



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, November 24, 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 an 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, November 20, 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 than 5:00 p.m. on Tuesday, November 24, 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 Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

1. Department of Finance Monthly Report
2. Fire Department Monthly Report.
3. Police Department Monthly Reports
4. Municipal Court Monthly Report
5. Department of Utilities Monthly Report

VI. PUBLIC HEARINGS

- A. Hold a Public Hearing for a Conditional Use Permit to allow "La Valentina Snacks" at 3705 N. Raul Longoria Road, legally described as Lot 1, Vega Subdivision, located approximately 200 feet North of Nolana Avenue, along the East side of Raul Longoria Road, as Requested by Oscar Corral.
- B. Hold a Public Hearing for the Voluntary Annexation Petition of the 9.32 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, as per map recorded in volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.

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

- A. Discussion and Possible Action to Authorize Staff to Solicit for Statements of Qualification for a Consultant to Verify Construction Cost Estimates and Review Engineering Drawings for Constructability for the Wastewater Treatment Plant Improvements and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

VIII. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cheers Wine and Liquor" at 232 E. Business 83, legally described as Lot 1, Block B, Lettered Blocks Subdivisions, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Marivel Salinas.

CITY COMMISSION MEETING AGENDA

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B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Wing Barn" Restaurant located at 707 W. IH 2 Suite 100, legally described as Lot 3, the Shops at H-E-B Subdivision, located to the East of the San Juan H-E-B, as Requested by Roberto Saenz.

C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the "Cool Spot Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Javier Cavazos.

D. Consider Second and Final Reading of an Ordinance for a Voluntary Annexation Petition of the 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision as per map recorded in volume 1, Pages 24-26, Map Records, Hidalgo County, Texas located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road, as Requested by Ricardo Cazares.

E. Meeting Minutes
- May 26, 2020
- June 15, 2020

IX. ADJOURNMENT

CERTIFICATION

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

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

CITY COMMISSION MEETING AGENDA

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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
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: 11/17/2020

SUBJECT: Department of Finance Monthly Report

Department Description

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

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

Additional Information

- 7 STAFF MEMBERS
- Maintained 26 funds, assisted 24 departments and posted 120 journal entries, issued 428 disbursement checks and processed 486 payroll checks and direct deposits, during the months of October 2020
- October Sales Tax 15.17% Increase of \$55,648 Compared to last year.
- Audit FY 2019/2020
- Reconciled 10 Bank Accounts
- Budget Adjustments (1)
- Budget Amendments (1)
- Manage a 25.2 million budget

General Fund Budget of 13.2 million

Utility & Sanitation Fund 7.2 million

Stormwater Fund 305 thousand

Debt Service Fund 1.9 million

Other Funds 2.5 million

Utility Billing Department

Department Description

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

- The City collects about 6,715 water and 9,999 sewer accounts.
- North Alamo Water Supply Corporation service 3,677 sewer accounts.
- Per Audited Financial Report, in FY ending 9/30/2019, Utility Fund collected 5.2 million and Sanitation Fund 3.21 million with a combined 8.4 million.
- Received 2 Chevy Colorado Meter Division
- Email Billing (78)
- Service Orders
 1. Connects 60
 2. Meter information 08
 3. Disconnect 35
 4. Dead Meters Change 09
 5. Past Due Notice 1,690
 6. Cut Off Register -
 7. Cut List-
- Payments are made by

67 % paid in person

1 % juniors

21 % online

6 % bank drafts

5 % other locations

- Staff of 6 Employees



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 11/17/2020

SUBJECT: Fire Department Monthly Report.

The San Juan Fire Department had the following activity during the month of October 2020:

Emergency Calls

A total of 42 Calls for the month of October 2020. (Please see attached report.)

- A Shift = 10
- B Shift = 16
- C Shift = 16

Med-Care Response

Due to COVID19 Med-Care EMS responded along with the Fire Department for a total of 5 calls and no delayed responses for the month of October 2020. The Med-Care report from the EMS Company was submitted on November 3, 2020.

County Calls

The San Juan Fire Department had a total of Three (3) County Calls for the month of October 2020 which are the following:

- Incident Number - 20-562 for a Fire at 1301 Victory.
- Incident Number – 20-578 for a Fire at 1100 Victory.
- Incident Number – 20-588 for a Smoke Alarm at 1112 Brenda

Volunteer Department

The San Juan Volunteer Fire Department was not able to meet for a monthly business meeting due to COVID-19.

Fire Inspections

A total of 18 inspections were conducted in the Month of October 2020, please see attached for detailed information about each conducted inspection.

Plan Reviews

The following plans were reviewed for the month of October 2020:

- General Unified Partnership
- Eduardo Garcia
- Cesar Heights Subdivision
- Muro Residence
- RG Complex
- La Estancia Garden Event Center

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belong only to the logs that were submitted by the Fire Chief, Lieutenant or Firefighter in Charge for the month of October 2020 to the Administration Office.

- A total of 602.87 Gallons of Diesel
- A total of 243.03 Gallons of Unleaded



CITY OF SAN JUAN

**OCTOBER-2020
9-1-1 AMBULANCE REPORT**

**Submitted To:
Chief Tirso Garza**

November 3, 2020

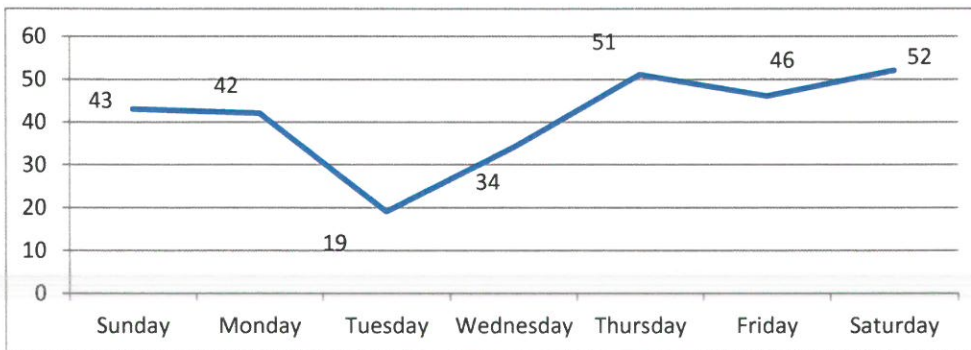
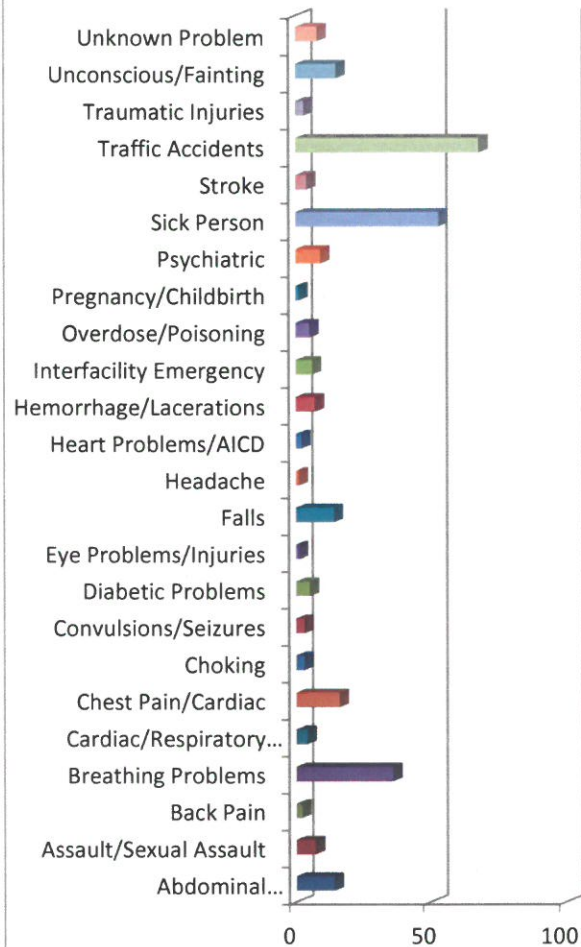
MEDCARE EMS, INC.
San Juan 9-1-1 Call Types Oct 2020

	San Juan
Abdominal Pain/Problems	14
Assault/Sexual Assault	7
Back Pain	2
Breathing Problems	36
Cardiac/Respiratory Arrest	4
Chest Pain/Cardiac	16
Choking	3
Convulsions/Seizures	3
Diabetic Problems	5
Eye Problems/Injuries	1
Falls	14
Headache	1
Heart Problems/AICD	2
Hemorrhage/Lacerations	7
Interfacility Emergency	6
Overdose/Poisoning	5
Pregnancy/Childbirth	1
Psychiatric	9
Sick Person	53
Stroke	4
Traffic Accidents	68
Traumatic Injuries	3
Unconscious/Fainting	15
Unknown Problem	8
Total	287

Calls by Day of the Week	Total
Sunday	43
Monday	42
Tuesday	19
Wednesday	34
Thursday	51
Friday	46
Saturday	52
Total	287

Compliance Response

95.1%



Community Events

Oct-20



Date	Address	Event
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	None	
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trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tritime	atdtime
10/1/2020	42,402	213 JAIME ST	SAN JUAN	06-D-2-O	1:51:24 AM	2:00:51 AM	2:08:04 AM	2:18:42 AM
10/1/2020	42,414	1612 CHULA VISTA DR	SAN JUAN	26-A-04-C	6:45:59 AM	7:07:46 AM	7:08:55 AM	7:14:55 AM
10/1/2020	42,423	2109 N RAUL LONGORIA RD	SAN JUAN	31-C-1	8:58:08 AM	9:01:38 AM	9:15:54 AM	9:21:24 AM
10/1/2020	42,448	1208 MONICA LN	SAN JUAN	06-D-2	1:00:03 PM	1:09:45 PM	1:20:29 PM	1:35:21 PM
10/1/2020	42,465	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	3:38:57 PM	3:44:22 PM	4:00:11 PM	4:10:14 PM
10/1/2020	42,466	4409 ROSIE ST	SAN JUAN	26-A-10	3:43:52 PM	3:50:44 PM	4:24:00 PM	4:38:21 PM
10/1/2020	42,500	107 CALLE DEL JARDIN	SAN JUAN	32-B-2	6:43:10 PM	6:47:48 PM	12:00:00 AM	12:00:00 AM
10/1/2020	42,520	2002 COUGAR ST	SAN JUAN	21-C-2-M	9:29:56 PM	9:34:05 PM	9:44:08 PM	10:24:09 PM
10/2/2020	42,549	400 N IOWA AVE	SAN JUAN	19-A-1	3:50:35 AM	4:00:55 AM	4:24:12 AM	4:51:53 AM
10/2/2020	42,561	CESAR CHAVEZ & SGT LEONEL TREVINO	SAN JUAN	29-B-5-U	8:52:24 AM	8:58:36 AM	12:00:00 AM	12:00:00 AM
10/2/2020	42,567	CESAR CHAVEZ & SGT LEONEL TREVINO	SAN JUAN	29-B-5-U	8:52:24 AM	8:58:36 AM	12:00:00 AM	12:00:00 AM
10/2/2020	42,613	505 EBONY AVE	SAN JUAN	25-B-6	4:45:04 PM	4:52:48 PM	5:13:51 PM	5:18:13 PM
10/2/2020	42,620	302 E BUSINESS 83	SAN JUAN	11-A-1-O	5:52:51 PM	6:02:12 PM	6:37:36 PM	6:55:12 PM
10/3/2020	42,666	721 W 8TH	SAN JUAN	26-A-11	12:57:54 AM	1:06:28 AM	1:29:51 AM	1:48:50 AM
10/3/2020	42,704	1608 DOUGLAS ST	SAN JUAN	06-D-1	11:35:55 AM	11:46:07 AM	11:54:48 AM	12:10:52 PM
10/3/2020	42,712	201 JAIME ST	SAN JUAN	01-A-1	12:18:29 PM	12:25:10 PM	12:55:16 PM	1:11:01 PM
10/3/2020	42,717	400 N IOWA AVE	SAN JUAN	06-D-4	1:10:51 PM	1:17:03 PM	1:37:59 PM	1:48:20 PM
10/3/2020	42,754	302 CALLE JACARANDA	SAN JUAN	13-C-1	5:49:28 PM	5:55:22 PM	6:13:05 PM	6:41:55 PM
10/3/2020	42,786	119 E GONZALEZ ST	SAN JUAN	28-C-9-L	10:54:06 PM	11:26:59 PM	11:27:03 PM	11:35:00 PM
10/4/2020	42,797	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	12:25:53 AM	12:29:14 AM	12:58:25 AM	1:26:27 AM
10/4/2020	42,808	300 W EXPY 83	SAN JUAN	29-B-5-U	2:56:01 AM	3:15:41 AM	3:15:45 AM	3:21:15 AM
10/4/2020	42,809	1610 PULLIN AVE	SAN JUAN	31-D-3	3:01:19 AM	3:07:55 AM	3:29:49 AM	3:37:56 AM
10/4/2020	42,814	112 W EXPRESSWAY 83	SAN JUAN	06-D-1	4:10:27 AM	4:21:51 AM	4:44:45 AM	5:13:00 AM
10/4/2020	42,841	514 E 465	SAN JUAN	29-B-5-U	12:01:28 PM	12:05:34 PM	12:23:27 PM	12:30:57 PM
10/4/2020	42,843	514 E 465	SAN JUAN	29-B-5-U	12:08:34 PM	12:13:56 PM	12:26:54 PM	12:39:40 PM
10/4/2020	42,844	514 E 465	SAN JUAN	29-B-5-U	12:01:28 PM	12:05:34 PM	12:23:36 PM	12:30:58 PM
10/4/2020	42,862	106 E TX-465	SAN JUAN	04-B-3-A	3:31:48 PM	3:35:25 PM	12:00:00 AM	12:00:00 AM
10/4/2020	42,865	800 E EXPRESSWAY 83	SAN JUAN	26-C-1	3:45:52 PM	3:54:11 PM	12:00:00 AM	12:00:00 AM
10/4/2020	42,867	800 E EXPRESSWAY 83	SAN JUAN	26-C-1	3:45:52 PM	3:54:11 PM	12:00:00 AM	12:00:00 AM
10/4/2020	42,870	CESAR CHAVEZ & W EXP 83	SAN JUAN	29-B-5-U	5:25:48 PM	5:27:51 PM	6:04:54 PM	6:51:12 PM
10/4/2020	42,872	CESAR CHAVEZ & W EXPRESSWAY 83	SAN JUAN	29-B-5-U	5:39:28 PM	5:49:16 PM	5:57:00 PM	6:02:57 PM
10/4/2020	42,874	803 S STANDARD AVE	SAN JUAN	21-B-1-T	5:50:35 PM	5:56:38 PM	12:00:00 AM	12:00:00 AM
10/4/2020	42,875	495 & CHULA VISTA	SAN JUAN	29-D-2-K-U	6:01:56 PM	12:00:00 AM	12:00:00 AM	12:00:00 AM
10/4/2020	42,878	CESAR CHAVEZ & W EXP 83	SAN JUAN	29-B-5-U	5:25:48 PM	5:27:51 PM	6:04:54 PM	6:51:13 PM
10/4/2020	42,879	CESAR CHAVEZ & W EXP 83	SAN JUAN	29-B-5-U	5:25:48 PM	5:27:51 PM	12:00:00 AM	12:00:00 AM
10/4/2020	42,880	CESAR CHAVEZ & W EXP 83	SAN JUAN	29-B-5-U	5:25:48 PM	5:27:51 PM	12:00:00 AM	12:00:00 AM
10/5/2020	42,924	1000 E SAM HOUSTON BLVD	SAN JUAN	23-B-1	1:03:03 AM	1:16:40 AM	1:42:34 AM	1:55:34 AM
10/5/2020	42,931	MOORE & I ROAD	SAN JUAN	26-B-1	2:32:06 AM	2:38:56 AM	12:00:00 AM	12:00:00 AM
10/5/2020	42,936	214 E LETICIA ST	SAN JUAN	26-D-01-C	4:35:28 AM	4:40:42 AM	4:52:51 AM	5:05:50 AM
10/5/2020	42,951	400 N NEBRASKA AVE	SAN JUAN	29-B-5-U	8:09:51 AM	8:15:33 AM	12:00:00 AM	12:00:00 AM
10/5/2020	42,960	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	9:49:37 AM	9:53:37 AM	10:10:01 AM	10:16:37 AM
10/5/2020	42,989	300 N NEBRASKA AVE	SAN JUAN	31-D-3	2:01:58 PM	2:08:31 PM	2:27:29 PM	2:36:20 PM
10/5/2020	42,992	1207 SAN FRANCISCO ST	SAN JUAN	06-E-1	2:41:24 PM	2:47:27 PM	3:06:54 PM	3:17:43 PM
10/5/2020	43,003	348 E 15TH ST	SAN JUAN	26-A-5	4:38:15 PM	4:44:06 PM	5:02:22 PM	5:08:12 PM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratime	atdtime
10/5/2020	43,005	225 E RAILROAD ST	SAN JUAN	10-C-1	4:49:29 PM	4:56:23 PM	5:08:40 PM	5:19:33 PM
10/5/2020	43,034	2013 PUERTO VALLARTA DR	SAN JUAN	16-A-1	9:08:08 PM	9:13:12 PM	9:25:22 PM	9:32:03 PM
10/6/2020	43,060	400 N IOWA AVE	SAN JUAN	28-B-1	2:33:52 AM	2:53:20 AM	3:08:51 AM	3:08:51 AM
10/6/2020	43,064	210 E 8TH ST	SAN JUAN	18-C-2-U	3:33:20 AM	3:39:46 PM	3:56:51 AM	4:04:40 AM
10/6/2020	43,077	400 W EXPRESSWAY	SAN JUAN	29-B-5-U	7:55:07 AM	8:03:48 AM	8:14:03 AM	8:17:17 AM
10/6/2020	43,105	204 E 14 1/2 ST	SAN JUAN	05-C-2	12:50:51 PM	12:59:12 PM	1:15:18 PM	1:34:05 PM
10/6/2020	43,118	651 N NEBRASKA AVE	SAN JUAN	29-B-5-U	3:36:05 PM	3:39:46 PM	12:00:00 AM	12:00:00 AM
10/6/2020	43,122	651 N NEBRASKA AVE	SAN JUAN	29-B-5-U	3:36:05 PM	3:39:46 PM	12:00:00 AM	12:00:00 AM
10/6/2020	43,154	616 S STANDARD AVE	SAN JUAN	29-B-5-U	8:01:05 PM	8:10:30 PM	8:27:54 PM	8:32:50 PM
10/7/2020	43,195	927 S VETERANS B	SAN JUAN	23-C-1-A	2:19:37 AM	2:48:50 AM	12:00:00 AM	12:00:00 AM
10/7/2020	43,208	300 E EAGLE ST	SAN JUAN	06-D-1	5:28:52 AM	5:36:52 AM	5:45:17 AM	5:58:33 AM
10/7/2020	43,244	317 W 1ST ST	SAN JUAN	29-B-5-U	12:37:12 PM	12:41:42 PM	12:57:18 PM	1:02:31 PM
10/7/2020	43,253	613 W ELDORA RD	SAN JUAN	17-B-3	2:02:28 PM	2:06:41 PM	2:25:48 PM	2:39:40 PM
10/7/2020	43,282	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	5:36:17 PM	5:42:40 PM	6:01:09 PM	6:07:24 PM
10/7/2020	43,297	905 SHAWNEE CIR	SAN JUAN	25-B-6	6:52:00 PM	7:00:04 PM	7:21:28 PM	7:26:07 PM
10/7/2020	43,300	117 W 6TH ST	SAN JUAN	31-D-4	7:05:23 PM	7:13:53 PM	7:27:50 PM	7:29:42 PM
10/8/2020	43,364	520 CHAPARRAL AVE	SAN JUAN	10-D-4	5:58:32 AM	6:04:14 AM	6:17:51 AM	6:30:01 AM
10/8/2020	43,371	RAUL LONGORIA & EXPRESSWAY 83	SAN JUAN	29-B-5-U	7:57:18 AM	8:09:50 AM	12:00:00 AM	12:00:00 AM
10/8/2020	43,377	1806 ROBERT DR	SAN JUAN	26-A-7	8:34:51 AM	8:43:37 AM	8:57:34 AM	9:09:38 AM
10/8/2020	43,385	112 W EXPRESSWAY	SAN JUAN	25-B-3-V	10:10:38 AM	10:15:16 AM	10:38:46 AM	10:51:04 AM
10/8/2020	43,400	508 COIL DR	SAN JUAN	26-A-11-C	12:49:51 PM	12:57:31 PM	1:11:39 PM	1:17:04 PM
10/8/2020	43,415	900 E EXPRESSWAY 83	SAN JUAN	29-B-5-U	2:09:39 PM	2:17:01 PM	2:33:14 PM	2:43:52 PM
10/8/2020	43,419	233 ALTA ST	SAN JUAN	01-C-4	2:44:47 PM	2:51:19 PM	3:04:50 PM	3:22:09 PM
10/9/2020	43,523	116 W 16TH ST	SAN JUAN	01-C-3	9:38:48 AM	9:45:43 AM	9:59:59 AM	10:12:27 AM
10/9/2020	43,544	122 MESQUITE DR	SAN JUAN	26-A-8	12:06:57 PM	12:17:05 PM	12:27:43 PM	12:43:02 PM
10/9/2020	43,551	200 W EXPRESSWAY 83	SAN JUAN	24-B-1	1:46:02 PM	1:57:46 PM	2:05:22 PM	2:11:25 PM
10/9/2020	43,554	112 W EXPRESSWAY 83	SAN JUAN	19-A-1	2:12:56 PM	2:19:08 PM	2:31:12 PM	2:52:40 PM
10/9/2020	43,584	2601 IRIS DR	SAN JUAN	28-C-02-X	5:34:11 PM	5:41:42 PM	5:54:49 PM	6:04:48 PM
10/9/2020	43,627	627 GUADALUPE DR	SAN JUAN	23-D-21	10:34:18 PM	10:43:02 PM	12:00:00 AM	12:00:00 AM
10/10/2020	43,657	4409 ROSIE ST	SAN JUAN	09-E-1	3:55:32 AM	4:03:05 AM	4:16:11 AM	4:16:11 AM
10/10/2020	43,666	721 W 8TH ST	SAN JUAN	06-C-2-Q	7:53:34 AM	7:57:11 AM	8:12:41 AM	8:27:01 AM
10/10/2020	43,668	908 BLANCA LN	SAN JUAN	17-D-4-G	8:08:35 AM	8:16:00 AM	8:50:01 AM	9:06:21 AM
10/10/2020	43,674	1207 S NEBRASKA AVE	SAN JUAN	26-A-8	9:02:13 AM	9:12:49 AM	10:01:54 AM	10:12:37 AM
10/10/2020	43,690	2012 LOMA VERDE ST	SAN JUAN	26-C-1	11:02:47 AM	11:08:32 AM	11:31:02 AM	11:45:36 AM
10/10/2020	43,704	1001 S STEWART RD	SAN JUAN	26-D-01-C	12:50:01 PM	12:55:52 PM	12:00:00 AM	12:00:00 AM
10/10/2020	43,707	1700 STATE AVE	SAN JUAN	26-A-11-C	12:59:26 PM	1:09:26 PM	1:31:48 PM	1:45:14 PM
10/10/2020	43,770	803 SAN ANGEL ST	SAN JUAN	17-B-1	11:45:13 PM	11:53:46 PM	12:17:53 AM	12:39:03 AM
10/11/2020	43,817	201 E 3RD ST	SAN JUAN	26-A-06-C	10:56:28 AM	11:01:15 AM	11:12:58 AM	11:18:38 AM
10/11/2020	43,878	911 GONZALEZ ST	SAN JUAN	26-B-01-C	8:16:10 PM	8:29:52 PM	8:38:04 PM	8:53:38 PM
10/11/2020	43,881	922 E LOS EBANOS ST	SAN JUAN	04-B-3-A	8:58:18 PM	9:03:07 PM	9:23:27 PM	9:34:22 PM
10/11/2020	43,882	300 W SAN DIEGO ST	SAN JUAN	06-C-1	9:02:12 PM	9:05:51 PM	9:31:02 PM	9:36:17 PM
10/12/2020	43,902	606 E MINNISOTA	SAN JUAN	26-C-2	1:36:57 AM	1:43:21 AM	12:00:00 AM	12:00:00 AM
10/12/2020	43,914	300 N NEBRASKA AVE	SAN JUAN	06-D-1-E	4:27:04 AM	4:33:30 AM	4:52:35 AM	5:01:03 AM
10/12/2020	43,919	200 E EXPRESSWAY 83	SAN JUAN	13-C-1	6:53:34 AM	6:58:05 AM	7:12:19 AM	7:19:06 AM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tritime	adttime
10/12/2020	43,948	1413 QUAIL DR	SAN JUAN	26-D-01-C	11:58:48 AM	12:05:18 PM	12:16:46 PM	12:30:21 PM
10/12/2020	43,952	600 E EXP 83	SAN JUAN	28-B-5-U	1:10:36 PM	1:22:41 PM	1:33:55 PM	1:45:19 PM
10/12/2020	43,965	1900 N RAUL LONGORIA RD	SAN JUAN	28-B-5-U	2:17:50 PM	2:23:22 PM	2:33:37 PM	2:38:57 PM
10/12/2020	43,971	1900 N RAUL LONGORIA RD	SAN JUAN	28-B-5-U	2:17:50 PM	2:23:22 PM	2:33:44 PM	2:38:59 PM
10/12/2020	44,026	120 E CIRO DR	SAN JUAN	10-D-2	8:10:11 PM	8:14:20 PM	8:38:51 PM	9:24:40 AM
10/12/2020	44,029	VETERANS & EXPRESSWAY 83	SAN JUAN	06-D-1	8:23:13 PM	12:00:00 AM	12:00:00 AM	12:00:00 AM
10/12/2020	44,037	503 SGT LEONEL TREVINO RD	SAN JUAN	21-D-4-M	9:41:33 PM	10:11:12 PM	10:20:06 PM	10:33:04 PM
10/12/2020	44,038	520 W CHAPARRAL	SAN JUAN	26-C-2	9:55:56 PM	10:11:03 PM	10:11:05 PM	10:22:08 PM
10/12/2020	44,046	341 E 15TH ST	SAN JUAN	17-A-2	11:26:47 PM	11:36:55 PM	12:00:00 AM	12:00:00 AM
10/12/2020	44,048	103 E 9TH ST	SAN JUAN	10-D-1	11:58:30 PM	12:04:49 AM	12:14:52 AM	12:27:04 AM
10/13/2020	44,108	S STEWART RD & E 3RD ST	SAN JUAN	17-B-04-G	12:08:52 PM	12:14:22 PM	12:31:25 PM	12:37:28 PM
10/13/2020	44,123	2807 N VETERANS BLVD.	SAN JUAN	13-C-1	2:37:48 PM	2:45:51 PM	2:52:43 PM	3:06:00 PM
10/13/2020	44,127	606 BAILY DR	SAN JUAN	26-C-2	2:58:45 PM	3:05:03 PM	3:21:53 PM	3:37:53 PM
10/13/2020	44,145	2802 GARDENIA DR	SAN JUAN	26-A-2	5:04:44 PM	5:14:57 PM	5:34:30 PM	5:45:01 PM
10/13/2020	44,151	116 W 10TH ST	SAN JUAN	26-C-1	5:49:07 PM	5:56:19 PM	6:30:03 PM	6:45:31 PM
10/14/2020	44,186	107 CALLE DEL JARDIN	SAN JUAN	01-C-6	12:18:43 AM	12:23:42 AM	12:36:53 AM	12:42:16 AM
10/14/2020	44,223	417 E 4TH ST	SAN JUAN	12-D-E	10:35:50 AM	10:43:22 AM	10:55:18 AM	11:07:51 AM
10/14/2020	44,231	1112 E NOLANA	SAN JUAN	28-B-5-U	11:47:48 AM	11:53:04 AM	12:23:15 PM	12:35:17 PM
10/14/2020	44,234	1112 E NOLANA	SAN JUAN	28-B-5-U	11:56:22 AM	12:01:42 PM	12:22:37 PM	12:34:56 PM
10/14/2020	44,235	1112 E NOLANA	SAN JUAN	28-B-5-U	11:57:13 AM	12:02:17 PM	12:22:49 PM	12:38:47 PM
10/14/2020	44,236	3802 JESERIA ST	SAN JUAN	28-C-1-L	12:03:55 PM	12:10:17 PM	12:22:19 PM	12:33:14 PM
10/14/2020	44,237	1112 E NOLANA	SAN JUAN	28-B-5-U	11:57:13 AM	12:02:17 PM	12:22:49 PM	12:38:48 PM
10/14/2020	44,238	1112 E NOLANA	SAN JUAN	28-B-5-U	11:47:48 AM	11:53:04 AM	12:23:15 PM	12:35:18 PM
10/14/2020	44,239	1207 SAN FRANCISCO ST	SAN JUAN	06-C-2-O	12:23:33 PM	12:28:33 PM	12:43:50 PM	1:56:12 PM
10/14/2020	44,246	133 DEANNA DR	SAN JUAN	06-D-1	12:55:58 PM	1:01:38 PM	1:21:42 PM	1:29:56 PM
10/14/2020	44,273	206 SAN MARCOS AVE	SAN JUAN	03-B-1	4:46:59 PM	4:53:41 PM	5:05:43 PM	5:18:07 PM
10/14/2020	44,283	CESAR CHAVEZ RD & OWASSA	SAN JUAN	28-B-5-U	5:52:41 PM	6:00:43 PM	6:25:52 PM	6:43:34 PM
10/14/2020	44,290	CESAR CHAVEZ RD & OWASSA	SAN JUAN	28-B-5-U	5:52:41 PM	6:00:43 PM	6:25:57 PM	6:43:34 PM
10/14/2020	44,303	414 W EBONY	SAN JUAN	17-B-1-G	7:52:41 PM	12:00:00 AM	12:00:00 AM	12:00:00 AM
10/15/2020	44,372	737 W BLUEBIRD ST	SAN JUAN	26-A-7	8:25:44 AM	8:36:40 AM	8:51:33 AM	8:57:58 AM
10/15/2020	44,415	1813 S LINCOLN AVE	SAN JUAN	30-B-1	2:35:53 PM	2:44:11 PM	12:00:00 AM	12:00:00 AM
10/15/2020	44,427	W HAZEL ST & N STANDARD AVE	SAN JUAN	28-B-5-U	4:10:28 PM	4:13:33 PM	4:28:35 PM	4:42:29 PM
10/15/2020	44,446	408 SAFARI DR	SAN JUAN	10-D-4	5:45:29 PM	5:48:10 PM	6:01:54 PM	6:13:54 PM
10/15/2020	44,447	900 W BUSINESS 83	SAN JUAN	28-B-5-U	5:49:52 PM	6:05:00 PM	6:18:15 PM	6:27:54 PM
10/15/2020	44,460	5101 N RAUL LONGORIA RD	SAN JUAN	21-D-4-M	7:45:31 PM	7:48:48 PM	8:03:52 PM	8:15:46 PM
10/15/2020	44,469	900 W BUSINESS 83	SAN JUAN	28-B-5-U	9:00:41 PM	9:00:45 PM	12:00:00 AM	12:00:00 AM
10/15/2020	44,474	2107 CEDRO ST	SAN JUAN	26-A-2	10:03:12 PM	10:11:01 PM	10:30:40 PM	10:46:35 PM
10/16/2020	44,507	211 CHAPARRAL ST	SAN JUAN	17-D-4	5:10:53 AM	5:20:42 AM	12:00:00 AM	12:00:00 AM
10/16/2020	44,523	300 W SAN DIEGO ST	SAN JUAN	10-D-5	8:20:59 AM	8:25:47 AM	8:42:29 AM	8:48:02 AM
10/16/2020	44,525	411 RIO COLORADO ST	SAN JUAN	21-B-1	9:00:17 AM	9:04:38 AM	9:16:33 AM	9:34:40 AM
10/16/2020	44,537	2008 KING RD	SAN JUAN	06-C-1	10:13:42 AM	10:22:43 AM	12:00:00 AM	12:00:00 AM
10/16/2020	44,544	112 W AMY DR	SAN JUAN	01-A-1	11:47:52 AM	11:52:09 AM	12:08:12 PM	12:22:32 PM
10/16/2020	44,545	1606 SUNSET ST	SAN JUAN	10-D-4	11:28:34 AM	11:36:32 AM	11:52:16 AM	12:10:28 PM
10/16/2020	44,589	801 W 1ST ST	SAN JUAN	06-D-2	4:47:35 PM	4:55:58 PM	5:14:37 PM	5:26:05 PM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tritime	atdtime
10/16/2020	44,801	108 E FM 495	SAN JUAN	01-C-4	5:40:09 PM	5:45:24 PM	5:54:48 PM	6:07:35 PM
10/16/2020	44,819	412 SAN JUANITA ST	SAN JUAN	10-C-3	7:03:48 PM	7:08:42 PM	7:37:31 PM	7:44:28 PM
10/16/2020	44,822	606 BAILY DR	SAN JUAN	28-C-02-C	7:35:44 PM	7:44:23 PM	8:10:16 PM	8:13:01 PM
10/17/2020	44,881	529 S VETERANS	SAN JUAN	13-C-3	2:30:47 AM	2:40:08 AM	3:06:52 AM	3:06:52 AM
10/17/2020	44,886	401 GUAYAVITOS LN	SAN JUAN	25-B-6	9:10:34 AM	9:14:27 AM	12:00:00 AM	12:00:00 AM
10/17/2020	44,888	2013 PUERTO VALLARTA DR	SAN JUAN	06-D-2-E	9:46:59 AM	9:51:47 AM	10:06:03 AM	10:22:53 AM
10/17/2020	44,721	1RD & RIDGE RD	SAN JUAN	23-C-1-1	3:08:15 PM	3:17:17 PM	12:00:00 AM	12:00:00 AM
10/17/2020	44,735	312 E LETICIA ST	SAN JUAN	31-D-4	4:38:16 PM	4:43:04 PM	5:11:44 PM	5:11:44 PM
10/17/2020	44,758	2105 CEDRO ST	SAN JUAN	05-C-4	7:58:25 PM	8:03:53 PM	8:22:27 PM	8:35:31 PM
10/17/2020	44,772	300 N NEBRASKA AVE	SAN JUAN	26-A-2	9:09:25 PM	9:16:27 PM	9:38:03 PM	9:48:12 PM
10/17/2020	44,788	107 CALLE DE JARDIN	SAN JUAN	26-B-1	11:04:46 PM	11:08:30 PM	11:25:47 PM	11:56:58 PM
10/18/2020	44,804	308 E 2ND ST	SAN JUAN	06-D-2-O	2:50:25 AM	2:57:21 AM	3:20:59 AM	3:36:28 AM
10/18/2020	44,808	503 E SRGT LEONEL TREVINO	SAN JUAN	26-C-02-C	3:52:18 AM	4:01:15 AM	4:25:24 AM	4:35:48 AM
10/18/2020	44,819	508 COIL DR	SAN JUAN	08-D-1	5:40:01 AM	5:45:09 AM	6:07:33 AM	6:17:59 AM
10/18/2020	44,835	822 W BUSINESS 83	SAN JUAN	26-B-1	10:18:03 AM	10:24:42 AM	10:34:58 AM	10:41:16 AM
10/18/2020	44,840	700 E EXPRESSWAY 83	SAN JUAN	29-B-5-U	11:38:34 AM	11:44:35 AM	11:53:08 AM	12:05:07 PM
10/18/2020	44,844	2006 KING RD	SAN JUAN	26-B-1	12:09:00 PM	12:20:13 PM	12:35:19 PM	12:55:08 PM
10/18/2020	44,846	348 E 15TH ST	SAN JUAN	26-A-05-C	12:32:18 PM	12:47:12 PM	1:04:59 PM	1:18:37 PM
10/18/2020	44,875	1050 CARROLL RD	SAN JUAN	32-B-3	4:57:34 PM	5:03:50 PM	12:00:00 AM	12:00:00 AM
10/18/2020	44,884	CESAR CHAVEZ & EXPRESSWAY 83	SAN JUAN	29-B-2-Y	6:50:44 PM	6:55:45 PM	7:15:27 PM	7:23:02 PM
10/18/2020	44,885	CESAR CHAVES & EXPRESSWAY 83	SAN JUAN	29-B-5-U	6:58:00 PM	7:05:36 PM	7:22:53 PM	7:22:53 PM
10/18/2020	44,886	CESAR CHAVES & EXPREWAY 83	SAN JUAN	29-B-5-U	7:01:57 PM	7:05:28 PM	7:15:21 PM	7:24:21 PM
10/18/2020	44,888	300 W SAN DIEGO ST	SAN JUAN	10-D-4	7:07:25 PM	7:13:32 PM	7:30:51 PM	7:42:13 PM
10/18/2020	44,889	107 Ctl Del Jardin	San Juan	30-A-3	7:12:35 PM	7:20:10 PM	7:34:09 PM	7:37:28 PM
10/18/2020	44,891	CESAR CHAVES & EXPRESSWAY 83	SAN JUAN	29-B-5-U	6:58:00 PM	7:05:36 PM	7:13:45 PM	7:22:54 PM
10/18/2020	44,892	CESAR CHAVES & EXPRESSWAY 83	SAN JUAN	29-B-5-U	6:58:00 PM	7:05:36 PM	7:13:45 PM	7:22:55 PM
10/18/2020	44,893	CESAR CHAVES & EXPRESSWAY 83	SAN JUAN	29-B-5-U	6:58:00 PM	7:05:36 PM	7:13:45 PM	12:00:00 AM
10/19/2020	44,938	102 N LINCOLN AVE	SAN JUAN	21-B-1-T	1:59:08 AM	2:09:24 AM	2:28:02 AM	2:27:57 AM
10/19/2020	44,952	2908 SABRINA DR	SAN JUAN	08-C-1	6:24:19 AM	6:38:37 AM	12:00:00 AM	12:00:00 AM
10/19/2020	44,953	518 CHAPARRAL AVE	SAN JUAN	31-D-4	6:28:51 AM	6:36:35 AM	7:00:30 AM	7:17:12 AM
10/19/2020	44,993	1210 MORNINGSET RD	SAN JUAN	31-D-3	1:30:16 PM	1:35:20 PM	1:55:05 PM	2:07:44 PM
10/19/2020	45,009	2301 N RAUL LONGORIA RD	SAN JUAN	25-B-6	3:11:26 PM	3:38:44 PM	12:00:00 AM	12:00:00 AM
10/19/2020	45,010	5003 N RAUL LONGORIA RD	SAN JUAN	21-D-4-M	3:20:30 PM	3:35:46 PM	4:14:54 PM	4:28:25 PM
10/19/2020	45,035	912 W 13TH ST	SAN JUAN	26-D-1	6:27:28 PM	6:37:08 PM	7:05:38 PM	7:05:38 PM
10/19/2020	45,037	401 TAYLOR ST	SAN JUAN	04-B-3-A	6:36:28 PM	6:43:12 PM	12:00:00 AM	12:00:00 AM
10/19/2020	45,045	RAUL LONGORIA & EXPRESWAY 83	SAN JUAN	29-B-5-U	8:10:14 PM	8:19:50 PM	12:00:00 AM	12:00:00 AM
10/19/2020	45,068	110 SANTA ELENA AVE	SAN JUAN	31-D-3	11:04:02 PM	11:12:16 PM	11:55:53 PM	12:06:13 AM
10/20/2020	45,083	406 JAMES ST	SAN JUAN	12-C-4	1:57:48 AM	2:11:40 AM	2:24:37 AM	2:41:08 AM
10/20/2020	45,132	215 CALLE DEL JARDIN	SAN JUAN	03-B-3	12:59:32 PM	1:05:34 PM	1:14:13 PM	1:22:38 PM
10/20/2020	45,171	508 COIL DR	SAN JUAN	06-D-1	5:49:58 PM	5:53:27 PM	6:04:03 PM	6:28:40 PM
10/20/2020	45,190	309 SANTANA ST	SAN JUAN	31-A-1	7:27:53 PM	7:38:35 PM	7:38:37 PM	8:39:18 PM
10/20/2020	45,195	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	7:55:54 PM	8:10:09 PM	8:26:14 PM	8:32:26 PM
10/20/2020	45,215	300 N NEBRASKA AVE	SAN JUAN	06-D-1	10:05:51 PM	10:09:43 PM	10:32:00 PM	11:18:20 PM
10/20/2020	45,220	S SAN ANTONIO AVE & W 11TH ST	SAN JUAN	29-B-05	10:20:31 PM	10:32:30 PM	11:01:06 PM	11:20:21 PM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tritime	atdtime
10/20/2020	45,222	S SAN ANTONIO AVE & W 11TH ST	SAN JUAN	29-B-05	10:20:31 PM	10:32:30 PM	12:00:00 AM	12:00:00 AM
10/20/2020	45,223	S SAN ANTONIO AVE & W 11TH ST	SAN JUAN	29-B-05	10:20:31 PM	10:32:30 PM	12:00:00 AM	12:00:00 AM
10/20/2020	45,224	S SAN ANTONIO AVE & W 11TH ST	SAN JUAN	29-B-05	10:40:19 PM	10:49:44 PM	11:01:05 PM	11:16:47 PM
10/20/2020	45,226	213 JAIME ST	SAN JUAN	29-B-05	11:19:30 PM	11:25:35 PM	11:38:24 PM	11:48:45 PM
10/21/2020	45,275	400 E EXPRESSWAY 83	SAN JUAN	29-B-5-U	11:05:13 AM	11:09:58 AM	12:00:00 AM	12:00:00 AM
10/21/2020	45,299	209 W 8TH ST	SAN JUAN	06-E-1	1:59:49 PM	2:05:28 PM	2:18:43 PM	2:24:05 PM
10/21/2020	45,313	211 CHAPARRAL ST	SAN JUAN	26-A-11-C	3:46:17 PM	3:51:10 PM	4:04:37 PM	4:09:28 PM
10/21/2020	45,317	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	4:45:12 PM	4:48:40 PM	5:04:04 PM	5:13:40 PM
10/21/2020	45,337	501 N CESAR CHAVEZ	SAN JUAN	06-D-2	6:09:51 PM	6:15:32 PM	6:24:44 PM	6:27:51 PM
10/21/2020	45,338	418 SAN MARCOS ST	SAN JUAN	17-B-1-G	6:28:24 PM	6:34:16 PM	6:58:36 PM	7:08:12 PM
10/21/2020	45,359	314 POINSETTIA CIR	SAN JUAN	25-B-1	9:32:18 PM	9:41:02 PM	10:04:11 PM	10:04:18 PM
10/22/2020	45,383	107 Ctl Del Jardin	SAN JUAN	17-B-1	4:29:25 AM	4:34:38 AM	4:42:40 AM	4:46:19 AM
10/22/2020	45,409	1618 N VETERANS	SAN JUAN	31-C-1	11:24:08 AM	11:28:11 AM	11:38:03 AM	11:46:35 AM
10/22/2020	45,430	1008 PAISANO AVE	SAN JUAN	12-D-2 E	1:06:22 PM	1:15:57 PM	1:28:10 PM	1:42:48 PM
10/22/2020	45,434	1303 QUAIL DR	SAN JUAN	10-C-3	1:21:25 PM	1:34:53 PM	1:57:29 PM	2:12:01 PM
10/22/2020	45,462	611 ALAMEDA ST	SAN JUAN	13-C-1	4:16:34 PM	4:21:21 PM	4:45:43 PM	4:56:17 PM
10/22/2020	45,466	927 E SAN DIEGO ST	SAN JUAN	06-C-1	4:27:26 PM	4:33:13 PM	4:48:15 PM	5:04:15 PM
10/22/2020	45,477	306 E LOS EBANOS ST	SAN JUAN	31-D-2	6:34:01 PM	6:42:07 PM	12:00:00 AM	12:00:00 AM
10/22/2020	45,481	133 N LINCOLN AVE	SAN JUAN	23-C-2-A	7:31:20 PM	7:41:09 PM	7:54:39 PM	8:08:56 PM
10/22/2020	45,482	2003 LOMA AZUL ST	SAN JUAN	04-B-3	7:42:52 PM	7:48:43 PM	12:00:00 AM	12:00:00 AM
10/22/2020	45,487	RETAMA & 495	SAN JUAN	29-D-2-M	8:20:43 PM	8:24:45 PM	8:35:26 PM	8:35:26 PM
10/22/2020	45,490	112 W EXPRESSWAY 83	SAN JUAN	26-B-1	9:12:16 PM	9:17:17 PM	12:00:00 AM	12:00:00 AM
10/23/2020	45,537	1700 STATE AVE	SAN JUAN	26-C-02-C	5:59:21 AM	6:13:39 AM	6:28:28 AM	6:47:17 AM
10/23/2020	45,545	502 E 12th St	SAN JUAN	25-B-6	7:45:22 AM	7:51:26 AM	8:14:50 AM	8:20:49 AM
10/23/2020	45,553	605 ALFREDO ST	SAN JUAN	25-B-6	10:25:00 AM	10:29:58 AM	10:48:15 AM	11:01:40 AM
10/23/2020	45,554	801 W 1ST ST	SAN JUAN	10-D-5	10:32:09 AM	10:36:27 AM	10:59:00 AM	11:11:02 AM
10/23/2020	45,563	1209 E FM 495	SAN JUAN	01-C-6	12:04:44 PM	12:10:03 PM	12:33:48 PM	12:46:23 PM
10/23/2020	45,569	801 W 1ST ST	SAN JUAN	06-D-2 O	12:37:20 PM	12:42:54 PM	1:01:37 PM	1:11:58 PM
10/23/2020	45,593	201 W 8TH ST	SAN JUAN	10-C-1	3:01:51 PM	3:08:55 PM	3:24:13 PM	3:40:48 PM
10/23/2020	45,598	S STEWART RD & E HALL ACRES RD	SAN JUAN	29-B-5-U	3:43:40 PM	3:57:58 PM	4:04:08 PM	4:15:26 PM
10/23/2020	45,602	S STEWART RD & E HALL ACRES RD	SAN JUAN	29-B-5-U	3:54:31 PM	3:55:54 PM	4:11:50 PM	4:28:53 PM
10/23/2020	45,603	127 E 1ST ST	SAN JUAN	17-B-1	3:55:52 PM	4:09:46 PM	4:22:52 PM	4:25:34 PM
10/23/2020	45,606	S STEWART RD & E HALL ACRES RD	SAN JUAN	29-B-5-U	4:02:18 PM	4:10:54 PM	4:18:10 PM	4:33:32 PM
10/23/2020	45,608	S STEWART RD & E HALL ACRES RD	SAN JUAN	29-B-5-U	3:54:31 PM	3:55:54 PM	4:11:50 PM	4:28:54 PM
10/23/2020	45,609	S STEWART RD & E HALL ACRES RD	SAN JUAN	29-B-5-U	3:54:31 PM	3:55:54 PM	4:11:50 PM	4:28:56 PM
10/23/2020	45,613	S STEWART RD & E HALL ACRES RD	SAN JUAN	29-B-5-U	4:02:18 PM	4:10:54 PM	4:18:10 PM	4:33:33 PM
10/23/2020	45,629	214 CHAPARRAL ST	SAN JUAN	06-D-2 E	5:55:21 PM	6:00:27 PM	6:09:41 PM	6:52:48 PM
10/23/2020	45,645	300 N NEBRASKA AVE	SAN JUAN	28-C-1-G	7:27:45 PM	7:30:46 PM	7:44:24 PM	7:55:44 PM
10/23/2020	45,650	405 SAFARI DR	SAN JUAN	26-D-1	8:36:01 PM	8:43:39 PM	8:54:27 PM	9:04:30 PM
10/23/2020	45,653	111 E 1ST ST	SAN JUAN	06-D-4-A	8:46:42 PM	8:58:00 PM	9:05:37 PM	9:13:43 PM
10/23/2020	45,663	303 TENAZA DR	SAN JUAN	06-D-4-A	10:05:27 PM	10:11:21 PM	12:00:00 AM	12:00:00 AM
10/24/2020	45,680	302 CALLE JACARANDA	SAN JUAN	26-C-1	1:30:28 AM	1:36:09 AM	1:55:29 AM	2:05:12 AM
10/24/2020	45,687	1206 MONICA LN	SAN JUAN	06-D-4	2:13:57 AM	2:24:25 AM	2:38:27 AM	2:54:00 AM
10/24/2020	45,710	1206 MONICA LN	SAN JUAN	10-D-2	8:56:05 AM	9:04:19 AM	9:18:14 AM	9:33:16 AM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratime	atdtime
10/24/2020	45,715	901 W EXPRESSWAY	SAN JUAN	31-C-1	10:08:50 AM	10:22:23 AM	10:39:37 AM	10:48:36 AM
10/24/2020	45,731	900 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	12:36:06 PM	12:41:57 PM	12:00:00 AM	12:00:00 AM
10/24/2020	45,733	900 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	12:48:17 PM	12:54:22 PM	12:57:33 PM	1:11:50 PM
10/24/2020	45,735	2217 OLMO AVE	SAN JUAN	17-B-1	12:54:30 PM	1:11:32 PM	1:11:31 PM	1:17:57 PM
10/24/2020	45,743	600 W EXPRESSWAY 83	SAN JUAN	29-D-2-L-U	2:34:33 PM	2:44:44 PM	3:06:43 PM	3:15:17 PM
10/24/2020	45,744	600 E EXPRESSWAY 83	SAN JUAN	29-D-2-M	2:42:22 PM	2:43:40 PM	2:53:02 PM	3:14:26 PM
10/24/2020	45,745	600 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	2:45:56 PM	2:48:04 PM	3:06:01 PM	3:14:32 PM
10/24/2020	45,748	600 E EXPRESSWAY 83	SAN JUAN	29-D-2-P	2:42:22 PM	2:43:40 PM	2:53:02 PM	3:14:27 PM
10/24/2020	45,752	600 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	2:45:56 PM	2:48:04 PM	3:06:01 PM	3:14:32 PM
10/24/2020	45,753	600 W EXPRESSWAY 83	SAN JUAN	29-D-2-L-U	2:34:33 PM	2:44:44 PM	3:06:43 PM	3:15:18 PM
10/24/2020	45,786	300 N NEBRASKA AVE	SAN JUAN	09-E-1	8:02:35 PM	8:09:07 PM	8:35:20 PM	8:44:44 PM
10/25/2020	45,833	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	6:37:48 AM	6:40:30 AM	6:55:27 AM	7:07:04 AM
10/25/2020	45,843	203 W HAZEL ST	SAN JUAN	01-C-6	9:17:47 AM	9:21:49 AM	9:36:43 AM	9:47:38 AM
10/25/2020	45,844	135 JAIME ST	SAN JUAN	17-A-4-G	9:20:08 AM	9:26:35 AM	12:00:00 AM	12:00:00 AM
10/25/2020	45,849	1327 SHUFFORD ST	SAN JUAN	11-D-1-U	11:57:12 AM	12:03:28 PM	12:26:31 PM	12:42:19 PM
10/25/2020	45,858	2807 GRANDORA ST	SAN JUAN	10-D-2	2:10:39 PM	2:23:24 PM	2:44:20 PM	3:03:33 PM
10/25/2020	45,871	604 W MESQUITE	SAN JUAN	06-D-2-E	4:32:02 PM	4:37:54 PM	4:58:29 PM	5:55:28 PM
10/25/2020	45,873	400 N IOWA AVE	SAN JUAN	25-B-6	4:37:12 PM	4:50:37 PM	5:10:55 PM	5:14:27 PM
10/25/2020	45,899	304 LIBERTY LOOP S	SAN JUAN	31-A-3	9:18:31 PM	9:26:54 PM	12:00:00 AM	12:00:00 AM
10/26/2020	45,933	417 E 2ND ST	SAN JUAN	30-B-1	5:20:11 AM	5:29:50 AM	5:38:04 AM	5:42:16 AM
10/26/2020	45,946	505 EBONY AVE	SAN JUAN	26-C-2	9:42:52 AM	9:47:17 AM	10:03:40 AM	10:09:11 AM
10/26/2020	45,951	105 LIBERTY LOOP S	SAN JUAN	10-C-1	10:27:38 AM	10:34:14 AM	10:49:40 AM	10:59:24 AM
10/26/2020	45,964	136 E CIRO DR	SAN JUAN	31-C-2	12:15:30 PM	12:20:41 PM	12:38:56 PM	12:50:06 PM
10/26/2020	45,978	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	2:08:58 PM	2:11:59 PM	2:30:14 PM	2:38:13 PM
10/26/2020	46,006	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	5:58:18 PM	6:06:06 PM	6:19:34 PM	6:54:49 PM
10/26/2020	46,009	900 E BUSINESS 83	SAN JUAN	26-B-1	6:45:05 PM	6:51:13 PM	7:19:59 PM	7:46:37 PM
10/26/2020	46,041	122 MESQUITE DR	SAN JUAN	26-B-1	11:10:12 PM	11:21:29 PM	11:38:45 PM	11:54:01 PM
10/26/2020	46,045	107 CALLE DEL JARDIN	SAN JUAN	32-B-2	11:29:48 PM	11:36:42 PM	12:00:00 AM	12:00:00 AM
10/27/2020	46,058	107 N STANDARD	SAN JUAN	29-B-5-U	2:09:20 AM	2:17:42 AM	2:47:34 AM	2:58:57 AM
10/27/2020	46,075	250 N VETERANS	SAN JUAN	03-B-1	7:59:13 AM	7:59:18 AM	8:14:56 AM	8:19:05 AM
10/27/2020	46,136	1220 MIGUEL HIDALGO ST	SAN JUAN	17-B-1-G	5:16:17 PM	5:23:58 PM	5:46:27 PM	6:06:14 PM
10/28/2020	46,176	415 ACAPULCO LN	SAN JUAN	26-A-2	1:02:34 AM	1:08:08 AM	12:00:00 AM	12:00:00 AM
10/28/2020	46,200	901 W EXPRESSWAY	SAN JUAN	31-C-3	9:54:12 AM	9:58:31 AM	10:09:35 AM	10:19:23 AM
10/28/2020	46,232	2217 OLMO AVE	SAN JUAN	01-A-1	1:26:31 PM	1:35:08 PM	1:45:52 PM	1:53:28 PM
10/28/2020	46,240	416 LILLY DR	SAN JUAN	09-E-1	2:36:00 PM	2:41:09 PM	2:59:28 PM	3:22:55 PM
10/28/2020	46,260	401 TAYLOR ST	SAN JUAN	04-B-3-A	5:15:11 PM	5:22:22 PM	12:00:00 AM	12:00:00 AM
10/28/2020	46,282	1510 COCONUT PALM AVE	SAN JUAN	04-B-3-A	8:18:04 PM	8:23:45 PM	12:00:00 AM	12:00:00 AM
10/28/2020	46,293	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	10:07:08 PM	10:10:05 PM	12:00:00 AM	12:00:00 AM
10/28/2020	46,297	2301 N RAUL LONGORIA RD	SAN JUAN	01-C-4	10:24:28 PM	10:24:35 PM	10:31:30 PM	10:37:06 PM
10/28/2020	46,302	422 GUAYAVITOS LN	SAN JUAN	01-C-4	11:10:56 PM	11:19:42 PM	11:28:46 PM	11:43:10 PM
10/29/2020	46,324	1409 RIO GUADALUPE CIR	SAN JUAN	32-B-2	7:07:14 AM	12:00:00 AM	12:00:00 AM	12:00:00 AM
10/29/2020	46,350	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	12:42:36 PM	12:49:08 PM	1:01:27 PM	1:01:27 PM
10/29/2020	46,359	E MOORE RD & S STEWART RD	SAN JUAN	29-B-5-U	1:47:13 PM	1:54:10 PM	2:17:49 PM	2:39:43 PM
10/29/2020	46,362	S STEWART RD & E MOORE RD	SAN JUAN	29-B-5-U	2:01:50 PM	2:04:20 PM	2:19:05 PM	2:34:11 PM

[illegible]



Oscar Escamilla
Acting Lieutenant

October 2020
Call Volume Monthly Breakdown

Fire House Code	Incident Type	Total
322	Motor Vehicle Accidents w/Injuries	8
323	Auto-Pedestrian	1
324	Motor Vehicle Accidents w/o Injuries	4
311	Medical Call	1
142/143	Grass/Brush Fires	0
131	Vehicle Fires	1
700/750	False Alarms	12
154	Trash Fires	2
550/551	Assist other Agency/Dept.:	0
651	Smoke Scare	3
111	Structure Fires	0
1101	Equipment Fire	0
412	Gas Leak	1
480	Attempted burning, Illegal action	0
600	Good Intent Call	3
611	Cancelled in Route	3
622	Wrong Location/No Incident Found	2
541	Bee attack/ Animal Problem	0
331	Child Locked in a Vehicle	0
440/1601	Electrical Equipment Problem (Pole)	0
1131	Cooking Fire	0
100	Fire, Other	1
Grand Total:		42

Call Volume for each shift:

A Shift 10

B Shift 16

C Shift 16

Respectfully Submitted by,

Oscar Escamilla, Acting Lieutenant

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



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

Med-Care Response Times

October 2019

Date	Incident #	Location	Dispatched Time	Arrival	Delay Time	Incident Type
10/04/20	20-565	Cesar Chavez & bus 83	5:28pm	5:37pm	9 Min	MVA
10/08/20	20-572	200 East Expressway 83 WB	8:07am	08:15am	8 Min	MVA
10/18/20	20-583	Cesar Chavez & Frontage	6:51pm	6:57pm	6min	MVA
10/20/20	20-585	San Antonio & 11th	10:19pm	10:32pm	13min	MVA
10/23/20	20-590	Stewart & hall acers	3:43pm	3:53pm	10 mins	MVA

Fire Inspection October 2020

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	10/5/20	Rosario's Alteraciones	2209 N Raul Longoria HWY	Enohelia Reyna	J. Salinas	Approved
2	10/5/20	Church's Chicken	1612 N Raul Longoria HWY	Maria Luisa San Miguel	J. Salinas	Approved
3	10/6/20	Aimee Studio Photography	1618 N Veterans RD	Francica Martinez	J. Salinas	Approved
4	10/6/20	We Are the Future Daycare	505 W 495	Florida Hernandez	J. Salinas	Approved
5	10/14/20	Star-Lite Fried Chicken	1902 N Raul Longoria HWY	Armando Canales	J. Salinas	Approved
6	10/14/20	Metro By T- Mobile	1209 E 495, 400	Cesar Trevino	J. Salinas	Approved
7	10/14/20	Lucky Cafe	300 E Interstate 2 HWY E	Adela Ortega	J. Salinas	Approved
8	10/14/20	Elevate Nutrition	211 N Nebraska AVE, 2	Desiree Alvarez	J. Salinas	Approved
9	10/14/20	San Juan I Head Start	200 S Cougar ST	Esmeralda Torrez	J. Salinas	Approved
10	10/14/20	El Rancho Grande Rest and Canting	101 S Nebraska AVE, 2 - 3	Nana Flores	J. Salinas	Approved
11	10/14/20	Little Caesars Pizza	106 E 495	Migdalia Balderas	J. Salinas	Approved
12	10/19/20	Stars Restaurant	701 N Nebraska AVE	Maria Perez	J. Salinas	Approved
13	10/19/20	Companerismo Cristiano Fe	303 N Nebraska AVE	Xochiquetzal A. Rios	J. Salinas	Approved
14	10/22/20	RGV Powerhouse San Juan	1101 E 495, H	Mario Marquez	J. Salinas	Approved
15	10/27/20	Lube	1611 Pullin AVE	Randy Tello	J. Salinas	Approved
16	10/27/20	Bonita Beauty Salon	1209 E 495, 6	Lucero Morgan	J. Salinas	Approved
17	10/27/20	Hairology	905 W 495, 2	Adriana Carpio	J. Salinas	Approved
18	10/27/20	Foster Home- Valero, Rosa	2021 Cancun LN	Rosa Valero	J. Salinas	Approved
19						
20						
21						
22						
23						
24						
25						
26						



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: Albino Rodriguez, Interim Chief of Police

DATE: 11/16/2020

SUBJECT: Police Department Monthly Reports

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

- Statistics: Police October
- Calls for service: 1754
- Incident reports: 517
- Traffic Crashes (Accidents): 92
- 911 Calls 1546
- Patrol Citations Given 151 Violations 214
- Patrol Arrest Made 59
- CID Issued Warrants 16
- Statistics: Animal Control October
- Calls for Service 252
- Citations Given 15
- Significant Events:
- New parking lot has been completed; lighting is still pending.
- National Night Out Event gave over 750 backpacks with school supplies.
- Crime Stoppers
- No board meetings were scheduled.
- Federal & State Asset Forfeiture Program:
- Received no state forfeiture awards.
- Received federal forfeiture awards for \$4,975.51 from ICE.
- Department is in full compliance with federal and state guidelines (Audits).
- Special Grant Details:
- Stone Garden: 304.5 hrs. of enforcement 51 citations
- Border Star: 310 hrs. of enforcement 32 citations

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

- Tx-Dot STEP-Wave Traffic Enforcement: 0 hrs. of traffic enforcement
- Traffic Enforcement Areas:
- Cruiser enforcement (Thursday Nights). Month of October
 - 31 traffic stops
 - 22 citations given, 5 warnings, 0 arrest made, 1 vehicle towed
- Regular patrol city wide.
- Peace Officers:
- We currently have two (8) pending Police Officer position available.
- Backgrounds are being conducted from the current active civil service list.
- Tele-communicators:
- All dispatch position filled.
- Animal Control:
- All positions have been filled.
- Fleet:
- Repairs and maintenance continue with no major issues to the fleet.
- COVID-19 Operations:
- We still are following the guidelines set forth by the Mayor, County Judge and the Governor of Texas.

Respectfully

INTERIM CHIEF ALBINO RODRIGUEZ



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 11/16/2020

SUBJECT: Municipal Court Monthly Report

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

Amount Collected	\$ 15,846.90
Defensive Driving	0
Deferred	5
Pre-Trials	0
Bench Trials	0
Scofflaw	\$ 1,771.20

COLLECTIONS 2019
October - \$ 25,105.43

COLLECTIONS 2020
October - \$ 15,846.90

CITATIONS ISSUED 2019
October - 258

CITATIONS ISSUED 2020
October - 151

SCOFFLAW COLLECTIONS 2019
October - \$ 5,201.50

SCOFFLAW COLLECTIONS 2020
October - \$ 1,771.20

City Marshals - Warrants and Fines Collected - \$ 3,149.00
Total Warrants Issued - 0



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

MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: David Salinas, Director of Utilities
DATE: 11/17/2020
SUBJECT: Department of Utilites Monthly Report

Texas Drought Outlook

1. 36% of Texas is in a drought (End of October)
2. Normal (RGV)
3. Stage II is still in full effect

System Outlook

1. Water Connections – 6715
2. Sewer Connections – 10,392 (3677 NAWSC)

Water Treatment Facility

Combined Gallons Treated: 81,586,000

Combined Gallons Produced: 81,914,000

WTF No 1

- 250,000 gals treated
- 41,392,000 gals delivered
- 34,439,000 gals transferred from plant 2
- 27,636,000 gals RAW (Reservoir)
- 0 Backwash
- 0 gals Well

WTF No 2

- 81,336,000 gals treated

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Phone: (956)223-2200 • Fax: (956) 787-5978

- 40,522,000 gals delivered
- 34,439,000 gals transferred to plant 1daily
- 50,732,000 gals RAW (Reservoir)
- 2,3000,000 Backwash

WTP 3.5 MGD Expansions and Rehab 100%

- Operated Water Plant as efficiently as possible
- Sludge Management continue to be critical
- Proposed Budget Pending TWDB Approval

Water Distribution

Water Breaks & Leaks

- Leaks – 5
- Breaks - 4
- Taps - 2

Water Loss

- Reported - 60,200 gals
- Unreported - 21,000 gals

Hydrants

- Flushed - 20
- Repaired/Replaced - 0
- **Stage II Water Conservation** still in effect.

Valves

- Worked – 0

Utility Billing Work Orders – 2

We continue our hydrant and valve maintenance

- Two Vacancy – HEO/Distribution Maintenance
- Two staff members tested for TCEQ Certification

Wastewater Treatment Facility

1. Treated - 61,604,000 gals
2. Wetland – 0 gals (pumps are in shop)
3. 500 - cubic yards of sludge hauled to landfill
4. JMJ continues work on Solids Dewatering Facility
5. Pending Permit Renewal

Wastewater Collections

Work orders - 101

- Sewer Main Repaired – 1
- Sewer Main Installed - 0
- Sewer Backups Reported - 23
- Sewer Backups Cleared - 20
- Odor Complaints – 6
- Locates - 22
- Manhole Repaired/replaced - 0
- New Manholes installed - 0
- Lift Station - 0
- Unauthorized Discharges - 4

Administration

Financials

- Administration – 98.17%
- Water Treatment – 77.86%
- Distribution: – 99.94%
- Sewer Collection – 97.75%
- Wastewater Treatment – 92.36%

Projects

- WTP No. 2 Pending TWDB Budget Approval
- WWTP BFP – 30% Complete
- WWTP Rehab Design – 90% Complete (CHC)
- WTP No. 1 Rehab – 100%, Re-Advertising
- LS 13 Design – 99% Complete (CHC)

Training

- Admin – 1
- Water Treatment – 1
- Distribution – 1
- Sewer Collection – 1
- Wastewater Treatment – 1

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 24, 2020

Hold a Public Hearing for a Conditional Use Permit to allow "La Valentina Snacks" at 3705 N. Raul Longoria Road, legally described as Lot 1, Vega Subdivision, located approximately 200 feet North of Nolana Avenue, along the East side of Raul Longoria Road, as Requested by Oscar Corral.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant seeks to operate a snack shop at 3705 N. Raul Longoria Road, in front of Pete's Auto. He is proposing a 10 feet by 7 feet truck with entrance/exit along Raul Longoria Road. The applicant is proposing to use the restroom facilities at the mechanic shop. (See attachment)

The proposed days and hours of operation are Monday thru Sunday, from 10:00 am to 8:00 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 is the list of requirements:

1. Cannot be located in a residentially zoned area;
2. Stand must be inspected by the planning 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 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 eleven (11) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

During the regular meeting on November 19, 2020, the Planning and Zoning Commission unanimously recommended approval on the conditional use permit with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/19/2020
CITY COMMISSION – 11/24/2020
DATE PREPARED – 11/13/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “La Valentina” snack shop in a commercial area.
APPLICANT:	Oscar Corral
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Vega Subdivision
LOCATION:	3705 N. Raul Longoria Road Located approximately 200 feet North of Nolana Avenue, along the East side of Raul Longoria Road.
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Residential; General Business District (C-2) <u>East</u> – Agriculture; General Business District (C-2) <u>West</u> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access onto Raul Longoria Road.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to comply with the list of requirements attached to the packet.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant seeks to operate a snack shop at 3705 N. Raul Longoria Road, in front of Pete's Auto. He is proposing a 10 feet by 7 feet truck with entrance/exit along Raul Longoria Road. The applicant is proposing to use the restroom facilities at the mechanic shop. (See attachment)

The proposed days and hours of operation are Monday thru Sunday, from 10:00 am to 8:00 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:

8. Cannot be located in a residentially zoned area;
9. Stand must be inspected by the planning inspections department and meet applicable building and fire codes;
10. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
11. If it is a portable building or trailer it must be anchored to the ground properly;
12. Must meet setbacks requirements of zoning district in which it is located; and
13. Water and sewage disposal facilities must be available and may be required;
14. 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.

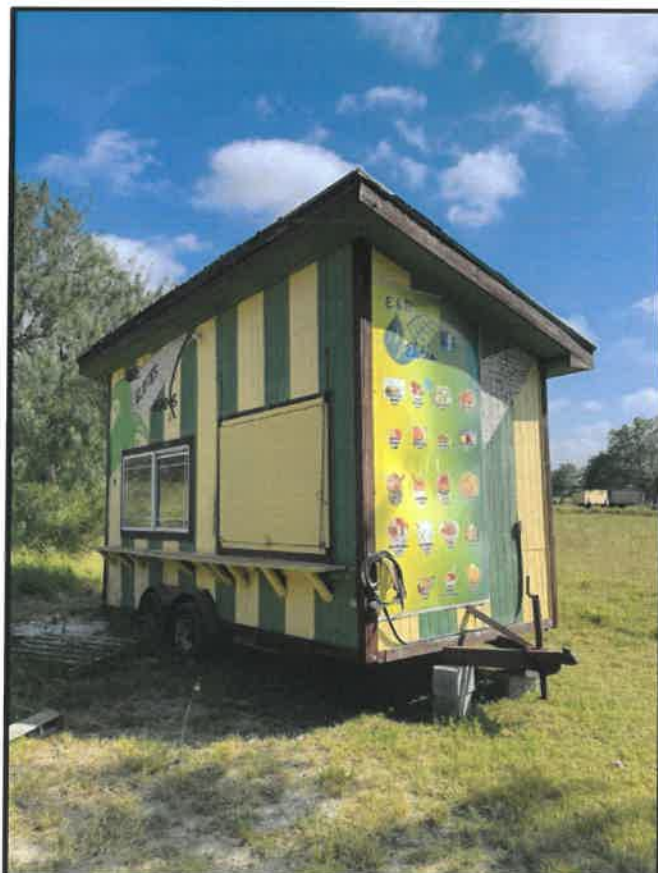
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eleven (11) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

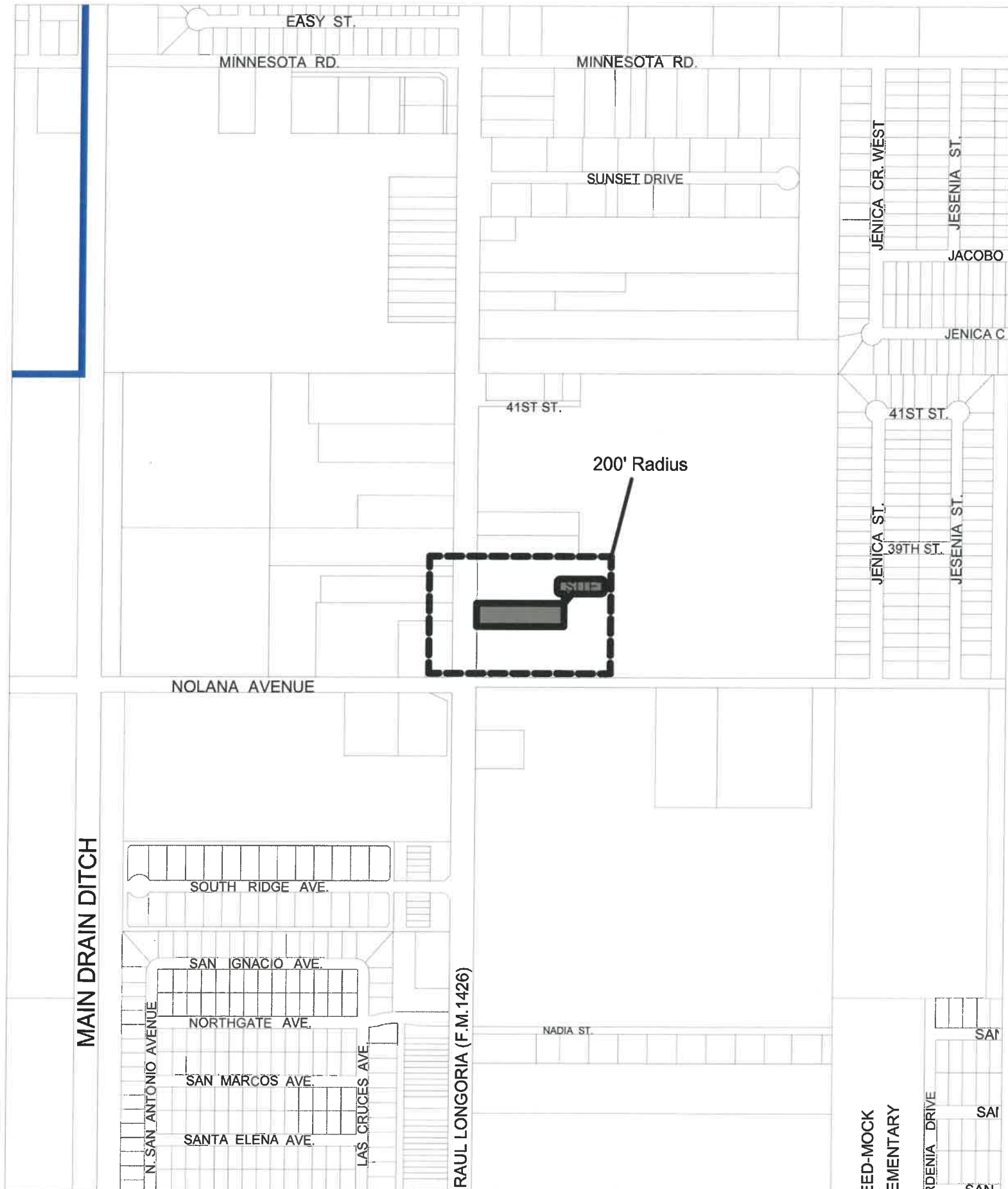
ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Subdivision Plat
Site Plan
Section of Ordinance
List of neighboring property owners receiving notice



Proposed Site





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "La Valentina Snacks" at 3705 N. Raul Longoria Road, legally described as Lot 1, Vega Subdivision, located approximately 200 ft North of Nolana Avenue, along the East side of Raul Longoria Road, as Requested by Oscar Corral.



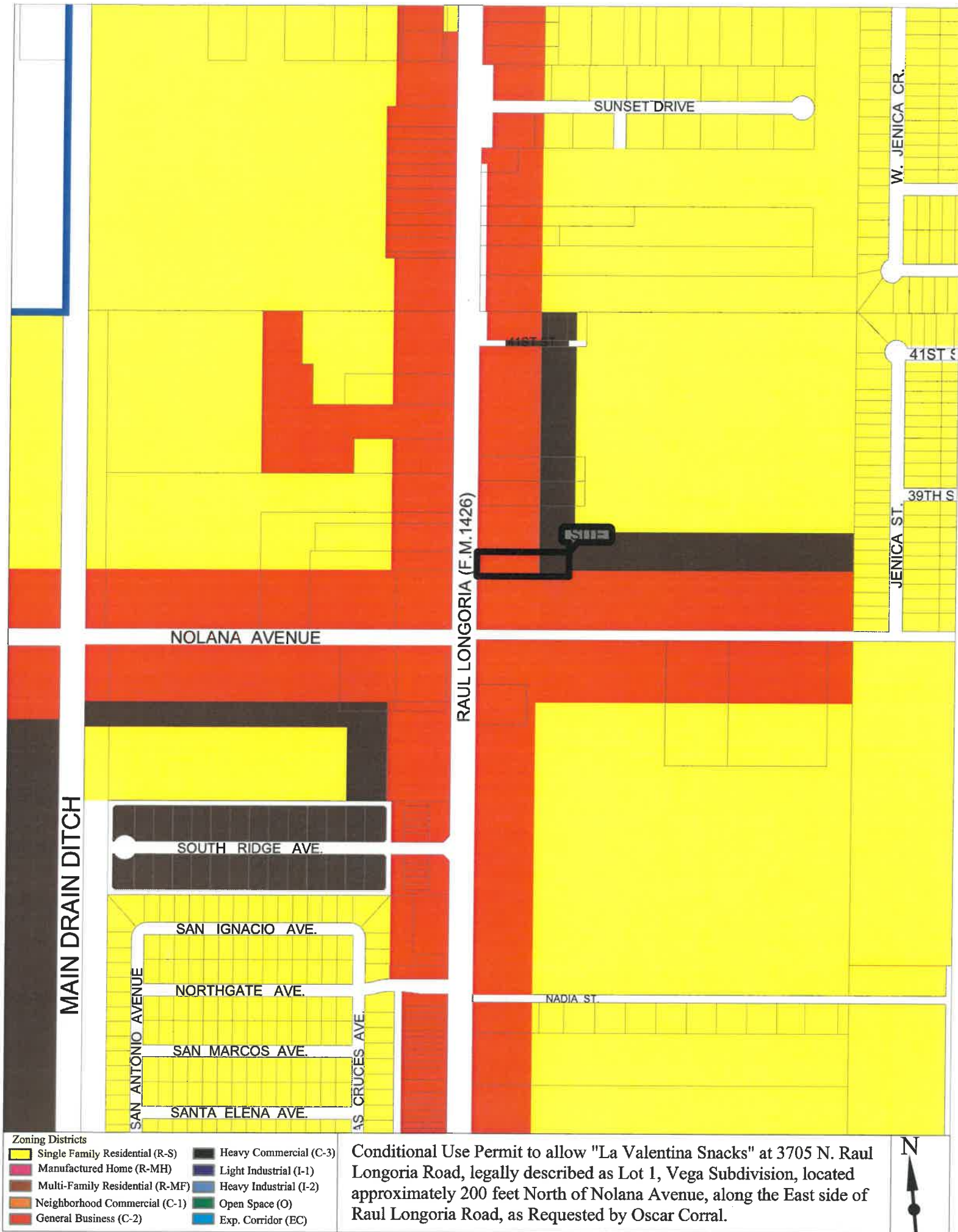


Legend

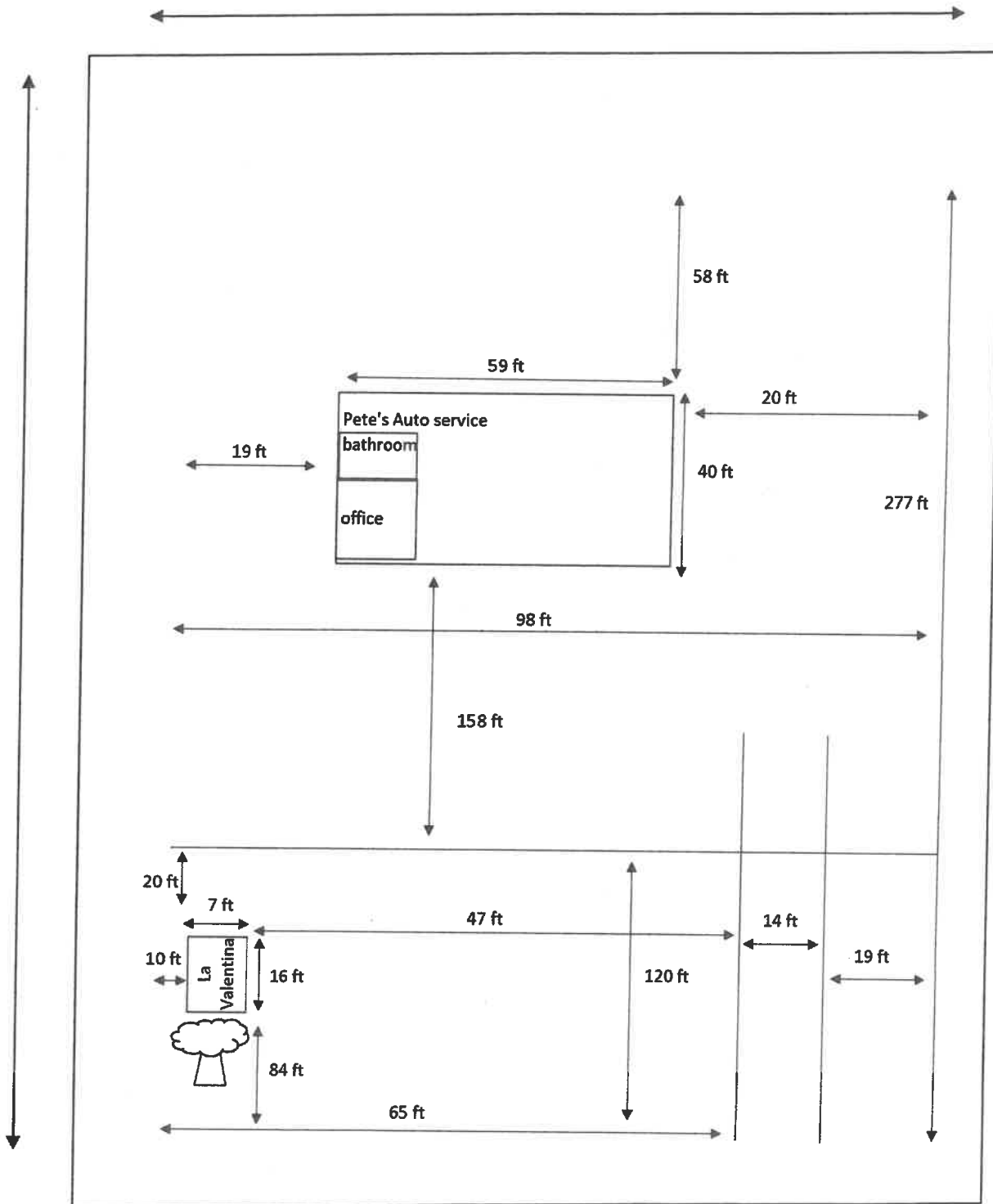
- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "La Valentina Snacks" at 3705 N. Raul Longoria Road, legally described as Lot 1, Vega Subdivision, located approximately 200 ft North of Nolana Avenue, along the East side of Raul Longoria Road, as Requested by Oscar Corral.





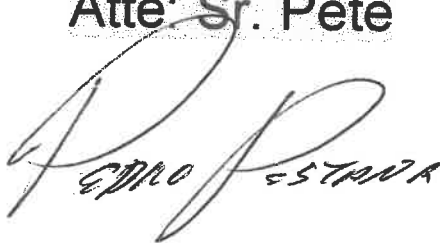
OWNER _____
SUBDIVISION _____ BLOCK _____ LOT _____
ADDRESS _____



R.O.W. _____

Escribo esta carta para autorizar al Sr. Oscar Corral y Jesús Peña a poner su negocio llamado "La Valentina Snacks" en mi propiedad, dándoles acceso al uso de un baño dentro del taller de "Pete's Auto service" y a las instalaciones de luz y agua dentro de la propiedad ubicada en 3705 N Raul Longoria Rd San Juan Tx 78589.

Atte: Sr. Pete

 PEDRO ESTEVA

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 "La Valentina Snacks" at 3705 N. Raul Longoria Road, legally described as Lot 1, Vega Subdivision, located approximately 200 feet North of Nolana Avenue, along the East side of Raul Longoria Road, as Requested by Oscar Corral.

Corral, Oscar
2101 W. Military Road #J10
McAllen, TX 78503

Castilleja, Apolinar
P.O. Box 2566
San Juan, TX 78589-7566

Pestana Inc.
3705 N. Raul Longoria Road
San Juan, TX 78589

Espinoza, Saul A.
P.O. Box 702
San Juan, TX 78589-0702

Escamilla, Armando and Irma
3805 N. Raul Longoria Road
San Juan, TX 78589

Deniec, Monica, Paul and Victor
P.O. Box 720806
McAllen, TX 78504-0806

Paulik, Wilfred and Residuary
Trust for Kandee R. Pawlik
4701 Lark Avenue
McAllen, TX 78504-5336

Chavez, Felix Jr.
6501 S. Cage Blvd.
Pharr, TX 78577-9182

Lubin Properties, LLC.
P.O. Box 2978
McAllen, TX 78502-2978

Huerta, Daniel and Anabel
3800 N. Raul Longoria Road
San Juan, TX 78589-5035

Huerta, Daniel and Anabel
Apolinar Castilleja
3800 N. Raul Longoria Road
San Juan, TX 78589-5035

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A “LA VALENTINA SNACKS” AT 3705 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS LOT 1, VEGA 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, Oscar Corral has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*La Valentina 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 Oscar Corral has applied for a Conditional Use Permit to allow “*La Valentina Snacks*” at 3705 N. Raul Longoria Road, subject to the following conditions:

1. Cannot be located in a residentially zoned area;
2. Stand must be inspected by the planning 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 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 24th day of November, 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
NOVEMBER 24, 2020

Hold a Public Hearing for the Voluntary Annexation Petition of the 9.32 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, as per map recorded in volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a commercial subdivision located approximately a three quarter or a mile East of Raul Longoria Road, along the North side of Nolana Avenue. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On October 27, 2020 the City Commission approved a Resolution 20-15 accepting petition for voluntary annexation and setting dates and times for public hearings.

The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Hold the First Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Being 9.32 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by Juan Maldonado.
Wednesday, October 7, 2020	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Tuesday, October 13, 2020	Negotiate written service agreement with property owner and City.
Tuesday, October 27, 2020	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Tuesday, November 4, 2020	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, November 24, 2020	City Commission holds public hearing on Voluntary Annexation.
Wednesday, December 2, 2020	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, December 22, 2020	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, January 12, 2021	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, January 26, 2021	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

RESOLUTION NO. 20-15

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

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

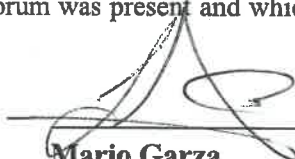
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described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

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on November 24, 2020. The second public hearing shall be held at the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on December 22, 2020 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

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

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

CONSIDERED, PASSED AND APPROVED on this 27th day of October, 2020, at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.



Mario Garza
Mayor

Attest:



Diana Cavazos
City Secretary

METES AND BOUNDS

WEST 15 ACRES OF A 25.00 ACRE TRACT OF LAND BEING THE WEST 25.00 ACRES OF LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24, 25 AND 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a 60 penny nail set in the centerline of Earling Road for the Southwest corner of Lot 14, Block 47, the Southeast corner of Lot 15, Block 47, and the Southwest corner of this tract.

THENCE, North 8 degrees 45 minutes East, along the West line of Lot 14, Block 47, and the East line of Lot 15, Block 47, passing a ½ inch iron rod 24 inches in length set at 25.00 feet for the existing North R.O.W. line of Earling Road, a total distance of 1320.00 feet to a ½ inch iron rod 24 inches in length set for the Southwest corner of Lot 10, Block 47, the Southwest corner of Lot 11, Block 47, the Northwest corner of Lot 14, Block 47, the North-east corner of Lot 15, Block 47, and the Northwest corner of this tract.

THENCE, South 81 degrees 15 minutes East, along the South line of Lot 11, Block 47, a distance of 825.00 feet to a ½ inch iron rod 24 inches in length set for the Northeast corner of this tract.

THENCE, South 8 degrees 45 minutes West, passing a ½ inch iron rod 24 inches in length set at 1295.00 feet for the existing North R.O.W. line of Earling road, a total distance of 1320.00 feet to a 60 penny nail set on the South line of Lot 14, Block 47, and in the centerline of Earling Road for the Southeast corner of this tract.

THENCE, North 81 degrees 15 minutes West, along the South line of Lot 14, Block 47, and the centerline of Earling Road, a distance of 825.00 feet to the point of beginning, and containing 25.00 acres of land more or less, of which .48 of an acre lies within road R.O.W., leaving a net total of 24.52 acres of land more or less.

September 11, 2020

Roberto Escobar
Planning Director
709 S. Nebraska Ave
San Juan, TX 78589

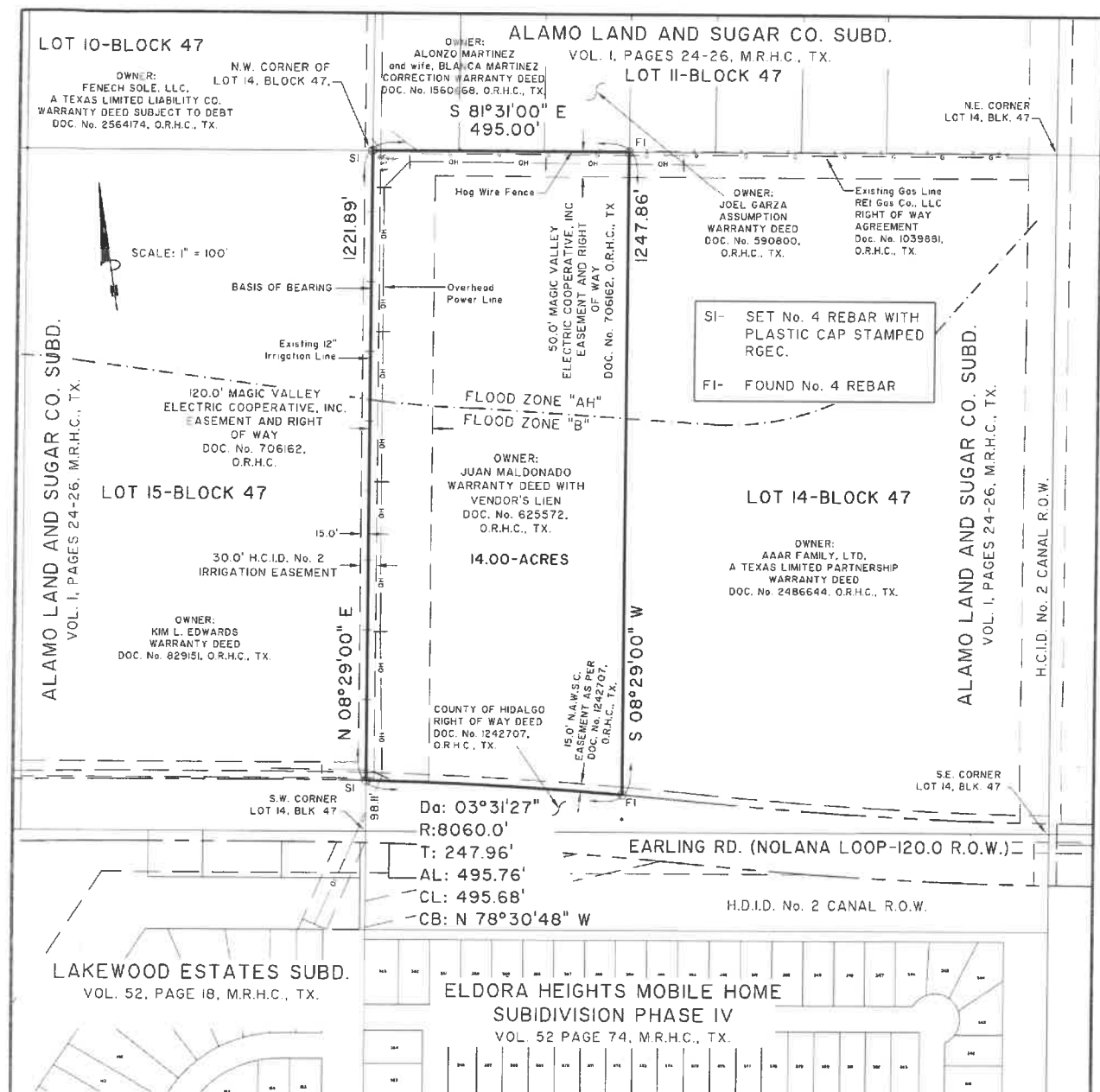
Mr. Roberto Escobar:

As a qualified voter and owner of the following described property which is partially inside the San Juan City Limits, I hereby voluntarily petition the Board of Commissioners of said city, to Annex the attached portion which is excluded.

The property located at Earling Road and Cesan Chavez Road legally described as Alamoland Sugar Co. S. 5'00" - W 495' Lot 14 Block 47, 5.68 Ac is currently located within the City of San Juan. However an attached portion (same Lot 14, Blk 47) 9.32 Ac. GR 8.33 Ac Net is not in San Juan city limits.

Respectfully,

Juan J. Maldonado
Juan J. Maldonado



**SURVEY PLAT
OF
A 14.0 ACRE TRACT OF LAND, BEING
PART OF THE WEST 15.0 ACRES
(SAVE AND EXCEPT A 1.0 ACRE OF LAND
VESTED TO THE COUNTY OF HIDALGO AS
RECORDED IN DOCUMENT No. 1242707,
O.R.H.C., TEXAS) OF A 25.0 ACRE TRACT
OF LAND, BEING THE WEST 25.0 ACRES
OF LOT 14, BLOCK 47,
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME I, PAGES 24-26, M.R.H.C., TX.**

ANY CERTIFICATION EXPRESSED OR IMPLIED
HEREIN IS INVALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF PABLO SOTO, JR.
ALTERATION OF THIS DOCUMENT, EXCEPT BY A
LICENSED LAND SURVEYOR IS ILLEGAL.

I, PABLO SOTO, JR., HEREBY STATE THAT
THIS SURVEY WAS PERFORMED ON THE
GROUND UNDER MY SUPERVISION AND THAT
THIS SURVEY CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF THE SURVEY.

PABLO SOTO, Jr. - P.L.S. No. 4541

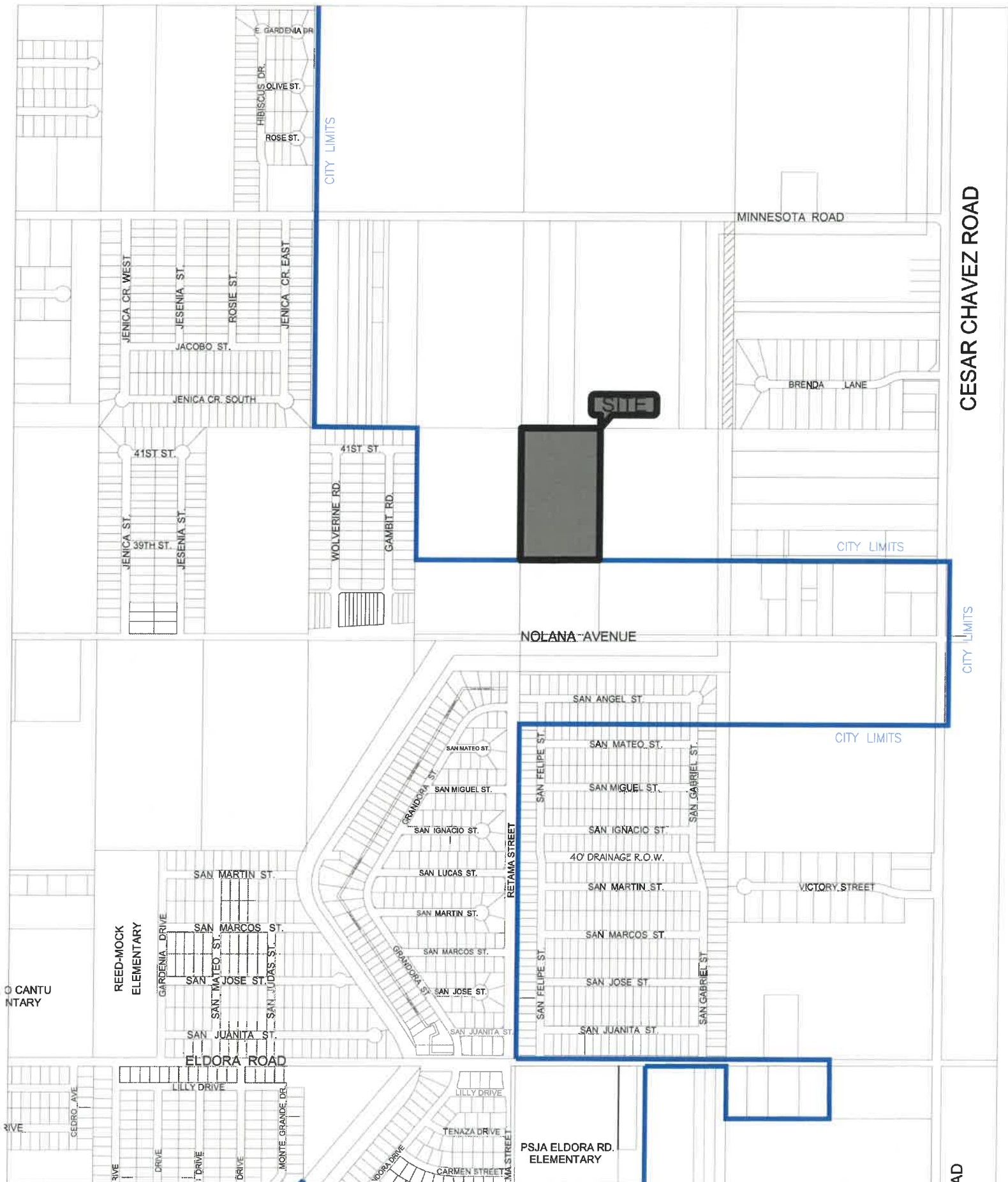
Date: 4/18/16

This plat was prepared without the benefit of a title research.

FLOOD ZONE	☐ A ☐ AD ☐ C ☐ X	Com.-Panel No.: 480334 0425 C
	☒ AH ☐ B ☐ D ☐ OTHER	MAP REVISED: NOVEMBER 16, 1982
Description: Areas between limits of the 100-yr & 500-yr flood; or certain areas subject to 100-yr (B) flooding with average depths less than (1) foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood.		
(AH) Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no hazard factors are determined. BFE: 100.0		
Client:	Mailing Address:	City: State: Zip Code:
JUAN J. MALDONADO	504 E. SIOUX RD	San Juan TX 78589

R. Gutierrez Professional Engineers & Land Surveyors
Engineering Corporation
130 E PARK AVENUE PHARR, TEXAS 78577
(TEL) 955.782-2557 (FAX) 956.782-2558
ENGINEERING FIRM No. 446 SURVEYING FIRM No. 101650.00

Job No.: SUR16.025	FB: 556	Drawn By: RG
Date: APRIL 13, 2016	PG: 03	Checked By: PS



CESAR CHAVEZ ROAD

CITY LIMITS

CITY LIMITS

CITY LIMITS

NOLANA AVENUE

PSJA ELDORA RD. ELEMENTARY

REED-MOCK
ELEMENTARY

O CANTU
NTARY

Legend

- CITY LIMITS
- Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for 9.32 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, as Requested by Juan Maldonado.



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 24, 2020

Discussion and Possible Action to Authorize Staff to Solicit for Statements of Qualification for a Consultant to Verify Construction Cost Estimates and Review Engineering Drawings for Constructability for the Wastewater Treatment Plant Improvements and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff is Seeking Statements of Qualification from Consultants to Verify Construction Estimates and to Review Engineering Drawings for Constructability. These Services Will Enhance the Quality of Services Currently Being Provided by Improving the Accuracy and Quality of Plan and Specification Documents. These Services will be Utilized to Help Ensure that these Documents are Complete and Accurate, Coordinated, Biddable and Buildable.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 24, 2020

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cheers Wine and Liquor" at 232 E. Business 83, legally described as Lot 1, Block B, Lettered Blocks Subdivisions, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Marivel Salinas.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on November 10, 2020 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is taking over a House of Liquor that was opened on February of 2019. The property is located at the Southwest corner of Iowa and Business 83. She is applying for a drive-thru business and Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption only.

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

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

1. The applicant must comply with the City's Security Cameras Ordinance.
2. The proposed days and hours of operation are Monday thru Saturday from 10:00 a.m. to 9:00 p.m. and Sundays will be closed.
3. The applicant must agree to update the alcohol license, conditional occupancy permits 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 provide pave parking in accordance with the City off-street parking regulations.
7. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street.

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

or against the request.

RECOMMENDATION:

During the regular meeting on November 5, 2020, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 7-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/05/2020
CITY COMMISSION – 11/10/2020
DATE PREPARED – 10/30/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Cheers Wine and Liquor”

APPLICANT: Marivel Salinas

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, Block B, Lettered Blocks Subdivision

LOCATION: 232 E. Business 83
Located at the Southwest corner of Business and Iowa Avenue

**EXISTING LAND USE/
ADJACENT ZONING:** North – Commercial; Neighborhood Commercial District (C-1)
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 Iowa Avenue and Business 83.

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

RECOMMENDATION: Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is taking over a House of Liquor that was opened on February of 2019. The property is located at the Southwest corner of Iowa and Business 83. She is applying for a drive-thru business and Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption only.

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

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

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Saturday from 10:00 a.m. to 9:00 p.m. and Sundays will be closed.
3. The applicant must agree to update the alcohol license, conditional occupancy permits 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 provide pave parking in accordance with the City off-street parking regulations.
7. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site form a public street.

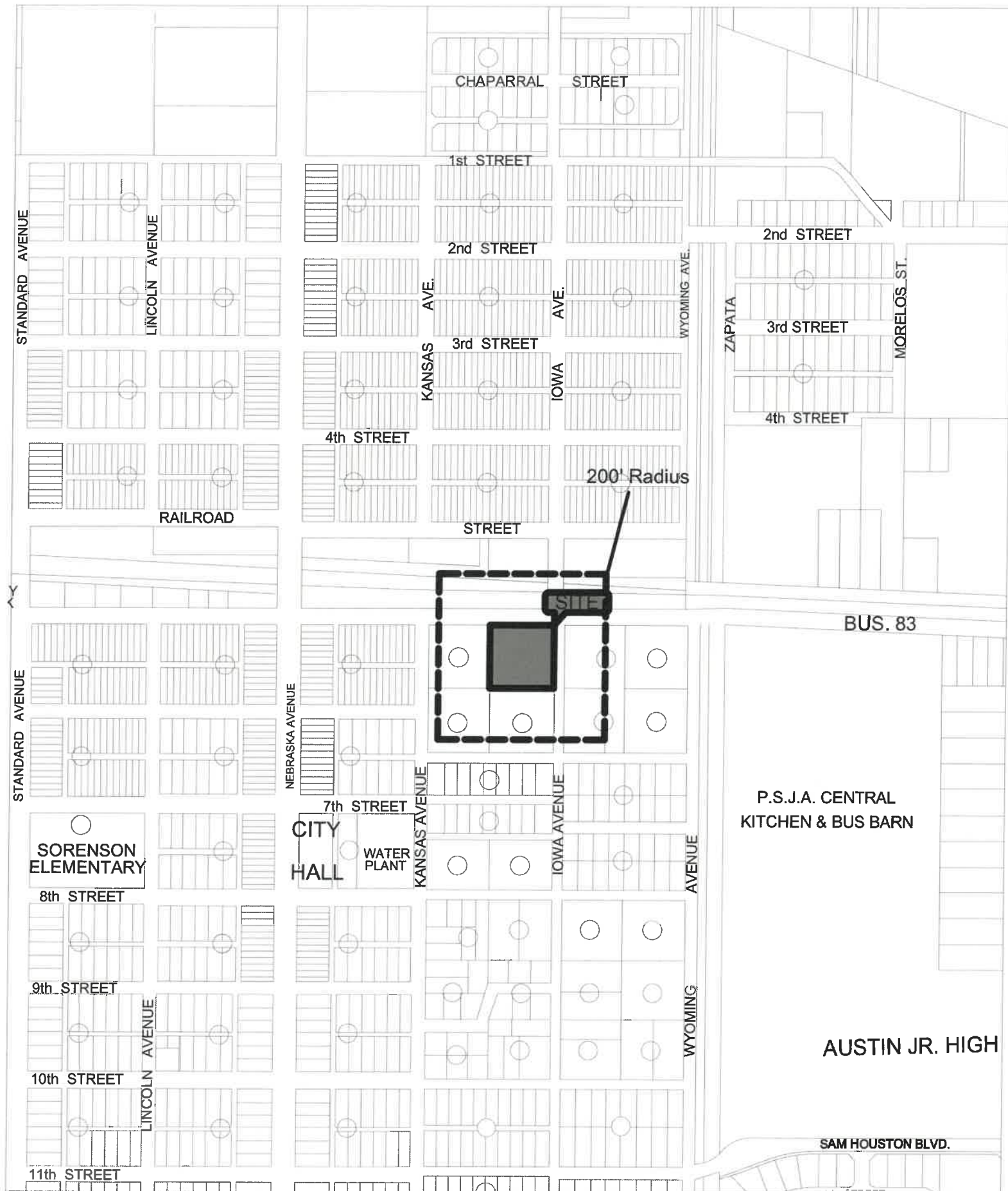
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nine (9) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:

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



Site Property

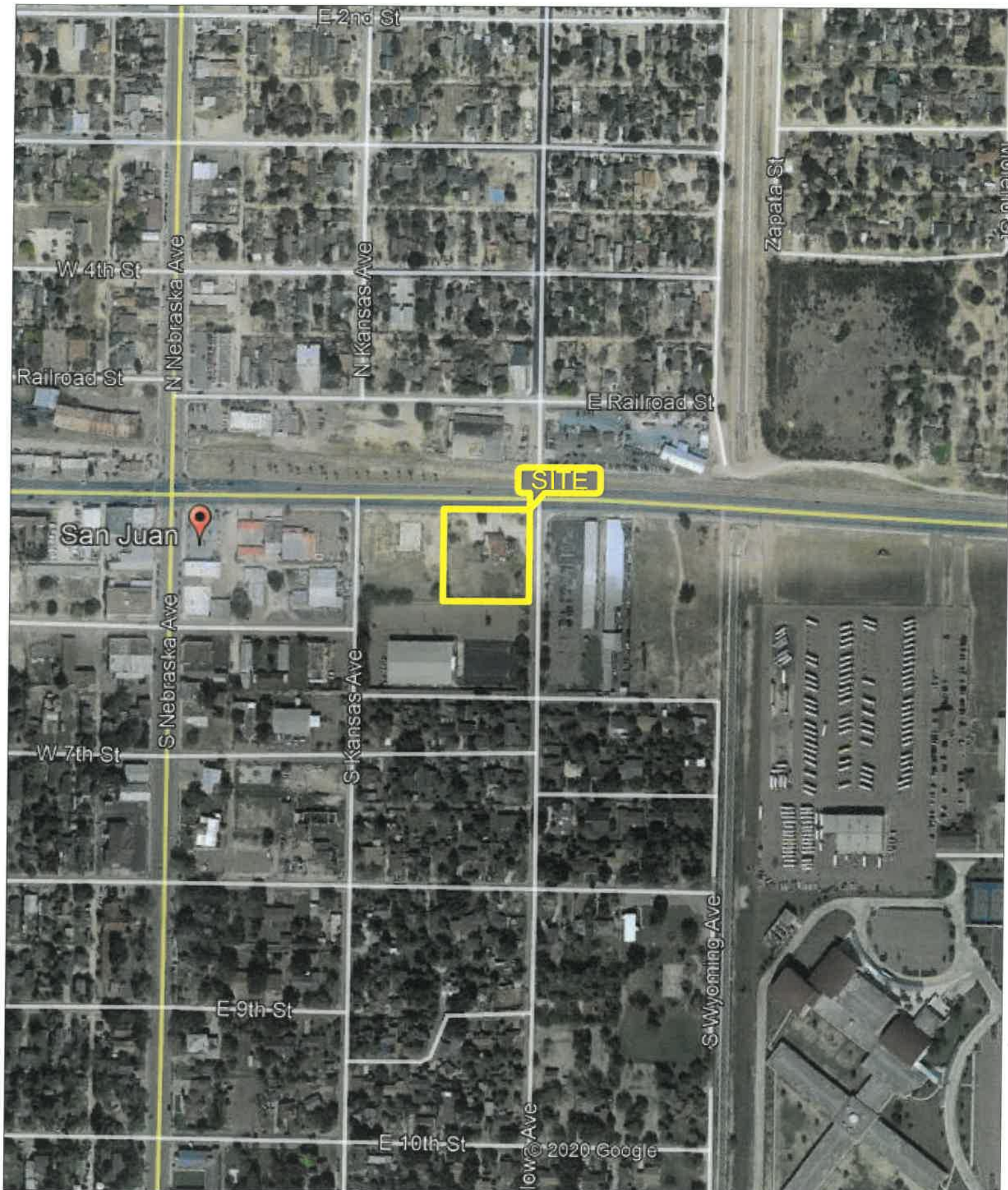


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cheers Wine and Liquor" at 232 E. Business 83, legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Marivel Salinas.



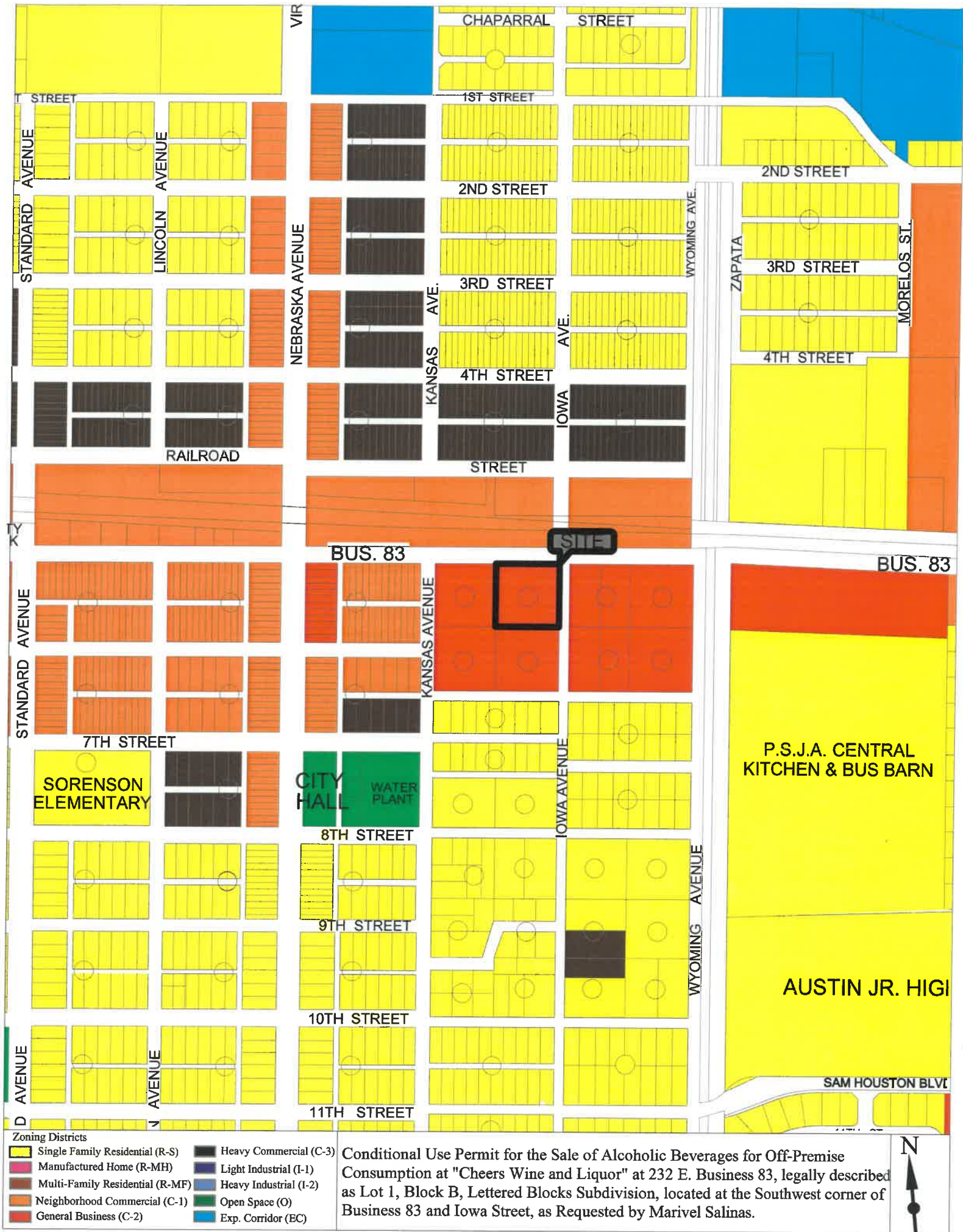


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cheers Wine and Liquor" at 232 E. Business 83, legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Marivel Salinas.





Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cheers Wine and Liquor" at 232 E. Business 83, legally described as Lot 1, Block B, Lettered Blocks Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Marivel Salinas.

Salinas, Marivel
113 Alfredo Street
San Juan, TX 78589

Regalado, Esteban and Juana A.
2610 Quince Avenue
McAllen, TX 78501

Rodriguez, Miguel A. Calderon &
Lucia
1101 W. Kennedy Street
Pharr, TX 78577

Cadena, Juan Aurelio
P.O. Box 171
Pharr, TX 78577

Los Gatitos Bridal Inc.
522 S. Iowa
San Juan, TX 78589

TMF Ent Properties LLC.
216 E. Business 83
San Juan, TX 78589

Texas Dpt. of Transportation
P.O. Box EE
Pharr, TX 78577

I & I Rentals LLC.
1306 E. University Dr.
Edinburg, TX 78539

Cano, Joel
605 Sam Houston Blvd.
San Juan, TX 78589

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE
SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-
PREMISE CONSUMPTION AT "CHEERS WINE AND LIQUOR" AT 232
E. BUSINESS 83, LEGALLY DESCRIBED AS LOT 1, BLOCK B,
LETTERED BLOCKS SUBDIVISION, AS PROVIDED IN ARTICLE IV,
OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO
COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN
EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.**

WHEREAS, Marivel Salinas has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at "Cheers Wine and Liquor".

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 Marivel Salinas has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cheers Wine and Liquor" located at 232 E. Business 83, subject to the following conditions:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Saturday from 10:00 a.m. to 9:00 p.m. and Sundays will be closed.
3. The applicant must agree to update the alcohol license, conditional occupancy permits 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 provide pave parking in accordance with the City off-street parking regulations.
7. 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.

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 10th day of November, 2020.

PASSED and APPROVED on second and final reading on the 24th day of November, 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
NOVEMBER 24, 2020

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Wing Barn" Restaurant located at 707 W. IH 2 Suite 100, legally described as Lot 3, the Shops at H-E-B Subdivision, located to the East of the San Juan H-E-B, as Requested by Roberto Saenz.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on November 10, 2020 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Saenz is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the "Wing Barn" Restaurant located at the new commercial plaza adjacent to the San Juan H-E-B. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 11:00 a.m. to midnight.

The following are the list of requirements:

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

to be on premises only.

5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.

8. The business must comply with the city's noise ordinance.

9. The business must comply with the City's Security Cameras Ordinance.

10. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

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 eight (8) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

RECOMMENDATION:

During the regular meeting on November 5, 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 – 11/05/2020
CITY COMMISSION – 11/10/2020
DATE PREPARED – 10/30/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Wing Barn” Restaurant.

APPLICANT: Roberto Saenz

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 3, Shops at H-E-B

LOCATION: 707 W. IH 2 Suite 100

**EXISTING LAND USE/
ADJACENT ZONING:** North – Commercial; Expressway Corridor District (EC)
South – Residential; Expressway Corridor District (EC)
East – Vacant; Expressway Corridor District (EC)
West – Commercial; Expressway Corridor District (EC)

ACCESS AND CIRCULATION: This property has access onto Frontage Road and Veterans Boulevard.

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

RECOMMENDATION: Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Saenz is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the "Wing Barn" Restaurant located at the new commercial plaza adjacent to the San Juan H-E-B. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 11:00 a.m. to midnight.

The following are the list of requirements:

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

**CONDITIONAL USE PERMIT
“WING BARN”
NOVEMBER 24, 2020**

PAGE 3

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

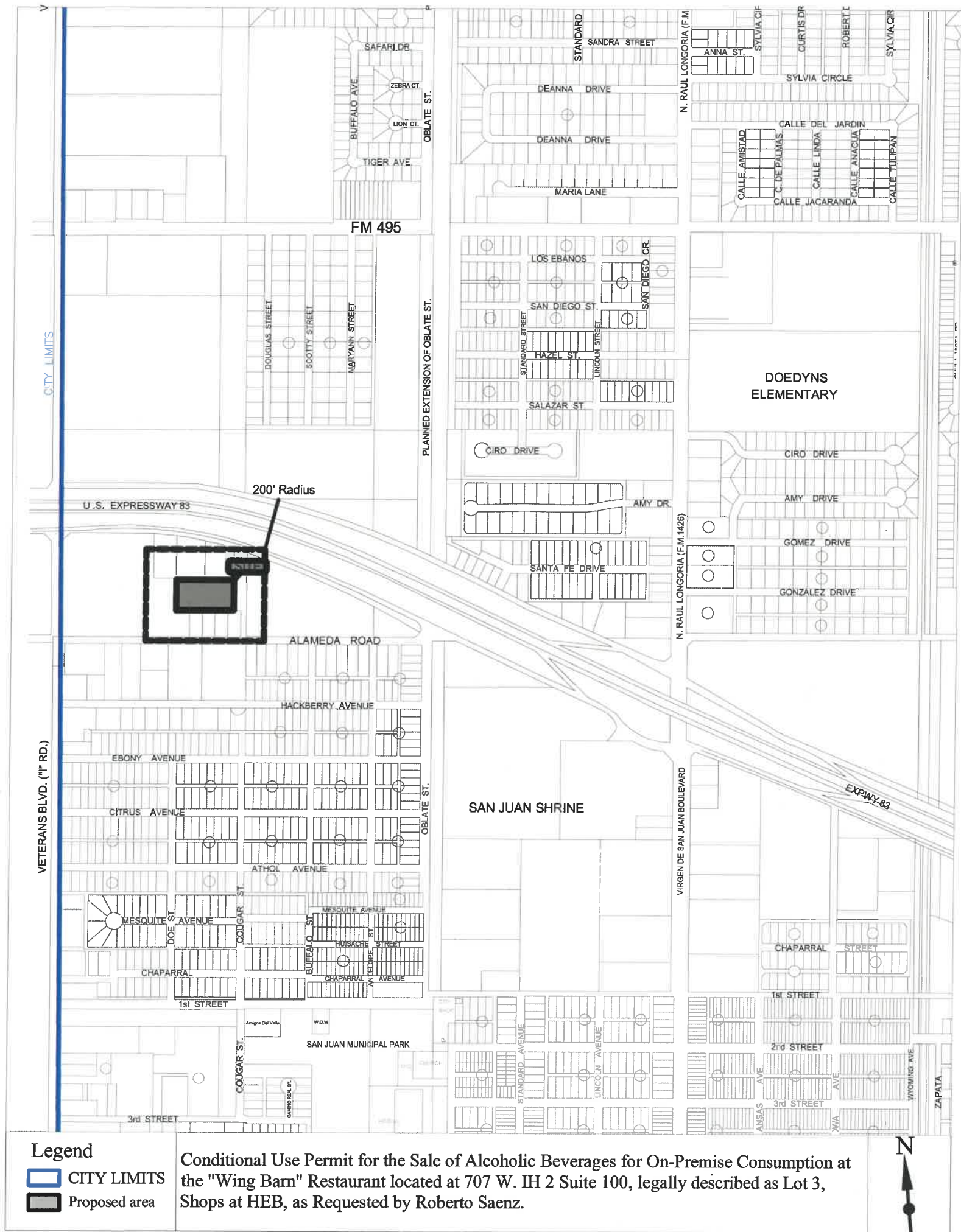
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eight (8) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:

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



Site Property



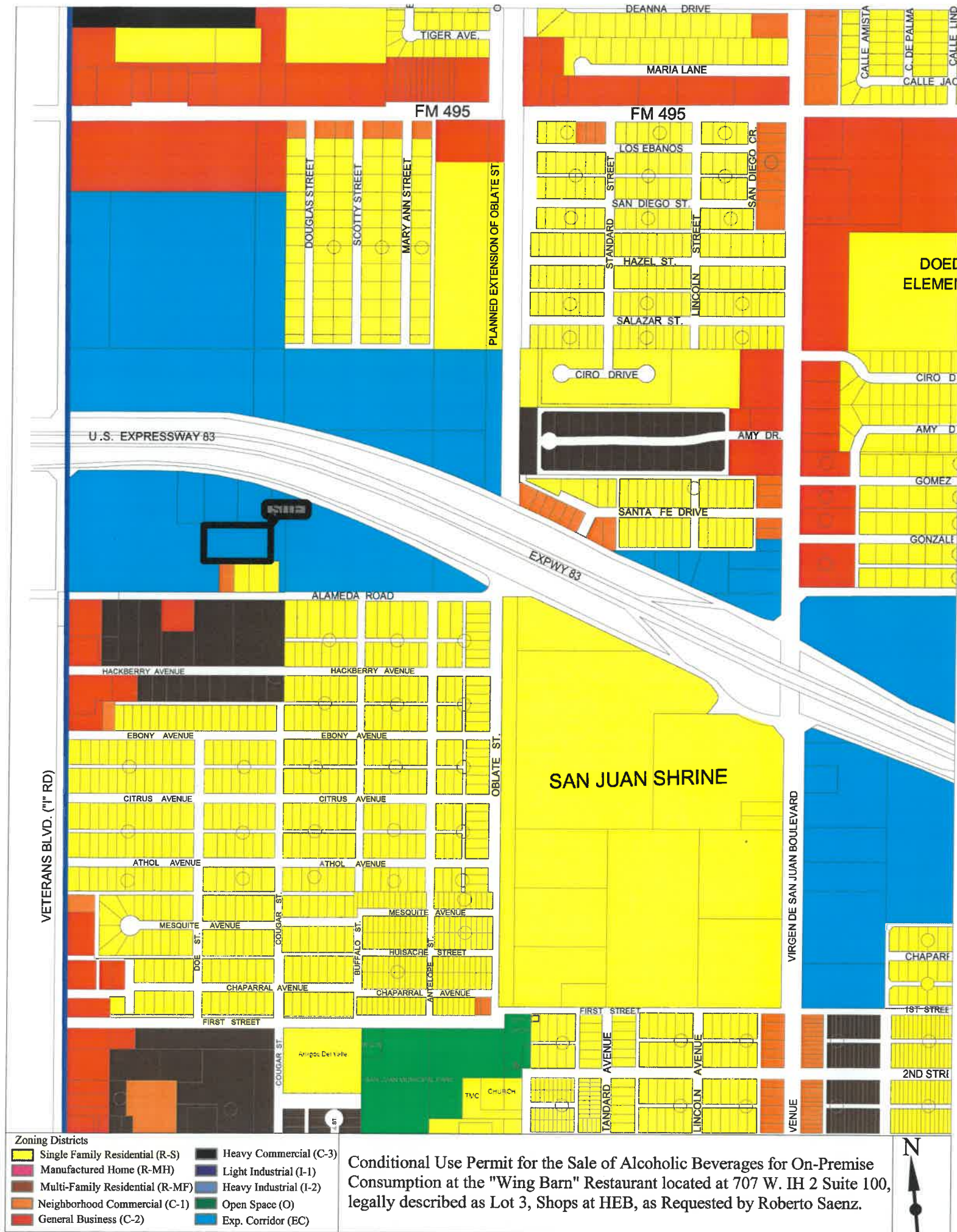


Legend

- CITY LIMITS
- Proposed area

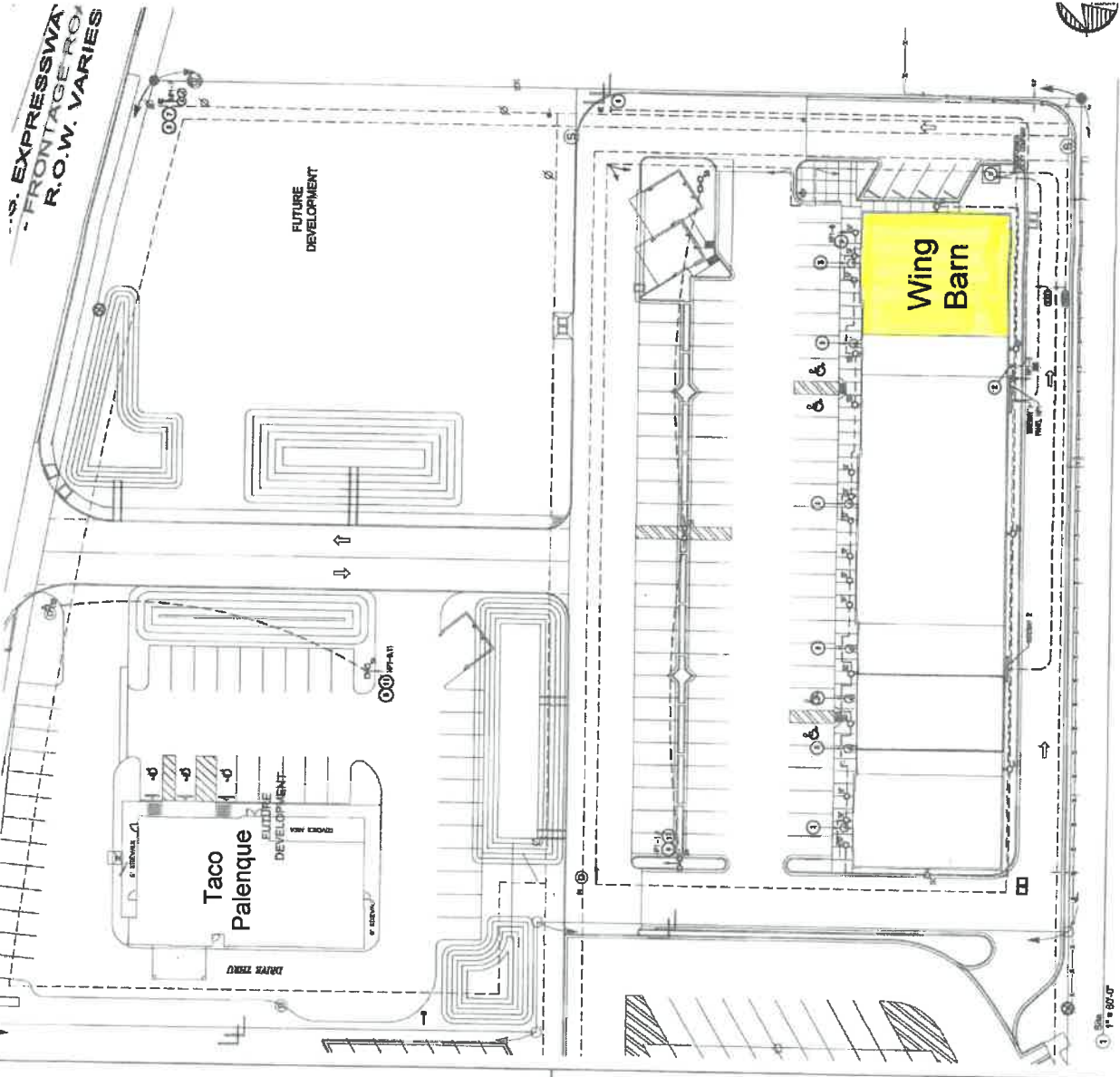
Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Wing Barn" Restaurant located at 707 W. IH 2 Suite 100, legally described as Lot 3, Shops at HEB, as Requested by Roberto Saenz.



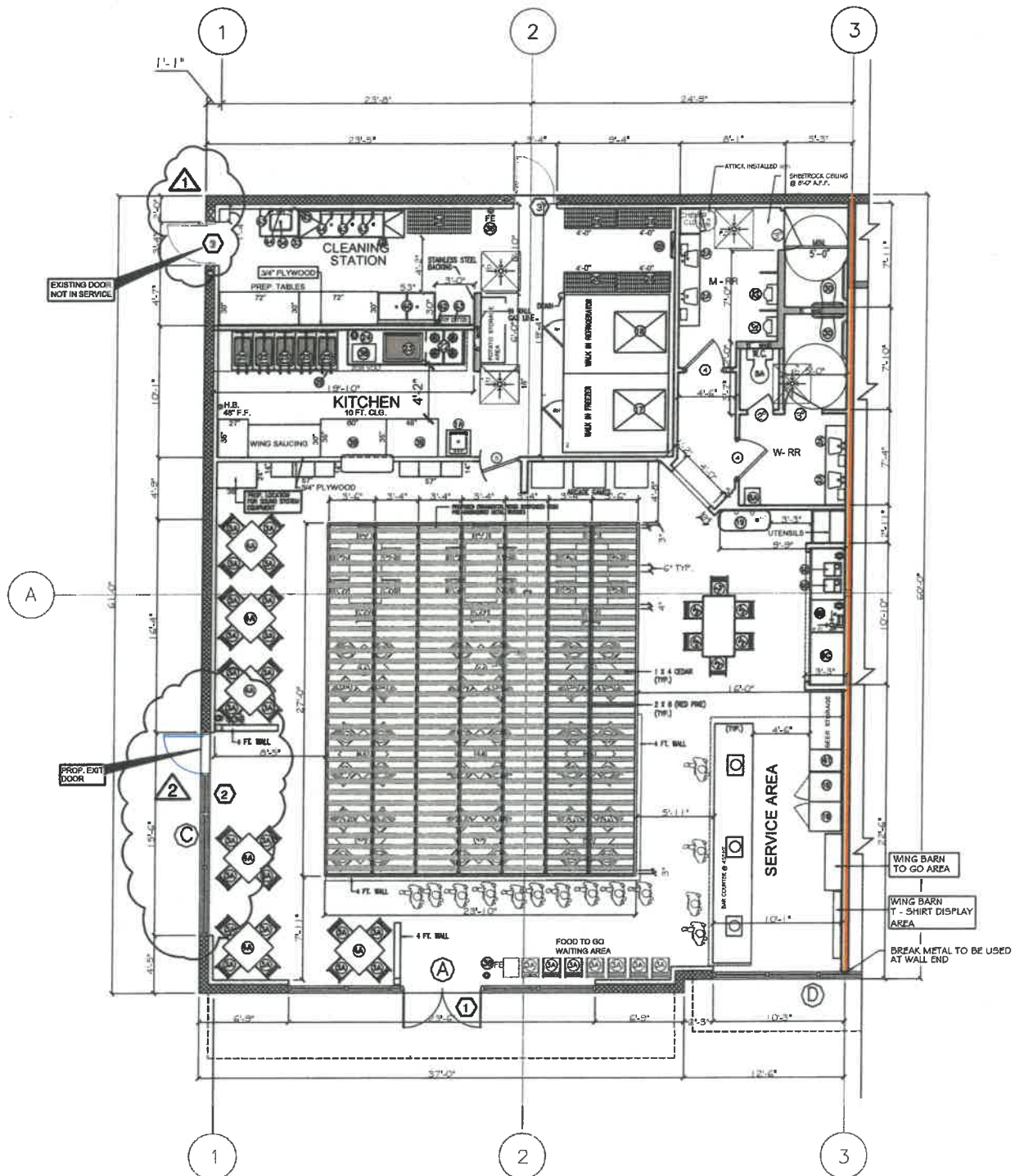


Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Wing Barn" Restaurant located at 707 W. IH 2 Suite 100, legally described as Lot 3, Shops at HEB, as Requested by Roberto Saenz.





NORTH SHOWN ON THIS PLAN BY CONVENTIONAL MEANS THE USE OF THIS PLAN FOR CONSTRUCTION SHALL BE AT THE RISK OF THE USER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE PRESENTATION OF THIS PLAN.		PROJECT ADDRESS SHOPS AT HEB- UNIT 8 SAN JUAN, TX		PROJECT INFORMATION W. EXPRESSWAY 83, SAN JUAN, TX		CUSTOMER INFORMATION ALLURE NAIL SALON, SAN JUAN, TX		DATE: 9-7-2020		DESIGN BY: NS		APPROVED BY: DI		PROJECT NO. A102		SHEET NO. Project Number		SCALE: 1" = 60'-0"		DATE: 9-7-2020		PROJECT NO. A102		CONCEPT CONCEPT	
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FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISED 10/29/2020

1 EXISTING METAL DOOR NOT IN SERVICE
(SIGN TO BE INSTALLED AT EXTERIOR SIDE OF DOOR.)

2 NEW STOREFRONT DOOR TO BE INSTALLED
(SEE DETAIL No. 2 SHEET No. A2)

WING BARN

UNIT 1

3,008 SQ.FT.

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Wing Barn" Restaurant located at 707 W. IH 2 Suite 100, legally described as Lot 3, The Shops at H-E-B Subdivision, located to the East of the San Juan H-E-B, as Requested by Roberto Saenz.

Salazar, Roberto J.
P.O. Box 296
Olmitos, TX 78575

Shops at San Juan LLC.
105 Sequoia
San Antonio, TX 78232-2216

HEB Grocery Co. LP.
P.O. Box 839999
San Antonio, TX 78283-3999

Cantu, Angelita & David Co-Trustees
Arnoldo & Angelita G. Cantu Trust
608 Alameda St.
San Juan, TX 78589

Gutierrez, Veronica
5500 N. Bentsen Rd.
McAllen, TX 78504

Gonzalez, Octaviano
704 Alameda Street
San Juan, TX 78589

Gonzalez, Jose A. and Marcelo III
Blanca E. Gonzalez
702 Alameda Street
San Juan, TX 78589

Gonzalez, Rolando
700 Alameda St.
San Juan, TX 78589

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE
SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-
PREMISE CONSUMPTION AT "WING BARN" RESTAURANT
LOCATED AT 707 W. IH 2 SUITE 100, LEGALLY DESCRIBED AS LOT 3,
THE SHOPS AT HEB 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, Roberto Saenz has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "Wing Barn" Restaurant.

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 Roberto Saenz has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Wing Barn" Restaurant located at 707 W. IH 2 Suite100, subject to the following conditions:

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

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

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

PASSED and **APPROVED** on first reading on the 10th day of November, 2020.

PASSED and **APPROVED** on second and final reading on the 24th day of November, 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
NOVEMBER 24, 2020

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the "Cool Spot Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Javier Cavazos.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on November 10, 2020 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Cavazos is applying for a Conditional Use Permit for a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption. He is taking over the business that was originally open in the year of 2018.

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

The following are the list of requirements:

1. The applicant must comply with the City's Security Cameras Ordinance.
2. The proposed days and hours of operation are Monday thru Thursday from 11:00 a.m. to midnight, Friday and Saturday from 12:00 p.m. to 1:00 a.m. and Sundays from 12:00 p.m. to midnight.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer with the residential uses to the South.
6. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
7. There shall be no smoking inside the premises at any time.
8. The business must comply with the city's noise ordinance.
9. 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 eleven (11) property owners within a two hundred (200) feet radius and received no comments

in favor or against the request.

RECOMMENDATION:

During the regular meeting on November 5, 2020, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/05/2020
CITY COMMISSION – 11/10/2020
DATE PREPARED – 10/30/2020

PAGE 1

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 “Cool Spot Drive-Thru”.
APPLICANT:	Javier Cavazos
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Mireles Subdivision
LOCATION:	912 E. Business 83
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Vacant; Multi-Family Residence District (R-MF) <u>South</u> – Commercial; Heavy Commercial District (C-3) <u>East</u> – Commercial; Heavy Commercial District (C-3) <u>West</u> – Commercial; General Business District
ACCESS AND CIRCULATION:	This property has access onto Business 83.
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Cavazos is applying for a Conditional Use Permit for a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption. He is taking over the business that was originally open in the year of 2018.

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

The following are the list of requirements:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Thursday from 11:00 a.m. to midnight, Friday and Saturday from 12:00 p.m. to 1:00 a.m. and Sundays from 12:00 p.m. to midnight.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer with the residential uses to the South.
6. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
7. There shall be no smoking inside the premises at any time.
8. The business must comply with the city's noise ordinance.
9. 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 eleven (11) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:

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



Site Property



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cool Spot Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Javier Cavazos.



Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cool Spot Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Javier Cavazos.



FM 2557 STEWART ROAD

CARROLL RD.

CLOVER ELEM. SCHOOL

CESAR CHAVEZ ROAD

BUS. 83

CENTRAL BUS BARN

N JR. HIGH

HOUSTON BLVD.

STEWART ROAD FM 2557

STEWART ROAD FM 2557

SAM HOUSTON BLVD.

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 a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cool Spot Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Javier Cavazos.



Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the "Cool Spot Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Javier Cavazos.

Cavazos, Javier
1200 E. 7th Street
San Juan, TX 78589

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

Maldonado-Castro, Edgar and
Maria Guerrero Davila
2304 E. 28th Street
Mission, TX 78574

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

Mireles, Armando and Elizabeth
1201 Houston Way
San Juan, TX 78589

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

Ordonez, Rosa Isela
1101 E. 6th Street
San Juan, TX 78589

Cavazos, Alfredo and San Juana
132 Val Bar Dr.
Alamo, TX 78516

Garza, Daniel and Jessica Espinoza
1101 E. 7th Street
San Juan, TX 78589

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

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

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-PREMISE CONSUMPTION AT "COOL SPOT DRIVE-THRU" LOCATED AT 912 E. BUSINESS 83, LEGALLY DESCRIBED AS LOT 1 MIRELES 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, Javier Cavazos has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at "Cool Spot 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 Javier Cavazos has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cool Spot Drive-Thru" located at 912 E. Business 83, subject to the following conditions:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Thursday from 11:00 a.m. to midnight, Friday and Saturday from 12:00 p.m. to 1:00 a.m. and Sundays from 12:00 p.m. to midnight.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer with the residential uses to the South.
6. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
7. There shall be no smoking inside the premises at any time.
8. The business must comply with the city's noise ordinance.
9. 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 10th day of November, 2020.

PASSED and **APPROVED** on second and final reading on the 24th day of November, 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
NOVEMBER 24, 2020

Consider Second and Final Reading of an Ordinance for a Voluntary Annexation Petition of the 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision as per map recorded in volume 1, Pages 24-26, Map Records, Hidalgo County, Texas located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road, as Requested by Ricardo Cazares.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on November 10, 2020 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The Planning Department is processing a residential subdivision located approximately a quarter or a mile South of Moore Road, along the West side of Cesar Chavez Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On August 11, 2020 the City Commission approved a Resolution 20-14 accepting petition for voluntary annexation and setting dates and times for public hearings.

The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Approval of the Voluntary Annexation Petition of the proposed Cesar Heights Subdivision as presented by staff.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF AN 1.61 ACRE TRACT OF LAND OUT OF THE LOT 4, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3059228, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **1.61** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on September 8, 2020 and October 27, 2020 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 pm on September 8, 2020 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas and second public hearing was held at 6:00 pm on October 27, 2020 at San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

A 1.61 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO MAP THEREROF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the Southwest corner of this tract, said point bears, S 81°15'E, 150.00 feet N 08°45'E, 330 feet from the Southwest corner of Lot 4;

THENCE, N 08°45'E, a distance of 330.00 feet to a point for the Northwest corner of this tract;

THENCE, S 81°15' E, a distract of 213.00 feet to a point for the Northeast corner of this tract;

THENCE, S 08°45' W, a distance of 330.00 feet to the point for the southeast corner of this tract;

THENCE, S 08°45' W, a distance of 213.00 feet to the point of beginning and containing 1.61 acres of land more or less.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Single-Family Residence District (R-S).

SECTION V: Upon annexation of the herein above described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and APPROVED on first reading on the 10th day of November, 2020.

PASSED and APPROVED on second reading on the 24th day of November, 2020.

CITY OF SAN JUAN

MARIO GARZA, Mayor

ATTEST:

DIANA CAVAZOS, City Secretary

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

City Attorney

Exhibit "A"



Legend

- CITY LIMITS
- Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for a 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24-26, Map Records, as Requested by Ricardo Cazares.



Exhibit "B"

NOTE: THIS PROPERTY IS SUBJECT TO THE CITY OF SAN JUAN/ HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS.

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"

20370

BASIS OF BEARINGS: 1/2" I.R. FND ON CESAR CHAVEZ R.O.W. AT SOUTH LINE LOT 4 AND 660 FT. NORTH

N

CITY LIMITS
SAN JUAN

VOLUME 1509, PAGE 301
H.C.D.R.

1.136 AC.
DOC.#881150
H.C.O.R.

N 8°45'E
330.00'

S 81°15'E 524.00'

APPROX. LOCATION
U.G. IRRIG. LINE

1.61 AC.

6.417 AC.

IRRIGATION VALVE

IRR

IRR

IRR

IRRIGATION VALVE

IRR

IRRIGATION VALVE

RESIDUE TRACT
DOC.#1192164
H.C.O.R.

S 81°15'E 646.00'

IRR

IRR

IRR

IRR

IRR

IRR

IRR

DOC.#2606585
H.C.O.R.

N 81°15'W 1170.00'

22.7' PVMT

30.0'

R.O.W. LINE

165.00'

165.00'

330.00'

S.E. COR.
LOT 4

CESAR CHAVEZ ROAD

LOT 4, BLOCK 28

1.136 AC.
DOC.#881148
H.C.O.R.

S.W. COR. LOT 4

L O T 5

SURVEY PLAT OF
6.417 ACRES OF LAND OUT OF
LOT 4, BLOCK 27,

ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS

AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, H.C.M.R.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF THE 100 YR AND 500-YR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) OF FIRM COMMUNITY PANEL NO. 480334 0425 C, DATED NOVEMBER 16, 1982.

Reynaldo Robles
REYNALDO ROBLES, R.P.L.S. #4032

PREPARED FOR: RICARDO CAZARES

RA

ROBLES &
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 75596

PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 1-28-20

DRAWN BY: JR/2-04-20

SCALE: 1"=200'

JOB No. 20370

TITLE
COMMITMENT No.

REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
EMBOSSSED SEAL OF SURVEYOR OF RECORD.

COPYRIGHT 2020

ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

METES AND BOUNDS

A 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company Subdivision, according to the map recorded in volume 1, pages 24-26, map records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a point for the southwest corner of this tract, said point bears, S 81°15'E, 150.00 and N 08°45' E, 330.00 feet from the southwest corner of lot 4;

THENCE; N 08°45' E, a distance of 330.00 feet to a point for the northwest corner of this tract;

THENCE; S 81°15' E, a distance of 213.00 feet to a point for the northeast corner of this tract;

THENCE; S 08°45' W, a distance of 330.00 feet to a point for the southeast corner of this tract;

THENCE; N 08°45' W, a distance of 213.00 feet to the point of beginning and containing 1.61 acres of land more or less.

EXHIBIT C

ANNEXATION MUNICIPAL SERVICE PLAN AGREEMENT

POLICE

Existing Services: None by the City of San Juan

Services to be provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of San Juan Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

FIRE PROTECTION & AMBULANCE SERVICE

Existing Services: None by the City of San Juan

Services to be provided: Fire protection will be available to the area upon annexation. Primary fire response will be provided by the San Juan Fire Department staff and personnel located at 709 S. Nebraska Avenue, San Juan, Texas and 2301 N. Raul Longoria Road, San Juan, Texas. Adequate fire protection activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Inspector's office as needed. Ambulance service will be provided with response to all dispatched calls and request for service on assistance within the newly annexed areas.

BUILDING INSPECTION & CODE ENFORCEMENT DIVISION

Existing Services: None by the City of San Juan

Services to be provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permit for any new construction and remodeling, and enforcing all other applicable codes with regulated building construction within the City of San Juan.

PLANNING AND ZONING

Existing Services: None by the City of San Juan

Services to be provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of San Juan Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Juan Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: Areas are currently being serviced by the City of San Juan.

Services to be provided: Library use privileges are currently available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

The San Juan Memorial Library serves as a community resource to the citizens of San Juan and surrounding communities. The library has a collection of over 34,000 books along with a variety of DVD movies available for check out. We also provide fifty personal computers with internet access as well as MS Office and four children's computers with many fun and educational programs.

STREET

Existing Services: County Street Maintenance

Services to be provided: Maintenance to the street facilities will be provided by the City of San Juan upon the effective date of the annexation. This service can be provided within the current budget appropriation. For streets that will require major improvements the service plan will address those concerns within two and a half (2 ½) years and complete the work within four and a half (4 ½) years.

STORM WATER MANAGEMENT

Existing Services: None by the City of San Juan

Services to be provided: For new areas to be developed, developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City of San Juan will then maintain the drainage upon approval. For existing development the City will conduct public awareness and education activities on **Storm Water Management Plan** (MS4 Permit) and the **Clean Water Act**.

STREET LIGHTING

Existing Services: None by the City of San Juan

Services to be provided: The City of San Juan will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy. The city will be installing additional street lighting in areas that are below standards.

TRAFFIC ENGINEERING

Existing Services: None by the City of San Juan

Services to be provided: The City Engineer will work with Texas Department of Transportation (TxDOT) to provide, after the effective date of annexation, any additional traffic control devices, such as traffic lights and stop signs to improve the safety of traffic in the area.

WATER SERVICE

Existing Services: Areas are currently being serviced by the Military Water Supply Corporation.

Services to be provided: Water service is currently provided to the area in accordance with the applicable codes and department policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinance. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICES

Existing Services: Sewer services currently being provided by on site sewer facilities (OSSF).

Service to be provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICE

Existing Services: None

Service to be provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures. Such Service will be required no later than expiration of any current contract citizen has in effect at the time of annexation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of San Juan established policies governing extension of municipal services to newly annexed areas.

Furthermore, the City of San Juan, Texas, finds and determines the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of San Juan, Texas. Consequently, because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from series provided in other areas of the City of San Juan, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of San Juan, Texas, will undertake to perform consistent with the contract so as to provide this newly annexed area the same type, kind and quality of service presently enjoyed by the citizens of the City of San Juan, Texas, who reside in areas of similar topography, land utilization and population.

Legal Description: Being a 1.61 acre tract of land out of the Lot 4, Block 27, Alamo Land and Sugar Subdivision, as per Volume 1, Page 24 thru 26, Map Records of Hidalgo County, Texas.

EXECUTED this _____ day of _____, A.D. 2020.

Ricardo Cazares
1337 W. Moore Road
Alamo, TX 78516

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the _____ day of _____, 2020.

Notary Public – State of Texas

Accepted by:

CITY OF SAN JUAN

By: _____
Benjamin Arjona, City Manager

Approved as to form:

By: _____
City Attorney

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, May 26, 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
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Juan Gonzalez, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, 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 6:00 p.m.
- II. INVOCATION:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**
 - 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

**CITY OF SAN JUAN
CITY COMMISSION MEETING
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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 22, 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 than 5:00 p.m. on Tuesday, May 26, 2020. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

No Public Comments at this time.

V. PRESENTATIONS:

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

DISCUSSION: Commissioner Jesus “Jesse” Ramirez gave a shutout to Chief Gonzalez for the outstanding job for Thursday cruisers nights. Commissioner Ramirez stated he had received a lot of compliments and wants the department to continue the great job. Commissioner Ramirez also gave a shutout to Chief Tirso Garza with the assistance the department gave to SPI fire department with the big fire they had and added hats off to the staff with the great job they did. Commissioner Ramirez stated they appreciated everything they do for all of us. Commissioner Marco “Markie” Villegas asked Chief Gonzalez to relay the message to his staff since he knows that cruise night was a hassle and sometimes has been out of control but was mitigated very well. Commissioner Villegas also thanked Chief Tirso Garza for the fast response at the South Padre Island incident and added the fire department was very responsive for any small things the community or the district needed and very good compliments were always given for the department. Commissioner Ernesto “Neto” Guajardo stated he had received a phone call from a neighbor on Citrus explaining water was going faster with the heavy rains since by the apartments it overflows specially because there’s always too much trash. Commissioner Guajardo asked if maybe they could get another trash can to work with this people to which Mr. Roel Garza, Director of Sanitation responded that he would make contact with the property owner and perhaps add two days of pick up.

Commissioner Marco “Markie” Villegas stated he received a call about a street that was caving on Lincoln and 10th street which was causing problems with puddles and asked if it can be looked at. Commissioner Guajardo asked if street fumigating had started already to which Mr. Roel Garza responded they would start as soon as the weather permits. Mayor Mario Garza asked how many citations had been issued since the initial of Thursday cruise nights to which Chief Gonzales stated that on May 7th 20 citations were issued, May 14th 76 citations were given along with 66 stops and 8 vehicles were impounded. Chief Gonzales added on May 21st there were 52 traffic stops, 44 citations, and 4 impoundments. Chief Gonzalez stated there was less traffic now in the area but would continue with the effort because it was important to continue patrolling the area. Mayor Mario Garza asked what other agencies were assisting the departments with cruise nights to which Chief Gonzalez responded the Texas Department of Public Safety and Constables have helped. Chief Gonzalez stated it can get chaotic and out of control and there had been a lot of disrespect towards law enforcement the past three Thursday’s he’s been out there. Chief Gonzalez further stated the department had to put a stop to it and he spoke to the city attorney to amend the loitering ordinance that is currently in place. Commissioner Guajardo stated he had

been receiving complaints regarding young kids on four wheelers on the streets and asked to keep an eye out to keep them safe and out of the street to which Chief Gonzalez responded calls were received to send officers out to East 495 and the South side because there was a lot of ATV activity. Chief Gonzalez further stated he had officers specifically patrolling those areas to enforce the law and made one arrest. Chief Gonzalez added an ATV was impounded this week because they led a pursuit meaning they fled from the officer.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for a Conditional Use Permit for a Drive-Thru Business and Sale of Alcoholic Beverages for On-Premise Consumption at “Crazy About Mangonadas” located at 510 E. SH 495, legally described as the North 230 feet of the East 64 feet of Lot 9, Block 39, Alamo Land and Sugar Company’s Subdivision, as Requested by N. Gutierrez Investments, LLC.

DISCUSSION: Mr. Robert Escobar, Director of Planning and Zoning stated Mr. Gutierrez applied for a Conditional Use Permit for a drive-thru business and for the Sale of Alcoholic Beverages for On-Premise Consumption at “Crazy About Mangonadas” located at SH 495 and Hooper Avenue, in front of Garza-Peña Elementary and Yzaguirre Middle Schools. Mr. Escobar further stated the business was a snack shop and was applying for On-Premise Consumption to allow them to open a wine container to add to their products. Mr. Escobar added the proposed days and hours of operation were Monday to Sunday from 12:00 pm to 9:00 pm. Mr. Escobar further added staff had mailed out a notice of the public hearing to 16 property owners within a two hundred foot radius and received one comment against the request.

Mayor opened the public hearing at 6:09 p.m.

Mr. Margarito Esquivel stated that he was the owner of Yadira’s drive thru which is located about 50 to 60 feet from the location and about five years ago he made the same petition to sell alcohol and it was denied because of the school across the street. Mr. Esquivel further stated he didn’t think it was right because they’ve been in business for 15 years and never had any problems yet when he made the request it was denied. Mr. Esquivel added that it wouldn’t be fair if they approved the request because it is close to a day care and if it was approved he wanted his permit too.

Commissioner Ernesto “Neto” Guajardo asked what the distance was from the school zone to which Mr. Escobar responded the zoning for the city was 300 feet, but the planning and zoning placed a condition that they could only sell after 5:00 p.m. Monday thru Friday. Mayor Mario Garza asked if they were talking about the one that was planning on having a car wash and have people drinking and got denied to which Mr. Escobar responded that was correct. Mayor Garza asked if they can always come back and re apply to which Mr. Escobar responded yes if they changed their plan. Mr. Escobar stated that if they apply for on premise, TABC required they pay a \$10,000 bond because of the school zone which is normally \$5,000 and then would be required to send out letters within a 300 foot radius.

Mr. Gutierrez, Owner of Crazy about Mangonadas stated the permit was to allow them to do similar to what Palma Azul does which is just to make the smoothies not sell cases of beer or anything like that to compete with other businesses. Mr. Gutierrez further stated they just wanted the wine permit to be able to open the bottles and mix it to the mangonadas and sell them ready to

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go sealed. Commissioner Guajardo asked if there was going to be any drinking inside the business to which Mr. Gutierrez responded no. Mayor Mario Garza asked if the individuals preparing the drinks needed to be licensed to which Mr. Escobar responded yes. Commissioner Guajardo advised Mr. Esquivel, Owner of Yadira's drive thru to apply for the permit as well if he would like to.

Mayor closed the public hearing at 6:16 p.m.

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

- B. Hold a Public Hearing for a Conditional Use Permit for a Drive-Thru Business and Sale of Alcoholic Beverages for On-Premise Consumption at "Crazy About Mangonadas" located at 1110 S. Stewart Road Suite A, legally described as Lot 1, Stewart Place Estates No. 3 Subdivision, as Requested by N. Gutierrez Investments, LLC.

DISCUSSION: Mr. Robert Escobar, Director of Planning and Zoning stated Mr. Gutierrez is applying for a Conditional Use Permit for a drive-thru business and for the Sale of Alcoholic Beverages for On-Premise Consumption at "Crazy About Mangonadas". M. Escobar further stated the business was a snack shop and was applying for On-Premise Consumption just to allow them to open a wine container to add it to products. Mr. Escobar added the proposed days and hours of operation are Monday to Sunday from 12:00 pm to 9:00 p.m.

Mayor opened the public hearing at 6:17 p.m.

Mayor Garza asked if it would be after 5:00 p.m.as well to which Mr. Escobar responded yes it would be the same conditions.

Mayor closed the public hearing at 6:18 p.m.

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

- C. Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center "Celebration Fiesta Place" at 3004 N. Raul Longoria Road, legally described as Lot 9, Northgate Manor Phase 1 Subdivision, as Requested by Martha Cantu.

DISCUSSION: Robert Escobar, Planning and Zoning Director stated Mrs. Martha Cantu was applying for a Conditional Use Permit for Social Event Center "Celebration Fiesta Place" at commercial buildings located at Southgate and Raul Longoria Road. Mr. Escobar further stated the commercial building was 3,150 square feet total with a parking area along Raul Longoria Road and three accesses to the property. Mr. Escobar added staff had mailed out a notice of the public hearing to 30 property owners within a 200 foot radius and received no comments in favor or against the request.

Mayor opened the public hearing at 6:19 p.m.

Mayor closed the public hearing at 6:19 p.m.

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

- D. Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “Joselyn’s Event Center” at 1101 E. SH 495 Suite G, legally described as the West 440 feet of the South 495 feet of Lot 5, Block 39, Alamo Land and Sugar Company’s Subdivision, as Requested by Yesenia Bernal.

DISCUSSION: Mr. Roberto Escobar stated Ms. Yesenia Bernal was applying for a renewal Conditional Use Permit for Social Event Center “Joselyn’s Event Center” at commercial buildings located at SH 495 and Cesar Chavez Road. Mr. Escobar further stated the commercial space was approximately 3,000 square feet. Mr. Escobar added staff mailed out notice of the public hearing to 22 property owners within 200 foot radius and received no comments in favor or against the request.

Mayor opened the public hearing at 6:19 p.m.

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

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

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

- A. Preliminary and Final Plat Approval of the ND Sonic Subdivision being a 0.856 acre tract of land out of Lot 21, Block 8, John Closner Subdivision, located approximately 650 feet West of Raul Longoria Road, along the North side of SH 495, as Requested by Melden and Hunt, Inc.

DISCUSSION: Mr. Escobar stated the developer was proposing to subdivide 0.856 acres into one commercial lot subdivision to build a Sonic Restaurant. Mr. Escobar further stated the property was located West of a commercial plaza along SH 495. Mr. Escobar added the proposed subdivision was located on a flood zone “B” according to the FEMA Map, water and sewer services would be provided by the City of San Juan since an existing 8-inch water line was located along the North side of SH 495.

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

- B. Preliminary and Final Plat Approval of the Shops at Chavez, Lot 1 being a 1.476 acre tract of land out of Lot 5, Block 24, Alamo Land and Sugar Company’s Subdivision, located at the Northeast corner of Cesar Chavez and IH 2, as Requested by Halff and Associates, Inc.

DISCUSSION: Mr. Escobar stated the developer was proposing to subdivide 1.476 acres into one commercial lot subdivision in order to build a commercial development. Mr. Escobar further stated the property was located just West of El Tigre gas station at the Northwest corner of Cesar Chavez and Frontage Road. Mr. Escobar further stated the proposed subdivision was located in a flood zone “C” according to the FEMA Map, water and sewer services would be provided by the

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City of San Juan since an existing 12-inch water line was located along Frontage Road. Mayor Garza asked if TXDOT was aware of the project to which Mr. Escobar responded yes.

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

- C. Discussion or Possible Action to Award/Re-Advertise Bid#19-12-03-04 San Juan Water Plant No. 1 Equipment Replacement.

DISCUSSION: Mr. David Salinas, Director of Utilities stated as you may recall last year we went out for bids on this project, bids were opened about three months ago and are being brought to the Commission today because of COVID most projects were put on hold. This project did exceed the timeline that we are allowed to hold, letters are available from the vendors. Mr. Salinas further stated the lowest bidder for the project was unfortunately \$300,000 over budget. Mr. Salinas stated there was a couple of options which are to award the bid and take remaining funds out of the retained earnings or to go out for bids again and see if they could get a better price. Mr. Salinas stated his recommendation was to award it without the base bid, without the alternate bid and do that at a later time. Mr. Salinas further stated without the alternative the bidding to the project is \$ 473,000.00. Mayor Mario Garza asked for City Manager’s recommendation to which Mr. Arjona responded his recommendation was to continue as planned because of the fact that is in dire need of replacing and upgrading to bring up to par. Mr. Arjona stated the amount of the money was \$76,000 and could come back and budget for the next fiscal year to come up with those monies instead of hitting the retained earnings. Mayor Garza asked if the recommendation was to go ahead and approve but review the budget with Mr. Leroy Gonzalez and bring it back before the next fiscal year to which Mr. Arjona responded yes. Mayor Mario Garza asked if it was to approve without the alternative to which Mr. Salinas responded yes without the alternative bid and for the financial advisor to review the numbers to make sure that it won’t throw off the debt capacity for the other current project that is already committed and move forward from there.

Mayor Mario Garza made motion to approve without the alternative bid and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

- D. Discussion and Possible Action Regarding the Appointment of an Attorney to Represent the City on Civil Service Matters.

DISCUSSION: Mr. Arjona, City Manager stated he feels it’s time to look for a different attorney only because of the fees that are being charged. Mayor Mario Garza asked if we get billed for every time we call or they call us to which Mr. Arjona responded yes the second they pick up the phone they start billing us. Mayor stated Palacios Garza and Thompson don’t do that.

Mayor Mario Garza made motion to assign Palacios Garza and Thompson to handle this matter and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

- E. Consider Awarding RFB No. 19-16-05-15 Rescue Boat for Water Rescue, Dive, Special Operations, and Firefighting.

DISCUSSION: Tirso Garza, Fire Chief stated they had gone out for bids on April 26 and published two weeks in a row in the Advance newspaper. Chief Garza further stated the funds were from the Border Zone grant awarded back in March or April for \$119,000 which is 100 percent no match. Chief Garza stated he had already ordered a couple of pieces of equipment

which haven't arrived yet but on this one he has to go out for bids because of the price, they are going with the highest bidder with a difference of \$1,917 and the reason is because of a longer warranty on the boat. Chief Garza added the price was \$45,807.50 and the other bid received was for \$43,890. Chief Garza thanked the commission and stated they are looking at a delivery date of July 31st.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).

- F. Discussion and Possible Action to Authorize City Manager to Enter Into an Agreement with Hidalgo County - Community Service Block Grant (Water) to Provide Direct Credit Assistance to Low Income Households.

DISCUSSION: Mr. Arjona stated as we know the pandemic has hit a lot of people very hard and this agreement is to service some of the low income households within the city however there has to be an agreement signed between city and the county to proceed. Mayor Garza asked how we get the information to the citizens to which City Manager responded information would be blasted on social media and the webpage and would be available at the county offices in Edinburg. Commissioner Jesus "Jesse" Ramirez asked if these services would be available regardless of the provider to which Mr. Arjona responded yes.

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

VIII. CONTRACTUALS

- A. Consider Authorizing the City Manager to Enter into a Contract Agreement for Architecture Services for the Construction of the New City Hall/Transit Terminal Building.

DISCUSSION: Mr. Arjona stated as we may recall we went out for a bids and a request for qualification for architectural services which was advertised on the newspaper twice on April the 15th and April 22nd. Mr. Arjona further stated 10 firms submitted their qualifications and mentioned that Mr. Cancino was on the line and had ranked them accordingly. Mr. Arjona further stated Mr. Cancino had recommended the top three which were: ERO Architects, Able City, and Negrete & Kolar. Mr. Arjona added some of the ranking was based on experience and building a City Hall and any experience on the federal side with the FTAs. Mayor Garza asked if he could please explain how the rankings were based and if any formula was used to which Mr. Cancino responded the rankings were based on qualifications with potential they could engage with the city through a third party contractor to meet the federal guidelines. Mr. Cancino added there were 10 RFQs that were submitted and one of the reasons some were ranked below the rank chart was due to not acknowledging the addendum and then the actual point system. Mr. Cancino added the point system was as follows: qualifications 40 points, firm experience 20, available resources 20 and professional references 10 points they were graded completely based off objective criteria.

Mr. Cancino stated they were reviewed through the funding agency for a systematic approach and a qualitative approach for information on the firm experience, available resources, and number of architects. Mr. Cancino added they had references that were looked at and favorable on their projects which are similar to what they were looking for. Mr. Cancino further informed that he had the approval of the FTA for the city to move forward on the election based on what they had approved. Mayor Garza asked if they check if any of these firms had any pending litigations

against them to which Mr. Casino responded none of the firms have any. Mayor Mario Garza asked that once the Commission decides and goes forward he would like for all directors and city manager to be involved during the whole process. Mayor Pro tem Leonardo “Lenny” Sanchez asked if the architects needed to be committed or if they are supposed to be certified to which Mr. Casino responded only if the third party required it. Commissioner Jesus “Jesse” Ramirez asked what the total cost of the project was to which Mr. Arjona responded it would cost between \$6-8 million. Commissioner Ramirez asked if there was a committee to review or screen them to which Mr. Arjona responded that the project manager was hired to do that. Commissioner Ramirez mentioned that in the past they would receive the package for review but not this time to which Mr. Arjona responded since they relied on the project manager everything was left in his hands. Commissioner Ramirez asked for how long has he been a project manager to which Mr. Casino responded for 2 years. Mayor Pro Tem Sanchez asked if the architect that they assign would be reliable for anything that might go wrong to which Mayor Mario Garza responded that was the whole reason they hired a project manager to take care of everything.

Mayor Mario Garza made motion to go with ERO Architects and was seconded by Commissioner Marco “Markie” Villegas. Opposed by Commissioner Jesus”Jesse” Ramirez. Motion Passed (4-1).

- B. Consider Authorizing the City Manager to enter into an Interlocal Agreement between the City of Pharr and the City of San Juan for Street Improvements to Alameda Street.

DISCUSSION: Roel Garza, Director of Sanitation stated the City of Pharr is in the process of installing new traffic loops to improve the traffic signal at the intersection of Polk, Veterans and Alameda that would call for repairing portions of the streets. Mr. Garza further stated this would benefit both cities, City of Pharr would be providing all expenses and furnish all materials, labor and equipment for the project. Benjamin Arjona, City Manager asked how many feet it was for to which Mr. Garza responded for 100 feet. Mayor Mario Garza asked if turning right on Alameda going east would be passing the entrance of the HEB to which Mr. Roel Garza responded no it would be on the North side entrance of Walgreens. Mr. Arjona added they would discuss it with the City of Pharr for a price to go past that area to the other entrance. Mayor Mario Garza added every rainy season that area gets ugly when coming out of Alameda everything else further east is okay. Roel Garza responded he would get in contact with the City Engineer for the City of Pharr but they did already have a cost. City manager added the estimated cost was less than \$10,000 for material, testing, caliche and asphalt. Mayor Garza asked if at the moment they were only deciding to approve the 100 feet but hopefully come back by next meeting to further address the estimate which Mr. Roel Garza responded that was correct this was only for the 100 feet but hopefully could come back the next meeting to further address the estimate.

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

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance 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. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise

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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.

- C. Consider Second and Final Reading of an Ordinance for a 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.
- D. Tax Collection Report - April 2020.
- E. Quarterly Investment Report - March 2020.
- F. Budget Expenditure Report - April 2020.
- G. Consider Adoption of an Ordinance in Second 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.

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

X. EXECUTIVE SESSION:

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to go into executive session at 6:55 p.m. and was seconded by Commissioner Marco “Markie” Villegas. 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 and §551.074.
 - 1. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Duties, Discipline, or Dismissal of a Public Officer or Employee (Municipal Judge, Marco De Luna).

XI. RECONVENE: 7:11pm

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

Mayor Mario Garza wanted to add this on the record that they will take up a vote for a 4th municipal judge Marco De Luna and he stated that Mr. De Luna would be volunteering his services at the City of San Juan and this will be a non-paid position.

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

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XII. ADJOURNMENT 7:12 p.m.

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

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

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

DATE: Monday, June 15, 2020

TIME: 4:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Jesus "Jesse" Ramirez, Commissioner
Ernesto "Neto" Guajardo, Commissioner
Marco "Markie" Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Juan Gonzalez, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, 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:

1. Mayor Mario Garza called meeting to order at 4:06p.m.

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

- A. Presentation by First Southwest, a Division of Hilltop Securities on Combination Tax & Revenue Certificate of Obligation, Series 2020, Preliminary Plan of Finance for the Funding of the City Hall/Public Transit Terminal Building.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated as you may recall one of the projects we are currently working on is the city hall/terminal and we talked about the different funding possibilities to which Mr. Cris Vela, Hilltop Financial Advisor will be giving a presentation. Mr. Vela stated he had been working with city staff on developing a plan of finance for the funding of the city hall complex that is currently under consideration. Mr. Vela further stated the City of San Juan intends to finance a portion of

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a Municipal Complex & Park Improvements with the issuance of Combination Tax & Revenue Certificates of Obligation, Series 2020. Mr. Vale added the certificates would fund a total of \$5,000,000 in projects: \$4,700,000 to finance the Municipal Complex, Utility Department, EDC Corporation, and Sanitation Department \$300,000 to finance Park improvements.

Mr. Vela stated the taxable assessed valuation in Tax Year 2020/Fiscal Year 2021 would have no tax rate impact, no utility rates impact, no sanitation rate impact. Mr. Vela further stated the certificates could be issued as Bank Qualified for lower interest rates and the City's total tax-exempt debt issuance of less than \$10 million for calendar year 2020. Mr. Vela added the Certificates would be rated by Standard & Poor's were the City's current outstanding GO debt rating is an "A". Mr. Vela further added the Certificates would be sold through an open market competitive sale. Mayor Mario Garza asked if that means there won't be an increase of taxes to which Mr. Vela responded that was correct.

Mr. Vela stated the next step was for the City Commission to approve a resolution authorizing the Notice of Intent to issue Certificates of Obligation, Series 2020 where the Commission considers and approves reimbursement resolution 8/25/2020. Mr. Vela further stated the step after that would be for the City Commission to approve an Ordinance authorizing the Issuance of the Certificates of Obligation, Series 2020 and for the Attorney General to approve the sale by 9/22/2020 for the closing and delivery of funds to the City. Mayor Mario Garza asked how often were City Manager and Director of Finance meeting with Mr. Vela regarding the agenda item to which Mr. Arjona responded they've had numerous visits to finalize the numbers. Mr. Arjona added one of the things discussed was the percentage base as to what the estimate is going to be among the different departments and looking at the three of them. Mr. Arjona added they felt confident that this was the way city hall could be built. Mayor Mario Garza asked if with that being said if we would still be on level to which Mr. Vela responded that was the expectation. Commissioner Jesus "Jesse" Ramirez asked on a previous discussion it's basically been about the complex itself but I see \$300,000 is also being included for park improvements to which Mr. Arjona responded the reason the park improvements was included was because additional improvements were needed such as: the canopies, the remodeling, walking trails. Mr. Arjona stated it was a half a million dollars invested in the baseball fields by investing a little bit more onto those fields would make it more adequate for the residents and it wouldn't raise any taxes if done as a whole. Commissioner Ramirez asked how the amount of \$300,000 was brought out to which Mr. Arjona responded the amount had been discussed with the parks and recreation department to accomplish the need. Mayor Garza added the restrooms needed work as well. Commissioner Marco "Markie" Villegas asked if this was the recommendation to which Mr. Arjona responded yes this was what they were recommending. Mayor Garza asked if this would bring the City revenue to which Mr. Arjona responded that was the goal once it is finalized. Mayor Garza stated that the City of Juan would be the first municipality with turf fields to which Mr. Arjona responded there were people already interested on renting the parks. Commissioner Ramirez asked if it would meet all state requirements for COVID-19 precautions to which Mr. Arjona responded that was the whole intent since everything was changing so rapidly. Commissioner Ramirez stated that his understanding was the fields were being used the upcoming weekend and nobody was out there supervising or making sure social distancing was being practiced or disinfecting. Commissioner Ernesto "Neto" Guajardo stated he had called Mr. Willingham on Saturday in regards to the same concern to which Mr. Willingham, Parks and Recreation Director responded it is each team's responsibility to have their own insurance as well. Mr. Willingham stated originally youth sports were completely going to be open today the 15th however a couple of weeks ago the date was pushed back. Mr. Willingham added the requirement to rent the park was to have your own insurance to take any liability from the City. Mr. Ricardo Palacios, City Attorney stated that anything that happens to a child will not be under the cities responsibility. Commissioner Ramirez added that as a city we should be safeguarding our residents.

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Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto”Guajardo. Opposed by Commissioner Jesus “Jesse” Ramirez. (3-1)

III. ADJOURNMENT

Commissioner Ernesto “Neto”Guajardo made motion to adjourn at 4:25 p.m. and was seconded by Mayor Mario Garza. Motion passed. (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary