Esequiel De LaCruz Jr., resident of Lucero Estates. I have lived at 908 Shawnee Bend Rd. for the past 8 years. Our family has been very happy with how peaceful, quiet, and safe our neighborhood has been. All of our neighbors are very friendly and we have the central idea of taking care of one another and doing what is best to keep our neighborhood as nice as it is. It has come to my attention that a new resident is filed a petition to have a business in their home on Shawnee Circle. My wife and I do not feel it is in the best interest of our family or our neighborhood to have a business conducted from a home. This will generate more traffic in our neighborhood, which is already congested during school drop off and pick up times. We are also not comfortable with the thought of strangers coming in and out of neighborhood going to this business. This is a neighborhood, not commercial property and it should stay that way. Please hear our requests and our concerns over this matter.

Thank you for your time,
Esequiel De La Cruz Jr. and Family
956-460-1293



Monica Gomez <mgomez@sjtx.us>

Opposed to "conditional use permit" for a beauty salon - Lucero Estates

1 message

emoya001@rgv.rr.com <emoya001@rgv.rr.com>

Wed, May 6, 2020 at 9:21 PM

To: "dcavazos@sjtx.us" <dcavazos@sjtx.us>, "sduran@sjtx.us" <sduran@sjtx.us>, "permits@sjtx.us" <permits@sjtx.us>

Alcon: I (Enrique Moya III) & my spouse (Monica Moya) are opposed to the opening and operation of the proposed beauty salon at 1005 Shawnee Circle (Lot 43, Block 2, Lucero Estates Subdivision).

The opening of such an establishment would be in violation of the Lucero Estates Subdivision building agreement.

Upon this business being approved, others would most likely follow suit.

Sincerely

Enrique III & Monica Moya



Monica Gomez <mgomez@sjtx.us>

Protest to stop business petition at a residence

Daniel Leija <daniel.leija@rocketmail.com>

Wed, May 6, 2020 at 10:58 PM

Reply-To: "daniel.leija@rocketmail.com" <daniel.leija@rocketmail.com>

To: "rescobar@sjtx.us" <rescobar@sjtx.us>, "mgomez@sjtx.us" <mgomez@sjtx.us>

Greetings Mr. R. Escobar and M. Gomez;

The reason for this email is to address my concern on a petition recently filed to acquire a business permit (beauty shop) by one of our neighbors here at Lucero States. It was brought to my attention by other neighbors who are also concerned about the implications this may bring in the near future to our neighborhood as well as for the safety of our children and residential security. We don't need more vehicular traffic in our neighborhood from non neighborhood residents, we don't want to have to worry who's driving thru our streets arising neighborhood safety concerns or having to add more security to our homes just because of one resident's desire to start a business from home. They need to find another location to get it going, not at our residential area where we want to have some peace.

[Quoted text hidden]



Opposition to the conditional use permit to allow a beauty salon

1 message

Isaac Dominguez <ivdomin@gmail.com>

To: permits@sjtx.us

Cc: rescobar@sjtx.us, mgomez@sjtx.us

Wed, May 6, 2020 at 11:08 PM

Greetings,

I, Isaac Dominguez am opposed to the conditional use permit to allow a beauty salon in residential area located at 1005 Shawnee Circle (legally described as Lot 43, Block 2 Lucero estates subdivision)

I am against this because our subdivision was:

- not designed to handle heavy traffic for a business(beauty salon) (kids walking to and from school).
- Restrictive Covenants Lucero Estates subdivision property (1201213) clearly states each lot in the subdivision shall be used for residential property only.

1201213

RESTRICTIVE COVENANTS OF LUCERO ESTATES SUBDIVISION

THE STATE OF TEXAS :
COUNTY OF HIDALGO : KNOW ALL MEN BY THESE PRESENTS

That LUCERO DEVELOPMENT, INC. ("Developer"), being the owner and developer of LUCERO ESTATES SUBDIVISION, effective April 30, 2003, does hereby place the following restrictive covenants against the LUCERO ESTATES SUBDIVISION, called "Subdivision" herein, said Subdivision being described as follows:

LUCERO ESTATES SUBDIVISION, Hidalgo County, Texas, according to map or plat of said Subdivision, recorded in Volume 42, Page 31, Map Records of Hidalgo County, Texas.

1. **Residential and Commercial Lots.** Each lot in the Subdivision, except for Lots 1, 2, 3, 4, 5 and 6, therein, shall be used for residential purposes only. No more than one single-family residence may be erected or placed on any one of said residential lots. No commercial or business enterprise shall be permitted on any lot except Lots 1, 2, 3, 4, 5 and 6, which can be used for commercial purposes only. Any residence, building, or structure erected or placed on any lot shall comply with and conform to all building codes, rules, regulations, zoning, ordinances, laws, and statutes of the State of Texas, Hidalgo County, Texas and the City of San Juan, Texas. Any proposed commercial business must be approved by Developer prior to construction of any improvements on a commercial lot.

2. **Recorded subdivisions map of the property.** All dedications, limitations, restrictions and reservations shown on the recorded plat of the subdivision are here incorporated by reference into this instrument.

3. **Building Setback Lines.** No residence or building shall be erected or placed on a lot nearer than five feet (5') to either side of the property or on or over any building setback line as set out in the plat of said Subdivision. The front building setback line is twenty-five feet (25), as indicated on the plat. The beginning point of the front of a residence constructed on any residential lot shall be along the front setback line.

4. **Restricted Easements.** No residence, structure, building or fence shall be placed upon any easement or right of way set forth on the subdivision plat of said Subdivision, recorded in the office of the County Clerk of Hidalgo County, Texas. Such easements or right of ways shall be kept open and accessible to the public and quasi public utility companies and their agents, employees, or representatives. Subdivider, his heirs, successors or assigns, reserve the right to use all easements, right of ways and streets in the Subdivision in connection with future residential development near the Subdivision. No person owning any lot or lots in the Subdivision shall have a claim for reimbursement, damages, injunctive relief, or any claim of whatsoever kind of nature based upon such use. Any utility company of the City of San Juan using the easement shown on the recorded subdivision plat shall not be liable for damages to fences, shrubbery, trees, flowers or any other property of the owner of the land covered by such easement.

5. **Building Permit, Financing and approval.** Prior to commencing construction of any residence, building or structure of any nature on any lot, the owner of such lot shall obtain all necessary building permits, licenses and approvals. Additionally, the owner may not commence construction until owner has adequate financing in place to complete the construction. Construction on the commercial lots (1-6) may not commence until the plans for the construction have been approved by Developer.

6. **Residential Construction.** No dwelling shall be constructed or erected on any lot, having a floor area of less than 1,700 square feet (when measured to exterior walls) in said dwelling, exclusive of open porches and garages. Exterior walls shall be at least 80% brick construction. Lucero Development, Inc. may construct houses in the subdivision with masonry exterior walls. Each residence must include a minimum of one two-car enclosed garage (a carport does not qualify as a garage, no carports are allowed) and may be no more than two stories in height. Garages and any other building on the lot shall be constructed of the same material as the residence. The roof of each building shall be of composition shingles of 240 grade or better, tile or shake shingles. No evaporative cooler or air conditioner shall be placed, installed or maintained on the roof of any building or structure. Only front-entry or side-entry garages shall be constructed upon the Lots. All construction must be complete within one (1) year of the building permit date issued by the city. No residential structure may be moved onto any lot. No less than 70% of the residence yard visible from the street shall be sodded with grass upon completion of construction.

7. **Commercial Construction.** No commercial building shall be constructed or erected on any commercial lot, having a floor area of less than 800 square feet (when measured to exterior walls) in said building, exclusive of open porches, garages, and carports. Construction shall have exterior walls of brick. All construction must be complete within one (1) year of the permit date. No commercial structure may be moved onto any commercial lot without the approval of the Developer. NO JUNK YARDS, CAR REPAIR, BODY SHOP, USED AUTO PARTS OR OTHER SIMILAR BUSINESS SHALL BE ALLOWED TO OPERATE ON THE COMMERCIAL LOTS.

If you have any questions please feel free to contact me via email.

Thank you
ID



Monica Gomez <mgomez@sjtx.us>

Fwd: 1005 Shawnee/beauty salon

Roberto Escobar <rescobar@sjtx.us>
To: Monica Gomez <mgomez@sjtx.us>

Thu, May 7, 2020 at 9:52 AM

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

From: **Monica Rodriguez** <monicaadj@gmail.com>
Date: Thu, May 7, 2020 at 9:49 AM
Subject: 1005 Shawnee/beauty salon
To: <rescobar@sjtx.us>

I want to notify you that I , Monica Rodriguez and my family, at 1001 Sundance Lane are opposed to beauty salon opening at 1005 Shawnee. This is residential area and we have a lot of traffic as it is due to school across the street on Sam Houston. There is no parking area to accommodate for patrons for a beauty salon. Cars parked on street for hours will affect neighbors especially when school resumes.

Thank you

—
Robert Escobar, Planning Director
City of San Juan





Monica Gomez <mgomez@sjtx.us>

Beauty Salon on 1005 Shawnee Circle

GLORIA Vela <vela_gloria@hotmail.com>
To: Roberto Escobar <rescobar@sjtx.us>
Cc: "mgomez@sjtx.us" <mgomez@sjtx.us>

Thu, May 7, 2020 at 12:01 PM

Good Morning Mr. Escobar,

I know the Planning & Zoning Committee meet today. I would like to add more concerns to my previous e-mail. First, all the people that live on Sundance Lane have to exit this subdivision using Shawnee Circle. Second, when school is in session or they are having a function there is heavy traffic flow using both Shawnee Circle and Shawnee Bend. Third, there are also several kids that live in this area that ride bikes, play or walk as a family. I feel having a beauty salon would only congest the area further. Please, I urge you to take this into consideration as well when making a decision. Since the meeting is closed to the public, please inform me of the outcome. I know the City Commission meeting is next week and would like to address my concerns with them.

Thank you for time. Have a good day.

Gloria Vela
1005 Sundance Ln

From: Roberto Escobar <rescobar@sjtx.us>
Sent: Monday, March 30, 2020 7:45 PM
To: GLORIA Vela <vela_gloria@hotmail.com>
Cc: mgomez@sjtx.us <mgomez@sjtx.us>
Subject: Re: Beauty Salon on 1005 Shawnee Circle

[Quoted text hidden]

SECTION 8.00: REQUIREMENTS OF CONDITIONAL USE:

(a) **Home occupations.** Must meet applicable conditions including but not limited to:

- (1) The area used in conducting the home occupation will be clearly secondary to the residential use;
- (2) Reserved[;]
- (3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
- (4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- (5) There shall be no outside storage of materials or products;
- (6) The permitted use shall not create frequent or heavy traffic, greater than ten (10) percent of the average load per hour as determined by the Planning Director or other designated official of the City;
- (7) No retail sales shall be permitted (items can be delivered);
- (8) No additions to the residence, accessory buildings or other appurtenances specifically to accommodate the business shall be permitted;
- (9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building;
- (10) The activity must take place at the location for which the permit was issued.
- (11) The business shall obtain a Sales Tax Permit from the Texas Comptroller of Public Accounts for all retail sales as well as taxable services.
- (12) No signage of any kind shall be allowed advertising the business.

ORDINANCE NO. 12-19

AN ORDINANCE OF THE CITY OF SAN JUAN, TEXAS, AMENDING THE CODE OF ORDINANCES AT APPENDIX "A", UNIFIED DEVELOPMENT CODE, CHAPTER 1 - ADMINISTRATIVE, ARTICLE III - DEFINITIONS, SECTION 7.00 - HOME OCCUPATION, SUBSECTION (a)(6) AND SUBSECTION (a)(7), BY PERMITTING THE PUBLIC TO APPLY FOR A HOME OCCUPATION IN RESIDENTIAL ZONING DISTRICTS SUBJECT TO COMPLIANCE WITH THE HOME OCCUPATIONS REQUIREMENTS OUTLINED IN THE CONDITIONAL USE PERMIT REQUIREMENTS; CHAPTER 2 - ZONING REGULATIONS, ARTICLE VIII - CONDITIONAL USE PERMITS, SECTION 8 - CONDITIONS OF CONDITIONAL USE; SUBSECTION (a)(2), BY DELETING REQUIREMENTS TO INSTALL A NAME PLATE; CONTAINING A REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND CODIFICATION; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; AND ORDANING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, The Zoning Ordinance was adopted in 1980 to establish land use regulations;
and

WHEREAS, All ordinances are used as a guide and should be continually updated; and

WHEREAS, The City of San Juan desires to create economic development opportunities in its corporate limits.

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

SECTION I. The Code of Ordinance of the City of San Juan, Texas, be amended at Appendix "A", Unified Development Code, Chapter 1 - Administrative, Article III - Definitions, Section 7.00 - Home Occupation, Subsection (a)(6) and Subsection (a)(7), as follows:

Home Occupation:

A activity carried on by a member of the immediate family, residing on the premises, that meets the provision.

(a) ...

~~(6) — Home occupation shall include the use of premises by a:~~

~~(A) — physician;~~

~~(B) — surgeon;~~

~~(C) — dentist;~~

~~(D) — lawyer;~~

~~(E) — clergymen; or~~

~~(F) — other professional person for consultation or emergency treatment, but not for the general practice of his profession.~~

~~(7) — Home occupation shall not include:~~

~~(A) barbershops;~~

~~(B) beauty shops;~~

~~(C) — carpenters' shops;~~

~~(D) — electricians' shops;~~

~~(E) — plumbers' shops;~~

~~(F) — radio and/or television repair shops;~~

~~(G) — diners;~~

~~(H) — transfer or moving van offices;~~

~~(I) — auto repairing;~~

~~(J) — auto painting;~~

~~(K) — furniture repairing; or~~

~~(L) — sign painting.~~

SECTION II. The Code of Ordinance of the City of San Juan, Texas, Chapter 2 – Zoning Regulations, Article VIII – Conditional Use Permits, Section 8 – Conditions Of Conditional Use; Subsection (a)(2), as follows:

SECTION 8.00: CONDITIONS OF CONDITIONAL USE.

(a) Home occupations. Must meet applicable conditions including but not limited to:

(1) ...

~~(2) — One nameplate sign is permitted in zoning districts RS, RMF and RMH, which is no larger than two (2) square feet in area. In districts, C1, C2 and C3 nameplates signs shall be no larger than twelve (12) square feet. All nameplate signs must be attached to the building and only one per premise per street frontage is allowed;~~

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

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

SECTION V. CODIFICATION CLAUSE. The provisions of Section I, II and III of this Ordinance are to be published in the location indicated in the Code of Ordinances of the City of San Juan, Texas, as soon as practicable.

SECTION VI. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED, PASSED AND APPROVED on first reading at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041, on the 13th day of November, 2012.

READ, CONSIDERED, PASSED AND APPROVED on first reading at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041, on the 27th day of November, 2012.

CITY OF SAN JUAN

San Juanita Sanchez, Mayor

ATTEST:

Humberto "Bobby" Rodriguez, City Secretary

APPROVED AS TO FORM:

Jaime J. Muñoz, City Attorney

Conditional Use Permit to allow a beauty salon in a residential area located at 1005 Shawnee Circle, legally described as Lot 43, Block 2, Lucero Estates Subdivision, as Requested by Melissa Arguelles.

Arguelles, Melissa Reyes
1005 Shawnee Circle
San Juan, TX 78589

Reyes, Edgar
1000 Shawnee
San Juan, TX 78589

Garza, Gerardo and Adrian M.
909 Shawnee Circle
San Juan, TX 78589

Rodriguez, Rigoberto and Laura
1009 Shawnee Circle
San Juan, TX 78589

Rodriguez, Monica
1001 Sundance Ln.
San Juan, TX 78589

De la Cruz, Esequiel Jr. and Laura
908 Shawnee Bend Rd.
San Juan, TX 78589

Compass Bank Trustee
For the Brittany Leal Trust
P.O. Box 4886
Houston, TX 77210-4886

Vela, Gloria
1005 Sundance Ln.
San Juan, TX 78589

Isaguirre, Refugio III
P.O. Box 242
San Juan, TX 78589

Alvarez, Joseph
Raquel Rodriguez
1001 Shawnee Circle
San Juan, TX 78589

Karr, Adrian
Christina Telles
1004 Shawnee Circle
San Juan, TX 78589

Fernandez, Mario and Rosa Elvia
1000 Shawnee Bend Rd.
San Juan, TX 78589

Tanguma, David and Maribel
913 Shawnee Circle
San Juan, TX 78589

Trevino, Rene and Minerva N.
1008 Shawnee Circle
San Juan, TX 78589

Lucio, Orlando
1004 Shawnee Bend
San Juan, TX 78589

Garza, Gerardo and Adriana
909 Shawnee Circle
San Juan, TX 78589

PHH Mortgage Corporation
1 Mortgage Way
Mt. Laurel, NJ 08054

Davila, James N.
1008 Shawnee Bend Rd.
San Juan, TX 78589

Urena, Angelica
908 Shawnee Circle
San Juan, TX 78589

Gongora, Robert J. and Idalia
1012 Shawnee Circle
San Juan, TX 78589

Moya, Enrique III and Monica
P.O. Box 84
San Juan, TX 78589

Garcia, Fermin Jr. and Judith
909 Sundance Ln.
San Juan, TX 78589

Salazar, Hugo P. and Rebecca
1013 Sundance Ln.
San Juan, TX 78589

Torres, Lauro and Leticia
913 Shawnee Bend Rd.
San Juan, TX 78589

Gorena, Ricardo R.
913 Sundance Ln
San Juan, TX 78589

Alvarez, Joseph A.
Raquel Rodriguez
1001 Shawnee Circle
San Juan, TX 78589

Tijerina, Ricardo
Vilma Duberney
105 Sandra St.
San Juan, TX 78589

Tanguma, David and Maribel
913 Shawnee Circle
San Juan, TX 78589

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO
ALLOW A BEAUTY SALON IN A RESIDENTIAL AREA LOCATED AT
1005 SHAWNEE CIRCLE, LEGALLY DESCRIBED AS LOT 43, BLOCK 2,
LUCERO ESTATES 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, Melissa Arguelles has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a Beauty Salon in a residential area.

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 Melissa Arguelles has applied for a Conditional Use Permit to allow a Beauty Salon in a residential area located at 1005 Shawnee Circle, subject to the following conditions:

1. The area used in conducting the home occupation will be clearly secondary to the residential use;
2. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
3. There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
4. There shall be no outside storage of materials or products;
5. The permitted use shall not create frequent or heavy traffic, greater than ten (10) percent of the average load per hour as determined by the Planning Director or other designated official of the City;
6. No retail sales shall be permitted (items can be delivered);
7. No additions to the residence, accessory buildings or other appurtenances specifically to accommodate the business shall be permitted;
8. The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building;
9. The activity must take place at the location for which the permit was issued.
10. The business shall obtain a Sales Tax Permit from the Texas Comptroller of Public Accounts for all retail sales as well as taxable services.

11. No signage of any kind shall be allowed advertising the business.
12. The business must comply with the city's noise ordinance.
13. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit.

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

PASSED and **APPROVED** on first reading on the 12th day of May, 2020.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2020.

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
MAY 12, 2020

Hold a Public Hearing for a Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Palomo’s Drive-thru” located at 901 W. SH 495 Suite 2, legally described as Lot 5, McBride Subdivision, as Requested by Bibiana Palomo.

STAFF COMMENTS AND RECOMMENDATIONS:

Bibiana Palomo is applying for a conditional use permit for a drive-thru business and for the sale of alcoholic beverages for off-premise consumption at “Palomo’s Drive-Thru.” He is taking over El Barrilito Drive-Thru that was opened last year. The business is located approximately 500 feet East of Veterans Boulevard, along the North side of SH 495.

The proposed days and hours of operation are Monday thru Thursday from 9:00 a.m. to 11:00 p.m., Friday and Saturday from 9:00 a.m. to 12:00 a.m. and Sundays from 12:00 p.m. to 10:00 p.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Eight (8) property owners within a two hundred (200) foot radius and received no comment in favor or against this request.

RECOMMENDATION:

During the regular meeting on May 7, 2020, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/7/2020
CITY COMMISSION – 05/12/2020
DATE PREPARED – 05/05/2020

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STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Palomo’s Drive-Thru.”

APPLICANT: Bibiana Palomo

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 5, McBride Subdivision

LOCATION: 901 W. FM 495, Suite 2

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

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

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

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

**CONDITIONAL USE PERMIT
“PALOMO’S DRIVE THRU”
MAY 12, 2020**

PAGE 2

Bibiana Palomo is applying for a conditional use permit for a drive-thru business and for the sale of alcoholic beverages for off-premise consumption at “Palomo’s Drive-Thru.” He is taking over El Barrilito Drive-Thru that was open last year. The business is located approximately 500 feet East of Veterans Boulevard, along the North side of SH 495.

The proposed days and hours of operation are Monday thru Thursday from 9:00 a.m. to 11:00 p.m., Friday and Saturday from 9:00 a.m. to 12:00 a.m. and Sundays from 12:00 p.m. to 10:00 p.m.

The following are the list of requirements for a drive-thru business:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed operation hours are Monday thru Thursday from 9:00 a.m. to 11:00 p.m., Friday and Saturday from 9:00 a.m. to 12:00 a.m. and Sundays from 12:00 p.m. to 10:00 p.m.
3. The applicant must agree to update the alcohol license with the city every year.
4. No loading or unloading of merchandise in a public street.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city’s noise ordinance.
7. Owner agrees to pay an annual fee to the City of San Juan to maintain the Health Permit, Occupational License and Conditional Use Permit thru the City.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Eight (8) property owners within a two hundred (200) foot radius and received no comment in favor or against this request.

ATTACHMENTS:

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



“Palomo’s Drive-Thru”

**CONDITIONAL USE PERMIT
“PALOMO’S DRIVE THRU”
MAY 12, 2020**

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FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/07/2020 Commissioner Perez made a motion to approve the conditional use permit as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 6-0 vote.

Mr. Escobar explained that Ms. Palomo is applying for a conditional use permit for a drive-thru business and the sale of alcoholic beverages. They are taking over the business under different name. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius, no comments were received in favor or against this request. Applicant need to comply with TABC, Conditional Use, Health and Occupational License Permits thru the City.

VETERANS BLVD. ("I" RD.)

PRISCILLA -ST.-

200' Radius

FRANCIS ST.

ALFREDO ST.

JAIME ST.

COUGAR ST.

BUFFALO ST.

OLMITOS AVENUE

PROPOSED THOROUGHFARE

SAFARI DR.

ZEBRA CT.

LION CT.

TIGER AVE.

DEANNA

DEANNA

MARI

FM 495

DOUGLAS STREET

SCOTTY STREET

MARYANN STREET

PLANNED EXTENSION OF OBLATE ST.

LOS EBANO

SAN DIEGO

HAZEL ST

SALAZAR

CIRO DRIVE

CITY LIMITS

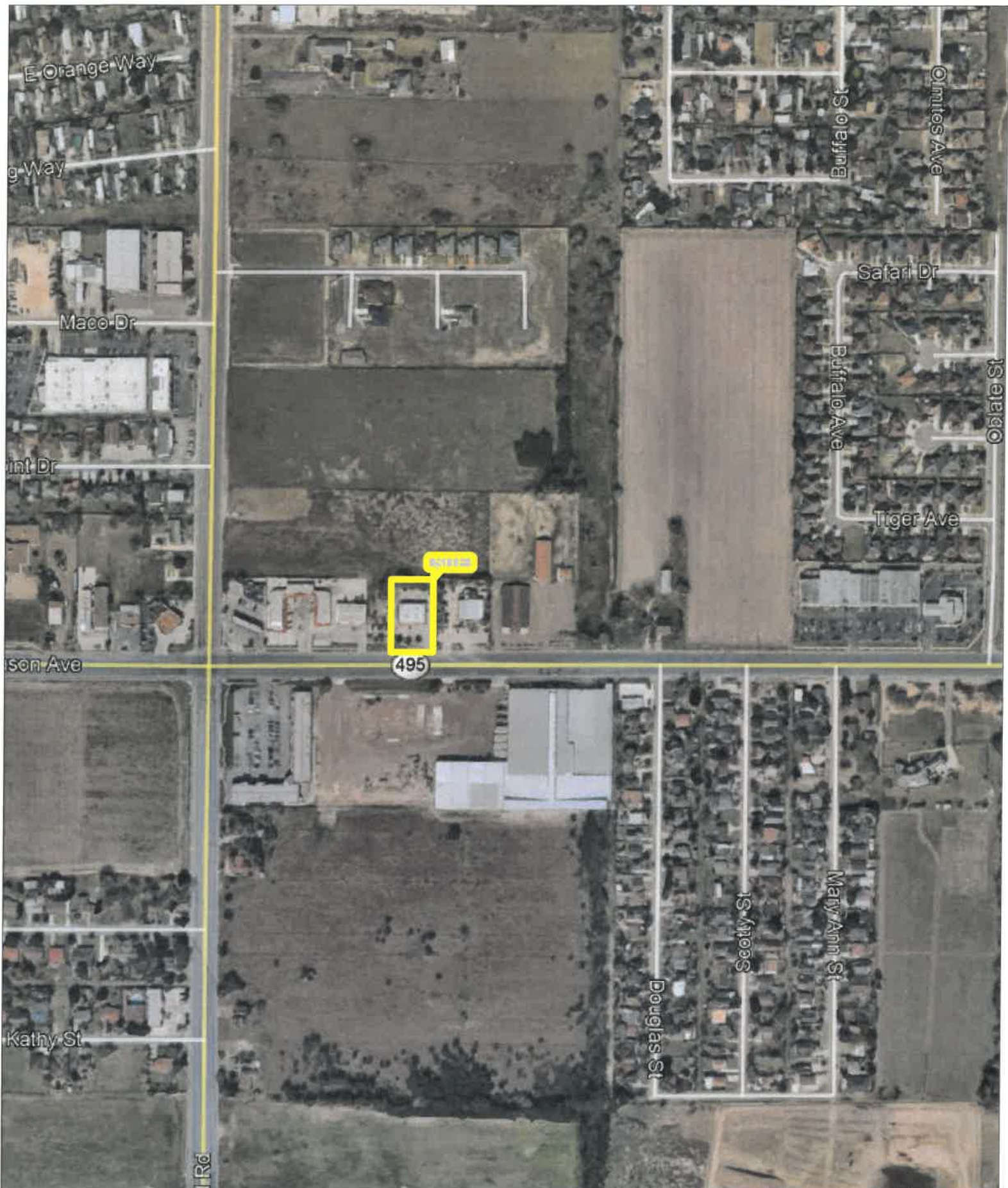
U.S. EXPRESSWAY 83

Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Palomo's Drive-Thru" legally described as Lot 5, McBride Subdivision, located at 901 W. SH 495 Suite 2, as Requested by Bibiana Palomo.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Palomo's Drive-Thru" legally described as Lot 5, McBride Subdivision, located at 901 W. SH 495 Suite 2, as Requested by Bibiana Palomo.



VETERANS BLVD. ("I" RD)

PRISCILLA ST.

COUGAR ST.

FRANCIS ST.

ALFREDO ST.

BUFFALO ST.

OLMITOS AVENUE

PROPOSED THOROUGHFARE

JAIME ST.

SAFARI DR.

ZEBRA CT.

LION CT.

OBLATE ST.

TIGER AVE.

FM 495

DOUGLAS STREET

SCOTTY STREET

MARY ANN STREET

PLANNED EXTENSION OF OBLATE ST.

LO

SAN

STANDARD

F

SA

CIRO DRIVE

U.S. EXPRESSWAY 83

Zoning Districts

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

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Palomo's Drive-Thru" legally described as Lot 5, McBride Subdivision, located at 901 W. SH 495 Suite 2, as Requested by Bibiana Palomo.



SECTION 5.02: CONDITIONAL USES (REQUIRE USE PERMITS):

- (a) Gasoline service stations or retail outlets where gasoline products are sold;
- (b) Drive-in businesses;
- (c) Planned shopping centers;
- (d) Bars, nightclubs and social event centers in accordance with adopted policies;
- (e) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations and ordinances;
- (f) Portable buildings;
- (g) Owner-occupied residence in compliance with the setback requirements of this zoning district;
- (h) Automotive repair and service as a primary use, including auto paint and body work as a primary use, subject to required conditions. (See conditions listed in Section 5.04 hereof).⁽¹⁾

⁽¹⁾ All establishments engaged in automotive repair, services, maintenance, or paint and body work that are under construction or in existence and located in C-2 zone as of the date of adoption of this subsection shall hereby be classified as conforming uses and shall not be denied the right to expand, repair or rebuild such establishments.

Conditional Use Permit to operate a "Palomo's Drive-thru" at 901 W. SH 495 Suite 2, legally described as Lot 5, McBride Subdivision, as Requested by Bibiana Palomo.

Palomo, Bibiana
306 W. Hazel
San Juan, TX 78589

Munoz, Elizabeth
1605 Merlin Dr.
Mission, TX 78572

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

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

Vega, Francisco and Maria E.
1615 Mary Ann St.
San Juan, TX 78589

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

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

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

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISE CONSUMPTION AT "PALOMO'S DRIVE-THRU" LOCATED AT 901 W. SH 495 SUITE 2, LEGALLY DESCRIBED AS Lot 5, McBRIDE SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Bibiana Palomo has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Palomo's Drive Thru".

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Bibiana Palomo has applied for a Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the "Palomo's Drive Thru" located at 901 W. SH 495 Suite 2, subject to the following conditions:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. The proposed operation hours are Monday thru Thursday from 9:00 a.m. to 11:00 p.m., Friday and Saturday from 9:00 a.m. to 12:00 a.m. and Sundays from 12:00 p.m. to 10:00 p.m.
3. The applicant must agree to update the alcohol license with the city every year.
4. No loading or unloading of merchandise in a public street.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city's noise ordinance.
7. Owner agrees to pay an annual fee to the City of San Juan to maintain the Health Permit, Occupational License and Conditional Use Permit thru the City.
8. 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 12th day of May, 2020.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2020.

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
MAY 12, 2020

Hold a Public Hearing for a Conditional Use Permit to allow a Multi-Family dwelling along the Expressway Corridor District (EC) at property legally described as the 15.92 acre tract of land out of the East 20 acres of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Leonel Cantu.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Cantu is applying for a conditional use permit to allow an apartment complex along the Expressway Corridor District. He is proposing two different layouts with some duplexes and commercial area in the front. (See the attachments).

It is noted that the property is part of the Expressway Corridor District that was approved by the City Commission on April 2017. Multi-family, apartments and condominiums may be allowed thru a conditional use permit thru the city with special conditions and requirements. A subdivision plat will be required in order to do any improvements to the property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Twenty-two (22) property owners within a two hundred (200) foot radius and received no comment in favor or against this request.

RECOMMENDATION:

During the regular meeting on May 7, 2020, the Planning and Zoning Commission unanimously recommended denial of the conditional use permit with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/7/2020
CITY COMMISSION – 05/12/2020
DATE PREPARED – 05/05/2020

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STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit to allow a Multi-Family use in the Expressway Corridor District (EC).

APPLICANT: Leonel Cantu

SURVEYOR/ENGINEER: N/A

LEGAL: A 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision.

LOCATION: Property located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road.

EXISTING ZONING: Expressway Corridor District (EC)

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

ACCESS AND CIRCULATION: This property has access onto Sgt. Leonel Trevino Road.

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

**CONDITIONAL USE PERMIT
LEONEL CANTU
MAY 12, 2020**

PAGE 2

Mr. Cantu is applying for a conditional use permit to allow an apartment complex along the Expressway Corridor District. He is proposing two different layouts with some duplexes and commercial area in the front. (See the attachments).

It is noted that the property is part of the Expressway Corridor District that was approved by the City Commission on April 2017. Multi-family, apartments and condominiums may be allowed thru a conditional use permit thru the city with special conditions and requirements. A subdivision plat will be required in order to do any improvements to the property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Twenty-two (22) property owners within a two hundred (200) foot radius and received no comment in favor or against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Section of Ordinance
Site Plan (Two different proposals)
List of neighboring property owners receiving notice
Ordinance

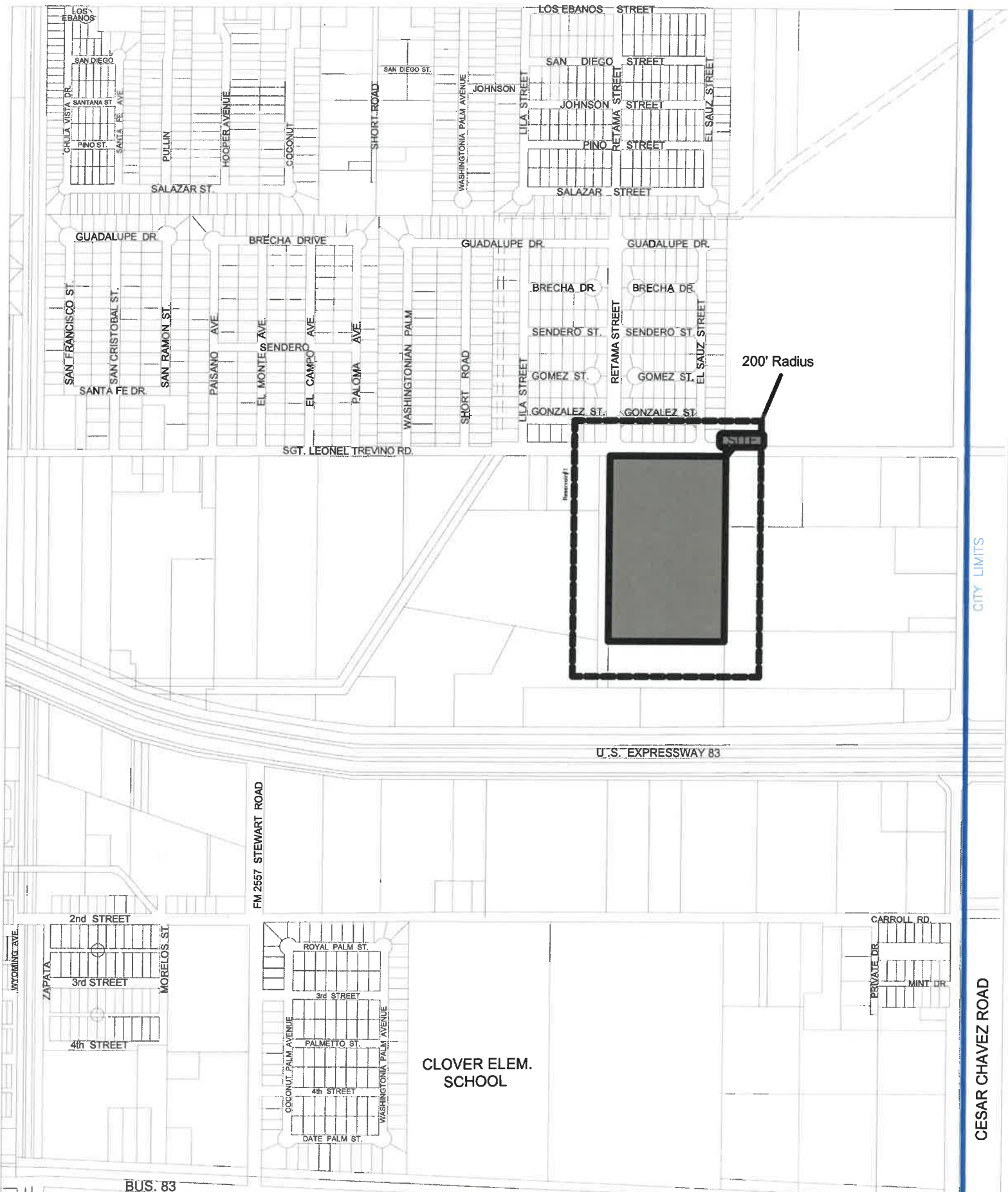


Proposed Property

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/07/2020 Commissioner Alaniz made a motion to denial the conditional use permit. Commissioner Perez seconded the motion. The motion passed unanimously with a 6-0 vote.

Mr. Escobar stated that Mr. Cantu is applying to allow a multi-family use along the Expressway Corridor District (EC). Previously, property owner applied to rezone the property into residential district, the City denied the request since the Expressway Corridor District was created to promote business on both sides of the Expressway. Mr. Escobar said that multi-family use is allowed subject special conditions and conditional use permit. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius, no comments were received.

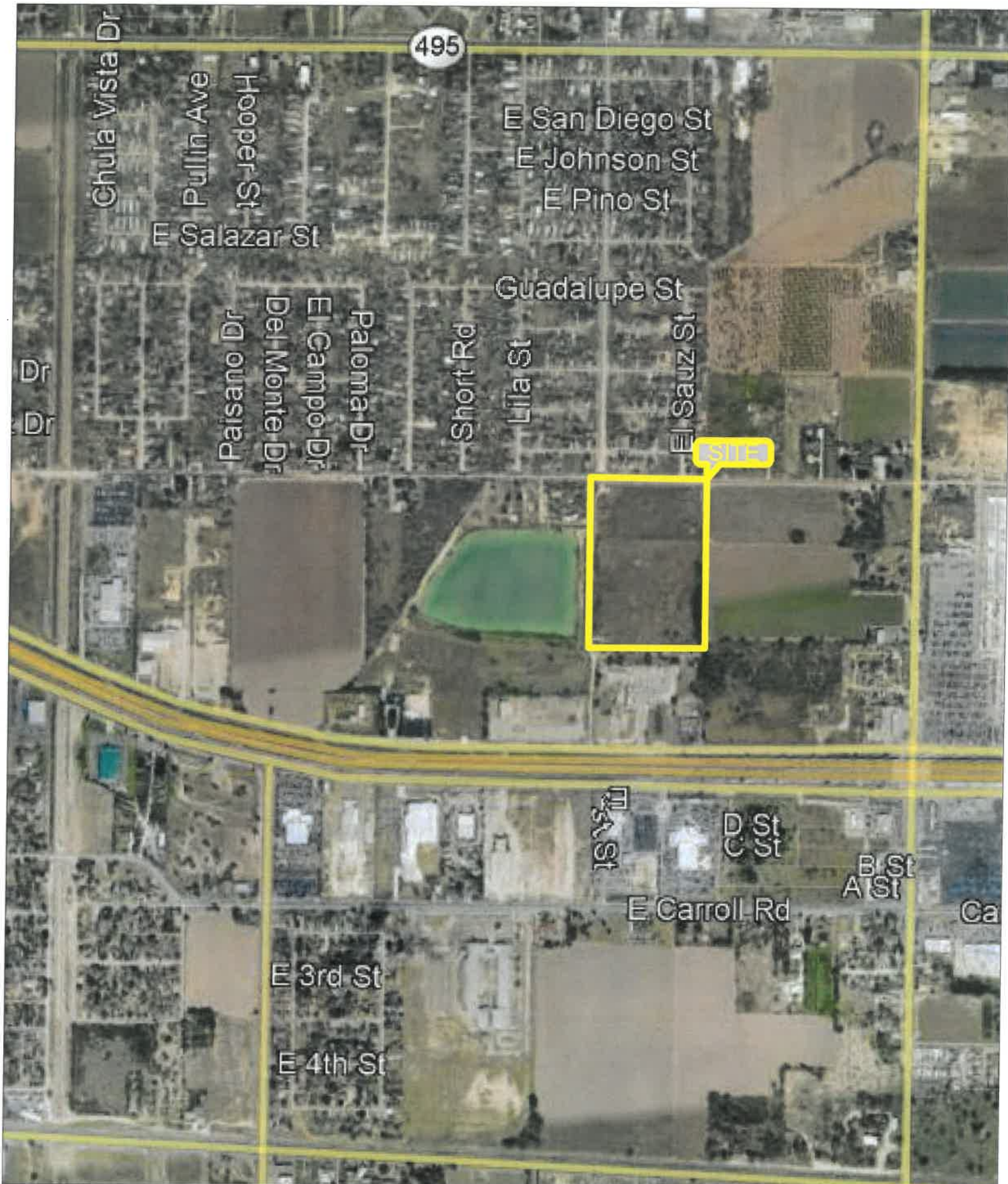


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Multi-Family use in the Expressway Corridor District at property legally described as the 15.92 acre tract of land , more or less of the East 20 acres of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, as Requested by Leonel Cantu.



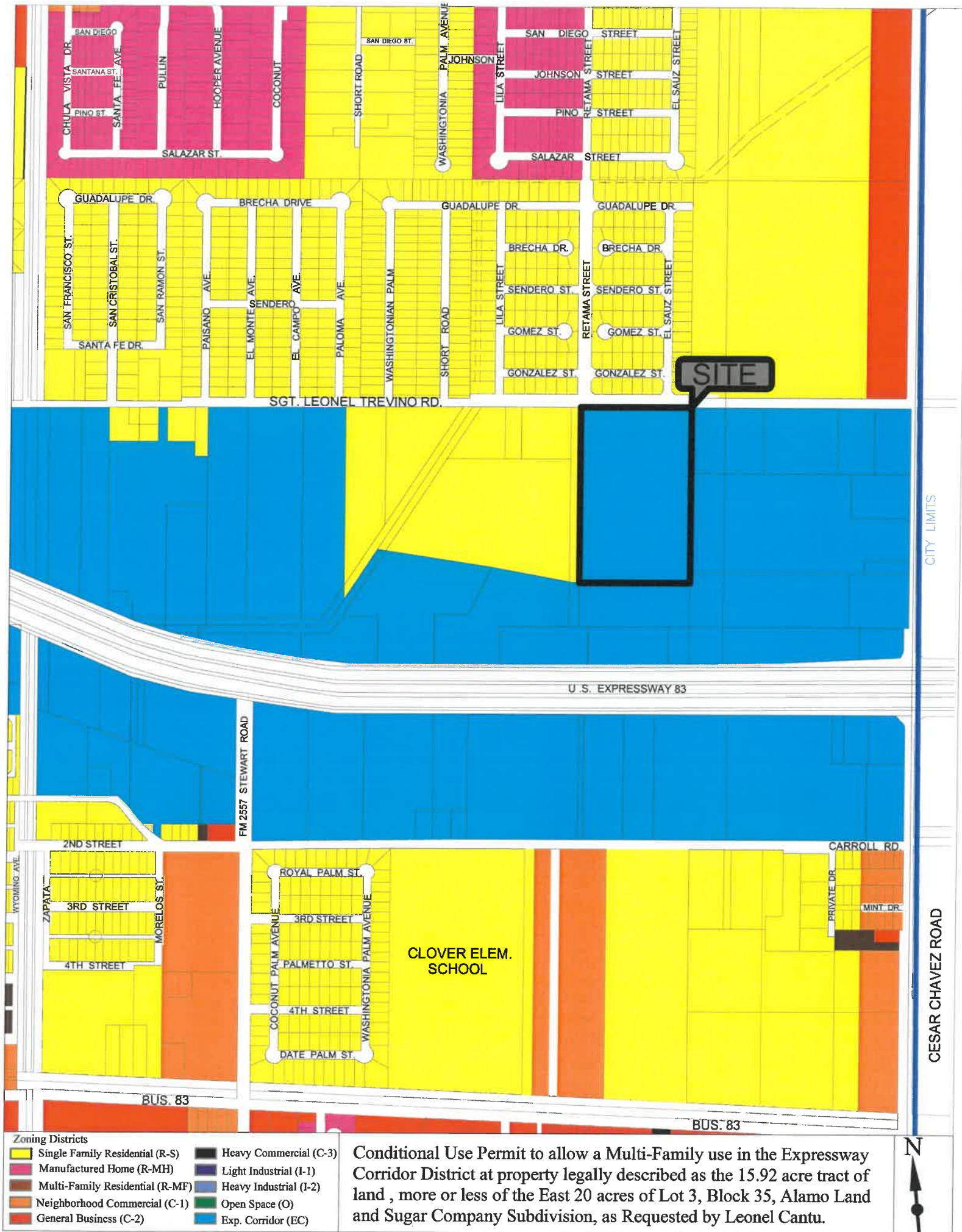


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Multi-Family use in the Expressway Corridor District at property legally described as the 15.92 acre tract of land , more or less of the East 20 acres of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, as Requested by Leonel Cantu.





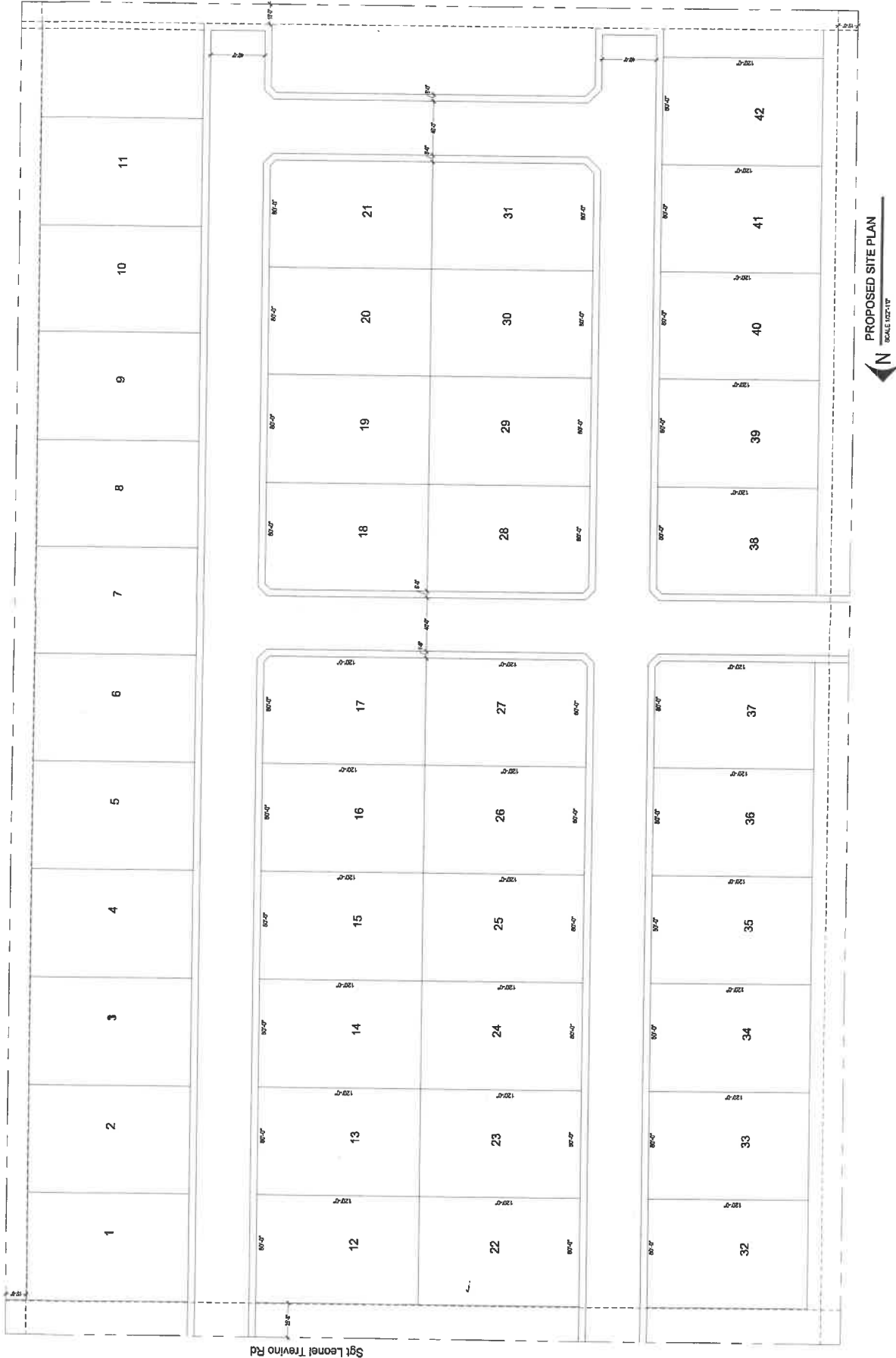
SECTION 11.04: ZONING USE CHART:

Uses	Permitted by Right P	Conditional Use C
Automotive		
Automobile, new and preowned sales		C
Automobile, preowned sales		C
Automotive supply		C
Automobile service center		C
New Tire sales and service		C
Vehicle rental		C
Carwash facilities		C
Retail (free standing or in center)		
Antique shop	P	
Bakery, ice cream, or confectionery shop	P	
Cellphone/computer/technology sales and service	P	
Clothing store (men's, ladies', and children's including shoes and other apparel)	P	
Convenience store	P	
Convenience store fuel islands		C
Florist shop	P	
Home furnishings/Furniture store	P	
Hardware store	P	
Hobby shop	P	
Jewelry store	P	
Office equipment sales/service	P	
Paint and wallpaper store	P	
Pharmacy or drugstore	P	
Sporting goods store	P	
Shopping center up to and including 30,000 square feet	P	
Shopping center 30,000 to 75,000 square feet	P	
Shopping center greater than 75,000 square feet		C
Grocery store		C
Big box including grocery and home improvement (over 100,000 square feet)		C
Eating and Drinking Establishments		

Restaurant or cafe without drive-in service, with covered patio	P	
Restaurant or cafe drive-in/thru service		C
Bar, Lounge, Tavern or Cantina		C
Coffee shop	P	
Delicatessen/Specialty foods	P	
Microbrewery		C
Wine bar		C
Personal Services		
Day Spa	P	
Fitness Center/Health Club	P	
Dry cleaning/Laundry (drop off and pick-up only)	P	
Barber or beauty shop	P	
Nail salon	P	
Shoe repair	P	
Alterations and Tailor	P	
Medical and Care facilities		
Clinic: medical, dental, optical, chiropractor, health care services	P	
Emergency/medical ambulatory care facility (limited overnight stays)	P	
Hospital	P	
Optician, Optical shop	P	
Pharmacy or drugstore	P	
Lodging*		
Hotel	P	
Live/work		C
Multifamily - apartments and condominiums		C
Assisted Living		C
Nursing Home (licensed)		C
Mixed Use Development*		
Retail/Residential		C
Retail/Live-Work/Residential		C
Residential/Retail/Office		C
*Planned Unit Development encouraged		
Office, Professional		
Office building	P	
Attorney, Engineer, Architect, Landscape architect, Insurance, Financial advisor, Travel agent	P	
Bank or credit union	P	

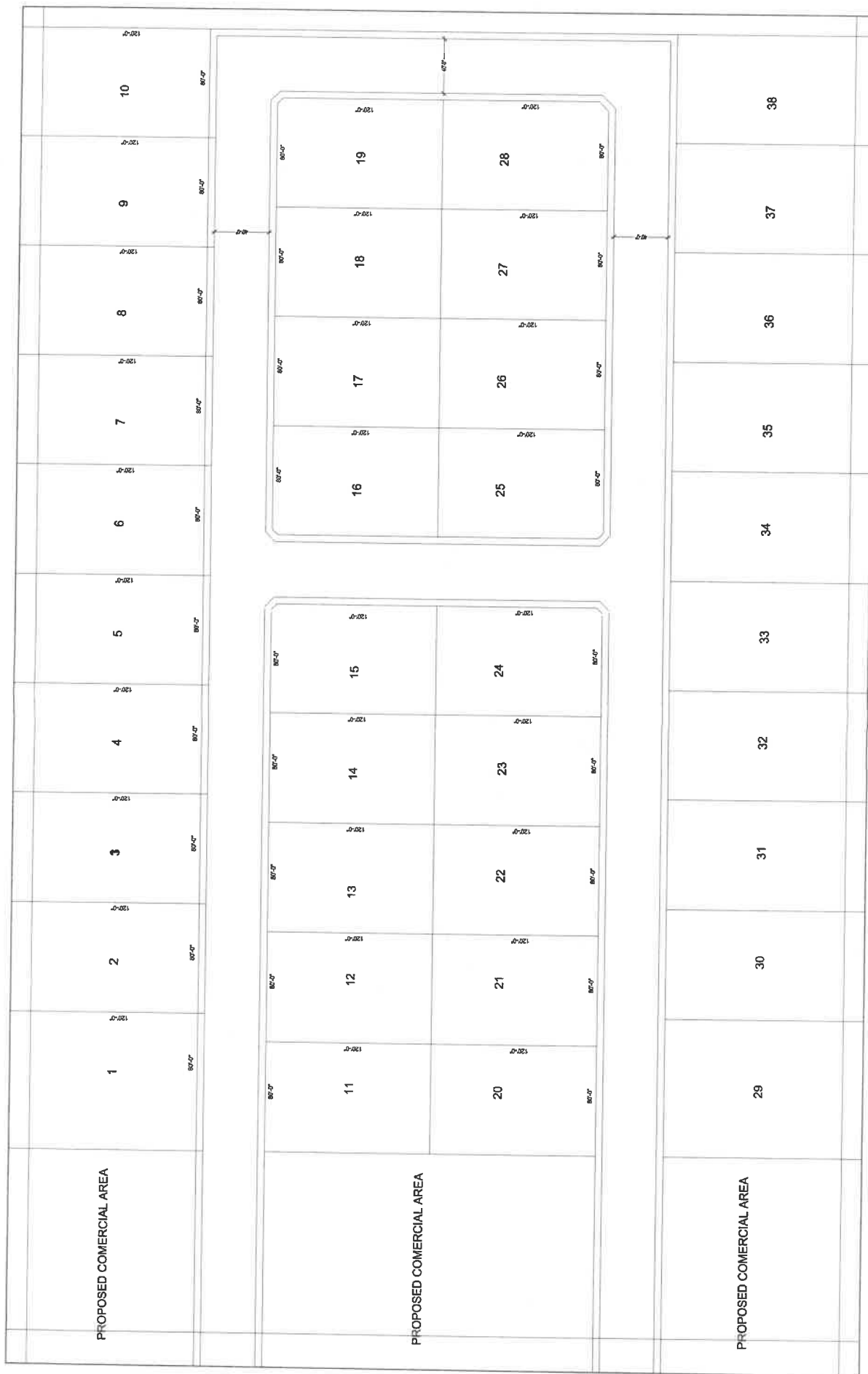
Pet		
Veterinary office without boarding except for medical need, no outside runs	P	
Veterinary Clinic with boarding and outside runs		C
Pet Supplies	P	
Pet Grooming (no boarding)	P	
Outdoor Equipment and Supplies		
Plant nursery		C
Landscape and garden supplies		C
Seasonal/temporary sales		C
Lawn, garden, and play structures		C
Miscellaneous		
Office/showroom/warehouse	P	
Light Manufacturing in conjunction with office/showroom/warehouse		C
Mortuary		C
Open space/Plaza	P	
Library, art gallery, studio, museum	P	
Theater	P	
Bike Racks	P	
Automobile charging station		C
ATM (free standing)		C
Public and Private Utilities		
City infrastructure (water, waste water, drainage, fire, police)	P	
Government offices	P	
Private Utilities (telephone, cable)	P	
Cell and telecommunications towers		C





PROPOSED SITE PLAN
SCALE 1/2"=10'





SAN JUAN PROPOSED TAX ASSESMENT

OPTION 1:

PROJECT DESCRIPTION:

15 acres

USE: MIXED USED

COMMERICAL FRONT

\$

2 acres

RESIDENTIAL BACK

\$

13 acres

Value of Structure & Land

COMMERCIAL SQUARE FOOTAGE:

20,000 SQFT

\$

2,000,000

ESTIMATED EMPLOYEES HIRED:

50

DUPLEXES VALUES FOR 38 STRUCTURES & LOTS (152 UNITS):

\$

11,400,000

SALES TAX FOR CONSTRUCTION MATERIALS ONLY TO SAN JUAN :

\$

8,000,000

CITY TAX COLLECTION:

\$ 375,200.000

OPTION 2:

DUPLEXES ALONE:

45 DUPLEXES

DUPLEXES VALUES FOR 45 STRUCTURES & LOTS (180 UNITS):

\$

13,500,000

CITY TAXE COLLECTION:

\$ 378,000.000

Conditional Use Permit to allow a Multi-Family use in the Expressway Corridor District (EC) at property legally described as the 15.92 acre tract of land, more or less of the East 20 acres of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Leonel Cantu.

Cantu, Leonel
5105 N. 10th Street
McAllen, TX 78504

Cavazos, Wilfredo and Maria I.
1005 San Ramon St.
San Juan, TX 78589

Padilla, Andres and Maria M.
Pantaleon
2608 Vanessa Avenue
McAllen, TX 78589

Rios, Ana Bertha
5609 N. 41st Street
McAllen, TX 78504

Estrada, Fatima
817 Gonzalez Dr.
San Juan, TX 78589

Cardiel, Maria G. Castaneda
610 E. Eldora Road
Pharr, TX 78577

Oakland Properties LLC.
840 E. Expressway 83
San Juan, TX 78589

Estrada, Eduardo
118 Jaime St.
San Juan, TX 78589

AGC Enterprises LLC.
P.O. Box 4915
McAllen, TX 78502

Gomez, Graciela Gonzalez
207 W 3rd Street
San Juan, TX 78589

Bell, Robert Jr.
2314 Orange St.
Mission, TX 78574

Resendez, Marisa
823 Gonzalez Dr.
San Juan, TX 78589

Lopez, Yolanda T.
413 W. Eldora Rd.
San Juan, TX 78589

Garcia, Juan Javier
905 Gonzalez
San Juan, TX 78589

Charles, Ivey LTD.
1919 W. US Highway 83
McAllen, TX 78501

Cantu, Yesenia
P.O. Box 1941
San Juan, TX 78589

Sandoval, Luis A. and Carolina
3517 Lerma Dr.
Edinburg, TX 78539

Medrano, Jose G. Valladares and
Adriana E. Trevino Jasso
909 Gonzalez
San Juan, TX 78589

Gallardo, Javier
900 El Sauz St.
San Juan, TX 78589

Salazar, Manuel and Maria C.
911 Gonzalez Dr.
San Juan, TX 78589

Perales, Leodoro
2415 W. Hackberry Avenue
McAllen, TX 78501

Guerrera, Edward and Gabriela D.
Garcia
913 Gonzalez Dr.
San Juan, TX 78589

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY IN THE EXPRESSWAY CORRIDOR DISTRICT (EC) AT PROPERTY LEGALLY DESCRIBED AS THE 15.92 ACRE TRACT OF LAND OUT OF THE EAST 20 ACRES OF LOT 3, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE WEST OF CESAR CHAVEZ ROAD, ALONG THE SOUTH SIDE OF SGT. LEONEL TREVINO ROAD, 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, Leonel Cantu has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a Multi-family in the Expressway Corridor District (EC).

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 Leonel Cantu who has applied for a Conditional Use Permit to allow a Multi-family along the Expressway Corridor District at property legally described as the 15.92 acre tract of land out of the East 20 acres of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision.

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

PASSED and **APPROVED** on first reading on the 12th day of May, 2020.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2020.

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
MAY 12, 2020

Hold a Public Hearing for a Conditional Use Permit to allow a Food Concession Stand “Pika Pebble Snacks” with a Drive-Thru Window at 4011 N. Raul Longoria Road, legally described as the West 309.24 feet of the South 140.86 feet of the North 281.72 feet of Lot 10, Block 8, Tracts 19 -20, John Closner Subdivision, as Requested by Stephanie Villarreal.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant seeks to operate a portable food concession (raspa) stand at property located at 4011 N. Raul Longoria Road, just North of Speedy Gonzalez Auto Sales. Business must provide restroom facilities for the employees and customers. The applicants are proposing to use the restroom facilities at the car lot. The surrounding land use consists of commercial land and residential uses.

The proposed days and hours of operation are Monday thru Sunday from 11:00 am to 10:00 pm.

According to Chapter 2, Article VIII, Section 8 – Conditional Use (i) “Portable and/or temporary food concession stand needs to obtain a Conditional Use Permit through the city.

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

RECOMMENDATION:

During the regular meeting on May 7, 2020, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 6-0 with the condition that traffic cannot be obstructed along Raul Longoria Road.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/7/2020
CITY COMMISSION – 05/12/2020
DATE PREPARED – 05/05/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit to allow “Pika Pebble Snacks” (raspa stand).

APPLICANT: Stephanie Villarreal

SURVEYOR/ENGINEER: N/A

LEGAL: Legally described as the West 309.24 feet of the South 140.86 feet of the North 281.72 feet of Lot 10, Block 8, Tracts 19-20, John Closner Subdivision.

LOCATION: 4011 N. Raul Longoria Road

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

ACCESS AND CIRCULATION: This property has access onto Raul Longoria Road.

PUBLIC SERVICES: Water sewer will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.

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

**CONDITIONAL USE PERMIT
“PIKA PEBBLE SNACKS”
MAY 12, 2020**

PAGE 2

The applicant seeks to operate a portable food concession (raspa) stand at property located at 4011 N. Raul Longoria Road, just North of Speedy Gonzalez Auto Sales. Business must provide restroom facilities for the employees and customers. The applicant is proposing to use the restroom facilities at the car lot. The surrounding land use consists of commercial land and residential uses.

The proposed days and hours of operation are Monday thru Sunday from 11:00 am to 10:00 pm.

According to Chapter 2, Article VIII, Section 8 – Conditional Use (i) “Portable and/or temporary food concession stand needs to obtain a Conditional Use Permit through the city.

The following are the list of requirements for a food concession stand:

1. Cannot be located in a residentially zoned area;
2. Stand must be inspired by the planning inspector department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Owner agrees to pay an annual fee to the City of San Juan to maintain the Health Permit, Occupational License and Conditional Use Permit thru the City.

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

ATTACHMENTS:

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

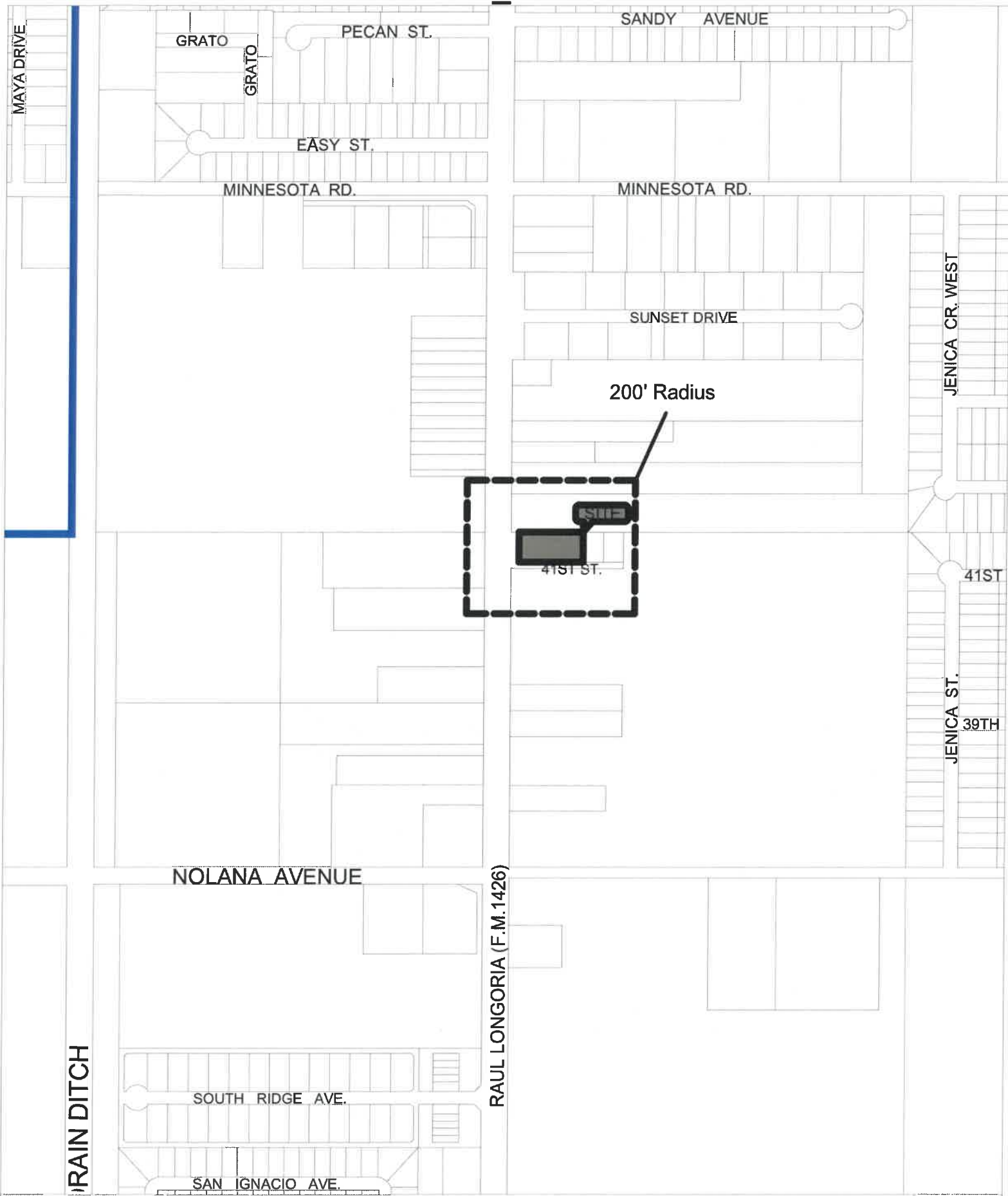


FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/07/2020 Commissioner Alaniz made a motion to approve the conditional use permit with the condition that traffic cannot be obstructed along Raul Longoria Road. Commissioner Perez seconded the motion. The motion passed unanimously with a 6-0 vote.

Mr. Escobar explained that Ms. Villarreal is applying for a conditional use permit to allow a raspa stand next to a car lot located at 4011 N. Raul Longoria Road. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius, no comments were received. Applicant need to comply with Conditional Use, Health and Occupational License Permits thru the City.

Commissioner Alaniz said that his main concern is the traffic along Raul Longoria Road.



Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow "Pika Pebble Snacks" at 4011 N. Raul Longoria Road, legally described as the West 309.24 feet of the South 140.86 feet of the North 281.72 feet of Lot 10, Block 8, Tract 19-20, John Closner Subdivision, as Requested by Stephanie Villarreal.



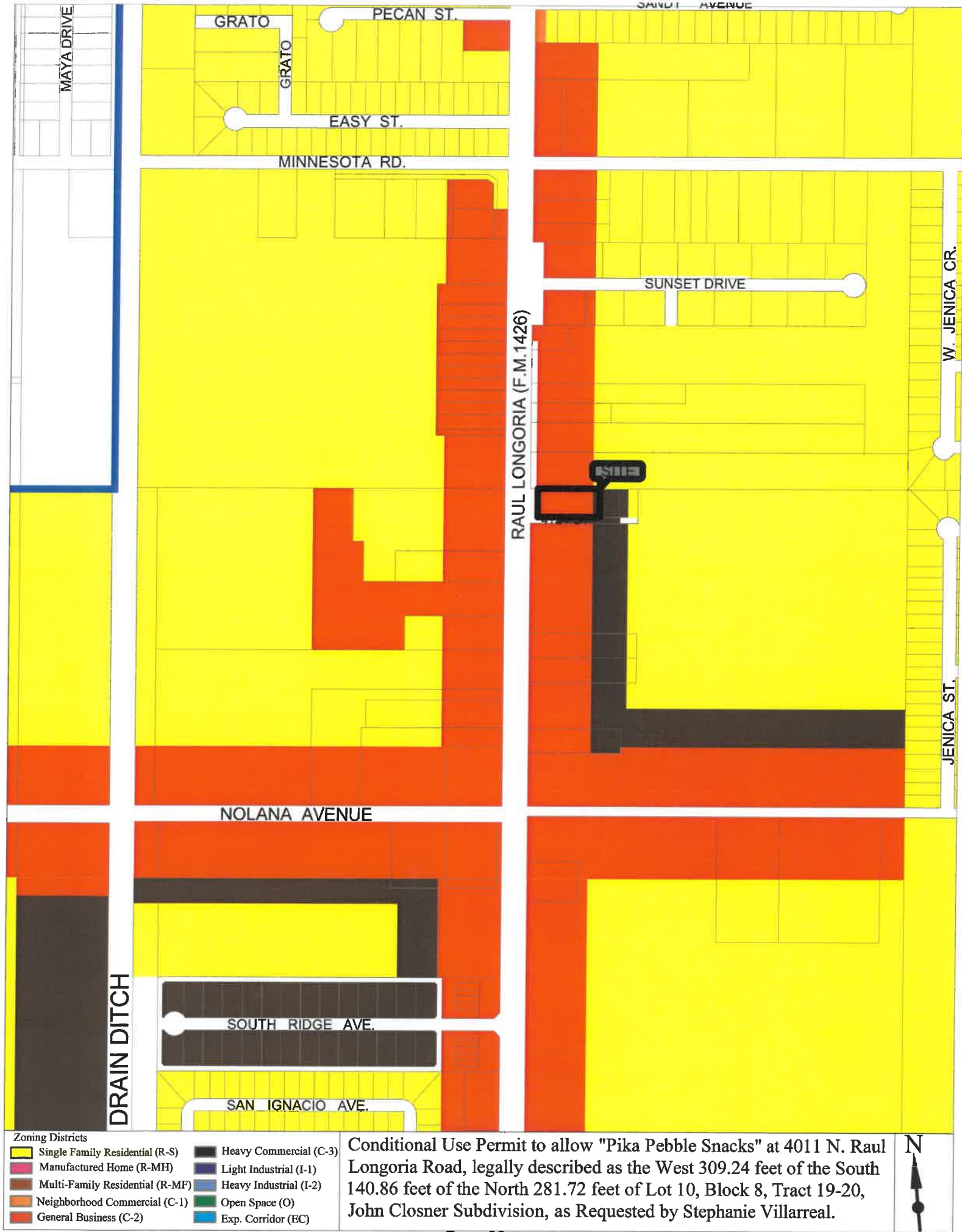


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "Pika Pebble Snacks" at 4011 N. Raul Longoria Road, legally described as the West 309.24 feet of the South 140.86 feet of the North 281.72 feet of Lot 10, Block 8, Tract 19-20, John Closner Subdivision, as Requested by Stephanie Villarreal.

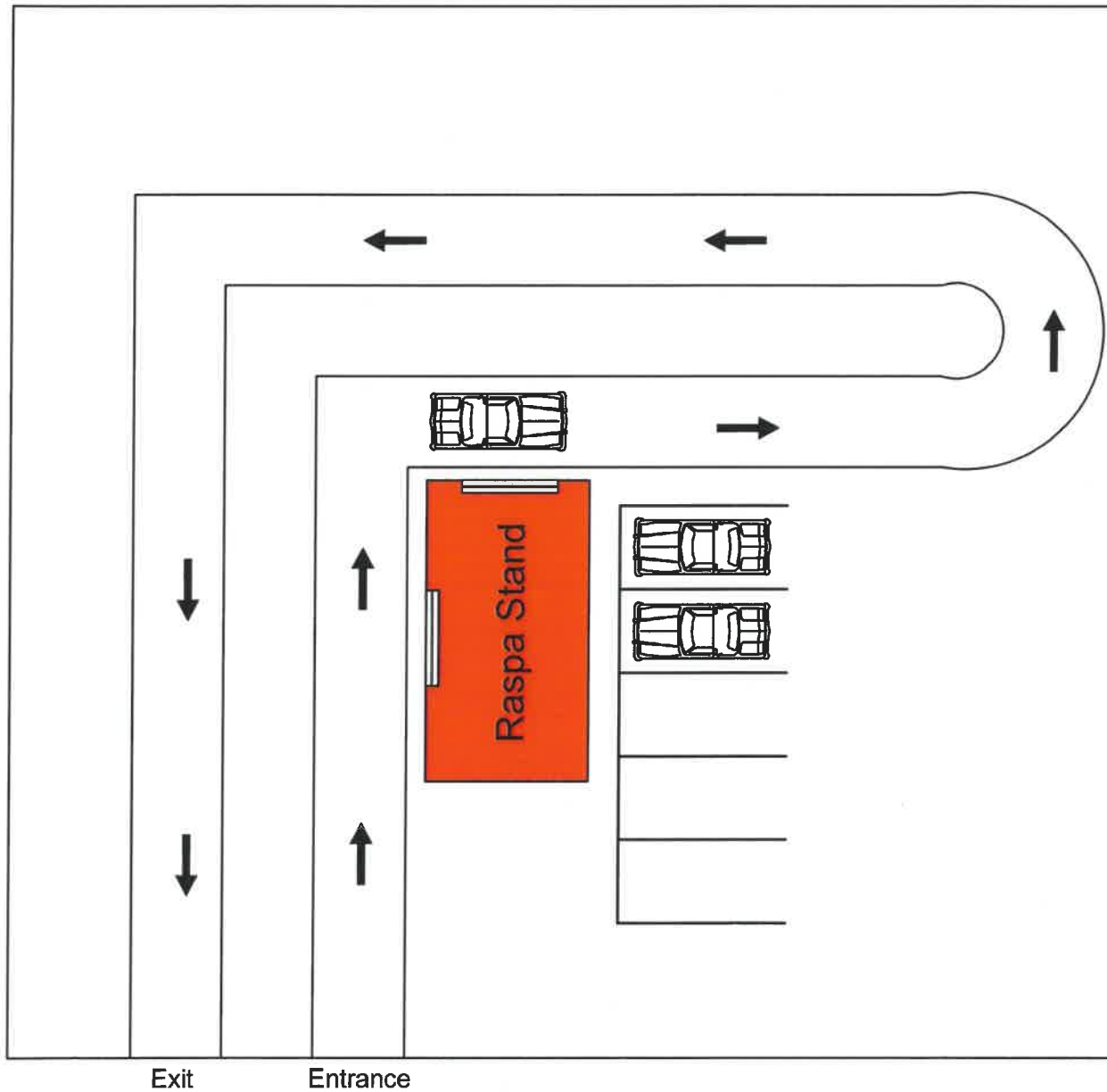




"Pika Pebble Snacks"

4011 N. Raul Longoria Road

RAUL LONGORIA (F.M.1426)



"Speedy Gonzalez Car Lot"

Portable and/or temporary food concession or snow cone stands - Applicable conditions for portable and/or temporary food concession stands shall include but are not limited to:

- (1) Cannot be located in a residentially zoned area;
- (2) Stand must be inspected by the building inspections department and meet applicable building and fire codes;
- (3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
- (4) If it is a portable building or trailer it must be anchored to the ground properly;
- (5) Must meet setback requirements of zoning district in which it is located; and
- (6) Water and sewage disposal facilities must be available and may be required;
- (7) Health Department permit.

Conditional Use Permit to allow "Pika Pebble Snacks" at 4011 N. Raul Longoria Road, legally described as the West 309.24 feet of the South 140.86 feet of the North 281.72 feet of Lot 10, Block 8, Tracts 19 -20, John Closner Subdivision, as Requested by Stephanie Villarreal.

Villarreal, Stephanie
1450 Seminole Valley Dr.
Alamo, TX 78516

Borrego, Ernesto and Maria
901 E. Ridgeland
McAllen, TX 78503

Pestana, Pedro Alvarado
5611 Cochice Dr.
Edinburg, TX 78542

Hernandez, Guadalupe and Norma
1022 Peregrin Dr.
Edinburg, TX 7842

Martinez, Juana
4004 N. Raul Longoria Road
San Juan, TX 78589

Genecco, Thomas F.
Michael J. Sandfilippo
205 Miranda Ln.
San Juan, TX 78589

Enriquez, Elias and Enedina
P.O. Box 956
San Juan, TX 78589

Mora, Roberto Jr.
P.O. Box 1921
San Juan, TX 78589

Rodriguez, Humberto
459 W. Harris Avenue
Raymondville, TX 78580

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE FOOD CONCESSION STAND “PIKA PEBBLE SNACKS” WITH A DRIVE-THRU WINDOW AT 4011 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS THE WEST 309.24 FEET OF THE SOUTH 140.86 FEET OF THE NORTH 281.72 FEET OF LOT 10, BLOCK 8, TRACTS 19-20, JOHN CLOSNER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Stephanie Villarreal has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a portable food concession stand with a drive-thru window at “Pika Pebble Snacks”.

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 Stephanie Villarreal has applied for a Conditional Use to allow a portable food concession stand with a drive-thru window at “Pika Pebble Snacks” at 4011 N. Raul Longoria Road, subject to the following conditions:

1. Cannot be located in a residentially zoned area;
2. Stand must be inspired by the planning inspector department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Owner agrees to pay an annual fee to the City of San Juan to maintain the Health Permit, Occupational License and Conditional Use Permit thru the City.

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

PASSED and **APPROVED** on first reading on the 12th day of May, 2020.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2020.

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
MAY 12, 2020

Consider Adoption of an Ordinance in First Reading to Amend the City of San Juan Code of Ordinances Chapter 13. Utilities; Article 13.03 Water and Sewer Service; Division 2. Rates, Charges and Billing; Part IV. Sewer Rates and Charges. Adding Section 13.03.185 Sewer Main and Service Line Televising Fee; Establishing Sewer Main and Service Line Televising Services; Establishing the Rate to be Charged by the City of San Juan; Providing for a Repealer Clause; Providing for Codification; and Providing for Publication and an Effective Date.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Adoption of an Ordinance in First Reading to Amend the City of San Juan Code of Ordinances Chapter 13. Utilities; Article 13.03 Water and Sewer Service; Division 2. Rates, Charges and Billing; Part IV. Sewer Rates and Charges. Adding Section 13.03.185 Sewer Main and Service Line Televising Fee; Establishing Sewer Main and Service Line Televising Services; Establishing the Rate to be Charged by the City of San Juan; Providing for a Repealer Clause; Providing for Codification; and Providing for Publication and an Effective Date.

RECOMMENDATION:

Approved as recommended.

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. 20-XX

AN ORDINANCE REVISING AND AMENDING CHAPTER 13 UTILITIES; ARTICLE 13.03 WATER AND SEWER SERVICE; DIVISION 2. RATES, CHARGES AND BILLING; PART IV. SEWER RATES AND CHARGES; OF THE CITY OF SAN JUAN, TEXAS CODE OF ORDINANCES; ADDING SECTION. 13.03.185 SEWER MAIN AND SERVICE LINE TELEVISIONING SERVICE FEE; ESTABLISHING SEWER MAIN AND SERVICE LINE TELEVISIONING SERVICES; ESTABLISHING THE RATE TO BE CHARGED BY THE CITY OF SAN JUAN; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

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

SECTION 1. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13 Utilities; Article 13.03 Water and Sewer Service; Division 2. Rates, Charges and Billing; Part IV. Sewer Rates and Charges, as follow;

ARTICLE 13.03 WATER AND SEWER SERVICE

DIVISION 2. RATES, CHARGES AND BILLING

PART IV. SEWER RATES AND CHARGES;

SECTION 13.03.185 SEWER MAIN AND SERVICE LINE TELEVISIONING SERVICES

(a) Sewer main and service line televising services. A sewer main and service line televising service is defined and determined when residential or commercial customer requests sewer main and private service line be televised for any reason. The owner must agree to the following when the City dispatches city personnel to televise a private line.

- (1) City services will not include replacement or repair of broken lines, sloping lines, or billed lines as a result of contractor error or private damage unless a request is made by the owner at which time additional fees will be applied.
- (2) Property Owner or dually assigned representative must sign a Damage waiver
- (3) Fees must be paid in full prior to any services rendered
- (4) Services will be rendered during City business hours only and upon availability of City Owned equipment.

(b) Sewer Line Televising Fees:

- | | |
|------------------|---------------------|
| (1) Service call | \$250.00 up 50 feet |
|------------------|---------------------|

(2) Service call after 250 feet \$5.00 per linear feet

READ AND CONSIDERED, PASSED AND APPROVED on first reading at a regular meeting of the City Commission of the City of San Juan, Texas at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code Section 55.1.041, on the ____ day of _____, 2020.

Mario Garza, Mayor

ATTEST:

Diana Cavasos, City Secretary,
CITY SECRETARY

CITY SEAL:

APPROVED AS TO FORM:

Palacios, Garza & Thompson, P.C.
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2020

Consider the Removal and/ or Appointment of Board Member(s) to the San Juan Parks and Recreation Advisory Board.

STAFF COMMENTS AND RECOMMENDATIONS:

Last month Mr. Moy Valzadua submitted an email stating his resignation from the Parks and Recreation Advisory Board. With his resignation this leaves one vacancy on the board to be filled by the San Juan City Commission.

RECOMMENDATION:

Staff asks that the City Commission recommend and approve the next board member.

PREPARED BY:

Patrick Willingham,
Director of Parks and
Recreation

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2020

Consider the Removal and/or Appointment of Board Member(s) of the San Juan Economic Development Corporation.

STAFF COMMENTS AND RECOMMENDATIONS:

The Economic Development Corporation has a board of directors in which consist of seven (7) directors who are appointed for two-year terms of office. Three directors shall be persons who are not employees of the governing body of the eligible City, as per Sec. 4Bc of the Act of 1979. 4B Law requires the appointed members to be residents of the eligible city in which the board was created and shall serve. One board member resigned two weeks ago leaving a spot available.

RECOMMENDATION:

Consider Removal/Appointment of Board Member(s) to the Economic Development Board.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



Economic Development Board 2019-2020

Name/Address	Title	Date of Appointment	Expiration Date
Arturo Guajardo Jr	President	7/23/2019	7/23/2021
Israel Garza	Treasurer	7/23/2019	6/29/2021
Bob Garza	Secretary	6/17/2019	6/17/2021
Pedro Contreras	Member	6/17/2019	6/17/2021
Leonardo Sanchez	Vice-President	6/17/2019	6/17/2021
Ernesto Guajardo	Member	6/17/2019	6/17/2021
Mark Villegas	Member	6/17/2019	6/17/2021



Attendance Form

2019 - 2020

2019	Jan	Feb	Feb	Mar	Mar	Apr	Apr	May	May	Jun	Jun	Jul	Aug	Sep	Sep	Sep	Oct	Oct	Oct	Nov	Nov	Dec	Dec			
	15	5	13	19	5	19	2	16	7	9	21	4	12	17	12	26	3	17	25	1	15	29	5	19	3	17
Arturo Guajardo Jr.	P	P	P	P	P	P	*	P	P	P	*	A/E	P	P	P	P	*	P	P	*	A/E	P	*	P	*	P
Leonardo Sanchez	P	A/E	P	P	P	A/E	P	*	P	A/E	P	*	P	P	P	P	*	P	P	*	P	*	P	*	P	*
Israel Garza	P	A/E	P	P	A/E	A/E	*	A/E	P	A/E	P	*	P	P	P	P	*	P	P	*	P	*	P	*	A/E	*
Pedro Contreras	P	Re.										NM	P	P	P	P	*	A/E	P	*	P	*	A/E	*	P	*
Ernesto Guajardo	P	P	P	P	P	A/E	P	*	P	P	P	*	P	A/E	P	A/E	P	*	P	A/E	A/E	*	A/E	P	*	P
Bob Garza												NM	P	A/E	A/E	P	*	P	P	A/E	*	P	*	P	*	P
Marco Villegas												NM	A/E	P	P	P	*	P	P	*	P	*	P	*	P	*
Jesse Ramirez		NM	P	P	P	P	*	P	P	P	*	Re.														
Cynthia Gutierrez	P	P	A/E	P	P	P	*	P	A/E	P	P	*	Re.													
Mayor Garza	P	Re.																								
Rolando Casas		NM	P	P	P	A/E	P	*	P	A/E	P	*	Re.													

2020	Jan	Jan	Jan	Feb	Feb	Feb	Mar	Mar	Apr	Apr	May	May	Jun	Jun	Jul	Aug	Aug	Sep	Sep	Oct	Oct	Nov	Nov	Dec	Dec	
	17	21	27	4	18	26	4	17	7	21	5	19	9	23	7	21	4	18	8	22	6	20	3	17	1	15
Arturo Guajardo Jr.	P	*	P	*	P	P	*	P	*	P																
Leonardo Sanchez	P	*	P	*	NQ	P	*	A/E	*	P																
Israel Garza	P	*	P	*	NQ	P	*	P	*	A/E																
Pedro Contreras	A/E	*	P	*	NQ	A/E	*	P	*	A/E																
Ernesto Guajardo	P	*	A/E	*	NQ	P	*	P	*	P																
Bob Garza	A/E	*	P	*	P	P	*	P	*	A/E																
Marco Villegas	P	*	P	*	P	P	*	P	*	P																
				</																						

LEGEND

* - NO MEETING HELD

P - PRESENT

A - ABSENT

E - EXCUSED

R - RESIGNED

NQ - NO QUORUM

NM - NEW MEMBER

Re. REPLACED

TE - TERM EXPIRED

AO - AUTOMATICALLY OUT

LC - LIBRARY CLOSED

NOTES: Work Shop Meeting *March 16, 2020 COVID-19 started (no more than 10 people gathering)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2020

Consider the Approval of a Budget Amendment in the Amount of \$39,108.00 out of Miscellaneous Grant Fund Balance to the Police Department Miscellaneous Grant Budget.

STAFF COMMENTS AND RECOMMENDATIONS:

In September 2019 the City Commission approved the Miscellaneous Grant Budget for the San Juan Police Department Miscellaneous Grant funds for the year beginning October 1, 2019 through September 30, 2020. Due to the Covid-19 pandemic funding opportunities were made available and the San Juan Police department was recently notified it was awarded \$39,108.00 for personnel protection equipment.

RECOMMENDATION:

Approval of a Budget Amendment to the San Juan Police Miscellaneous Grant budget for Personal Protection Equipment.

PREPARED BY:

Juan Gonzalez, Chief
of Police

APPROVED BY:

Benjamin Arjona, City
Manager



Department of Justice (DOJ)
Office of Justice Programs

Office of the Assistant Attorney General

Washington, D.C. 20531

April 20, 2020

Chief Juan Gonzalez
City of San Juan
709 South Nebraska Avenue
San Juan, TX 78589-2649

Dear Chief Gonzalez:

On behalf of Attorney General William P. Barr, it is my pleasure to inform you that the Office of Justice Programs (OJP), U.S. Department of Justice (DOJ), has approved the application by City of San Juan for an award under the OJP funding opportunity entitled "BJA FY 20 Coronavirus Emergency Supplemental Funding Program." The approved award amount is \$39,108. These funds are for the project entitled San Juan COVID-19 DOJ Grant.

The award document, including award conditions, is enclosed. The entire document is to be reviewed carefully before any decision to accept the award. Also, the webpage entitled "Legal Notices: Special circumstances as to particular award conditions" (ojp.gov/funding/Explore/LegalNotices-AwardReqs.htm) is to be consulted prior to an acceptance. Through that "Legal Notices" webpage, OJP sets out – by funding opportunity – certain special circumstances that may or will affect the applicability of one or more award requirements. Any such legal notice pertaining to award requirements that is posted through that webpage is incorporated by reference into the award.

Please note that award requirements include not only award conditions, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. Because these requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds), it is vital that all key staff know the award requirements, and receive the award conditions and the assurances and certifications, as well as the application as approved by OJP. (Information on all pertinent award requirements also must be provided to any subrecipient of the award.)

Should City of San Juan accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

Please direct questions regarding this award as follows:

- For program questions, contact Kandia M. Conaway, Program Manager at (202) 514-9205; and
- For financial questions, contact the Customer Service Center of OJP's Office of the Chief Financial Officer at (800) 458-0786, or at ask.ocfo@usdoj.gov.

We look forward to working with you.

Sincerely,

Katharine T. Sullivan
Principal Deputy Assistant Attorney General

Encl.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2020

Consider the Approval of a Budget Adjustment in the amount of \$34,240.00 out of the Federal Forfeiture Fund Balance to the Police Department Federal Forfeiture Budget.

STAFF COMMENTS AND RECOMMENDATIONS:

In September 2019 the City Commission approved the Federal Forfeiture Budget for the San Juan Police Department Forfeiture Funds for the year beginning October 1, 2019 through September 30, 2020. During the process funds were allocated for a low water rescue boat. We are now looking to reallocate these fund for Overtime and the purchasing of police supplies and uniforms for the new police officers.

RECOMMENDATION:

Approval of a Budget Adjustment to the Police Department Federal Forfeiture Budget for Overtime, Police Supplies and Uniforms for the new Police Officers.

PREPARED BY:

Juan Gonzalez, Chief
of Police

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2020

Discussion and Possible Action Regarding Hidalgo County Elections Department Request for Early Voting/Election Day Polling Location of Fire Station #2 (2301 N. Raul Longoria, San Juan, Texas 78589) for the 2020 Primary Run off.

STAFF COMMENTS AND RECOMMENDATIONS:

In the past the County of Hidalgo Elections Department has reached out to the City of San Juan requesting the San Juan Fire Station #2 for elections. This year they are requesting the facility for the Early Voting and Election Day of the 2020 Primary Runoff.

RECOMMENDATION:

Staff Recommends Approval of the Facility.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



Via facsimile

ELECTIONS DEPARTMENT

County of Hidalgo



2020 Elections

Early Voting & Election Day Request(s)

April 22, 2020

To: Diana Cavazos, City of San Juan

We are requesting the use of your facility(s) as an **Early Voting and Election Day** polling location(s) for the 2020 Primary Runoff. The dates and times are stated below. A schedule for the 2020 November General Election will be submitted at a later date.

July 14, 2020 Primary Runoff Election

Early Voting Dates and Times:

<u>Day:</u>	<u>Date:</u>	<u>Hours:</u>
Monday/ lunes	July 6, 2020	7: 00 A.M.- 7:00 P.M.
Tuesday/ martes	July 7, 2020	7: 00 A.M.- 7:00 P.M.
Wednesday/ miércoles	July 8, 2020	7: 00 A.M.- 7:00 P.M.
Thursday/ jueves	July 9, 2020	7: 00 A.M.- 7:00 P.M.
Friday/ viernes	July 10, 2020	7: 00 A.M.- 7:00 P.M.

Election Day

Tuesday/ martes	July 14, 2020	7: 00 A.M.- 7:00 P.M.
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Please complete the separate request form and fax, (956) 393-2039, or email your response to the email located below as soon as possible. If you have any questions, please do not hesitate to contact me.

Sincerely,

Cindy Lopez

Elections Specialist

(956)318-2570 ext. 5729

Email: cindy.lopez@co.hidalgo.tx.us

Register & Vote! Visit our website www.hgoco.net/elections #hidalgocountyvotes

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2020

Consider Authorizing City Manager to Extend the Contract for the City of San Juan Project Manager with Strada Engineering and Consulting, LLC, for the Transit Terminal Building/City Hall Pursuant to RFQ# 18-64-03-20.

STAFF COMMENTS AND RECOMMENDATIONS:

Back on March 27, 2018 the City Commission Authorized for the City Manager to enter into a contract with Strada Engineering for the City of San Juan Project Manager.

RECOMMENDATION:

Approve as Recommended.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2020

Consider Authorizing The City of San Juan to Apply and Submit a Grant Application for Funding to the Office of the Governor, for the City of San Juan COVID19 Response Program, FY 2020.

STAFF COMMENTS AND RECOMMENDATIONS:

This grant is to the Office of the Governor for funding for personal protection equipment. The total amount being requested is \$39,108.00, which will be use to purchase, Nitrile Gloves, N95 face mask, safety glass and 2 Scott Air Packs with face mask and spare bottles. These are all essential budget items that are desperately needed in order to best protect and reduce the spread of COVID-19

RECOMMENDATION:

Authorize the approval of the application and submission to the Office of the Governor, for the Coronavirus Emergency Supplement Funding Program.

PREPARED BY:

Juan Gonzalez, Chief
of Police

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION No. _____

RESOLUTION AUTHORIZING THE CITY OF SAN JUAN TO SUBMIT AN APPLICATION FOR FUNDING TO THE OFFICE OF THE GOVERNOR, FOR THE CITY OF SAN JUAN COVID19 RESPONSE GRANT, FY 2020

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, Texas, that the City of San Juan submit an application for additional funding to the Office of the Governor under the City of San Juan COVID19 Response Grant, FY 2020; and

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

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

NOW THEREFORE, BE IT RESOLVED that the City of San Juan approves submission of the grant application for the City of San Juan COVID19 Response Grant to the Office of the Governor.

Passed and Approved this _____ of May, 2020

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

City Secretary

Grant Number:# 44139901



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, Director of Finance
Date: April 21, 2020
Subject: Budget Expenditure Report – March 31, 2020

Attached you will find the above mentioned report for the City of San Juan, Texas.

The funds are listed as follows:

<u>Approved Budgets:</u>	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1 – 5
• Enterprise Funds		
a. Solid Waste	22	6
b. Utility Fund	56	7 - 8
c. Utility I & S	60	9
d. Water & Sewer I & S	61	10
• Special Revenue Fund:		
a. Local Truancy Prevention & Diversion Fund	18	11
b. Local Municipal Jury Fund	19	12
c. Municipal Court-Building Security	20	13
d. Municipal Court-Technology	21	14
e. Revolving Loan	23	15
f. Parks Sport Fee	25	16
g. Parks Development	26	17
h. Wrecker Law Enforcement	27	18
i. Asset Forfeiture-State	28	19
j. Miscellaneous Grants	30	20
k. Crime Victims Liaison Grant	32	21
l. Hotel/Motel Occupancy Tax	33	22
m. Asset Forfeiture-Federal Sharing	35	23
n. Storm Water Fund	55	24
• Debt Service Fund	36	25
<u>Other City Funds:</u>		
• Capital Projects		
a. Bond Series 2019	42	26
b. Bond Series 2019-A	43	27
c. CIP-Street-Series 2015	44	28
d. Capital Projects	45	29
e. 2018 Construction	46	30
f. Certificate of Obligation 2018	47	31
g. Certificate of Obligation 2017	48	32

Other City Funds –Continue

h. 2020 Bond	49	33
i. Certificate of Obligation 2007	52	34
i. 2014 Bond	54	35

Component Unit:

• San Juan E.D.C.	24	36
• San Juan Economic Development Corp.	29	37

C: Mayor, Mario Garza

Mayor Pro-Tem, - Leonardo “Lenny” Sanchez

Commissioners: Jesus “Jesse” Ramirez

Ernesto “Neto” Guajardo

Marco “Markie” Villegas

City of San Juan, Texas
Budget Expenditures Report
March 31, 2020

							Budget Target 50%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	5,954,817	5,506,214	-	448,603	459,311	267,391	92.47
SALES TAX REVENUE	3,040,422	1,393,395	-	1,647,027	341,855	240,227	45.83
FRANCHISE TAX	988,000	483,824	-	504,177	99,556	55,388	48.97
LICENSES & PERMITS	411,500	187,597	-	223,903	23,668	31,248	45.59
FEES & FINES	289,088	88,766	-	200,322	14,344	16,118	30.71
INTERGOVERNMENTAL REVENUE	800,528	354,671	-	445,857	72,469	56,208	44.30
OTHER REVENUE	322,681	283,995	-	38,686	110,344	47,286	88.01
Transfer Inn	-	500,000	-	(500,000)	500,000	-	-
TOTAL REVENUES	11,807,036	8,798,460	-	3,008,576	1,621,548	713,866	74.52
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	22,500	6,493	-	16,007	444	1,000	28.86
SUPPLIES	6,800	4,045	827	1,928	335	1,193	71.64
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	125,500	107,222	230	18,048	7,302	393	85.62
LEGISLATIVE	154,800	117,760	1,057	35,983	8,081	2,586	76.76
CITY MANAGER							
SALARIES & WAGES/BENEFIT	167,110	84,638	-	82,472	13,967	14,002	50.65
PURCHASED PROF/TECH SRVS	126,000	57,544	50,900	17,556	8,000	8,000	86.07
PUR PROP SRVS & OTH SRVS	6,050	1,254	-	4,796	-	-	20.73
SUPPLIES	930	285	-	645	-	47	30.62
CAPITAL OUTLAY	10,000	-	-	10,000	-	-	-
MISCELLANEOUS	750	-	-	750	-	-	-
CITY MANAGER	310,840	143,721	50,900	116,219	21,967	22,049	62.61
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	123,014	61,249	-	61,765	9,997	10,044	49.79
PURCHASED PROF/TECH SRVS	9,000	7,414	-	1,586	2,895	752	82.38
PUR PROP SRVS & OTH SRVS	6,300	4,256	-	2,044	1,176	44	67.55
SUPPLIES	4,490	1,374	-	3,116	152	86	30.61
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	36,900	26,803	-	10,097	-	-	72.64
CITY SECRETARY	179,704	101,096	-	78,608	14,220	10,927	56.26
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	165,284	82,707	-	82,577	13,196	13,578	50.04
PURCHASED PROF/TECH SRVS	65,281	21,463	44,616	(799)	120	6,374	101.22
PUR PROP SRVS & OTH SRVS	6,800	3,412	90	3,298	539	131	51.50
SUPPLIES	3,858	1,091	335	2,432	60	103	36.96
CAPITAL OUTLAY	500	-	-	500	-	-	-
MISCELLANEOUS	240	55	-	185	-	-	22.92
MUNICIPAL COURT	241,963	108,728	45,041	88,194	13,914	20,185	63.55

City of San Juan, Texas
Budget Expenditures Report
March 31, 2020

							Budget Target 50%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	357,875	178,547	-	179,328	33,182	27,849	49.89
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	10,000	5,661	176	4,163	(1,856)	1,746	58.37
SUPPLIES	3,710	2,602	171	937	58	131	74.75
CAPITAL OUTLAY	1,700	-	1,444	256	-	-	84.96
MISCELLANEOUS	3,010	6,316	1,157	(4,462)	1,773	2,420	248.25
FINANCE	379,795	193,126	2,948	183,721	33,157	32,147	51.63
PLANNING							
SALARIES & WAGES/BENEFIT	467,121	233,863	-	233,258	37,781	38,052	50.06
PURCHASED PROF/TECH SRVS	24,080	12,851	3,005	8,225	500	-	65.85
PUR PROP SRVS & OTH SRVS	16,000	7,195	1,244	7,561	1,188	694	52.74
SUPPLIES	20,405	8,598	2,099	9,709	432	1,394	52.42
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	13,000	816	833	11,351	160	396	12.68
PLANNING	540,606	263,322	7,180	270,103	40,060	40,536	50.04
POLICE							
SALARIES & WAGES/BENEFIT	3,487,412	1,769,430	-	1,717,982	352,506	277,246	50.74
PURCHASED PROF/TECH SRVS	26,684	15,980	1,548	9,156	662	3,857	65.69
PUR PROP SRVS & OTH SRVS	70,796	34,665	6,727	29,404	5,537	10,186	58.47
SUPPLIES	118,750	62,498	8,784	47,467	1,907	10,975	60.03
CAPITAL OUTLAY	3,550	-	1,000	2,550	-	-	28.17
MISCELLANEOUS	24,206	22,526	2,010	(330)	6,652	10,155	101.36
POLICE	3,731,398	1,905,099	20,069	1,806,229	367,264	312,419	51.59
FIRE							
SALARIES & WAGES/BENEFIT	1,585,142	717,741	-	867,401	130,894	111,074	45.28
PURCHASED PROF/TECH SRVS	6,040	2,826	1,268	1,946	1,076	902	67.78
PUR PROP SRVS & OTH SRVS	70,900	44,044	4,134	22,722	7,174	8,971	67.95
SUPPLIES	55,550	34,138	657	20,754	2,222	5,415	62.64
CAPITAL OUTLAY	56,630	25,692	1,632	29,306	15,000	1,062	48.25
DEBT SERVICE	107,601	96,600	-	11,001	41,700	-	89.78
MISCELLANEOUS	8,000	7,281	-	719	250	1,056	91.01
FIRE	1,889,863	928,323	7,692	953,848	198,315	128,481	49.53
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	269,148	121,803	-	147,345	21,517	20,876	45.26
PUR PROP SRVS & OTH SRVS	260,000	175,750	768	83,482	33,726	28,887	67.89
SUPPLIES	43,000	39,391	5,744	(2,135)	4,234	5,810	104.96
CAPITAL OUTLAY	7,000	7,174	-	(174)	235	-	102.49
MISCELLANEOUS	1,000	240	-	760	-	-	24.00
STREETS, ALLEY, OTHER	580,148	344,358	6,512	229,278	59,713	55,574	60.48

City of San Juan, Texas
Budget Expenditures Report
March 31, 2020

Budget
Target
50%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	65,866	34,273	-	31,593	5,636	5,332	52.03
PUR PROP SRVS & OTH SRVS	3,500	2,439	499	563	214	514	83.93
SUPPLIES	5,918	2,085	1,348	2,486	125	284	58.00
CAPITAL OUTLAY		-	-	-	-	-	-
CENTRAL GARAGE	75,284	38,796	1,847	34,641	5,976	6,130	53.99
PARKS							
SALARIES & WAGES/BENEFIT	481,750	229,519	-	252,231	35,382	36,406	47.64
PURCHASED PROF/TECH SRVS	1,750	1,006	-	744	225	210	57.49
PUR PROP SRVS & OTH SRVS	116,550	68,305	1,669	46,576	11,288	9,288	60.04
SUPPLIES	27,000	17,369	3,970	5,661	3,367	4,412	79.03
CAPITAL OUTLAY	102,756	24,632	-	78,124	7,019	-	23.97
DEBT SERVICE	58,394	58,393	-	1	-	58,393	100.00
MISCELLANEOUS	1,350	528	-	822	-	528	39.11
PARKS	789,550	399,752	5,639	384,159	57,282	109,236	51.34
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	234,164	109,570	-	124,594	19,209	19,261	46.79
PURCHASED PROF/TECH SRVS	500	-	-	500	-	-	-
PUR PROP SRVS & OTH SRVS	25,200	20,121	-	5,079	1,676	1,073	79.84
SUPPLIES	43,226	19,776	7,160	16,290	4,707	3,540	62.31
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
BUILDING MAINTENANCE	303,090	149,466	7,160	146,464	25,592	23,874	51.68
LIBRARY							
SALARIES & WAGES/BENEFIT	268,641	131,628	-	137,013	21,534	21,768	49.00
PURCHASED PROF/TECH SRVS	2,000	1,901	-	99	619	25	95.03
PUR PROP SRVS & OTH SRVS	27,520	11,616	390	15,514	1,750	666	43.63
SUPPLIES	2,100	1,473	-	627	-	-	70.16
CAPITAL OUTLAY	1,950	-	-	1,950	-	-	-
MISCELLANEOUS	10,445	5,250	226	4,970	2,768	(303)	52.42
LIBRARY	312,656	151,868	616	160,173	26,672	22,156	48.77

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							Budget Target 50%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
RECREATION							
SALARIES & WAGES/BENEFIT	343,380	161,899	-	181,481	25,527	23,105	47.15
PURCHASED PROF/TECH SRVS	800	317	-	483	63	62	39.68
PUR PROP SRVS & OTH SRVS	6,700	3,636	8	3,057	50	-	54.38
SUPPLIES	11,600	2,455		9,145	827	(52)	21.16
CAPITAL OUTLAY	500,000	237,883	36,878	225,239	237,883	-	54.95
MISCELLANEOUS	199,500	125,781	4,770	68,948	17,241	24,362	65.44
RECREATION	1,061,980	531,972	41,656	488,353	281,591	47,476	54.01
PURCHASING/RISK MGMT.							
SALARIES & WAGES/BENEFIT	-	1,175	-	(1,175)	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	2	-	(2)	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
PURCHASING/RISK MGMT.	-	1,177	-	(1,177)	-	-	-
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	396,252	166,121	39,129	191,002	21,073	47,337	51.80
PUR PROP SRVS & OTH SRVS	167,735	87,071	3,552	77,112	15,317	14,021	54.03
SUPPLIES	1,640	349	-	1,291	13	37	21.29
DEBT SERVICE	127,900	97,100	-	30,800	97,100	-	75.92
MISCELLANEOUS	51,500	296,846	280	(245,626)	5,840	1,600	576.94
ADMINISTRATION	745,027	647,488	42,961	54,578	139,344	62,995	92.67
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	197,338	97,736	-	99,602	15,985	16,064	49.53
PURCHASED PROF/TECH SRVS	15,000	1,905	1,755	11,340	750	845	24.40
PUR PROP SRVS & OTH SRVS	9,300	1,170	457	7,673	8	355	17.50
SUPPLIES	2,620	986	-	1,634	42	-	37.63
CAPITAL OUTLAY	850	-	-	850	-	-	-
MISCELLANEOUS	785	425	-	360	200	-	54.14
HUMAN RESOURCES	225,893	102,222	2,212	121,459	16,985	17,264	46.23
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	294,059	134,684	-	159,375	24,149	23,532	45.80
PURCHASED PROF/TECH SRVS	106,425	71,325	1,482	33,618	3,555	11,501	68.41
PUR PROP SRVS & OTH SRVS	133,229	82,902	828	49,499	19,947	395	62.85
SUPPLIES	6,050	4,304	428	1,319	207	214	78.20
CAPITAL OUTLAY	11,300	12,868	(649)	(919)	211	1,907	108.13
MISCELLANEOUS	47,144	30,648	8,369	8,127	-	-	82.76
INFORMATION TECHNOLOGY	598,207	336,730	10,458	251,020	48,069	37,549	58.04

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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50% % RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	15,000	15,000	-	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
EMERGENCY MANAGEMENT	15,000	15,000	-	-	-	-	100.00
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	70,125	25,177	-	44,948	2,906	2,908	35.90
PURCHASED PROF/TECH SRVS	3,260	444	90	2,726	-	-	16.38
SUPPLIES	11,980	2,260	2,604	7,116	38	488	40.60
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	120,200	18,500	91,500	10,200	6,350	-	91.51
ANIMAL CONTROL	205,565	46,381	94,194	64,990	9,294	3,396	68.38
TOTAL EXPENDITURES	12,341,369	6,526,385	348,141	5,466,843	1,367,496	954,980	55.70
REVENUES OVER/(UNDER) EXPENDITURES	(534,333)	2,272,075	(348,141)	2,458,267	-	(241,114)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	(534,333)	2,272,075	(348,141)	2,458,267	-	(241,114)	(360.06)

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							Budget Target 50%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,187,500	1,477,563	-	1,709,937	269,787	277,726	46.35
OTHER REVENUE	36,450	10,864	-	25,586	3,669	974	29.81
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	3,223,950	1,488,427	-	1,735,523	273,456	278,700	46.17
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,294,018	542,398	-	751,620	101,040	99,277	41.92
PUR PROF/TECH SRVS	10,000	5,201	-	4,800	-	-	52.01
PUR PROP SRVS & OTH SRVS	340,990	138,714	16,312	185,965	27,203	20,282	45.46
SUPPLIES	313,377	224,494	7,693	81,190	14,987	51,723	74.09
CAPITAL OUTLAY	156,750	87,844	150	68,756	-	1,124	56.14
MISCELLANEOUS	574,684	259,801	201,733	113,150	106,518	48,580	80.31
SANITATION	2,689,819	1,258,451	225,888	1,205,480	249,748	220,985	55.18
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	77,700	40,259	-	37,441	6,768	6,760	51.81
PUR PROP SRVS & OTH SRVS	36,960	19,643	-	17,317	3,274	3,274	53.15
DEBT SERVICE	285,541	266,191	-	19,350	272,841	-	93.22
MISCELLANEOUS	213,930	106,575	-	107,355	17,619	17,619	49.82
ORGANIZATIONAL	614,131	432,668	-	181,463	300,502	27,653	70.45
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,303,950	1,691,119	225,888	1,386,944	550,250	248,638	58.02
REVENUES OVER/(UNDER) EXPENDITURES	(80,000)	(202,691)	(225,888)	(348,579)	(276,794)	30,061	535.72

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Budget Expenditures Report
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							Budget Target 50%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,642,500	1,094,569	-	1,547,931	221,662	207,965	41.42
SEWER SYSTEMS	2,560,000	1,195,784	-	1,364,216	229,525	205,114	46.71
OTHER REVENUES	-	(9)	-	9	10	1	-
OTHER REVENUES	111,600	66,520	-	(45,080)	5,515	7,792	59.61
OTHER	(1,533,157)	(1,317,956)	-	(215,201)	(219,659)	(219,659)	85.96
TOTAL REVENUES	3,780,943	1,038,908	-	(2,742,035)	237,052	201,213	27.48
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	236,130	96,878	-	139,252	19,048	19,270	41.03
PURCHASED PROF/TECH SRVS	30,208	2,196	606	27,406	-	488	9.28
PUR PROP SRVS & OTH SRVS	104,085	60,685	16,072	27,329	23,195	6,210	73.74
SUPPLIES	35,315	13,804	2,121	19,390	841	5,503	45.09
CAPITAL OUTLAY	2,050	1,234	(489)	1,305	-	-	36.35
MISCELLANEOUS	46,027	22,216	658	23,153	3,607	4,266	49.70
UTILITY BILLING & COLLEC	453,815	197,013	18,967	237,835	46,691	35,737	47.59
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	157,063	63,887	-	93,176	12,547	13,538	40.68
PURCHASED PROF/TECH SRVS	11,000	10,700	-	300	-	10,000	97.27
PUR PROP SRVS & OTH SRVS	17,847	3,300	-	14,547	747	1,461	18.49
SUPPLIES	8,840	2,801	1,554	4,485	837	316	49.26
CAPITAL OUTLAY	12,697	-	995	11,702	-	-	7.84
MISCELLANEOUS	2,000	1,543	-	457	-	264	77.15
UTILITY ADMINISTRATION	209,447	82,231	2,549	124,668	14,132	25,579	40.48
WATER PLANT							
SALARIES & WAGES/BENEFIT	420,431	201,298	-	219,133	35,552	33,833	47.88
PURCHASED PROF/TECH SRVS	45,000	15,590	484	28,926	4,782	5,412	35.72
PUR PROP SRVS & OTH SRVS	149,500	149,602	(30,029)	29,927	47,982	43,882	79.98
SUPPLIES	303,707	132,107	67,897	103,703	58,162	6,603	65.85
CAPITAL OUTLAY	106,700	65,528	2,383	38,789	61,465	238	63.65
MISCELLANEOUS	71,500	28,533	-	42,967	2,405	132	39.91
WATER PLANT	1,096,838	592,659	40,735	463,444	210,347	90,100	57.75
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	246,380	83,137	-	163,243	14,705	14,743	33.74
PUR PROP SRVS & OTH SRVS	13,750	4,478	500	8,772	1,049	385	36.20
SUPPLIES	32,000	22,226	975	8,799	1,589	1,274	72.50
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	1,232	182	-	1,050	20	132	14.77
WATER DISTRIBUTION	293,362	110,022	1,475	181,864	17,362	16,534	38.01
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	290,547	103,173	-	187,374	18,519	17,403	35.51
PURCHASED PROF/TECH SRVS	20,000	-	-	20,000	-	-	-
PUR PROP SRVS & OTH SRVS	225,725	82,040	29,322	114,363	22,688	(668)	49.34
SUPPLIES	66,000	27,472	13,272	25,256	10,475	5,224	61.73
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	1,882	132	-	1,750	-	132	7.01
SEWER COLLECTION	604,154	212,817	42,594	348,743	51,683	22,091	42.28

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Budget
Target
50%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	226,424	88,554	-	137,870	16,958	17,001	39.11
PURCHASED PROF/TECH SRVS	48,360	20,641	(1,000)	28,719	8,833	2,055	40.61
PUR PROP SRVS & OTH SRVS	242,576	147,326	(18,492)	113,742	1,428	18,800	53.11
SUPPLIES	78,396	31,332	9,407	37,657	4,839	2,965	51.97
CAPITAL OUTLAY	850	-	-	850	-	-	-
MISCELLANEOUS	147,153	79,407	-	67,746	2,385	5,357	53.96
SEWER PLANT	743,759	367,261	(10,085)	386,583	34,443	46,178	48.02
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	59,900	26,956	-	32,944	4,545	4,533	45.00
PUR PROP SRVS & OTH SRVS	82,144	43,656	-	38,488	7,276	7,276	53.15
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	414,687	205,348	439	208,899	34,112	33,612	49.62
ORGANIZATIONAL	556,731	275,961	439	280,331	45,933	45,420	49.65
TOTAL EXPENDITURES	3,958,106	2,337,962.40	96,676	1,523,468.38	420,591	281,638	61.51
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(177,163)	(1,299,055)	(96,676)	(1,218,567)	-	-	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	500,000	-	(500,000)	500,000	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(177,163)	(1,299,055)	(96,676)	(1,218,567)	-	-	787.82
=====							

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60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,471,782	1,287,266.88	-	184,515.12	214,544.48	214,544.48	87.46
TOTAL REVENUES	1,471,782	1,287,266.88	-	184,515.12	214,544.48	214,544.48	87.46
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,471,782	1,290,068	-	181,714	358,300	-	87.65
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,471,782	1,290,068	-	181,714	358,300	-	87.65
TOTAL EXPENDITURES	1,471,782	1,290,068	-	181,714	358,300	-	87.65
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(2,801)	-	(2,801)	-	214,544	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(2,801)	-	(2,801)	-	214,544	-
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 50% % RECEIV. EXPENDED
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61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	31,177	-	30,199	5,358	5,359	50.80
TOTAL REVENUES	61,376	31,177	-	30,199	5,358	5,359	-
=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	31,177	-	(30,199)	-	5,359	50.80
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	31,177	-	(30,199)	-	5,359	50.80
=====	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 50%

18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY

	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES		350	-	350	150	140	-
TOTAL REVENUES	-	350	-	350	150	140	-
	=====	=====	=====	=====	=====	=====	=====

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES		7	-	7	3	3	-
TOTAL REVENUES	-	7	-	7	3	3	-
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 50%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,900	2,613	-	(3,287)	560	391	44.29
TOTAL REVENUES	5,900	2,613	-	(3,287)	560	391	44.29
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,900	2,613	-	(3,287)	-	391	44.29

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Budget Target 50% % RECEIV. EXPENDED
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21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,600	2,629	-	(2,971)	365	364	46.94
TOTAL REVENUES	5,600	2,629	-	(2,971)	365	364	46.94
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES	812	-	-	812	-	-	-
CAPITAL OUTLAY	4,050	2,356	-	1,694	-	-	58.18
MUNICIPAL COURT	4,862	2,356	-	2,506	-	-	58.18
TOTAL EXPENDITURES	4,862	2,356	-	2,506	-	-	58.18
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	738	273	-	(465)	-	364	36.93

City of San Juan, Texas
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Budget Target 50%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	430	-	430	57	54	-
TOTAL REVENUES	-	430	-	430	57	54	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	430	-	430	-	54	-

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Budget Target 50%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,900	1,176	-	724	347	108	61.87
TOTAL REVENUES	1,900	1,176	-	724	347	108	61.87
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	1,000	-	-	1,000	-	-	-
ADMINSTRATION	1,000	-	-	1,000	-	-	-
TOTAL EXPENDITURES	1,000	-	-	1,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	900	1,176	-	276		-	130.62

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							Budget Target 50%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,010	3	-	(25,007)	1	0	0.01
TOTAL REVENUES	25,010	3	-	(25,007)	1	0	-
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	25,000	-	-	25,000	-	-	-
PARKS	25,000	-	-	25,000	-	-	-
TOTAL EXPENDITURES	25,000	-	-	25,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	10	3	-	(7)	-	0	34.00

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Budget Target 50%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	3,150	2,465	-	(685)	160	-	78.25
TOTAL REVENUES	3,150	2,465	-	(685)	160	-	78.25
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	4,000	-	-	4,000	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	10,000	-	-	10,000	-	-	-
ADMINISTRATION	14,000	-	-	14,000	-	-	-
TOTAL EXPENDITURES	14,000	-	-	14,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(10,850)	2,465	-	13,315	160	-	(22.72)

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							Budget Target 50%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	20,000	27,924	-	7,924	-	-	139.62
FORFEIT LOCAL	-	-	-	-	-	-	-
TOTAL REVENUES	20,000	27,924	-	7,924	-	-	139.62
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	2,500	-	-	2,500	-	-	-
SUPPLIES	30,000	16,965	1,377	11,659	7,536.20	4,694.64	61.14
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	8,000	1,700	3,339	2,961	-	1,680.00	62.99
POLICE	40,500	18,665	4,716	17,119	-	6,375	57.73
TOTAL EXPENDITURES	40,500	18,665	4,716	17,119	-	6,375	57.73
REVENUES OVER/(UNDER) EXPENDITURES	(20,500)	9,260	(4,716)	25,044	-	(6,375)	(22.16)

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Budget Target 50% % RECEIV. EXPENDED
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30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	534,527	138,593	-	(395,934)	6,895	40,691	25.93
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	534,527	138,593	-	(395,934)	-	40,691	25.93
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	177,206	87,771	-	89,435	8,030	12,886	49.53
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	90,026.00	135,517	(41,495)	(3,996)	58,075	11,840	104.44
POLICE	267,232.00	223,287	(41,495)	85,440	-	24,726	68.03
FIRE							
SALARIES & WAGES/BENEFIT	133,312	78,696	-	54,616	12,835	12,079	59.03
SUPPLIES	3,000	-	-	3,000.00	-	-	-
CAPITAL OUTLAY	116,000	-	-	116,000	-	-	-
FIRE	252,312	78,696	-	173,616	-	12,079	31.19
STREETS, ALLEY, OTHER							
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	-	-	-	-	-	-	-
PARKS							
SALARIES OF EMPLOYEES	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
AMIGOS DEL VALLE GREEN R	-	-	-	-	-	-	-
LIBRARY							
PURCHASED PROF/TECH SRVS	3,000	-	-	3,000	-	-	-
PUR PROP SRVS & OTH SRVS	9,183	7,441	-	1,742	-	-	81.03
SUPPLIES	2,000	-	200	1,800	-	-	10.00
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	800	-	-	800	-	-	-
LIBRARY	14,983	7,441	200	7,342	-	-	51.00
SANITATION							
SALARIES OF EMPLOYEES	-	-	-	-	-	-	-
EQUIPMENT SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	534,527.00	309,424	(41,295)	266,398	-	36,805	50.16
REVENUES OVER/(UNDER) EXPENDITURES	-	(170,831)	41,295	(129,536)	-	3,886	-

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Budget Target 50%

32 - CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	10,500	-	-	(10,500)	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	10,500	-	-	(10,500)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	10,500	-	10,000	500	-	-	95.24
POLICE	10,500	-	10,000	500	-	-	95.24
TOTAL EXPENDITURES	10,500	-	10,000	500	-	-	95.24
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	(10,000.00)	(10,000.00)	-	-	-

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Budget Target 50%
% RECEIV. EXPENDED

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	66,000	11,195	-	(54,805)	4,150	3,165	16.96
FINES & FEES	50,000	9,300	-	(40,700)	-	-	18.60
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	116,000	20,495	-	(95,505)	-	3,165	17.67
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	50,000	-	-	50,000	-	-	-
CITY EVENTS	50,000	-	-	50,000	-	-	-
MISCELLANEOUS DEPT							
MISCELLANEOUS	5,000	-	-	5,000	-	-	-
MISCELLANEOUS DEPT	5,000	-	-	5,000	-	-	-
TOTAL EXPENDITURES	55,000	-	-	55,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,000	20,495	-	(40,505)	-	3,165	33.60
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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							Budget Target 50%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	475	-	475	148	161	-
FORFEIT FEDERAL	70,000	126,959	-	56,959	58,252	10,441	181.37
TOTAL REVENUES	70,000	127,434	-	57,434	58,400	10,602	182.05
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	15,000	11,421	-	3,579	-	5,034	76.14
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	20,814	(1,200)	-	22,014	(1,200)	-	(5.77)
SUPPLIES	25,000	7,634	6,674	10,691	3,683	1,729	57.23
CAPITAL OUTLAY	119,240	5,075	825	113,340	-	-	4.95
MISCELLANEOUS	630	-	600	30	-	-	95.24
POLICE	180,684	22,931	8,099	149,654	2,483	6,763	17.17
TOTAL EXPENDITURES	180,684	22,931	8,099	149,654	2,483	6,763	17.17
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(110,684.00)	104,503	(8,099)	207,088	55,917	3,840	(87.10)

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							Budget Target 50%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES	290,000	131,383	-	(158,617)	24,457	24,475	45.30
TOTAL REVENUES	290,000	131,383	-	(158,617)	24,457	24,475	45.30
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	224,756	96,413	-	128,343	17,837	16,681	42.90
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	7,576	2,850	-	4,726	200	-	37.63
SUPPLIES	30,576	14,489	4,212	11,875	9,783	1,422	61.16
CAPITAL OUTLAY	29,300	2,100	18,190	9,010	-	1,300	69.25
MISCELLANEOUS	12,092	100	-	11,992	-	-	0.83
STORM WATER	304,300	115,953	22,402	165,945	27,820	19,403	45.47
TOTAL EXPENDITURES	304,300	115,953	22,402	165,945	27,820	19,403	45.47
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(14,300)	15,431	(22,402)	7,329	-	5,072	48.75

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							Budget Target 50%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	1,942,168	1,795,694	-	(146,474)	150,966	87,349	92.46
OTHER REVENUE	24	9	-	(15)	1	1	37.21
TOTAL REVENUES	1,942,192	1,795,703	-	(146,489)	150,967	87,350	92.46
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,740,838	1,441,650	-	299,188	1,440,038	-	82.81
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	1,740,838	1,441,650	-	299,188	1,440,038	-	82.81
TOTAL EXPENDITURES	1,740,838	1,441,650	-	299,188	1,440,038	-	82.81
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	201,354	354,053	-	152,699	-	87,350	175.84
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	201,354	354,053	-	152,699	-	87,350	175.84
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 50%
42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	42,939.32	-	42,939.32	-	42,939.32	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	42,939.32	-	42,939.32	-	42,939.32	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	9,207,000	105,000	(105,000)	9,207,000	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	9,207,000	105,000	(105,000)	9,207,000	-	-	-
TOTAL EXPENDITURES	9,207,000	105,000	(105,000)	9,207,000	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(9,207,000)	(62,060.68)	105,000	9,249,939	-	42,939	(0.47)

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43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	10,354	-	10,353.57	-	10,354	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	10,354	-	10,353.57	-	10,354	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	2,213,000	-	-	2,213,000	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	2,213,000	-	-	2,213,000	-	-	-
TOTAL EXPENDITURES	2,213,000	-	-	2,213,000	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(2,213,000)	10,354	-	2,223,354	-	10,354	(0.47)

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	488	-	488	244	244	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	488	-	488	244	244	-
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	-	-	-	-	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	488	-	488	244	244	-

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45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
LIBRARY	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	20	-	20	5	(5)	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	20	-	20	5	(5)	-
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	1,270,000	-	-	1,270,000	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	1,270,000	-	-	1,270,000	-	-	-
TOTAL EXPENDITURES	1,270,000	-	-	1,270,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(1,270,000)	20	-	1,270,020	5	(5)	-

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47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	11,524	-	11,524	1,259	827	-
TOTAL REVENUES	-	11,524	-	11,524	1,259	827	-
EXPENDITURE SUMMARY							
DEBT SERVICE							
STREETS							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS	-	-	-	-	-	-	-
NEW CITY HALL							
PROF/TECH SRVS	93,402	67,672	19,849	5,882	15,247	12,220	93.70
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	1,000,000	-	-	1,000,000	-	-	-
NEW CITY HALL	1,093,402	67,672	19,849	1,005,882	15,247	12,220	8.00
TOTAL EXPENDITURES	1,093,402	67,672	19,849	1,005,882	15,247	12,220	8.00
REVENUES OVER/(UNDER) EXPENDITURES	(1,093,402)	(56,147)	(19,849)	1,017,406	-	(11,392)	6.95

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49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====							
EXPENDITURE SUMMARY							
PLANNING & ZONING							
CAPITAL OUTLAY	44,190	-	-	44,190	-	-	-
PLANNING & ZONING	44,190	-	-	44,190	-	-	-

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52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS	37,576	4,697.00	-	32,879.00	-	-	12.50
CAPITAL OUTLAY	473,700	-	-	473,700	-	-	-
PUMPS	511,276	4,697	-	506,579	-	-	0.92
TOTAL EXPENDITURES	511,276	4,697	-	506,579	-	-	0.92
REVENUES OVER/(UNDER) EXPENDITURES	511,276	4,697	-	506,579	-	-	0.92

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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	325	-	325	162.41	162.68	-
TOTAL REVENUES	-	325	-	325	162.41	162.68	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	325	-	325	-	163	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2020

Budget Target 50% % RECEIV. EXPENDED

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	970,000	463,873	-	(506,127)	113,952	80,076	47.82
OTHER REVENUE	-	871	-	871	246	525	-
OTHR FINANCING SOURCES/U	(134,108)	(82,181)	-	51,927	(14,705)	(8,654)	61.28
TOTAL REVENUES	835,892	382,564	-	(453,328)	99,492	71,947	45.77
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	203,271	79,812	-	123,459	11,108	10,940	39.26
PURCHASED PROF/TECH SRVS	150,500	87,415	-	63,085	29,930	31,694	58.08
PUR PROP SRVS & OTH SRVS	79,740	44,306	-	35,434	5,447	4,498	55.56
SUPPLIES	11,900	6,849	-	5,051	1,869	1,097	57.55
CAPITAL OUTLAY	4,000	247	-	3,753	121	31	6.17
DEBT SERVICE	146,350	118,850	-	27,500	118,850	-	81.21
MISCELLANEOUS	240,131	108,579	-	131,552	63,916	1,500	45.22
SAN JUAN ECONOMIC DEV	835,892	446,058	-	389,835	231,242	49,760	53.36
OTHER PROJECTS							
MISCELLANEOUS	-	76.26	-	(76.26)	1.02	75.24	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	76.26	-	(76.26)	1.02	75.24	-
TOTAL EXPENDITURES	835,892	446,134	-	389,758	-	49,836	53.37
REVENUES OVER/(UNDER) EXPENDITURES	-	(63,570)	-	(63,570.15)		22,111	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2020

Budget Target 50%
% RECEIV. EXPENDED

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2019-2020	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-20	Mar-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		33	-	(33)	17	(4)	-
OTHR FINANCING SOURCES/U	134,108	82,182	-	51,926	14,705	8,654	61.28
TOTAL REVENUES	134,108	82,215	-	51,893	14,722	8,650	-
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	105,156	88,233	-	16,923	88,233	-	-
ORGANIZATIONAL EXPENSES	105,156	88,233	-	16,923	88,233	-	-
TOTAL EXPENDITURES	105,156	88,233	-	16,923	88,233	-	-
REVENUES OVER/(UNDER) EXPENDITURES	28,952	(6,017)	-	(34,969)	-	8,650	(20.78)

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

DATE: Tuesday, December 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
Jesus “Jesse” Ramirez, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Juan Gonzalez, Chief of Police
Leroy Gonzales, Finance Director
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Roel Garza, Director of Sanitation/ Public Works
Ruben Guajardo, Assistant Director of Parks & Recreation

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

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

II. DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING MATTERS:

- A. Discussion and Possible Action Regarding Bid# 19-10-12-5 Field Renovations for Municipal Parks.

DISCUSSION: Patrick Willingham, Parks and Recreation Director stated two bids had been received on December 9, 2019 at 10:00 a.m. for the renovation at the San Juan Municipal Park by the Purchasing Department. Mr. Willingham further stated the two bids that were received were: MG Valley Construction, LLC for \$475,765.48 and FieldTurf for \$596,206.00. Mr. Willingham added a background was administered to both companies and they have both done a good job on previous work and heard good remarks from both. Mayor Mario Garza asked how long was the bid out to which Mr. Willingham responded from November 27 through December 9. Commissioner Marco “Markie” Villegas asked if the substantial difference in bids was because of what was offered to which Mr. Willingham responded his department had gone over the bids and didn’t see difference in the proposals. Commissioner Ernesto “Neto” Guajardo asked what the difference was on the bids to which Mayor Mario Garza responded it was \$120,000.00. Commissioner Jesus “Jesse” Ramirez asked if contact had been made with the bidders to which Mr. Willingham responded yes regarding a football field in Edinburg. Commissioner Ramirez then asked if he had personally gone out there to which Mr. Willingham responded no, but they had

**CITY OF SAN JUAN
SPECIAL CALLED MEETING
TUESDAY, DECEMBER 10, 2019**

spoken very high of the work of MG Valley. Commissioner Ramirez asked if this field was part of the masterplan and if there was a ranking to which Mr. Willingham responded no.

Mayor Mario Garza motioned to approve and was second by Commissioner Marco “Markie” Villegas. Opposed by Commissioner Jesus “Jesse” Ramirez. Motion passed (3-1).

- B. Discussion and Possible Action on Accepting the By-Laws for the San Juan Police Athletic League (PAL).

DISCUSSION: Patrick Willingham, Parks and Recreation stated before you are copies of the by-laws for the Athletic League which has the correct verbiage for approval. Commissioner Jesus “Jesse” Ramirez asked where the by-laws were from since at the bottom it said they were amended in May 2014 to which Mr. Willingham responded they were from the City of Pharr. Commissioner Ramirez then asked about the hiring of the Executive Director and how it was foreseen to which Mr. Willingham responded he didn’t see a problem with that. Commissioner Ramirez then asked if the League would have its own checking account to which Mr. Willingham responded yes. Commissioner Ramirez moved on to ask about the sports that would be part of the League to which Chief Juan Gonzalez responded they wanted to start with 7. Commissioner Marco “Markie” Villegas asked if the plan was to incorporate the remaining sports eventually to which Chief Juan Gonzalez responded yes that was the intention but they wanted to start small and didn’t want to overwhelm themselves. Chief Juan Gonzalez stated in order for the Police Department to partake PAL needs to be 51C3 approved to use the asset forfeiture funds. Chief Gonzalez added officers are excited to be part of the league. Mr. Willingham stated the league will also serve as a major launch on the departments end to bridge the gap with the San Juan Police.

Commissioner Jesus “Jesse” Ramirez motion to approve and was second by Commissioner Marco “Markie” Villegas. Motion passed (4-0).

III. APPOINTMENTS

- A. Consider Removal and/or Appointment of Board Members Related to the San Juan Police Athletic League Board of Directors.

DISCUSSION: Patrick Willingham, Parks and Recreation Director stated a board needed to be established for the Police Athletic League. Mr. Willingham added applications for the board were attached in the meeting packet for their review.

Commissioner Jesus “Jesse” Ramirez made motion to appoint Gilbert Garza, Moy Vazaldua, Carlos Villegas, Andrew Garza and Pablo Treviño to the PAL Board. Motioned was second by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0).

IV. ADJOURNMENT:

Commissioner Marco “Markie” Villegas made motion to adjourn at 5:50 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

**CITY OF SAN JUAN
SPECIAL CALLED MEETING
TUESDAY, DECEMBER 10, 2019**

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, January 14, 2020

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
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Ricardo 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
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 6:00p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Norma Cedillo stated she was still waiting on a solution to her problem for 8 years on Hackberry Street with the lots that were purchased.

V. PRESENTATIONS

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

DISCUSSION: Benjamin Arjona, City Manager stated welcome to the new year 2020 all Directors were available should the Commission have any questions on the reports. Commissioner Jesus “Jesse” Ramirez if there were any events set up for Keep San Juan Beautiful to which Mr. Roel Garza, Director of Sanitation responded they would be meeting later in January and would be discussing the events for the calendar year 2020. Mr. Garza added currently the department is collecting Christmas trees at the recycling center. Commissioner Ramirez asked when the final report for Noche de Paz would be presented to which Mr. Arjona, City Manager responded it was currently being worked on due to the incoming money from different sponsors and was hoping to have it ready by February. Mayor Pro Tem Leonardo “Lenny” Sanchez asked about the possibility of doing double pick up on the trash due to the increase of trash during the festivities. Commissioner Marco “Markie” Villegas asked if it could be put into action, maybe by looking at numbers and see how much the costs would increase for adding a double pick up. City Manager, Benjamin Arjona added that it could be looked at how much more it would cost the city and how it’s going to benefit the residents a report could be provided at the next meeting. Mr. Arjona added it would be a good idea to have a workshop and explain in full detail what it entails to do a second pick up versus just one pick up. Mayor Mario Garza recommended looking into something where the citizens wouldn’t have to pay for additional fees on their utility bill.

Mayor Pro Tem Sanchez thanked every director, fire and police chiefs who had an important role in the Noche de Paz Event and added it had a great turnout and the most important is Public Safety. Commissioner Ramirez asked regarding the speed bumps what department would be in charge since he is aware Chief Juan Gonzalez had asked for signatures and residents submitted them and it has not happened to which Mr. Arjona responded he is aware the Police Department is currently working on an assessment and as far as who will be responsible for placing the speed bumps it would be the Streets Department. Commissioner Villegas asked how far we are on the assessment to which Chief Gonzalez responded they are working on it and that a speed trailer had been purchased to be placed in different areas to start gathering data. Chief Gonzalez added that they are also doing traffic enforcement. Mayor Pro Tem Sanchez asked if he can have some personnel fix the speed bumps that are currently damaged to which Chief Gonzalez responded yes.

VI. PUBLIC HEARING

- A. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Cesar Heights Subdivision being 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company Subdivision, as per map recorded in Volume 1, Pages 24 thru 26 Map Records, Hidalgo County, Texas located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road.

DISCUSSION: Roberto Escobar, Director of Planning and Zoning stated it was a voluntary annexation petition and they want to subdivide the property portion that belongs to the county. Mr. Escobar added part of the subdivision ordinance is they are required to come up with a service plan agreement and update the city maps, provide police and fire inspections, library access, street maintenance, storm water management, street lighting, traffic engineering, water services and sanitary sewer. Mr. Escobar also added those were some of the services that are provided when they’re within the city limits.

Mayor Mario Garza opened the Public hearing at 6:16 p.m.

Mayor Pro Tem Sanchez asked if it was just the area that's getting annexation or is it a privilege square or addition work to which Mr. Escobar responded it was a 1.6 one acre adjacent to the main property. Mayor Garza asked if the developers were aware and anything had been signed regarding their responsibilities to which Mr. Escobar responded they have to meet the subdivision ordinance requirements.

Mayor Mario Garza closed the 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).

- B. Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for property legally described as the West 130.79 feet, of the East 1,162.42 feet, of the North 333.10 feet of Lot 16, Block 8, John Closner Subdivision, located approximately a quarter of a mile West of Raul Longoria Road, along the South side of Eldora Road, as Requested by Tiki Land Company, LLC.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the applicant submitted the application, paid the fee, send out the newspaper advertisement and letters were sent to the residents within 200 foot radius. Mr. Escobar added that photos of the location were included in the packet and the zone change requested was from family residential to multifamily dwellings. The planning and zoning board approved the request.

Mayor Mario Garza opened the public hearing at 6:20 p.m.

Mayor Mario Garza closed the public hearing at 6:20 p.m.

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

- C. Hold a Public Hearing for a Conditional Use Permit to allow "Barrett Auto Gallery" along the Expressway Corridor District (EC) at property located at 411 E. IH 2, legally described as Lot 6, ML Woods #3, as Requested by Jorge Calleja- Barrett.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the request was for a conditional use permit under the expressway quarter district and added that any auto sales or pre owned auto sales require a conditional use permit. Mr. Escobar further stated the application fee had been submitted, letters had been sent out to residents within 200 foot radius, it had been advertised in the newspaper and pictures of the location were attached in the packet. Mr. Escobar added the conditions were landscaping must be provided, no loading on the frontage road, all driveways have to meet exit regulations, and they must have security cameras as per the ordinance. They are also required to have an occupational license and a conditional use permit.

Mayor Mario Garza opened the Public hearing at 6:21pm

Mayor Pro Tem Sanchez asked if there were any permits for fixing that area to which Mr. Escobar responded they had obtained a permit for remodeling the building and to bring some vehicles for storage. Mayor Pro Tem Sanchez asked if issuing permits for construction were allowed without knowing of approval to which Mr. Escobar responded sometimes they will ask for assistance from the city. Mayor

Garza asked if they had been moving in before it was brought to the Planning and Zoning Board to which Mr. Escobar responded he had met with city administration since they had asked for assistance to move to the new location from McAllen to move some of their equipment. Mayor Garza asked if that was common practice to which Mr. Escobar responded yes if it was requested.

Mayor Mario Garza closed the Public hearing at 6:23pm.

Mayor Mario Garza made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed. (5-0).

- D. Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcohol Beverages for On- Premise Consumption at “Ann’s Restaurant”, located at 221 W. US Business 83, legally described as Lots 7 and 8, Block 29, San Juan original Townsite, as Requested by Nadia Baughman.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the application was for a conditional use permit the application fee was submitted, letters were sent out to residents within 200 foot radius, it was advertised on the newspaper and pictures of the location were attached in the packet. They are requesting a permit for sale of alcohol on premise for beer and wine. Mr. Escobar added some of the conditions that were required was absolute parking which they already have, security cameras, annual alcohol license fee paid, occupational license, conditional use permit, a health permit as well as no smoking allowed as per the ordinance. He added that the Planning and Zoning Commission approved the request.

Mayor Mario Garza opened the Public hearing at 6:25pm

Mayor Pro Tem Sanchez asked if there was a typo on the second paragraph for the hours of operation and sale of alcohol to which Mr. Escobar responded the change will be made.

Mayor Mario Garza closed the Public hearing at 6:26pm.

Mayor Mario Garza made motion to approve with the revision on Sundays from 12:00 p.m. to 8:00 p.m. and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).

- E. Hold a Public Hearing for a Conditional Use permit for the Sale of Alcohol Beverages for On- Premise Consumption at the proposed “Embajada Aztlan Restaurant” located at 3104 N. Raul Longoria Road, legally described as Lot 6, Northgate Manor Subdivision Phase 1, as Requested by Juan Oscar Chavarin.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated it was a conditional use permit, the application fee was submitted, it was advertised on the newspaper, letters were sent out to residents within 200 foot radius and pictures were included in the packet. Mr. Escobar added they were requesting an alcohol sales permit for on premise consumption for beer and wine. Mr. Escobar stated some of the conditions were for them to have absolute parking, security cameras, annual alcohol license fee paid, occupational license, conditional use permit, a health permit as well as a no smoking allowed as per city ordinance. Mr. Escobar stated the Planning and Zoning Commission approved the request.

Mayor Mario Garza opened the Public hearing at 6:27pm

Commissioner Jesus “Jesse” Ramirez asked for the hours of operation to which Mayor Pro Tem Sanchez responded it was 7:00 a.m. to 10:00 p.m., Saturdays 7:00 a.m. to 12:00 a.m. and Sundays from 10:00 a.m.

to 9:00 p.m. Mr. Escobar added the department would add Monday through Friday after 5:00 p.m. because of the school and Mr. Chavarin was aware he needed to follow the TABC Laws.

Mayor Mario Garza closed the Public hearing at 6:28pm.

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

VII. APPOINTMENTS:

- A. Consider Nomination for the City of San Juan to the 2020 Rio Grande Walk of Fame, as Requested by the City of Hidalgo.

Commissioner Jesus “Jesse” Ramirez nominated Paul Anzaldua who ran the basketball program before the Parks and Recreation Department was formed and was very actively involved with the summer youth program when Juan Quiroz was the president. Motion was not seconded.

Mayor Mario Garza made motion to nominate Juan Maldonado for the 2020 Rio Grande Walk of Fame, was seconded by Commissioner Marco “Markie” Villegas. Opposed by Commissioner Jesus “Jesse” Ramirez. Motion Passed (4-1).

VIII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

- A. Consideration of Bid Relating to the Sale of Obligations Designated as the City of San Juan, Texas General Obligation Refunding Bonds, Series 2020; Consideration and Approval of Financial Advisor’s Recommendation Concerning this Matter; and Other Matters in common Thereto.

DISCUSSION: City Manager, Benjamin Arjona stated as they could recall Mr. Cris Vela, Hilltop Securities Financial Advisor gave a presentation back on October-November 2019 about the equipment and vehicles the city is looking into purchasing through the sale of bonds. He added that Mr. Vela was present to answer any questions they might have and give a brief presentation. Mr. Vela proceeded to give the presentation going through the plan of finance, summary of bids received, plan of finance vs actual, final sources and uses of cash flows and a schedule of events. Mr. Vela added the notes were partially supported by the City’s Debt Service, I&S tax and by the city’s water and sewer system net revenues. Mr. Arnold Cantu with Norton Rose Fulbright asked if there were any questions and added that he’s happy to help and make sure all the financing is approved by the Attorney General.

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

- B. Consideration of Bids Relating to the Sale of Obligation Designated as “City of San Juan, Texas Tax Notes, Series 2020”; Consideration and Approval of Financial Advisor’s Recommendation Concerning This Matter; and other Matters in Connection Therewith.

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

- C. Discussion and Possible Action to Approve a Budget Amendment in the Department of Utilities for Additional Month Rental of the Belt Filter Press, pre- Engineering

Metal Storage Building Including a Concrete Slab and Water Tower Maintenance in the Amount of \$89,500.00 and Authorize the City Manager to Execute All Related Documents.

DISCUSSION: Mr. David Salinas, Director of Utilities stated the budget amendment would cover an additional rental amount for the belt press and there is a budget amendment for the building renovation at the water plant. Mr. Salinas further stated a building was bought and needs to be erecting with the lab so the monies would be to get rid of the rental unit. Mr. Salinas added the last amendment was for the painting of the water tower that has a lot of corrosion that needs to get the guardrails replaced which added an additional cost to the project. Mr. Salinas stated the money was taken from the annual maintenance contract and now needs to have the money replaced. Commissioner Jesus “Jesse” Ramirez asked which account the monies were coming from to which Mr. Salinas responded from the retained earnings account.

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

- D. Consider Entering into a Memorandum of Understanding between the City of San Juan and the American Red Cross.

DISCUSSION: Mr. Tirso Garza, Fire Chief stated the Memorandum of Understanding was approved by the state and expires on 2021 but it was recommended from the American Red Cross to have the MOU in place especially with the hurricane season coming up. Mr. Garza added he had spoken to Mr. Arjona and was recommended to enter into the MOU and have it renewed on 2021.

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

- E. Discussion and Possible Action to Award the Wastewater Treatment Plant Improvements, Phase 1 Sludge Dewatering Facilities to the Lowest Most Responsible Bidder and Authorize the City Manager to Execute a Budget Amendment as Needed and all Related Documents.

DISCUSSION: Mr. David Salinas, Director of Utilities stated the budget amendment was for the current project going through Texas Water Development Board, the rehab of the wastewater treatment plant. Mr. Salinas added the project was for the addition of the mechanical dewatering facility which is a belt press. Mr. Salinas further stated it was advertised and two bids were received, the lowest bidder being JJ Constructors with a base bid of \$1.147 million and an alternative bid of \$17,000 and the second bidder was RP Constructors at \$1.2 million with an alternative bid of \$90,000. Mr. Salinas added engineer Cruz Hogan was present to answer any questions based on the staff recommendation for JJ Contractors.

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

IX. ORDINANCES:

- A. Consideration and Approval of an Ordinance by the City Commission of San Juan, Texas, Authorizing the Issuance of “ City of San Juan, Texas General Obligation Refunding Bonds, Series 2020” and Other Matters Incident and Related Thereto.

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

- B. Consideration and Approval of an Ordinance by the City Commission of the City of San Juan, Texas Authorizing the Issuance of “City of San Juan, Texas Tax Notes, Series 2020”, and Other Matters Incident and Related Thereto.

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

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance 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. Investment Report September 2019.
- C. Budget Expenditure Report – October 2019.
- D. Budget Expenditure Report- November 2019.
- E. Meeting Minutes
 - September 24, 2019
 - October 8, 2019
 - October 16, 2019
 - October 22, 2019
 - November 12, 2019
 - November 22, 2019

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

XI. EXECUTIVE SESSION

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to go to executive session at 6:42 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0).

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon’s Texas Statutes and Codes Annotated, Government Code Chapter 551.071 (Consultation with Attorney)
 - 1. Pursuant to Section 551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager).

XII. RECONVENE

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 7:20 p.m. and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

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

1. Pursuant to Section 551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager).

Commissioner Ernesto “Neto” Guajardo made motion to renew Mr. Arjona’s contract for one more year with a salary increase of \$5,000 making it \$112,000 annual salary, was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

XIII. ADJOURNMENT

Commissioner Ernesto “Neto” Guajardo made motion to adjourn at 7:20 p.m. 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