



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, January 26, 2021

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, January 22, 2021 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, January 26, 2021. 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 Report.
4. Municipal Court Monthly Report.
5. Department of Utilities Monthly Report.

VI. PUBLIC HEARINGS

- A. Hold a Public Hearing to Solicit Input from Interested Parties on the City of San Juan Needs under the Urban County Program Fiscal Year 34 (2021).
- B. Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “Eventos Valadez” at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lilian Moreno.
- C. Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “My Baby Shower Party Place” at 1201 N. Raul Longoria Road Suite “N”, legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.

VII. ORDINANCES

- A. Consider Adoption of an Ordinance in First Reading of the Voluntary Annexation 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 or Nolana Avenue, as Requested by Juan Maldonado.
- B. Consider an Ordinance Amending Chapter 3 Building Regulations, Article 3.05 Signs, by Amending Section 3.05.014 to Conform with State and Federal Regulation and by Adding Section 3.05.017 to Prohibit Signs on Public Property; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.

- C. Consider Ordinance Amending Chapter 8 Offenses and Nuisances by Adding Article 8.07 Electioneering on City Owned or Controlled Polling Place; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.

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

- A. Preliminary and Final Plat of the Starlite Subdivision being a 11.02-acre tract of land out of all Lot 1, Leighann Subdivision and 0.60-acre tract of land out of Lot 6, M.L. Woods Tract No. 3 Subdivision, located approximately a quarter of a mile East of Raul Longoria Road, along the North side of Frontage Road, as Requested by Trevino Engineering.
- B. Discussion and Possible Action to Start the City of San Juan Municipal Court Amnesty Program on February 2021.

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Sunny Super Mart" located at 102 S. Nebraska Avenue, legally described as Lots 7-8, Block 4, San Juan Original Townsite, located at the Southwest corner of Nebraska and 1st Street, as Requested by Sunny G. Enterprises, LLC.
- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Tio Jerry Neighborhood Market" located at 205 W. Nolana Avenue, Suites 5-6, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Gerardo Chapa Jr. dba Galopez Investments, LLC.
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "H&H Food Mart" located at 914 W. Sam Houston Boulevard, legally described as Lot 1, Clark Mellenbruch's Subdivision, located at Southeast corner of Sam Houston and Veterans Boulevard, as Requested by Valley United, Inc.
- D. Tax Collection Report - December 2020
- E. Budget Expenditures Report -December 2020.

- F. Meeting Minutes**
 - October 7, 2020
 - October 27, 2020
 - November 10, 2020

X. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1.** Pursuant to Section 551.071 Consultation with Attorney, Discussion and Possible Action Regarding Pending Litigation Concerning Cause No. C-2414-20-A, Hall-Mark Fire Apparatus- Texas, LLC v. City of San Juan, Texas In the 92nd District Court, Hidalgo County, Texas.

XI. RECONVENE

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

XII. ADJOURNMENT

CERTIFICATION

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

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

CITY COMMISSION MEETING AGENDA
JANUARY 26, 2021
PAGE 5

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 _____, 2021.

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: 1/19/2021

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 370 journal entries, issued 1031 disbursement checks and processed 1986 payroll checks and direct deposits, during the months of December 2020
- December Sales Tax 18.80% Increase of \$64,963 Compared to last year.
- Audit FY 2019/2020 Started
- Reconciled 10 Bank Accounts
- Budget Adjustments (3)
- Budget Amendments (0)

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

- 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 6,731 water and 10,019 sewer accounts.
- North Alamo Water Supply Corporation service 3,687 sewer accounts.
- North Alamo Water Supply Corporation service 914 garbage 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 (80)
- Service Orders
 1. Connects 61
 2. Meter information 19
 3. Disconnect 20
 4. Dead Meters Change 09
 5. Past Due Notice 1,512
 6. Cut Off Register 35
 7. Cut List 113
 - Payments are made by
 - 67 % paid in person
 - 1 % juniors
 - 21 % online
 - 6 % bank drafts
 - 5 % other locations
- Staff of 6 Employees



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

MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Tirso Garza, Fire Chief
DATE: 1/20/2021
SUBJECT: Fire Department Monthly Report.

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

Emergency Calls

A total of 58 Calls for the month of December 2020. (Please see attached report.)

- A Shift = 26
- B Shift = 13
- C Shift = 19

Med-Care Response

Due to COVID19 Med-Care EMS responded along with the Fire Department for a total of 18 calls and one delay for the month of December 2020. The Med-Care report from the EMS Company was submitted on January 4, 2021.

County Calls

The San Juan Fire Department had a total of one (1) County Calls for the month of December 2020 which are the following:

- Incident Number – 20-650 for a Fire Call at 1009 Brenda Lane.

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 14 inspections were conducted in the Month of December 2020, please see attached for detailed information about each conducted inspection.

Plan Reviews

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

- Veterans Boulevard Family Dentistry
- Cano Trucking and Grande Produce
- Starlite
- Indian Motorcycle

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 December 2020 to the Administration Office.

- A total of 676.1 Gallons of Diesel
- A total of 71.4 Gallons of Unleaded



CITY OF SAN JUAN

**DECEMBER-2020
9-1-1 AMBULANCE REPORT**

**Submitted To:
Chief Tirso Garza**

January 4, 2021

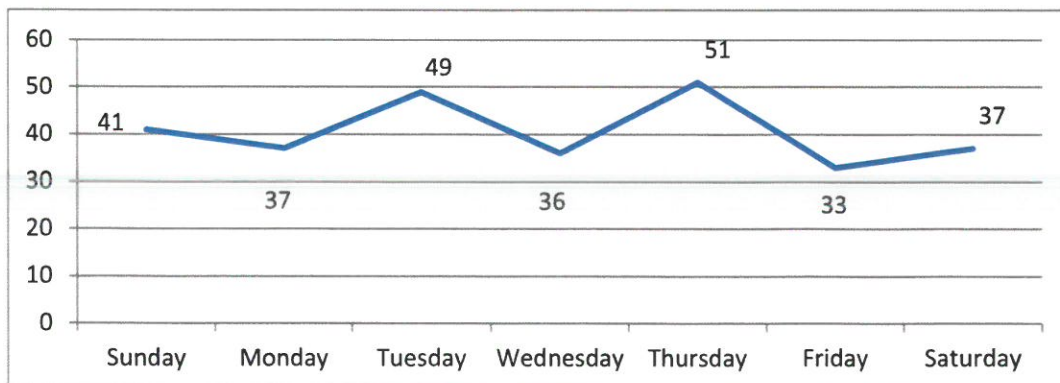
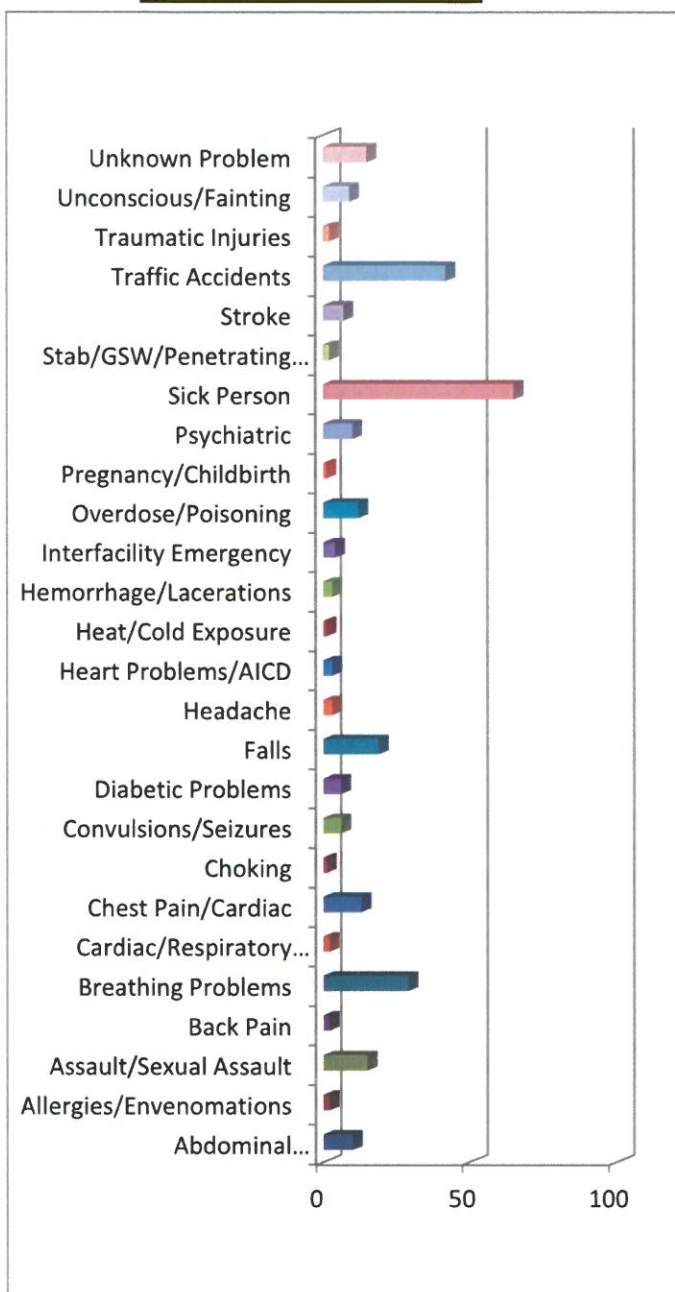
San Juan 9-1-1 Call Types December 2020

	San Juan
Abdominal Pain/Problems	10
Allergies/Envenomations	2
Assault/Sexual Assault	15
Back Pain	2
Breathing Problems	29
Cardiac/Respiratory Arrest	2
Chest Pain/Cardiac	13
Choking	1
Convulsions/Seizures	6
Diabetic Problems	6
Falls	19
Headache	3
Heart Problems/AICD	3
Heat/Cold Exposure	1
Hemorrhage/Lacerations	3
Interfacility Emergency	4
Overdose/Poisoning	12
Pregnancy/Childbirth	1
Psychiatric	10
Sick Person	65
Stab/GSW/Penetrating Trauma	2
Stroke	7
Traffic Accidents	42
Traumatic Injuries	2
Unconscious/Fainting	9
Unknown Problem	15
Total	284

Calls by Day of the Week	Total
Sunday	41
Monday	37
Tuesday	49
Wednesday	36
Thursday	51
Friday	33
Saturday	37
Total	284

Compliance Response

93.5%



trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	atdtime
12/1/2020	51,207	511 S VETERANS	SAN JUAN	26-A-5	12:57:21 PM	1:02:16 PM	1:19:00 PM	1:34:28 PM
12/1/2020	51,214	606 BAILY DR	SAN JUAN	26-A-11	1:35:32 PM	1:50:17 PM	2:15:11 PM	2:27:23 PM
12/1/2020	51,223	400 W EXPRESSWAY	SAN JUAN	29-B-5-U	2:22:44 PM	2:22:44 PM	12:00:00 AM	12:00:00 AM
12/1/2020	51,230	400 N IOWA AVE	SAN JUAN	24-D-4	2:47:19 PM	2:59:30 PM	3:05:14 PM	3:16:43 PM
12/1/2020	51,255	1022 CITRIANA ST	SAN JUAN	04-B-3	6:08:36 PM	6:19:09 PM	6:44:54 PM	6:44:58 PM
12/1/2020	51,265	1207 W TEXAS	SAN JUAN	01-A-1	6:41:04 PM	6:49:09 PM	7:04:18 PM	7:22:28 PM
12/1/2020	51,266	417 E 3RD ST	SAN JUAN	26-A-01	6:54:34 PM	6:58:22 PM	7:17:37 PM	7:29:06 PM
12/1/2020	51,294	207 CAMINO REAL	SAN JUAN	10-D-4	10:31:54 PM	10:39:25 PM	10:50:37 PM	11:01:38 PM
12/1/2020	51,297	307 S RIDGE LN	SAN JUAN	17-B-1	11:43:32 PM	11:58:06 PM	12:06:23 AM	12:40:32 AM
12/2/2020	51,319	109 EBANO DR	SAN JUAN	17-B-1	5:04:36 AM	5:10:42 AM	5:23:41 AM	5:34:15 AM
12/2/2020	51,332	702 MESQUITE AVE	SAN JUAN	13-C-1	7:05:49 AM	7:08:57 AM	7:39:32 AM	7:50:32 AM
12/2/2020	51,337	800 E EXPRESSWAY 83	SAN JUAN	29-B-5-U	8:41:50 AM	8:50:23 AM	12:00:00 AM	12:00:00 AM
12/2/2020	51,349	1210 MORNINGSET RD	SAN JUAN	26-C-1	10:39:40 AM	10:47:51 AM	11:09:14 AM	11:43:10 AM
12/2/2020	51,360	1710 SYLVIA CIR	SAN JUAN	17-B-1	11:37:02 AM	11:47:32 AM	11:55:53 AM	12:13:21 PM
12/2/2020	51,371	900 E HWY 83	SAN JUAN	31-C-2	12:45:18 PM	12:53:33 PM	1:18:23 PM	1:28:39 PM
12/2/2020	51,435	N CESAR CHAVES & OWASSA RD	SAN JUAN	29-B-5-U	6:48:43 PM	7:05:44 PM	7:13:51 PM	7:55:12 PM
12/2/2020	51,444	N CESAR CHAVEZ & OWASSA	SAN JUAN	29-B-5-U	7:01:51 PM	7:17:55 PM	7:17:58 PM	7:35:25 PM
12/2/2020	51,454	S NEBRASKA AVE & W BUSINESS 83	SAN JUAN	29-B-5-U	8:25:15 PM	8:31:55 PM	12:00:00 AM	12:00:00 AM
12/2/2020	51,458	2803 N RAUL LONGORIA RD	SAN JUAN	26-B-1	8:43:12 PM	8:46:33 PM	8:54:47 PM	9:49:25 PM
12/2/2020	51,471	613 ATHOL AVE	SAN JUAN	26-A-2	10:52:50 PM	10:55:56 PM	11:17:38 PM	11:22:17 PM
12/3/2020	51,485	314 W CIRO	SAN JUAN	26-A-10	12:10:12 AM	12:14:44 AM	12:41:48 AM	12:53:08 AM
12/3/2020	51,490	209 W 6TH ST	SAN JUAN	25-A-1	12:47:49 AM	12:54:51 AM	12:00:00 AM	12:00:00 AM
12/3/2020	51,493	902 SAN CRISTOBAL ST	SAN JUAN	26-A-02-C	12:56:00 AM	1:04:13 AM	1:20:36 AM	1:23:47 AM
12/3/2020	51,512	604 MESQUITE AVE	SAN JUAN	10-D-2	6:46:43 AM	7:05:12 AM	7:05:14 AM	7:39:44 AM
12/3/2020	51,550	505 EBONY AVE	SAN JUAN	26-A-05-C	2:27:55 PM	2:31:50 PM	2:45:57 PM	3:04:33 PM
12/3/2020	51,596	107 CALLE DEL JARDIN	SAN JUAN	32-B-2	7:43:06 PM	7:50:26 PM	12:00:00 AM	12:00:00 AM
12/3/2020	51,600	2001 N VETERANS	SAN JUAN	01-A-1	8:06:55 PM	8:09:14 PM	8:29:32 PM	8:41:28 PM
12/3/2020	51,604	700 OBLATE ST	SAN JUAN	23-C-7	8:55:27 PM	8:58:40 PM	9:09:13 PM	9:19:26 PM
12/3/2020	51,615	E HALL ACRES RD & S STEWART RD	SAN JUAN	29-B-5-U	10:23:55 PM	10:36:03 PM	12:00:00 AM	12:00:00 AM
12/3/2020	51,619	S KANSAS AVE & E RAILROAD ST	SAN JUAN	26-B-1	10:51:06 PM	10:53:46 PM	11:11:47 PM	11:15:18 PM
12/4/2020	51,654	135 E CIRO DR	SAN JUAN	26-B-01-C	8:51:25 AM	8:58:27 AM	12:00:00 AM	12:00:00 AM
12/4/2020	51,668	822 SENDERO ST	SAN JUAN	06-C-1	10:22:44 AM	10:39:27 AM	10:44:43 AM	10:56:12 AM
12/4/2020	51,674	2013 LOMA VERDE ST	SAN JUAN	25-B-6	12:01:46 PM	12:07:02 PM	12:36:13 PM	12:55:16 PM
12/4/2020	51,687	EXPRESSWAY 83 & VETERANS	SAN JUAN	29-B-5-U	1:47:14 PM	2:00:27 PM	2:19:52 PM	2:35:11 PM
12/4/2020	51,691	VETERANS & EXPRESSWAY 83	SAN JUAN	29-B-5-U	2:02:12 PM	2:11:01 PM	2:23:51 PM	2:35:24 PM
12/4/2020	51,695	VETERANS & EXPRESSWAY 83	SAN JUAN	29-B-5-U	2:02:12 PM	2:11:01 PM	2:23:51 PM	2:35:25 PM
12/4/2020	51,713	800 W BUSINESS 83	SAN JUAN	29-B-5-U	3:44:50 PM	3:50:18 PM	3:59:50 PM	4:04:29 PM
12/4/2020	51,717	N VETERANS & W BUSINESS	SAN JUAN	29-B-5-U	4:00:50 PM	4:08:03 PM	4:16:19 PM	4:21:57 PM
12/4/2020	51,734	495 & RAUL LONGORIA RD	SAN JUAN	29-B-5-U	6:35:13 PM	6:39:03 PM	6:59:31 PM	7:09:39 PM
12/5/2020	51,802	3805 JESENIA ST	SAN JUAN	23-C-7-I	4:06:15 AM	12:00:00 AM	12:00:00 AM	12:00:00 AM
12/5/2020	51,808	102 N VETERANS	SAN JUAN	26-B-1	5:04:59 AM	5:40:10 AM	5:50:30 AM	6:39:01 AM
12/5/2020	51,833	112 W BLUEBIRD ST	SAN JUAN	18-C-2	11:20:19 AM	11:26:14 AM	11:48:25 AM	11:55:34 AM
12/5/2020	51,849	508 COIL DR	SAN JUAN	26-B-1	1:58:44 PM	2:08:47 PM	12:00:00 AM	12:00:00 AM
12/5/2020	51,875	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	4:42:37 PM	4:50:15 PM	5:08:59 PM	5:24:43 PM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	atdtime
12/5/2020	51,988	301 E EXPRESSWAY 83	SAN JUAN	26-B-1	7:30:34 PM	7:36:13 PM	7:55:17 PM	8:08:21 PM
12/5/2020	51,914	400 N IOWA AVE	SAN JUAN	06-D-2	9:13:16 PM	9:21:11 PM	9:46:24 PM	9:46:30 PM
12/6/2020	51,934	209 W 6TH ST	SAN JUAN	31-C-1	12:24:00 AM	12:30:17 AM	12:00:00 AM	12:00:00 AM
12/6/2020	51,943	612 ROYAL PALM ST	SAN JUAN	18-C-4-C	1:52:23 AM	2:00:09 AM	2:16:35 AM	2:36:47 AM
12/6/2020	51,961	908 S STANDARD AVE	SAN JUAN	06-C-1	6:05:51 AM	6:11:18 AM	6:38:32 AM	6:50:55 AM
12/6/2020	51,962	118 ENCINO DR	SAN JUAN	13-D-1	6:08:18 AM	6:18:56 AM	6:37:53 AM	6:44:16 AM
12/6/2020	51,970	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	8:35:45 AM	8:36:13 AM	8:49:50 AM	8:57:16 AM
12/6/2020	51,988	505 HUISACHE ST	SAN JUAN	17-A-4-G	12:14:30 PM	12:19:24 PM	12:55:18 PM	1:11:26 PM
12/6/2020	52,013	CESAR CHAVEZ & OWASSA	SAN JUAN	29-B-5-U	2:48:22 PM	2:59:27 PM	12:00:00 AM	12:00:00 AM
12/6/2020	52,017	CESAR CHAVEZ & OWASSA	SAN JUAN	29-B-5-U	2:48:22 PM	2:59:27 PM	12:00:00 AM	12:00:00 AM
12/6/2020	52,020	223 JAIME ST	SAN JUAN	02-C-1-I	3:28:08 PM	3:34:37 PM	3:52:51 PM	4:23:15 PM
12/6/2020	52,027	822 W BUSINESS 83	SAN JUAN	29-B-5-U	4:29:29 PM	4:35:40 PM	12:00:00 AM	12:00:00 AM
12/6/2020	52,031	207 W AMY DR	SAN JUAN	26-C-1	5:49:41 PM	5:54:23 PM	6:10:15 PM	6:19:23 PM
12/6/2020	52,050	400 E SALAZAR ST	SAN JUAN	23-C-7-I	8:16:20 PM	8:24:38 PM	12:00:00 AM	12:00:00 AM
12/7/2020	52,077	1111 PIASANO	SAN JUAN	26-C-2	1:08:14 AM	1:18:04 AM	2:00:35 AM	2:06:50 AM
12/7/2020	52,120	S STEWART RD & E 2ND ST	SAN JUAN	29-B-5-U	9:49:13 AM	9:58:55 AM	10:10:43 AM	10:13:50 AM
12/7/2020	52,149	122 MESQUITE DR	SAN JUAN	17-A-2-G	1:29:19 PM	1:39:53 PM	12:00:00 AM	12:00:00 AM
12/7/2020	52,180	2119 N DOE ST	SAN JUAN	13-C-1	5:06:58 PM	5:15:36 PM	5:29:03 PM	5:43:06 PM
12/7/2020	52,182	207 W AMY DR	SAN JUAN	26-D-01-C	5:20:53 PM	5:25:54 PM	12:00:00 AM	12:00:00 AM
12/7/2020	52,200	1109 DEL MONTE DR	SAN JUAN	06-C-1	7:14:59 PM	7:19:00 PM	7:38:59 PM	7:44:07 PM
12/7/2020	52,224	107 CALLE DEL JARDIN	SAN JUAN	32-B-2	9:42:50 PM	9:51:13 PM	12:00:00 AM	12:00:00 AM
12/7/2020	52,227	207 W AMY DR	SAN JUAN	26-A-3	9:53:33 PM	9:56:37 PM	12:00:00 AM	12:00:00 AM
12/8/2020	52,250	305 MESQUITE DR	SAN JUAN	10-D-2	2:35:39 AM	2:49:34 AM	3:05:10 AM	3:47:26 AM
12/8/2020	52,251	1217 S DOE	SAN JUAN	18-B-1	2:42:19 AM	3:03:23 AM	3:36:50 AM	3:47:28 AM
12/8/2020	52,280	111 W 3RD ST	SAN JUAN	17-B-04-G	9:17:06 AM	9:21:26 AM	9:41:49 AM	9:46:07 AM
12/8/2020	52,283	207 W AMY DR	SAN JUAN	10-D-4	10:01:57 AM	10:05:10 AM	10:24:55 AM	10:40:29 AM
12/8/2020	52,307	E FM 495 & N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	1:14:02 PM	1:17:12 PM	1:23:59 PM	1:28:35 PM
12/8/2020	52,350	VETERANS & EXPRESSWAY 83	SAN JUAN	29-B-5-U	6:38:27 PM	6:39:33 PM	12:00:00 AM	12:00:00 AM
12/8/2020	52,355	502 TAYLOR ST	SAN JUAN	26-A-2	7:13:11 PM	7:20:39 PM	7:29:24 PM	7:58:10 PM
12/8/2020	52,371	1502 PULLIN AVE	SAN JUAN	06-D-2	9:09:41 PM	9:14:14 PM	9:44:40 PM	9:51:55 PM
12/8/2020	52,384	5104 N RAUL LONGORIA RD	SAN JUAN	25-B-6	10:58:33 PM	11:04:54 PM	11:22:18 PM	12:12:44 AM
12/8/2020	52,385	604 W MESQUITE	SAN JUAN	01-D-1	10:59:34 PM	11:09:15 PM	11:25:10 PM	11:41:36 PM
12/9/2020	52,403	1102 S KANSAS AVE	SAN JUAN	06-D-1-A	1:12:14 AM	1:20:04 AM	12:00:00 AM	12:00:00 AM
12/9/2020	52,430	607 ROYAL PALM ST	SAN JUAN	26-B-1	9:02:39 AM	9:08:46 AM	12:00:00 AM	12:00:00 AM
12/9/2020	52,448	901 W EXPRESSWAY	SAN JUAN	12-C-4	11:36:15 AM	11:42:38 AM	12:00:00 AM	12:00:00 AM
12/9/2020	52,457	1108 SUN VALLEY ST	SAN JUAN	06-D-2	12:11:30 PM	12:18:29 PM	12:43:11 PM	12:57:24 PM
12/9/2020	52,462	300 E Expressway 83	SAN JUAN	17-A-2-G	12:44:48 PM	12:46:37 PM	12:00:00 AM	12:00:00 AM
12/9/2020	52,465	606 BAILEY DR	SAN JUAN	26-A-11	12:57:23 PM	1:28:43 PM	1:29:37 PM	1:48:33 PM
12/9/2020	52,471	2602 GARDENIA DR	SAN JUAN	28-D-2-M	2:32:28 PM	2:38:00 PM	2:52:50 PM	3:08:32 PM
12/9/2020	52,491	107 CALLE DE JARDIN	SAN JUAN	32-B-2	4:20:26 PM	4:24:36 PM	12:00:00 AM	12:00:00 AM
12/9/2020	52,533	401 DOMINIQUE LN	SAN JUAN	17-A-2-G	9:11:50 PM	9:33:02 PM	9:52:05 PM	10:04:15 PM
12/9/2020	52,551	RAUL LONGORIA & EXPRESSWAY 83	SAN JUAN	29-B-05	10:54:59 PM	10:55:04 PM	11:11:54 PM	11:23:43 PM
12/9/2020	52,555	1600 E EXPRESSWAY 83	SAN JUAN	23-C-1-I	11:27:29 PM	11:34:59 PM	11:45:07 PM	12:22:56 AM
12/10/2020	52,579	1113 MORNING SET	SAN JUAN	26-B-1	4:07:17 AM	4:16:39 AM	4:48:05 AM	4:59:07 AM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	atdtime
12/10/2020	52,581	117 W 6TH ST	SAN JUAN	31-D-1	4:48:14 AM	4:59:29 AM	5:16:27 AM	5:28:06 AM
12/10/2020	52,588	2010 PUERTO VALLARTA DR	SAN JUAN	17-B-1	7:00:08 AM	7:07:52 AM	7:22:56 AM	7:39:43 AM
12/10/2020	52,599	601 E EXP 83	SAN JUAN	28-B-5-U	8:20:22 AM	8:22:59 AM	8:44:41 AM	9:15:50 AM
12/10/2020	52,604	710 FITZGERALD	SAN JUAN	20-B-2-H	8:47:29 AM	12:00:00 AM	12:00:00 AM	12:00:00 AM
12/10/2020	52,617	801 W 1ST ST	SAN JUAN	13-C-3	10:51:19 AM	10:56:03 AM	11:09:50 AM	11:30:05 AM
12/10/2020	52,619	1111 E 6TH ST	SAN JUAN	32-B-2	10:58:44 AM	11:07:56 AM	11:24:15 AM	11:45:00 AM
12/10/2020	52,652	612 E MINNESOTA RD	SAN JUAN	25-A-1	2:22:41 PM	2:41:15 PM	12:00:00 AM	12:00:00 AM
12/10/2020	52,661	4807 HIBISCUS DR	SAN JUAN	28-C-2	3:07:19 PM	12:00:00 AM	12:00:00 AM	12:00:00 AM
12/10/2020	52,679	2606 MONTE GRANDE DR	SAN JUAN	06-C-1	4:40:35 PM	4:56:05 PM	5:51:12 PM	6:05:53 PM
12/10/2020	52,681	917 E JOHNSON ST	SAN JUAN	11-A-1-F	5:02:09 PM	5:10:16 PM	12:00:00 AM	12:00:00 AM
12/10/2020	52,715	120 EASY ST	SAN JUAN	21-B-1-T	7:45:28 PM	7:59:50 PM	8:09:44 PM	8:17:36 PM
12/10/2020	52,742	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	9:57:24 PM	10:00:17 PM	10:18:51 PM	10:24:43 PM
12/10/2020	52,754	312 MESQUITE DR	SAN JUAN	31-D-1	11:32:02 PM	11:39:35 PM	12:00:42 AM	12:16:16 AM
12/10/2020	52,755	606 BAILY DR	SAN JUAN	17-B-1	11:34:53 PM	11:45:10 PM	11:59:34 PM	12:17:33 AM
12/11/2020	52,770	I RD & EXPRESSWAY 83	SAN JUAN	06-D-2	2:29:49 AM	2:37:14 AM	2:52:15 AM	2:56:10 AM
12/11/2020	52,776	300 N NEBRASKA AVE	SAN JUAN	26-B-1	3:48:52 AM	3:51:44 AM	4:07:48 AM	4:09:07 AM
12/11/2020	52,858	400 N IOWA AVE	SAN JUAN	26-B-1	2:54:30 PM	2:58:56 PM	3:22:29 PM	4:05:20 PM
12/11/2020	52,870	207 E 9TH ST	SAN JUAN	17-B-1	3:45:07 PM	3:50:45 PM	4:06:33 PM	4:10:52 PM
12/12/2020	52,975	600 E BUSINESS 83	SAN JUAN	32-B-3	2:13:07 AM	2:27:26 AM	2:39:12 AM	2:44:09 AM
12/12/2020	52,981	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	3:43:51 AM	3:55:23 AM	4:13:22 AM	4:36:55 AM
12/12/2020	52,986	4504 JENICA CIR E	SAN JUAN	31-D-4	4:41:00 AM	4:56:22 AM	5:12:47 AM	5:20:29 AM
12/12/2020	52,997	2215 OLMO AVE	SAN JUAN	23-C-1-I	7:33:31 AM	7:39:47 AM	7:54:40 AM	8:08:53 AM
12/12/2020	53,002	E SIOUX RD & N DOS ARBOLITOS AVE	SAN JUAN	26-B-1	9:11:40 AM	9:36:02 AM	12:00:00 AM	12:00:00 AM
12/12/2020	53,004	702 MESQUITE ST	SAN JUAN	13-D-1	9:22:13 AM	9:29:46 AM	10:12:22 AM	10:22:48 AM
12/12/2020	53,005	213 W SALAZAR ST	SAN JUAN	01-C-3	9:37:09 AM	9:40:12 AM	10:00:33 AM	10:15:03 AM
12/12/2020	53,026	111 E 1ST ST	SAN JUAN	01-A-1	11:50:08 AM	11:54:00 AM	12:07:48 PM	12:08:23 PM
12/12/2020	53,032	900 N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	12:55:48 PM	1:03:42 PM	1:09:04 PM	1:12:46 PM
12/12/2020	53,048	802 CHAPARRAL AVE	SAN JUAN	04-B-3-A	2:50:09 PM	2:54:05 PM	3:10:46 PM	3:16:18 PM
12/12/2020	53,059	E ELDORA RD & GRANDORA ST	SAN JUAN	23-C-1-I	4:28:49 PM	4:35:13 PM	4:43:03 PM	5:19:00 PM
12/12/2020	53,068	113 W 9TH ST	SAN JUAN	28-C-1-J	5:56:45 PM	6:10:17 PM	6:40:05 PM	6:51:53 PM
12/12/2020	53,075	E RIDGE RD & S NEBRASKA AVE	SAN JUAN	29-D-2-P	6:45:53 PM	6:51:25 PM	7:02:53 PM	7:09:33 PM
12/12/2020	53,092	304 SANTA FE AVE	SAN JUAN	25-B-6	8:51:02 PM	8:59:21 PM	9:23:21 PM	9:28:14 PM
12/12/2020	53,101	1315 RIO GUADALUPE CIR	SAN JUAN	06-D-2	10:45:39 PM	10:52:47 PM	11:15:23 PM	11:31:00 PM
12/12/2020	53,103	120 E CIRO DR	SAN JUAN	26-D-1	10:58:26 PM	11:03:11 PM	11:46:22 PM	12:02:08 AM
12/13/2020	53,119	400 N IOWA AVE	SAN JUAN	06-D-4	1:17:43 AM	1:27:26 AM	1:45:34 AM	1:58:00 AM
12/13/2020	53,136	300 N NEBRASKA AVE	SAN JUAN	26-A-9	5:11:55 AM	5:18:29 AM	5:40:51 AM	5:40:56 AM
12/13/2020	53,139	105 CESAR CHAVEZ RD	SAN JUAN	12-D-2-E	5:58:32 AM	6:04:42 AM	6:16:28 AM	6:23:39 AM
12/13/2020	53,142	211 S RIDGE LN	SAN JUAN	06-D-4	6:41:57 AM	7:07:21 AM	7:23:26 AM	7:36:03 AM
12/13/2020	53,166	717 E BLUEBIRD ST	SAN JUAN	26-D-1	11:01:32 AM	11:08:35 AM	11:26:44 AM	12:01:49 PM
12/13/2020	53,172	106 E FM 495	SAN JUAN	04-B-3-A	11:52:53 AM	11:55:20 AM	12:07:30 PM	12:12:25 PM
12/13/2020	53,174	508 CITRUS AVE	SAN JUAN	30-B-1	12:14:30 PM	12:24:56 PM	12:41:09 PM	12:50:21 PM
12/13/2020	53,203	506 CITRUS AVE	SAN JUAN	26-D-1	3:38:05 PM	3:42:57 PM	3:56:59 PM	4:10:38 PM
12/13/2020	53,211	RETAMA AVE & TX US 495	SAN JUAN	29-B-5-U	4:23:38 PM	4:28:05 PM	4:38:43 PM	5:00:14 PM
12/13/2020	53,225	201 W 9TH ST	SAN JUAN	23-B-1-I	7:31:59 PM	7:36:46 PM	7:49:26 PM	8:03:02 PM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	atdtime
12/14/2020	53,278	300 N NEBRASKA AVE	SAN JUAN	26-B-1	5:40:17 AM	5:48:45 AM	6:04:38 AM	6:06:20 AM
12/14/2020	53,292	704 COIL DR	SAN JUAN	01-C-5	9:15:31 AM	9:19:35 AM	9:38:45 AM	9:50:38 AM
12/14/2020	53,317	1102 TEXAS 495	SAN JUAN	19-D-4	1:26:59 PM	1:35:49 PM	1:57:44 PM	2:11:07 PM
12/14/2020	53,325	200 E EXPRESSWAY 83	SAN JUAN	30-B-1	2:38:30 PM	2:38:33 PM	3:18:42 PM	3:28:57 PM
12/14/2020	53,337	1108 E FM 495	SAN JUAN	10-C-3	3:31:47 PM	3:40:33 PM	3:52:53 PM	3:58:59 PM
12/14/2020	53,399	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	10:08:36 PM	10:14:25 PM	12:00:00 AM	12:00:00 AM
12/15/2020	53,410	211 S RIDGE LN	SAN JUAN	19-C-2	2:21:36 AM	2:31:06 AM	2:58:00 AM	3:10:45 AM
12/15/2020	53,429	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	9:42:00 AM	9:47:01 AM	10:22:49 AM	10:22:49 AM
12/15/2020	53,443	520 CHAPARRAL AVE	SAN JUAN	10-D-4	11:35:36 AM	11:38:05 AM	12:01:26 PM	12:36:16 PM
12/15/2020	53,446	1000 E NOLANA LOOP	SAN JUAN	29-B-5-U	11:43:24 AM	11:52:53 AM	12:12:12 PM	12:26:22 PM
12/15/2020	53,447	1000 E NOLANA LOOP	SAN JUAN	29-B-5-U	11:53:56 AM	11:59:40 AM	12:10:35 PM	12:10:40 PM
12/15/2020	53,453	1000 E NOLANA LOOP	SAN JUAN	29-B-5-U	11:43:24 AM	11:52:53 AM	12:12:12 PM	12:26:23 PM
12/15/2020	53,479	1337 S LINCOLN AVE	SAN JUAN	29-B-5-U	3:26:02 PM	3:30:53 PM	12:00:00 AM	12:00:00 AM
12/15/2020	53,517	100 E FM 495	SAN JUAN	31-D-2	6:42:39 PM	6:50:41 PM	7:13:43 PM	7:23:34 PM
12/15/2020	53,541	505 CITRUS AVE	SAN JUAN	26-A-08-C	9:23:03 PM	9:47:02 PM	10:09:56 PM	10:20:40 PM
12/15/2020	53,548	909 S STANDARD AVE	SAN JUAN	04-B-3-A	10:13:18 PM	10:21:32 PM	12:00:00 AM	12:00:00 AM
12/16/2020	53,619	801 W 1ST ST	SAN JUAN	06-D-2	11:03:54 AM	11:12:21 AM	11:32:08 AM	12:05:36 PM
12/16/2020	53,625	209 W 6TH ST	SAN JUAN	26-C-02-C	11:32:06 AM	11:42:35 AM	11:55:51 AM	12:00:51 PM
12/16/2020	53,684	112 W EXPRESSWAY	SAN JUAN	25-A-1	4:51:09 PM	5:07:04 PM	5:13:31 PM	5:24:00 PM
12/16/2020	53,710	405 E EXPRESSWAY 83	SAN JUAN	29-B-5-U	6:22:39 PM	6:30:44 PM	6:39:53 PM	6:51:53 PM
12/16/2020	53,719	S NEBRASKA AVE & W 11TH ST	SAN JUAN	29-B-5-U	7:19:47 PM	7:27:06 PM	7:48:23 PM	8:01:49 PM
12/16/2020	53,725	S NEBRASKA AVE & W 11TH ST	SAN JUAN	29-B-5-U	7:19:47 PM	7:27:06 PM	7:48:29 PM	8:01:52 PM
12/17/2020	53,789	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	7:29:50 AM	7:37:31 AM	7:51:41 AM	7:51:41 AM
12/17/2020	53,818	201 SOUTHGATE AVE	SAN JUAN	04-B-3-A	11:07:52 AM	11:12:31 AM	11:48:51 AM	11:48:52 AM
12/17/2020	53,820	700 E SAN DIEGO ST	SAN JUAN	26-D-01-C	11:10:46 AM	11:15:34 AM	11:27:50 AM	11:40:13 AM
12/17/2020	53,832	309 N STANDARD AVE	SAN JUAN	04-B-3-A	12:18:40 PM	12:27:01 PM	12:00:00 AM	12:00:00 AM
12/17/2020	53,852	302 EASY ST	SAN JUAN	26-D-01-C	2:07:35 PM	2:16:26 PM	2:31:16 PM	2:41:08 PM
12/17/2020	53,896	604 OBLATE ST	SAN JUAN	06-D-2	6:54:46 PM	7:02:48 PM	7:19:45 PM	7:38:34 PM
12/17/2020	53,898	311 E 14 1/2 ST	SAN JUAN	26-D-1	7:01:55 PM	7:32:56 PM	7:32:56 PM	8:05:34 PM
12/17/2020	53,910	606 E 3RD ST	SAN JUAN	06-D-2	7:54:42 PM	8:00:42 PM	8:08:01 PM	8:28:56 PM
12/17/2020	53,911	1301 SAN CRISTOBAL ST	SAN JUAN	32-B-3	8:10:14 PM	12:00:00 AM	12:00:00 AM	12:00:00 AM
12/17/2020	53,914	801 KING RD	SAN JUAN	31-C-1	8:16:54 PM	8:23:08 PM	12:00:00 AM	12:00:00 AM
12/17/2020	53,928	1000 LILA ST	SAN JUAN	01-D-1	9:37:47 PM	9:43:25 PM	10:01:07 PM	10:06:27 PM
12/17/2020	53,935	503 W SAM HOUSTON BLVD	SAN JUAN	01-C-6	10:24:03 PM	10:41:48 PM	11:03:06 PM	11:14:10 PM
12/18/2020	53,993	310 W ELDORA RD	SAN JUAN	17-A-2	9:47:03 AM	9:56:40 AM	10:11:50 AM	10:23:50 AM
12/18/2020	53,999	502 W ELDORA RD	SAN JUAN	06-C-1	10:35:13 AM	10:40:04 AM	11:02:09 AM	11:02:20 AM
12/18/2020	54,011	508 COIL DR	SAN JUAN	26-B-1	11:57:39 AM	12:01:10 PM	12:11:26 PM	12:32:21 PM
12/18/2020	54,014	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	12:09:22 PM	12:31:42 PM	12:42:18 PM	12:42:18 PM
12/18/2020	54,028	900 E HWY 83	SAN JUAN	31-D-2	2:29:14 PM	2:42:07 PM	3:18:31 PM	3:36:59 PM
12/18/2020	54,043	204 E 14 1/2 ST	SAN JUAN	31-C-1	3:34:34 PM	3:48:54 PM	4:14:00 PM	4:27:15 PM
12/18/2020	54,054	126 W 5TH ST	SAN JUAN	10-D-1	4:37:12 PM	4:48:06 PM	5:00:17 PM	5:04:21 PM
12/18/2020	54,078	601 PALMETTO PALM ST	SAN JUAN	29-D-2-M	6:52:52 PM	6:52:57 PM	12:00:00 AM	12:00:00 AM
12/18/2020	54,100	121 E 10TH ST	SAN JUAN	09-B-1-E	9:39:00 PM	9:45:25 PM	10:27:51 PM	10:27:51 PM
12/18/2020	54,103	900 E BUSINESS 83	SAN JUAN	26-C-2	10:10:21 PM	10:16:32 PM	10:44:23 PM	11:01:32 PM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tritime	atdtime
12/18/2020	54,111	2013 LOMA VERDE ST	SAN JUAN	26-A-5	11:22:16 PM	11:29:22 PM	11:31:12 PM	11:49:10 PM
12/19/2020	54,136	823 E SALAZAR ST	SAN JUAN	23-C-7-I	3:52:51 AM	4:00:49 AM	4:45:19 AM	4:45:19 AM
12/19/2020	54,151	2606 MONTE GRANDE DR	SAN JUAN	06-D-2	6:25:45 AM	6:34:30 AM	7:03:49 AM	7:20:01 AM
12/19/2020	54,164	200 W Expy 83	SAN JUAN	32-B-3	8:16:06 AM	8:25:33 AM	8:38:23 AM	8:42:10 AM
12/19/2020	54,167	710 SUNDANCE LN	SAN JUAN	26-A-5	8:30:54 AM	8:47:12 AM	9:19:30 AM	9:26:17 AM
12/19/2020	54,176	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	9:59:16 AM	10:08:54 AM	10:40:24 AM	10:40:24 AM
12/19/2020	54,190	901 W EXPRESSWAY 83	SAN JUAN	26-B-1	12:34:33 PM	12:36:43 PM	12:00:00 AM	12:00:00 AM
12/19/2020	54,204	901 W EXPRESSWAY 83	SAN JUAN	32-D-1	2:26:40 PM	2:29:37 PM	12:00:00 AM	12:00:00 AM
12/19/2020	54,247	203 W SALAZAR ST	SAN JUAN	05-A-2	7:03:01 PM	7:10:51 PM	7:34:10 PM	7:40:42 PM
12/19/2020	54,251	107 CALLE DEL JARDIN	SAN JUAN	17-B-1	8:10:26 PM	8:15:34 PM	12:00:00 AM	12:00:00 AM
12/19/2020	54,272	1306 OHIO AVE	SAN JUAN	12-D-2	10:34:43 PM	10:43:34 PM	11:06:15 PM	11:19:34 PM
12/19/2020	54,278	504 SAN JUANITA ST	SAN JUAN	04-B-3-A	11:24:36 PM	11:35:12 PM	11:53:07 PM	12:00:36 AM
12/19/2020	54,279	307 LIBERTY LOOP S	SAN JUAN	19-D-4	11:27:25 PM	11:37:47 PM	12:00:00 AM	12:00:00 AM
12/20/2020	54,290	S STANDARD AVE & W BUSINESS 83	SAN JUAN	23-C-7-I	1:38:19 AM	1:45:17 AM	12:00:00 AM	12:00:00 AM
12/20/2020	54,308	233 E 4TH ST	SAN JUAN	04-B-3-A	7:44:11 AM	7:50:03 AM	8:06:56 AM	8:21:39 AM
12/20/2020	54,313	2600 N HIBISCUS	SAN JUAN	26-B-1	8:19:40 AM	8:31:34 AM	8:39:36 AM	8:47:20 AM
12/20/2020	54,315	207 E 7TH ST	SAN JUAN	26-C-01-C	8:59:49 AM	9:04:03 AM	9:24:06 AM	9:27:07 AM
12/20/2020	54,321	900 E BUSINESS HIGHWAY 83	SAN JUAN	06-D-2	9:19:32 AM	9:40:41 AM	9:57:24 AM	10:12:41 AM
12/20/2020	54,348	4501 ROSIE ST	SAN JUAN	26-A-5	1:59:10 PM	2:10:05 PM	2:23:26 PM	2:43:53 PM
12/21/2020	54,464	800 E EXPRESSWAY 83	SAN JUAN	04-B-3-A	8:20:09 AM	8:23:23 AM	12:00:00 AM	12:00:00 AM
12/21/2020	54,470	104 W 17TH ST	SAN JUAN	10-D-2	9:12:16 AM	9:20:04 AM	9:35:32 AM	9:49:02 AM
12/21/2020	54,478	114 W GARFIELD ST	SAN JUAN	04-B-3-A	10:26:33 AM	10:32:33 AM	12:00:00 AM	12:00:00 AM
12/21/2020	54,487	315 W 8TH ST	SAN JUAN	17-A-3	11:55:44 AM	12:03:10 PM	12:22:35 PM	12:39:00 PM
12/21/2020	54,489	2013 LOMA VERDE ST	SAN JUAN	01-A-1	12:07:11 PM	12:12:51 PM	12:23:25 PM	12:32:06 PM
12/21/2020	54,502	916 CAROLINA DR	SAN JUAN	26-D-1	1:49:06 PM	1:57:53 PM	2:16:26 PM	2:37:58 PM
12/21/2020	54,511	606 VIA CANTERA DR	SAN JUAN	26-B-1	2:54:33 PM	12:00:00 AM	12:00:00 AM	12:00:00 AM
12/21/2020	54,516	506 CITRUS AVE	SAN JUAN	26-A-10	3:09:39 PM	3:18:13 PM	3:53:21 PM	4:07:47 PM
12/21/2020	54,534	1102 E 495	SAN JUAN	06-C-2-O	5:47:34 PM	5:56:03 PM	6:17:43 PM	6:32:37 PM
12/21/2020	54,543	STANDARD & BUS 83	SAN JUAN	29-B-5-U	7:11:27 PM	7:14:30 PM	7:27:45 PM	7:41:53 PM
12/21/2020	54,544	OBLATE & FRONTAGE	SAN JUAN	29-B-5-U	7:13:26 PM	7:19:32 PM	7:37:33 PM	7:46:05 PM
12/21/2020	54,546	109 LIBERTY LOOP S	SAN JUAN	28-C-03-J	7:36:15 PM	7:49:00 PM	8:02:03 PM	8:13:45 PM
12/21/2020	54,564	616 SYLVIA CIR	SAN JUAN	28-C-1-C	9:15:27 PM	9:18:58 PM	9:46:14 PM	10:00:54 PM
12/22/2020	54,592	1318 SHORT RD	SAN JUAN	10-C-1	1:52:24 AM	2:03:52 AM	2:13:11 AM	2:23:32 AM
12/22/2020	54,616	400 N IOWA AVE	SAN JUAN	06-C-1	7:50:01 AM	7:58:54 AM	8:21:30 AM	8:33:56 AM
12/22/2020	54,626	712 CHAPARRAL AVE	SAN JUAN	32-B-3	8:44:12 AM	8:54:45 AM	12:00:00 AM	12:00:00 AM
12/22/2020	54,628	400 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	9:21:12 AM	9:27:12 AM	12:00:00 AM	12:00:00 AM
12/22/2020	54,671	520 CHAPARRAL AVE	SAN JUAN	01-C-6	1:21:18 PM	1:27:33 PM	1:40:33 PM	1:57:47 PM
12/22/2020	54,673	1618 DOUGLAS ST	SAN JUAN	26-B-01-C	1:27:26 PM	1:43:14 PM	2:07:04 PM	2:24:36 PM
12/22/2020	54,716	107 CALLE DEL JARDIN	SAN JUAN	32-B-2	6:14:08 PM	12:00:00 AM	12:00:00 AM	12:00:00 AM
12/22/2020	54,722	107 CALLE DEL JARDIN	SAN JUAN	32-B-2	6:35:02 PM	6:39:30 PM	12:00:00 AM	12:00:00 AM
12/22/2020	54,732	219 W BUSINESS 83	SAN JUAN	17-B-1-G	7:31:54 PM	7:37:36 PM	8:03:42 PM	8:18:17 PM
12/23/2020	54,788	105 E THELMA ST	SAN JUAN	06-D-2	5:03:44 AM	5:14:43 AM	12:00:00 AM	12:00:00 AM
12/23/2020	54,811	200 E EXPRESSWAY 83	SAN JUAN	27-B-4-G	9:41:15 AM	9:47:05 AM	10:05:36 AM	10:21:50 AM
12/23/2020	54,813	200 E EXPRESSWAY 83	SAN JUAN	27-B-4-G	9:43:14 AM	9:46:23 AM	10:05:09 AM	10:19:50 AM

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	aldrime
12/23/2020	54,833	111 E 1ST ST	SAN JUAN	25-A-2	12:44:42 PM	12:53:07 PM	1:11:56 PM	1:15:03 PM
12/23/2020	54,873	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	3:53:00 PM	4:12:31 PM	4:43:42 PM	4:43:42 PM
12/23/2020	54,880	200 E EXPRESSWAY 83	SAN JUAN	33-C-7	4:44:30 PM	4:58:50 PM	5:08:53 PM	5:21:09 PM
12/24/2020	55,018	1704 ROBERT DR	SAN JUAN	17-B-04-G	9:57:46 AM	10:01:50 AM	10:40:26 AM	10:56:58 AM
12/24/2020	55,023	300 N NEBRASKA AVE	SAN JUAN	26-A-9	10:37:39 AM	10:41:30 AM	11:00:46 AM	11:02:03 AM
12/24/2020	55,052	520 CHAPARRAL AVE	SAN JUAN	10-D-4	2:14:03 PM	2:19:03 PM	2:31:07 PM	2:45:40 PM
12/24/2020	55,064	612 ROYAL PALM ST	SAN JUAN	28-C-06-C	3:03:56 PM	3:14:38 PM	3:26:38 PM	3:38:17 PM
12/24/2020	55,081	606 BAILEY DR	SAN JUAN	26-A-10-C	6:08:54 PM	6:21:03 PM	6:55:04 PM	7:58:43 PM
12/24/2020	55,084	306 N Wyoming Ave	SAN JUAN	04-B-3-A	6:41:32 PM	6:54:28 PM	7:04:15 PM	7:06:48 PM
12/24/2020	55,087	529 S IRD	SAN JUAN	04-B-3-A	7:08:11 PM	7:14:40 PM	7:29:57 PM	7:39:35 PM
12/24/2020	55,097	116 CALLE DEL JARDIN	SAN JUAN	13-C-2	8:23:13 PM	8:28:58 PM	8:58:33 PM	9:12:42 PM
12/24/2020	55,108	E ELDORA RD & GRANDORA ST	SAN JUAN	23-C-7-I	9:57:45 PM	10:08:26 PM	10:40:52 PM	10:58:10 PM
12/25/2020	55,136	705 W HACKBERRY	SAN JUAN	04-B-3-A	2:31:54 AM	2:49:51 AM	3:10:35 AM	3:20:33 AM
12/25/2020	55,146	300 N NEBRASKA AVE	SAN JUAN	21-B-1-T	5:21:46 AM	5:27:01 AM	5:49:28 AM	5:51:28 AM
12/25/2020	55,179	606 E 3RD ST	SAN JUAN	10-D-5	11:12:11 AM	11:18:11 AM	11:30:18 AM	11:47:44 AM
12/25/2020	55,185	312 POINSETTIA CIR	SAN JUAN	04-B-3-A	12:11:54 PM	12:21:44 PM	12:00:00 AM	12:00:00 AM
12/25/2020	55,266	209 W 6TH ST	SAN JUAN	26-C-2	11:46:20 PM	11:56:51 PM	12:00:00 AM	12:00:00 AM
12/26/2020	55,271	1406 HOOPER AVE	SAN JUAN	02-B-1	12:31:20 AM	12:41:35 AM	1:02:31 AM	1:08:02 AM
12/26/2020	55,274	E RIDGE RD & S NEBRASKA AVE	SAN JUAN	29-D-2-P	12:57:12 AM	1:04:50 AM	12:00:00 AM	12:00:00 AM
12/26/2020	55,298	420 SAN MARCOS ST	SAN JUAN	25-B-1	6:45:24 AM	6:54:06 AM	7:26:03 AM	8:13:25 AM
12/26/2020	55,309	305 NORTHGATE AVE	SAN JUAN	06-D-1	9:02:06 AM	9:07:30 AM	9:15:01 AM	9:25:13 AM
12/26/2020	55,401	107 CALLE DEL JARDIN	SAN JUAN	32-B-2	9:18:31 PM	9:24:06 PM	12:00:00 AM	12:00:00 AM
12/26/2020	55,402	419 ORANGE DR	SAN JUAN	17-A-2-G	9:28:55 PM	9:34:10 PM	12:00:00 AM	12:00:00 AM
12/26/2020	55,403	2301 N RAUL LONGORIA RD	SAN JUAN	26-B-1	9:30:53 PM	9:41:39 PM	10:06:16 PM	12:00:00 AM
12/26/2020	55,416	2301 N RAUL LONGORIA RD	SAN JUAN	12-B-1	11:28:28 PM	11:33:17 PM	12:00:00 AM	12:00:00 AM
12/27/2020	55,427	204 COCONUT PALM AVE	SAN JUAN	26-B-1	12:58:48 AM	1:08:15 AM	1:51:37 AM	1:57:37 AM
12/27/2020	55,463	109 NORTHGATE AVE	SAN JUAN	25-B-6	9:36:34 AM	9:41:46 AM	10:07:54 AM	10:16:21 AM
12/27/2020	55,468	611 ATHOL AVE	SAN JUAN	09-D-1	9:55:50 AM	10:00:22 AM	10:34:48 AM	10:34:48 AM
12/27/2020	55,479	711 N NEBRASKA	SAN JUAN	26-B-1	11:55:25 AM	12:00:40 PM	12:16:08 PM	12:17:18 PM
12/27/2020	55,481	317 W 1ST ST	SAN JUAN	12-A-4-E	12:06:05 PM	12:11:57 PM	12:30:18 PM	12:47:41 PM
12/27/2020	55,487	14TH ST & NEBRASKA	SAN JUAN	29-D-2-M-U	1:45:19 PM	1:51:37 PM	2:05:23 PM	2:15:03 PM
12/27/2020	55,522	315 E 10TH ST	SAN JUAN	06-D-1	7:04:29 PM	7:09:30 PM	7:22:49 PM	7:35:08 PM
12/27/2020	55,528	2001 N VETERANS	SAN JUAN	21-D-4-M	7:32:36 PM	7:42:17 PM	7:57:52 PM	8:13:11 PM
12/27/2020	55,536	300 W SAN DIEGO ST	SAN JUAN	10-D-5	8:19:27 PM	8:22:42 PM	8:43:58 PM	8:48:16 PM
12/27/2020	55,565	414 JUSTICE LN	SAN JUAN	28-C-04-L	11:34:30 PM	11:45:22 PM	11:57:04 PM	12:08:24 AM
12/28/2020	55,587	112 W EXPRESSWAY 83	SAN JUAN	04-B-3-A	4:20:15 AM	4:27:05 AM	12:00:00 AM	12:00:00 AM
12/28/2020	55,597	112 W EXPRESSWAY 83	SAN JUAN	23-C-7-I	8:27:00 AM	8:30:30 AM	12:00:00 AM	12:00:00 AM
12/28/2020	55,602	112 W EXPRESSWAY 83	SAN JUAN	23-C-7-I	8:27:00 AM	8:30:30 AM	8:59:08 AM	9:01:32 AM
12/28/2020	55,614	218 W BLUEBIRD ST	SAN JUAN	25-B-6	10:09:35 AM	10:14:48 AM	10:30:53 AM	10:35:58 AM
12/28/2020	55,625	CESAR CHAVEZ & EXPRESSWAY	SAN JUAN	29-B-5-U	11:27:16 AM	11:31:19 AM	12:00:00 AM	12:00:00 AM
12/28/2020	55,656	CESAR CHAVEZ & SIOUX	SAN JUAN	32-B-3	2:23:31 PM	2:23:35 PM	2:33:00 PM	2:33:03 PM
12/28/2020	55,671	1200 OHIO AVE	SAN JUAN	26-B-1	3:26:20 PM	3:33:43 PM	3:42:17 PM	3:47:48 PM
12/28/2020	55,683	611 W 3RD ST	SAN JUAN	29-D-9	5:06:36 PM	5:19:24 PM	5:26:35 PM	5:58:40 PM
12/28/2020	55,696	2301 N RAUL LONGORIA RD	SAN JUAN	12-B-1	6:26:45 PM	6:40:18 PM	6:57:45 PM	7:05:05 PM

[illegible]

Community Events

Dec-20



Date	Address	Event
------	---------	-------

	None	
--	------	--

City of San Juan 9-1-1 Responses 2020



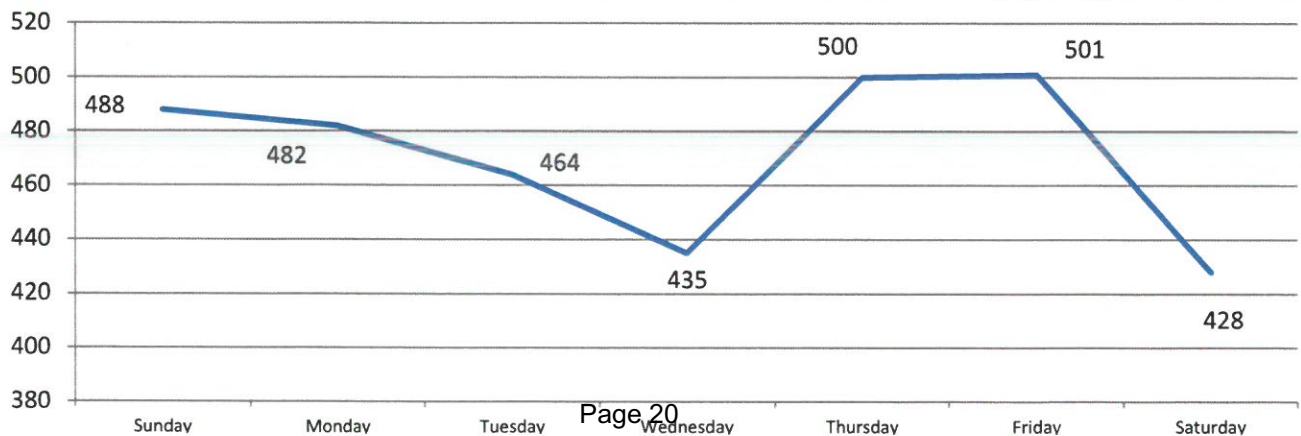
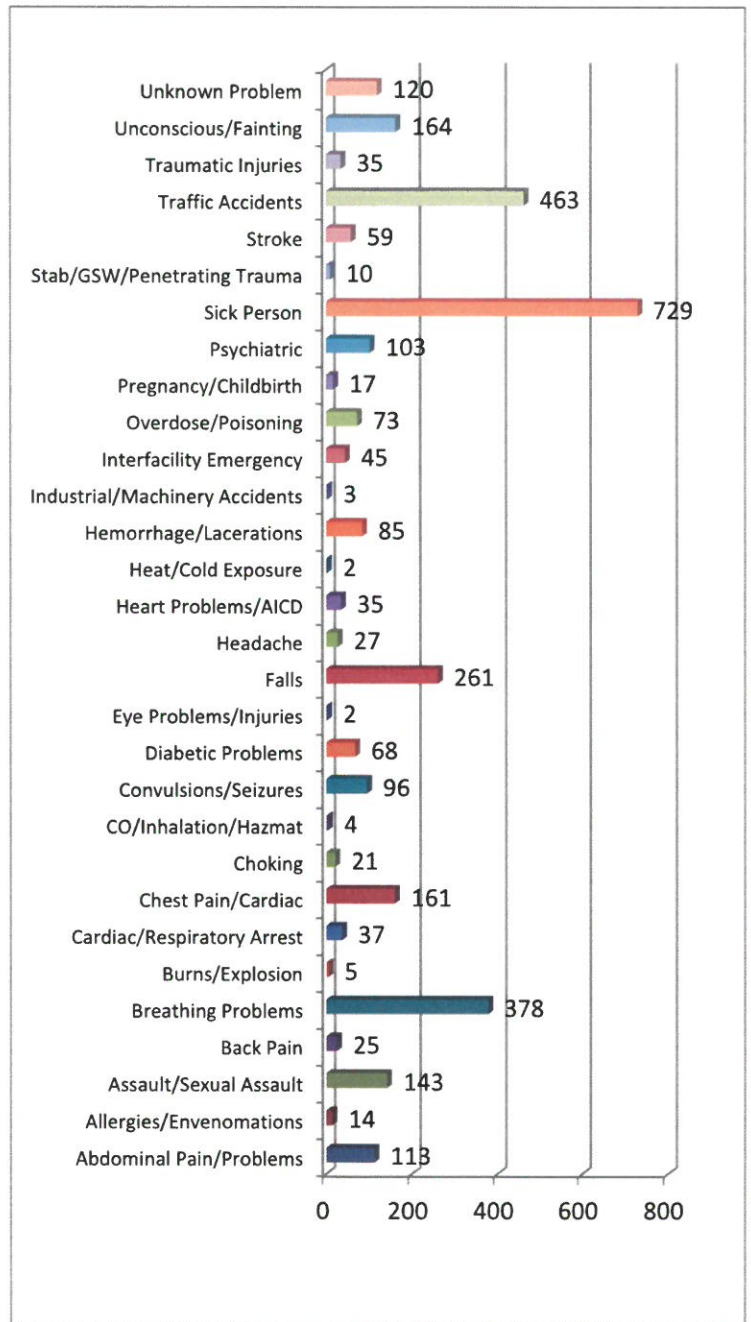
Month	Call Volume	P-1 Compliance
Jan-20	262	94.5%
Feb-20	262	93.8%
Mar-20	285	93.6%
Apr-20	209	95.1%
May-20	251	96.2%
Jun-20	296	91.5%
Jul-20	388	94.6%
Aug-20	277	95.5%
Sep-20	228	96.2%
Oct-20	287	95.1%
Nov-20	269	94.9%
Dec-20	284	93.5%

Total Calls 3298

Calls by Destination

DHR-Woman's	9
DHR	420
ERMC	80
ECH	39
KMC	3
MMC	548
MHH	68
MRMC	9
RGRH-McAllen	5
RGRH-Edinbrug	2
RGRH-San Juan	657
RGRH	627
STHS-Alamo	58
STHS-Mission	3
STHS-Edinburg	10
STHS-Monte Christo	7
STHS-Ware	6
STHS-Weslaco	1
VMBC	2
VMBC-Mirco	4

TOTAL 2,558





Oscar Escamilla
Acting Lieutenant

**December 2020
Call Volume Monthly Breakdown**

Fire House Code	Incident Type	Total
322	Motor Vehicle Accidents w/Injuries	13
323	Auto-Pedestrian	3
324	Motor Vehicle Accidents w/o Injuries	4
311	Medical Call	2
142/143	Grass/Brush Fires	3
131	Vehicle Fires	1
700/750	False Alarms	14
154	Trash Fires	0
550/551	Assist other Agency/Dept.:	1
651	Smoke Scare	4
111	Structure Fires	1
1101	Equipment Fire	1
412	Gas Leak	1
480	Attempted burning, Illegal action	1
600	Good Intent Call	0
611	Cancelled in Route	1
622	Wrong Location/No Incident Found	2
541	Bee attack/ Animal Problem	1
331	Child Locked in a Vehicle	1
440/1601	Electrical Equipment Problem (Pole)	4
1131	Cooking Fire	0
100	Fire, Other	0
Grand Total:		58

Call Volume for each shift:

A Shift 26

B Shift 13

C Shift 19

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 December 2020

Date	Incident #	Location	Dispatched Time	Arrival	Delay Time	Inci
12/01/2020	20-652	Frontage and Cesar Chavez	4:50pm	4:57pm	7 Min	MVA
12/02/2020	20-657	Cesar Chavez and Owassa	6:51pm	7:11pm	20 Min	MVA
12/03/2020	20-659	Cesar Chavez and El Dora	1:03pm	1:07pm	4 Min	MVA
12/04/2020	20-661	901 W Expressway 83 Eastbound Frontage	1:46pm	1:56pm	10 Min	MVA
12/04/2020	20-662	800 W Bus. 83	3:43pm	3:50pm	7 Min	MVA
12/04/2020	20-664	495 and Raul Longoria	6:33pm	6:48pm	15 Min	MVA
12/05/2020	20-665	2301 N. Raul Longoria	4:40pm	4:50pm	10 Min	Medi
12/06/2020	20-667	223 Jaime	3:26pm	3:35pm	9 Min	Medi
12/12/2020	20-673	Ridge and Nebraska	6:45pm	6:51pm	6 Min	MVA
12/16/2020	20-678	600 E. Frontage Eastbound	6:24pm	6:29pm	5 Min	MVA
12/18/2020	20-679	601 Palmetto palm	6:36pm	6:50pm	14 Min	Auto
12/21/2020	20-683	Oblate and Frontage	7:11pm	7:19pm	8 Min	MVA
12/25/2020	20-690	Owassa and Cesar Chavez	9:25pm	9:35pm	10 Min	MVA
12/26/2020	20-691	300 E Ridge	12:56am	1:05am	9 Min	MVA
12/27/2020	20-695	14th and Nebraska	1:44pm	1:51pm	7 Min	Auto

12/28/20 20	20-697	1105 E Sioux Rd.	8:48am	9:00am	12 Min	MVA
12/28/20 20	20-699	1200 S Ohio	3:23pm	3:34pm	11 Min	Medi
12/31/20 20	20-705	1002 Lila St	1:21pm	1:32pm	11 Min	Auto

Fire Inspection November 2020

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	12/2/20	Azure Bistro Inc.	909 W 1st Street	Miguel Dominguez	J. Salinas	Approved
2	12/2/20	Cavazos Quick Stop	4202 N Raul Longoria HWY	Alexis Cavazos	J. Salinas	Approved
3	12/7/20	Los Corazones de Oro Adult Daycare	130 E 83 BUS	Rosa E Mendoza	J. Salinas	Approved
4	12/7/20	Subway #57928	2707 N Raul Longoria HWY	Alexandrea Ramirez	J. Salinas	Approved
5	12/10/20	Jazmin's Barber and Beauty	213 N Nebraska AVE	Lupita Osorio	J. Salinas	Approved
6	12/10/20	Pete's Auto Service	3705 N Raul Longoria HWY	Pedro Pestana	J. Salinas	Approved
7	12/10/20	Taqueria La Mexicana	1803 N Raul Longoria HWY	Jose A Garza	J. Salinas	Approved
8	12/10/20	Ambu-Med LLC	116 E 83 BUS	Amador Ayala Jr.	J. Salinas	Approved
9	12/10/20	Luxury Tuxedo	2205 N Raul Longoria HWY	Humberto Suarez	J. Salinas	Approved
10	12/10/20	Ositos Learning Daycare	717 W Sam Houston BLVD	Xochitl Rodriguez	J. Salinas	Approved
11	12/10/20	Ann's Restaurant	221 W 83 BUS	Oziel t	J. Salinas	Approved
12	12/10/20	Rio Bravo Packing and Logistics LLC	5316 S Stewart RD	Dulce Garcia	J. Salinas	Approved
13	12/16/20	Junior's Supermarket	108 E 495	Jesus Chavana	J. Salinas	Approved
14	12/21/20	Taqueria Rios	5107 N Raul Longoria HWY	Diamina Chavez	J. Salinas	Approved
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						

FUEL LOG

December 2020

DATE	TIME	UNIT/DIESEL CONTAINER	GALLONS	OFFICER IN CHARGE
12/1/2020	1:44 p.m.	Engine-2	13.7	J. Martinez
12/1/2020	2:21 p.m.	Ladder-1	41.8	C. Alaniz
12/2/2020	9:34 a.m.	1201	15	Chief T. Garza
12/2/2020	3:30 p.m.	Engine-1	10.9	J. Balderas
12/2/2020	7:21 p.m.	Engine-2	12.1	R. Torres
12/3/2020	1:50 p.m.	Engine-2	6.6	B. Rodriguez
12/3/2020	2:17 p.m.	Brush-2	13.2	J. Lopez
12/3/2020	2:22 p.m.	1202	21.3	C. Alaniz
12/4/2020	7:03 p.m.	Engine-1	14.7	J. Balderas
12/5/2020	7:42 p.m.	Engine-2	17.7	J. Mata
12/7/2020	7:26 a.m.	Rescue-1	11	A. Araguz
12/7/2020	10:06 a.m.	Tank-1	11	J. Lopez
12/7/2020	3:25 p.m.	Engine-1	12.9	A. Flores
12/8/2020	2:34 p.m.	Engine-2	16.7	J. Martinez
12/9/2020	8:57 a.m.	1201	17	Chief T. Garza
12/9/2020	2:53 p.m.	Engine-1	8.1	R. Lopez
12/10/2020	12:13 p.m.	1202	21.1	C. Alaniz
12/10/2020	4:38 p.m.	Engine-1	9	Z. Beaz
12/11/2020	3:27 p.m.	Ladder-1	16.2	R. Torres
12/12/2020	5:33 p.m.	Engine-2	18.6	J. Mata
12/12/2020	6:28 p.m.	Ladder-1	10	A. Foster
12/14/2020	2:22 p.m.	Ladder-1	15.6	A. Foster
12/15/2020	2:01 p.m.	Engine-1	16	A. Garza
12/16/2020	7:43 a.m.	1201	17	Chief T. Garza
12/16/2020	8:40 a.m.	Brush-2	9.9	A. Araguz
12/16/2020	4:02 p.m.	Brush-2	10.3	O. Ortega
12/16/2020	4:08 p.m.	Ladder-1	25.4	V. Sanchez
12/17/2020	5:58 p.m.	1202	17.1	C. Alaniz
12/17/2020	5:24 p.m.	Engine-1	23.1	A. Garza
12/17/2020	5:28 p.m.	Brush-1	8.5	A. M. Garza
12/18/2020	2:27 p.m.	Ladder-1	20.2	R. Lopez
12/21/2020	7:54 a.m.	Ladder-1	13.3	A. Foster
12/21/2020	12:51 p.m.	Engine-1	14	J. Balderas
12/22/2020	2:25 p.m.	Engine-1	7.1	N. Garza
12/23/2020	7:30 a.m.	1202	14.9	C. Alaniz
12/24/2020	10:57 a.m.	Ladder-1	10.9	J. E. Mata
12/26/2020	6:46 a.m.	Engine-2	19.8	A. Garza
12/26/2020	6:50 a.m.	Brush-1	7	A. M. Garza

DATE	TIME	UNIT/DIESEL CONTAINER	GALLONS	OFFICER IN CHARGE
12/26/2020	12:45 p.m.	Rescue-1	10	J. Funes
12/26/2020	12:50 p.m.	Ladder-1	11.3	J. Funes
12/28/2020	2:04 p.m.	Ladder-1	16	J. Mata
12/28/2020	2:56 p.m.	Engine-1	13	A. Garza
12/29/2020	7:56 a.m.	1201	15	Chief T. Garza
12/29/2020	1:18 p.m.	1202	12.4	C. Alaniz
12/30/2020	2:10 p.m.	Engine-1	12.6	A. Araguz
12/30/2020	2:30 p.m.	Ladder-1	17.1	A. Foster
TOTAL of Diesel			676.1	



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: Ruben Morin, Chief of Police

DATE: 1/15/2021

SUBJECT: Police Department Monthly Report.

This memorandum is to keep you all informed on our monthly operational statistics, and any other significant cases or events that occurred during the month of December.

STATISTICS: POLICE	DECEMBER
• Calls for service:	1799
• Incident reports:	588
• Accidents:	105
• 911 Calls	1771
• Patrol Citations Issued:	126
Violations:	164
• Patrol & CID Arrests:	61
• CID Issued Warrants:	33

STATISTICS: ANIMAL CONTROL

• Calls for Service:	213
• Citations Issued:	12

CRIME STOPPERS:

- No board meetings were scheduled.

FEDERAL & STATE ASSET FORFEITURE PROGRAM:

- Received state forfeiture awards: \$4,865.80 U.S. Dollars & Computers
- Received federal forfeiture awards: Nothing to report.
- Department is in full compliance with federal and state guidelines (Audits).

SPECIAL GRANT DETAILS: DECEMBER

• Stone Garden hours:	714
-----------------------	-----

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

- Citations: 77
- Border Star hours: 80
- Citations: 0
- Tx-Dot STEP-Wave Traffic Enforcement hours: 0

SAN JUAN POLICE PERSONNEL:

- Peace Officers: Currently, there are four (4) Police Officer positions available.
- Civil Service Test Dates:
Entry-Level Peace Officer: March 3rd, 2021
Corporal Promotional Exam: March 10th, 2021
- One (1) civilian position available (Administrative Assistant)

TELE-COMMUNICATORS:

- No new event to report.

ANIMAL CONTROL:

- All positions have been filled.
- Received two (2) new 2021 Chevrolet Silverado trucks for Animal Control Enforcement in the month of December.

FLEET

- Repairs and maintenance continue with no major issues to the fleet.

TRAFFIC ENFORCMENT:

DECEMBER

- Cruiser enforcement (Thursday Nights) traffic stops. 1
- Citations: 0
- Regular patrol city wide.

COVID-19 OPERATIONS:

- San Juan Police Department followed the guidelines set forth by the Mayor, County Judge and the Governor of Texas.

SPECIAL EVENTS:

- December: San Juan Police and TMPA conducted an employee appreciation barbecue.
- San Juan Police Officers raised over twenty-three hundred (2300) unwrapped gifts for the Blue Santa toy giveaway. This event was successful due to toy donations from private citizens, citizens of San Juan, and local businesses.
- New parking project pending completion.

Respectfully,

Ruben Morin, Chief of Police
San Juan Police Department
"A Commitment to the Future"



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: 1/15/2021

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	\$ 24,832.10
Defensive Driving	1
Deferred	3
Pre-Trials	4
Bench Trails	5
Scofflaw	\$ 2,025.60

COLLECTIONS 2019
December - \$ 19,376.28

COLLECTIONS 2020
December - \$ 24,832.10

CITATIONS ISSUED 2019
December - 140

CITATIONS ISSUED 2020
December - 126

SCOFFLAW COLLECTIONS 2019
December - \$ 4,525.90

SCOFFLAW COLLECTIONS 2020
December - \$ 2,025.60

City Marshal - Warrants and Fines Collected \$ 2,028.00
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: 1/19/2021

SUBJECT: Department of Utilities Monthly Report.

Texas Drought Outlook

1. 84% of Texas is in a drought (End of December)
2. Moderate Drought (RGV)
3. Stage II is still in full effect

System Outlook

1. Water Connections – 6750
2. Sewer Connections – 10,427 (3677 NAWSC)

Water Treatment Facility

Combined Gallons Treated: 75,752,000

Combined Gallons Produced: 76,540,000

WTF No 1

- 0 gals treated
- 37,662,000 gals delivered
- 33,810,000 gals transferred from plant 2
- 5,418,000 gals RAW (Reservoir)
- 0 Backwash
- 0 gals Well

WTF No 2

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

- 75,752,000 gals treated
- 38,878,000 gals delivered
- 33,810,000 gals transferred to plant 1 daily
- 50,344,000 gals RAW (Reservoir)
- 1,960,000 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 – 3
- Breaks - 5
- Taps - 2

Water Loss

- Reported -155,200 gals
- Unreported - 12,700 gals

Hydrants

- Flushed - 17
- Repaired/Replaced - 0
- Stage II Water Conservation still in effect.

Valves

- Worked – 13

Utility Billing Work Orders – 0

We continue our hydrant and valve maintenance

- One Vacancy – HEO

Wastewater Treatment Facility

1. Treated - 59,388,000 gals
2. Wetland – 1,375,000 gals (pumps are in shop)
3. 460 - cubic yards of sludge hauled to landfill
4. JMJ continues work on Solids Dewatering Facility
5. Pending Permit Renewal

Wastewater Collections

Work orders - 53

- Sewer Main Repaired – 0
- Sewer Main Installed - 0
- Sewer Backups Reported - 12
- Sewer Backups Cleared - 12
- Odor Complaints – 4
- Locates - 6
- Manhole Repaired/replaced - 1
- New Manholes installed - 0
- Lift Station - 13
- Unauthorized Discharges - 0

Administration

Financials

- Administration – 81.97%
- Water Treatment – 63.02%
- Distribution: – 83.63%
- Sewer Collection – 72.64%
- Wastewater Treatment – 76.12%

Projects

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

Training

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

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Hold a Public Hearing to Solicit Input from Interested Parties on the City of San Juan Needs under the Urban County Program Fiscal Year 34 (2021).

STAFF COMMENTS AND RECOMMENDATIONS:

To be in compliance with the Consolidated Plan for Community Planning & Development Grant (CDBG) the City of San Juan is required to conduct a public hearing to solicit input from interested parties on the City's needs under the Urban County Program Fiscal Year 34 (2021).

\$301,060.00 will be available in funds to the City of San Juan.

RECOMMENDATION:

Conduct the public hearing as required by the Hidalgo County Urban County Program.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



URBAN COUNTY PROGRAM

1916 Tesoro Street • Pharr, Texas 78577 • (956) 787-8127 FAX (956) 318-2988
E-mail: ucp@ucp.co.hidalgo.tx.us

January 11, 2021

Mayors
All Cities

RE: 2021 Annual Action Plan- Needs Assessment Public Hearing & Calendar

Honorable City Mayors:

We are happy to announce that the UCP is beginning its Annual Action Plan (AAP) Process. As such, attached you will find the Public Hearing Notices that will be published in The Monitor and El Periodico newspapers as required. Needs Assessment Public Hearings have been set up for each of the participating cities and the precincts as well. The notices **must** be posted at each city office, and public libraries (if available). Posting affidavit **must** to be submitted to the UCP no later than Wednesday, January 13, 2021 at 5:00 PM. Please email a scanned **signed** copy of the affidavit to maritsa.meza@co.hidalgo.tx.us and guadalupe.garcia@co.hidalgo.tx.us for compliance record keeping. Cities **must** adhere to all social distancing requirements for all public hearings as we continue to deal with the Covid-19 Pandemic.

Attached you will also find a calendar of events to for all 2021 AAP deadlines. Take notice that the Needs Assessment Public Hearing dates and times have been sent to all the UCP participating Non-Profit agencies so that they may submit their written letters for funding requests. Letters will be accepted via email to city staff.

Along with the notices and affidavits, you will also find the official 2021 AAP work plan submission documents required. Should you have any questions please do not hesitate to contact me, Antonio Barco, Assistant Director or Guadalupe V. Garcia, UCP Coordinator III. Thank you for your prompt attention and your assistance as we prepare for yet another successful year for the Urban County Program.

Respectfully,

A handwritten signature in blue ink, appearing to read "P.R. Avila", is written over the typed name.

Patricio R. Avila,
UCP Director

PRA/gvg

Enclosures: Public Hearing Notices
Posting Affidavit
2021 AAP Calendar
2021 AAP Work Plan documents

HIDALGO COUNTY - PRECINCT NO. 2 RESIDENTS
PUBLIC HEARING NOTICE
HIDALGO COUNTY - URBAN COUNTY PROGRAM
Publication Date: Wednesday, January 13, 2021

In compliance with the Consolidated Plan for Community Planning & Development (CDBG), the **Cities listed below** will conduct a public hearing to solicit input from interested parties on the **Cities' needs** under the **Urban County Program Fiscal Year 34 (2021)**.

The overall goals for the Consolidated Plan are to strengthen partnerships with jurisdiction, to extend and strengthen partnerships among all levels of government and the private sector, including profit and nonprofit organizations, to enable them to provide decent housing, to establish and maintain a suitable living environment, and to expand economic opportunities for every citizen, particularly for very low income persons.

The public hearing for the **City of Hidalgo** will be held on **Monday, January 18, 2021 at 6:00 P.M.** at the following location: **Hidalgo City Hall located at 704 E. Ramon Ayala Dr., Hidalgo Texas 78577**. For more information, please come by our city office or call **(956) 843-2286**. Written comments can be forwarded to: **Mayor Sergio Coronado - City of Hidalgo, 704 E. Ramon Ayala Dr., Hidalgo Texas 78577**. Expected allocation is **\$ 270,886.00**.

The public hearing for the **City of San Juan** will be held on **Tuesday, January 26, 2021 at 6:00 P.M.** at the following location: **San Juan Library located at 1010 S. Standard Ave., San Juan, Texas 78589**. For more information, please come by our city office or call **(956) 223-2200**. Written comments can be forwarded to: **Mayor Mario Garza - City of San Juan, 709 S. Nebraska St., San Juan, Texas 78589**. Expected allocation is **\$ 301,060.00**.

Listed below is a partial listing of eligible activities.

Public Facilities Needs	Child Care Services
Senior Centers	
Youth Centers	Accessibility
Neighborhood Facilities	
Parks and Recreation Facilities	Economic Development Needs
Health Facilities	Technical Assistance
Child Care Facilities	
Parking Facilities	Lead-Based Paint/Hazard Abatement
Infrastructure Improvement Needs	Code Enforcement
Flood Drain Improvements	
Water Improvements	Emergency Shelter Needs
Sewer Improvements	
Street Improvements	Housing Needs
Public Service Needs	Community Planning
Senior Services	
Handicapped Services	Program Administration
Youth Services	

It is the objective of Hidalgo County to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) who may require an interpreter shall be provided upon request by calling (956) 787-8127 at least three (3) days in advance. Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 735-2989 to call the Hidalgo County Urban County Program (UCP) and request arrangements in order to participate in the citizen participation process. Hidalgo County Urban County Program does not discriminate on the basis of disability status in the admission of, or access to, or treatment in its federally assisted programs or activities.

Patricio R. Avila, Director
Hidalgo County – Urban County Program
1916 Tesoro Street
Pharr, Texas 78577



RESIDENTES DEL CONDADO DE HIDALGO PRECINTO NO. 2
AVISO DE AUDENCIA PUBLICA
PROGRAMA URBANO DEL CONDADO DE HIDALGO
Fecha de publicación: miércoles día 13 de enero del 2021

En cumplimiento con el Plan Consolidado para la Planificación y Desarrollo Comunitario (CDBG), las ciudades mencionadas debajo llevarán a cabo una audiencias públicas para solicitar la opinión de las partes interesadas en las necesidades de la ciudades bajo **El Programa Urbano del Condado de Hidalgo, del año fiscal 34 (2021)**.

Los objetivos generales del Plan Consolidado son el fortalecimiento de las asociaciones con jurisdicciones a fin de ampliar y fortalecer las alianzas entre todos los niveles del gobierno y el sector privado, incluidas las organizaciones sin fines de lucro y, a fin de que puedan proporcionar una vivienda digna, para establecer y mantener una vida adecuada en el medio ambiente, y para ampliar las oportunidades económicas para todos los ciudadanos, en particular para las personas con ingresos muy bajos.

La audiencia pública para **la Ciudad de Hidalgo** se llevará a cabo el **Lunes 18 de enero 2021 a las 6:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Hidalgo ubicado en el 704 E. Ramon Ayala Dr., Hidalgo Texas 78577**. Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 843-2286**. Los comentarios escritos pueden hacer enviados a: **Alcalde Sergio Coronado de la Ciudad de Hidalgo al 704 E. Ramon Ayala Dr., Hidalgo Texas 78577**. Asignación esperada de \$ 270,886.00.

La audiencia pública para **la Ciudad de San Juan** se llevará a cabo el **Martes 26 de enero 2021 a las 6:00 P.M.** en la siguiente ubicación: **La Biblioteca de la Ciudad de San Juan ubicado en el 1010 S. Standard Ave., San Juan, Texas 78589**. Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 223-2200**. Los comentarios escritos pueden hacer enviados a: **Alcalde Mario Garza de la Ciudad de San Juan al 709 S. Nebraska St., San Juan, Texas 78589**. Asignación esperada de \$ 301,060.00.

A continuación se muestra una lista parcial de las actividades elegibles.

Necesidades de establecimientos públicos	Servicios de cuidado infantil
Centros para personas de la tercera edad	
Centros para jóvenes	Accesibilidad
Instalaciones del vecindario	
Instalaciones de parques y recreación	Necesidades de desarrollo económico
Instalaciones de salud	Asistencia Técnica
Instalaciones para el cuidado de niños	
Instalaciones de estacionamiento	Pintura con base de plomo / Reducción de Riesgos
Necesidades de mejoras de infraestructura	Aplicación del código
Mejoras de drenaje de inundaciones	
Mejoras de agua	Necesidades de vivienda de emergencia
Mejoras de alcantarillado	
Mejoras de calles	Necesidades de vivienda
Necesidades de Servicios Públicos	Planificación de la Comunidad
Servicios para personas de tercera edad	
Servicios para discapacitados	Administración del Programa
Servicios para jóvenes	

Es el objetivo del Condado de Hidalgo para cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, los Americanos con Discapacidades de la Ley de barreras arquitectónicas (ADA) de 1990 y la Ley ADA Enmienda de 2008, la Ley de Equidad de Vivienda, y Con todo respeto. Las personas con discapacidades / minusválidos, que no hablan inglés o con un dominio limitado del inglés (LEP) que pueden requerir un intérprete se les proporcionarán previa solicitud llamando al (956) 787-8127 por lo menos con tres (3) días de anticipación. Las personas sordas, con problemas de audición, sordo-ciegos o del habla discapacitados pueden utilizar Relay Texas al (800) 735-2989 para llamar al Programa del Condado de Hidalgo Condado Urbano (UCP) y los arreglos de solicitud con el fin de participar en el ciudadano proceso de participación. El Programa Urbano del Condado de Hidalgo no discrimina en base al estado de discapacidad en la admisión, el acceso o el tratamiento en sus programas o actividades con asistencia federal.

Directora Patricia R. Avila
Programa Urbano del Condado de Hidalgo
1916 Tesoro Street,
Pharr, Texas 78577



NUESTRA CLINICA DEL VALLE, INC.

ADMINISTRATIVE OFFICES
P.O. BOX 1689 PHARR, TEXAS 78577
956-787-8915

January 11, 2021

Mayor Mario Garza
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Dear Mayor Garza:

Please accept this as Nuestra Clinica del Valle's letter of intent to seek funds in the amount of \$25,000 from Urban County/CDBG funds for program year 34 (2021-2022).

Nuestra Clinica Del Valle, Inc. (NCDV) will provide medical, dental and behavioral services to uninsured, economically disadvantaged residents in the City of San Juan. NCDV will provide medical, dental and behavioral services to 300 adults and children who would otherwise have no access to these services.

Please contact our office regarding additional information required in order to expedite our request.

Sincerely,



Lucy Torres
Chief Executive Officer

XC: Robert Escobar

1518 E. Santa Rosa Ave.
Edcouch, TX 78538
956-262-1363

1500 First Street
Mercedes, TX 78570
956-565-3191

611 N. Bryan Rd.
Mission, TX 78572
956-580-3303

105 South 10th Street
Donna, TX 78537
956-464-5809

801 W. 1st Street
San Juan, TX 78589
956-787-0787

201 S. Los Ebanos
Alton, TX 78574
956-519-1800

300 N. 86th St.
San Carlos, TX 78539
956-287-8850

600 N. Garza, Suite A
RGC. Tex. 78582
956-487-0846

2891 E. Grant St.
Roma, Texas 78584
956-849-2100

2900 Raul Longoria
San Juan, TX 78589
956-781-6077

806 W. 3rd St.
San Juan, Texas 78589
956-787-0787



501 (c)3 organization

EIN 47-4272322

1223 E Hackberry Ave
McAllen, TX 78501
956.277.1776
info@ckrgv.org

Executive Director

Sofia Peña, M.Ed.

Board of Directors

Melanie Watson

Leroy Cadena

Clarissa Leonard

Andres Del Fierro

Marissa Pecina

Lisa Rosales

Annette Franz

Laurie Pulido

January 2021

City of San Juan
709 S. Nebraska
San Juan, Texas 78589

Re: Request for CDBG Funding

Mayor Garza and City Commission members,

At Capable Kids Foundation, we are dedicated to improving the quality of life for individuals of all ages with disabilities and their families by enabling them to participate in various events and activities throughout the community. We aim at increasing knowledge on topics specifically for individuals with disabilities, as well as advocate for improved accommodations in the Rio Grande Valley Community and beyond.

Mission

We are dedicated to encouraging and helping build a network that is an integral part of the community that makes up the Rio Grande Valley. Our goal is to help families and individuals living with disabilities have a good quality of life while living in a society that respects and appreciates them, their talents and their skills.

Capable Kids Foundation, Inc, launched a COVID-19 response to provide support and resources to families of children with disabilities during the pandemic. The funding request will continue to provide nutrition and food insecurity relief, therapeutic materials to enhance and continue learning and progress at home, preparation of a resource guide that contains information on, financial, medical, mental health and well-being, educational needs, and funding for operational expenses.

Capable Kids Foundation is also engaged in larger social impact projects that will bring about change and social inclusion by working with local municipalities, schools, and county and state representatives to improve and equip existing and new playground spaces with accessible and inclusive play structures, bathroom facilities and other amenities for families of children with disabilities. Included in this project is the rollout of Inclusion Matters by Shane's Inspiration, which is a curriculum established to promote social inclusion at all levels through play and also provides us with a valuable resource to assist in the consultation of playground design. Inclusion Matters is important in the advancement of our mission because it teaches children to play with and include those with disabilities from a very young age. It also teaches adults and others who may come in contact with persons with disabilities how to interact with and include them in all aspects of life.

This funding request will help us with continued implementation of these projects. The pandemic severely diminished our ability to raise funds and further forced us to cancel our largest fundraising event. The Capable Kids Foundation, Inc., programming has been successful and is in demand across the four-county South Texas region, therefore this funding would allow us to increase our reach and provide support for an increased number of families of children with disabilities. The pandemic has left our families isolated, scared and in need of resources to navigate these uncertain times. Capable Kids Foundation, Inc., is committed to providing resources to make sure families of children and young adults with disabilities have the ability to remain engaged in the community and thriving despite the pandemic. It is important to note that we conduct needs assessments and surveys for all of our events to ensure that our programming is not only engaging and educational but necessary and provides relief and inclusion.

Capable Kids Foundation, Inc., serves the Rio Grande Valley (2017 Census data approximates 139,000 children with disabilities in RGV). Participation is mainly from Hidalgo and Cameron counties and this funding would allow for an increase in service to the largely rural populations to widen our impact to include children from the surrounding rural counties. Capable Kids Foundation was established in 2015 and serves children with any disability at no cost to them or their families. All of our activities are adaptive and inclusive. The 2012 Census regards the Rio Grande Valley as the poorest MSA in the nation, data which mandates us to provide inclusive services to our disability and low socio-economic status, community and CKF promises to further this effort for change and inclusion.

Capable Kids Foundation, Inc., has been in existence for five years and has been sustained by the generosity of the local community and local philanthropic gestures. Capable Kids has increased services and the number of families served tenfold in that span of time. Sustainability will continue to be based on fundraising efforts as well as an aggressive grant search and application process. Capable Kids had operated as a foundation run by volunteers and is now staffed with an Executive Director and a Program Director, both of whom can seek other sources of funding for sustainability and longevity. Our impact in the community is powerful and provides much needed resources to a population that is susceptible to isolation and regression, especially as this pandemic continues to plague our country. Capable Kids is committed to long-term sustainability and is grateful for the large community of volunteers that help make our projects a success at no cost to our families. Expanding our programming to include larger impact projects will provide us with the substance to apply for and receive larger grant funds in the future.

The Request

Capable Kids Foundation Inc., humbly submits this request for \$10,000 or any amount feasible in funding to help continue our Covid-19 response and programmatic activities to ensure families and children

with disabilities are staying engaged, thriving and addressing essential needs (food, shelter and security). Our efforts to provide inclusive and adaptive activities and support to the disability community include; contactless and intermittent food packages to alleviate hunger insecurity, mental health and wellness sessions with professionals in the discipline, equipment and therapeutic items for use in the home to maintain activity and lessen regression of critical life skills, and inclusive and adaptive activities to ensure engagement.

If this request meets with the standards and approval it would be our honor to accept any amount to continue our efforts to make inclusion a part of daily life for persons with disabilities. Your generosity with the community is evident and genuine and Capable Kids Foundation, Inc., hopes to join the extensive list of lucky recipients over the years.

We appreciate the opportunity to submit this inquiry and are prepared to present in person or virtually at a moments notice. If you should have any questions or require further information, please do not hesitate to contact me via email at Sofia@ckrgv.org or at (956) 793-1324.

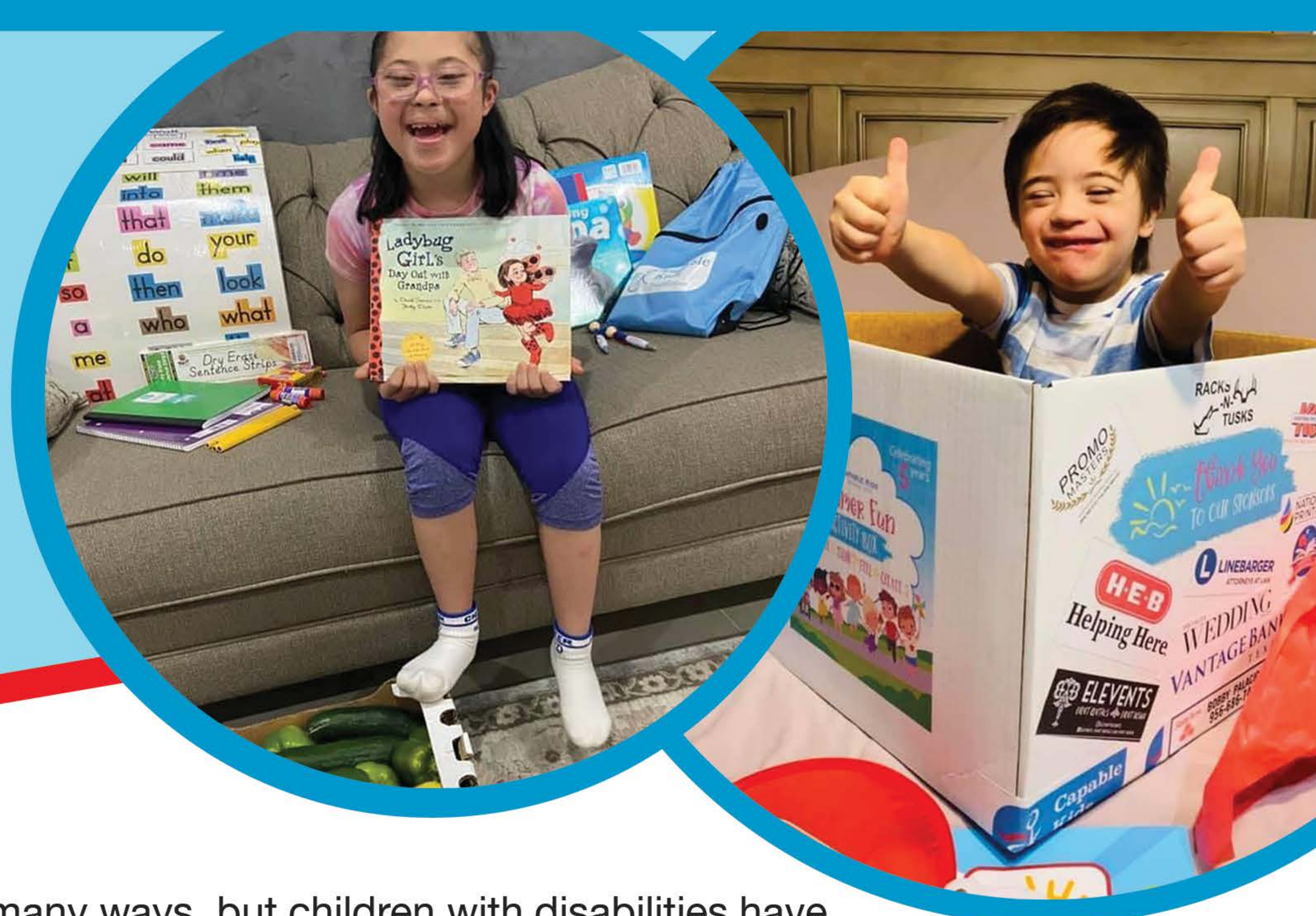
Sincerely,

Sofia M. Pena, M.Ed.
Executive Director

Attachments:
Supplemental information on Covid-19 Response



OUR COVID-19 RESPONSE



COVID-19 has affected all of us in many ways, but children with disabilities have been especially impacted in nearly every aspect of their lives. We've seen the families we serve struggle to continue to provide for their children's physical, mental, and emotional health using their limited resources at home. That's why Capable Kids Foundation responded in several different ways to support our families through this pandemic.

Our **CKFImpact Program** has provided **NUTRITIONAL SUPPORT** to our families with boxes of produce, food, and basic supplies to allow families to continue supporting their child's physical health despite financial challenges. We provided **SUMMER ACTIVITY BOXES** filled with materials to engage our program members in activities to keep them moving, exploring, and learning while continuing to stay safe at home. When virtual learning started in the fall, we gave out **SCHOOL SUPPLIES AND THERAPEUTIC ITEMS** to help our kids be more successful during online classes by supplementing the basic materials available in their home with adaptive tools and supports.

We have partnered with an international organization, **INCLUSION MATTERS** by Shane's Inspiration to provide free virtual educational programs for schools and community leaders focusing on improving social equity among children with disabilities and their peers. Our **INCLUSIVE PLAYGROUND** advising, development and design continues in full swing with projects in the works.

Our **CKFSports Program** has engaged our children in physical fitness activities through **WORKOUT WEDNESDAYS** while safe in their own home, using 30 minute zoom sessions with a variety of instructors and types of movement adapted for all abilities.

Our **CKFSocial Program** has allowed for kids to join a zoom gathering to connect with their friends online during **SOCIAL SATURDAYS** and participate in a number of fun activities including crafts, storytelling, gardening, music, and dance.

Our organization continues to work diligently to serve our families and communities, especially those hit hardest by COVID-19. With your support, we will help our families get through this pandemic using creative and novel programming to keep them engaged and healthy in a safe manner.

On behalf of all the children we serve, thank you!

CAPABLE KIDS FOUNDATION
1223 E Hackberry Ave, McAllen TX
(956) 277-1776
info@ckrgv.org

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “Eventos Valadez” at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lilian Moreno.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is taking over an event center located at 909 W. FM 495, Suites 12-13. Applicant needs to comply with a conditional use permit in order to operate “Eventos Valadez”. The commercial plaza was built back in 2002 with approximately 12,000 square feet. Previous social events centers were approved at this location.

Applicant must agree to pay an annual fee to maintain the conditional use permit with the city.

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

RECOMMENDATION:

During the regular meeting on January 21, 2021, 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 – 01/21/2021
CITY COMMISSION – 01/26/2021
DATE PREPARED – 01/15/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a Social Event Center “Eventos Valadez” in a commercial area.
APPLICANT:	Lillian Moreno
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, McBride Subdivision
LOCATION:	909 W. FM 495 Suites 12-13
USE / EXISTING ZONING:	Commercial Plaza / General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Vacant; General Business District (C-2) <i>South</i> – Commercial; General Business District (C-2) <i>East</i> – Commercial; General Business District (C-2) <i>West</i> – Church; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access onto FM 495.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to comply with conditions in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is taking over an event center located at 909 W. FM 495, Suites 12-13. Applicant needs to comply with a conditional use permit in order to operate “Eventos Valadez”. The commercial plaza was built back in 2002 with approximately 12,000 square feet. Previous social events centers were approved at this location.

Applicant must agree to pay an annual fee to maintain the conditional use permit with the city.

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

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

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

CONDITIONAL USE PERMIT
“EVENTOS VALADEZ”
JANUARY 26, 2021

PAGE 3

9. The business must comply with the City’s *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

ATTACHMENTS:

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



“Proposed Site”



ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A
SOCIAL EVENT CENTER “EVENTOS VALADEZ” LOCATED AT 909 W.
FM 495 SUITS 12-13, LEGALLY DESCRIBED AS LOT 2, MCBRIDE
SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING
ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS,
PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE;
PROVIDING FOR A CODE DISPOSITION.**

WHEREAS, Martha Cantu has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*Eventos Valadez*” in a commercial area.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Lillian Moreno has applied for a Conditional Use Permit to allow “*Eventos Valadez*” at 909 W. FM 495 Suites 12-13, subject to the following conditions:

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

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

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

PASSED and **APPROVED** on first reading on the 26th day of January, 2021.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

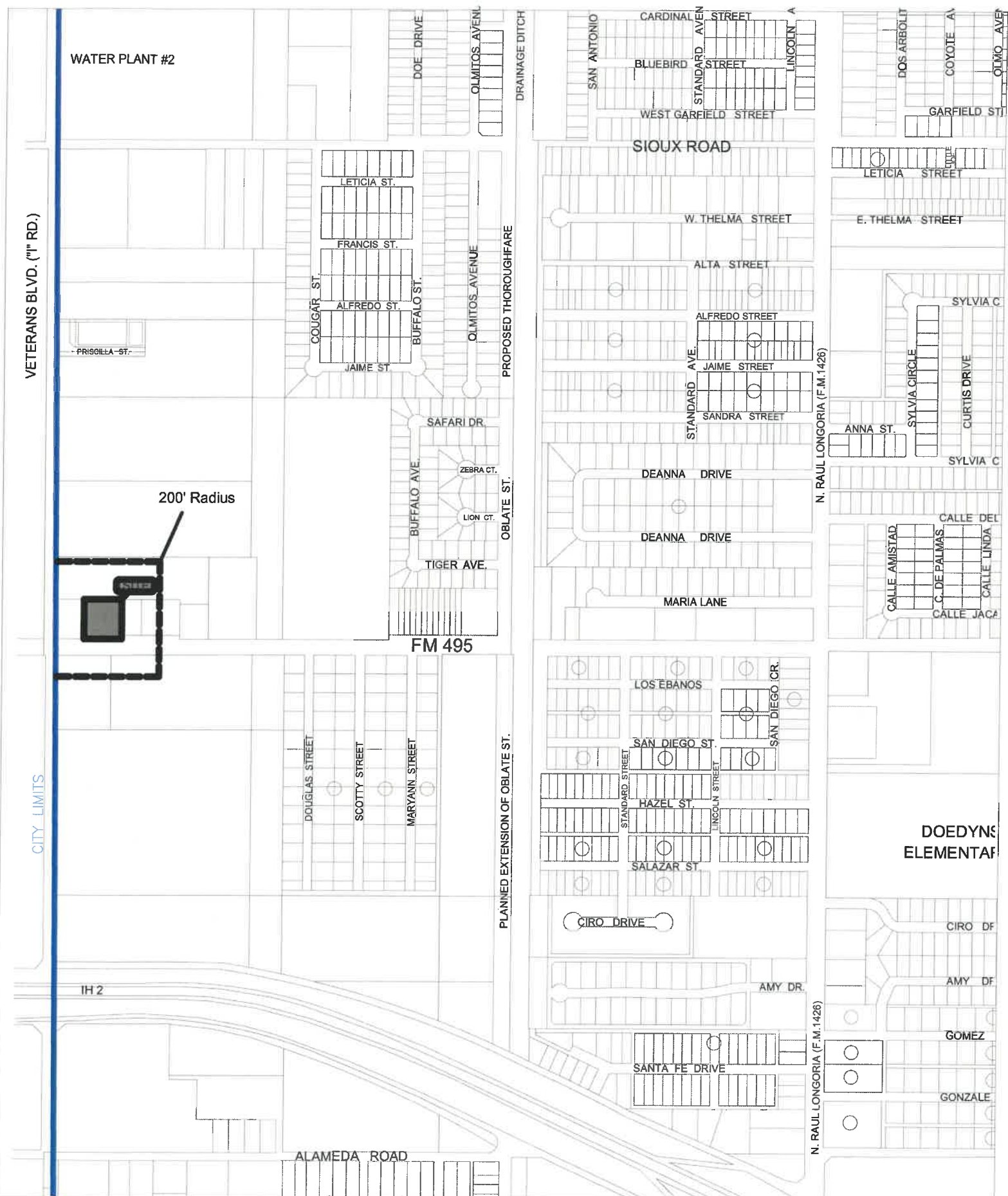
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



Legend

CITY LIMITS

Proposed area

Conditional Use Permit to allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lilian Moreno.



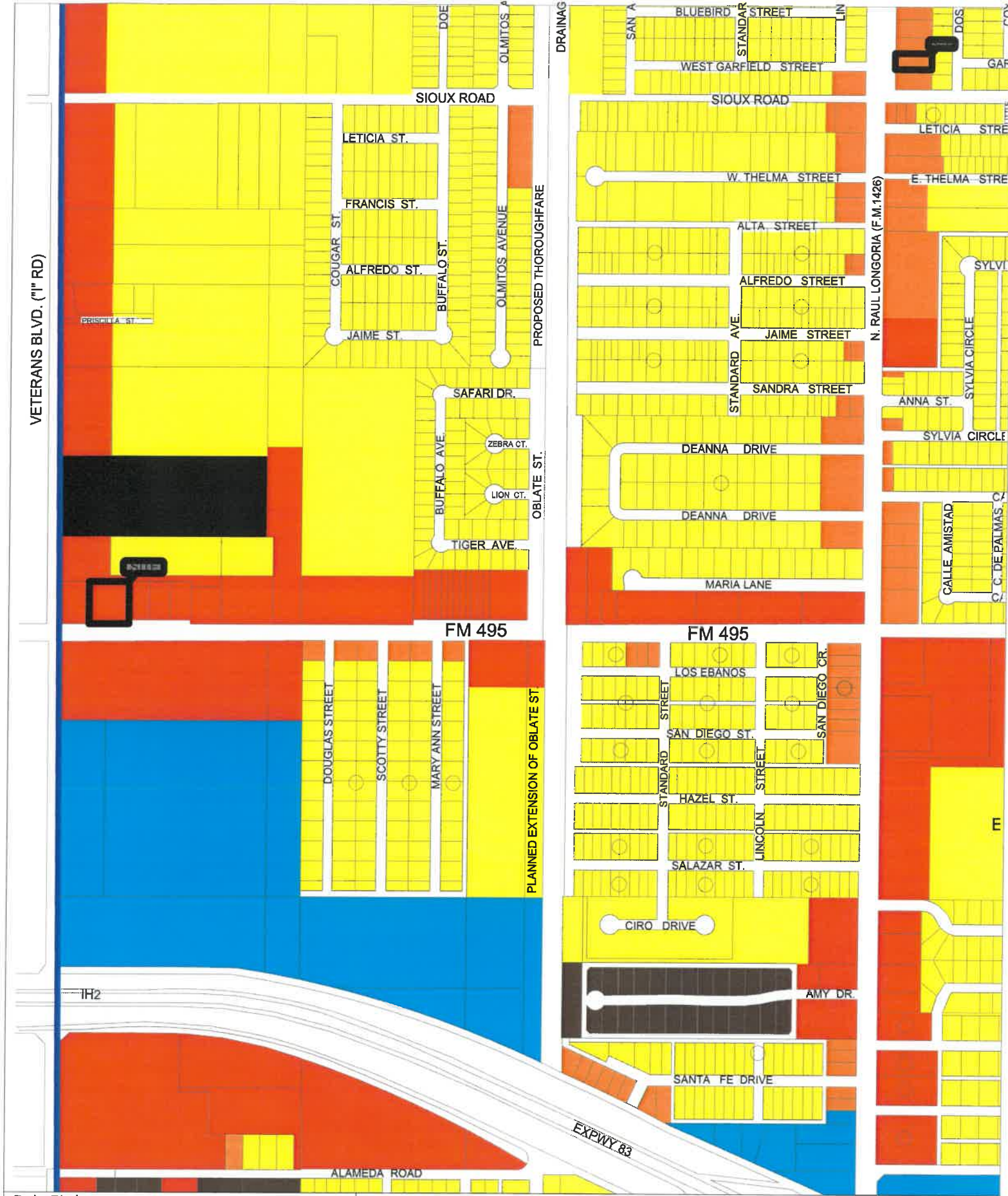


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lilian Moreno.





VETERANS BLVD. ("I" RD)

DOE

OLMITOS A

DRAINAG

SAN A

BLUEBIRD STREET

STANDARD

STREET

WEST GARFIELD STREET

SIOUX ROAD

W. THELMA STREET

ALTA STREET

ALFREDO STREET

JAIME STREET

SANDRA STREET

DEANNA DRIVE

DEANNA DRIVE

MARIA LANE

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

PRISCILLA ST.

LETICIA ST.

FRANCIS ST.

ALFREDO ST.

JAIME ST.

COUGAR ST.

BUFFALO ST.

BUFFALO AVE.

SAFARI DR.

ZEBRA CT.

LION CT.

TIGER AVE.

OLMITOS AVENUE

PROPOSED THOROUGHFARE

OBLATE ST.

PLANNED EXTENSION OF OBLATE ST.

FM 495

DOUGLAS STREET

SCOTTY STREET

MARY ANN STREET

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83

ALAMEDA ROAD

FM 495

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

EXPWY 83



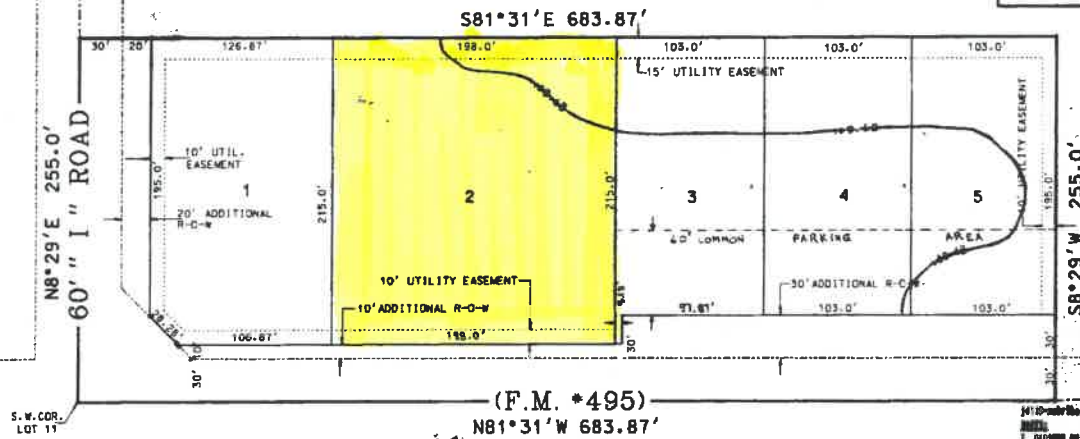
587432

Filed for Record in
Hidalgo County, Texas
By County Clerk
On Mar 31, 1997 at 07:36A

Map - 1/2

Document Number: 587432
Total Fee: 46.50

Receipt Number: 88404
By: Bea Cruz



M A P OF McBRIDE SUBDIVISION

SAN JUAN TEXAS

BEING A SUBDIVISION OF 4.0 ACRES OF LAND
OUT OF LOT 11, BLOCK 5,
JOHN CLOSER SUBDIVISION, OF PORCIONES 71 & 72
HIDALGO COUNTY, TEXAS.

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 NORTH 15th. STREET
McALLEN, TEXAS 78501.

07-15-96

NOTES AND REMARKS:
A 4.0 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 5, JOHN CLOSER SUBDIVISION, OF PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, BEING IN VOLUME 8, PAGE 4, MAP RECORDS.

BEING the southeast corner of the 2 1/2 Acre tracted tract of land, said point being the intersection of F.M. Road 825 and "I" Road.

BEING, with the road line of Lot 11, to "I" Road, north 8 deg. 29 min. East, at 255.0 feet from the North line of F.M. Road 825 and at 60.1 feet to a point, for the Northeast corner.

BEING, parallel to the North line of Lot 11, both at 8 deg. 29 min. East, at 255.0 feet from the North line of F.M. Road 825 and at 60.1 feet to a point, for the Northeast corner.

BEING, parallel to the North line of Lot 11, both at 8 deg. 29 min. East, at 255.0 feet from the North line of F.M. Road 825 and at 60.1 feet to a point, for the Northeast corner.

BEING, with the North line of Lot 11, to F.M. Road 825, north 81 deg. 31 min. East, 683.87 feet to the PLAT OF

BEING, containing 4.0 acres of land, more or less, of which the 0.1 acre, less to "I" Road and 0.3 acre, less to F.M. Road 825.

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY: *[Signature]*
DATE: 3-25-97

5410-Subdiv. 4

NOTES:

1. CHAINING OFFSHORE NETWORK LINE SHALL BE AS FOLLOWS:
POINT - 80.0 PP
SIDE - 5.0 FT
CORNER - 30.0 FT
HEAD - 100.0 PP
2. OWNER IS REQUIRED TO PROVIDE A SUBDIVISION CHAINING PLAN APPROVED BY THE CHAINING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
3. THIS PROPERTY SHALL BE ZONE "R" OF THE PLANNING DEPARTMENT MAP AND CHAINING PLAN. OWNER OBTAIN A CHAINING PLAN FROM THE CHAINING DEPARTMENT PRIOR TO THE CHAINING OF THE PROPERTY.
4. A 4 FT BUFFER IS REQUIRED ALONG THE HEAD OF THE CHAINING LINE.
5. A 4 FT BUFFER IS REQUIRED ALONG THE HEAD OF THE CHAINING LINE.
6. A 4 FT BUFFER IS REQUIRED ALONG THE HEAD OF THE CHAINING LINE.
7. ONLY THE 37 FT BUFFER CHAINING LINE SHALL BE CHAINED.

STATE OF TEXAS,
COUNTY OF HIDALGO

J. STEPHEN SPOOR, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN TO THIS

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 5670

STATE OF TEXAS:
COUNTY OF HIDALGO:

SCALE: 1"= 60'

DATE: 07-15-96

THAT J. JAMES C. McBRIDE, TRUSTEE, OWNER, OF THE LANDS HEREIN DESCRIBED, HAVING CAUSED SAME TO BE SUBDIVIDED DO HEREBY ACCEPT, ADOPT AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON, EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES, AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE RESERVED TO THE CITY OF SAN JUAN OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

APPROVED FOR RECORDING
BY COMMISSIONER'S COURT
This the 15th day of March 1997
JOSE ELOY PULIDO, County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *James C. McBride*, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 15th DAY OF *November*, 1996.

REYNOLDS FAMILY TRUST

James C. McBride

JAMES C. McBRIDE, TRUSTEE

220 N. 10TH ST.

McALLEN, TX 78501

James C. McBride

NOTARY PUBLIC

James C. McBride

CHAIRMAN, PLANNING COMMISSION

James C. McBride

REGISTERED PROFESSIONAL LAND SURVEYOR

McALLEN, TEXAS

James C. McBride

MAYOR, CITY OF SAN JUAN

James C. McBride

PRESIDENT

James C. McBride

APPROVED:

James C. McBride

Hidalgo County NOW DEPT.

and Acpt #1

1. THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

STATE OF TEXAS:
COUNTY OF HIDALGO:

1. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR #1580 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

1. THE UNDERSIGNED MAYOR OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 15th DAY OF December, A.D. 1996

ON THIS 15th DAY OF December

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED
UPON RCD #2 RIGHTS-OF-WAY OR EASEMENTS
WITHOUT THE EXPRESSED WRITTEN PERMISSION
OF THE RCD #2.

Best Forthuber
SECRETARY

Roberto F. Lovato
MAYOR, CITY OF SAN JUAN

Roberto F. Lovato
PRESIDENT

APPROVED:
James C. McBride
Hidalgo County NOW DEPT.
and Acpt #1

Conditional Use Permit to allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lilian Moreno.

Moreno, Lillian
2117 N. Dahlia St.
Pharr, TX 78577

Three View Plaza LLC.
1200 E. Jackson Avenue
Pharr, TX 78577-6162

7-Eleven
Attn: AD Valorem Tax 7-Eleven No. 40610
P.O. Box 711
Dallas, TX 75221-0711

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

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

Munoz, Elizabeth
1605 Merlin Dr.
Mission, TX 78572-3159

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

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

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “My Baby Shower Party Place” at 1201 N. Raul Longoria Road Suite “N”, legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is relocating her event center to a commercial plaza next to Dr. Iglesias. She is moving the business to a bigger location. The commercial plaza has parking area and security cameras. Applicant needs to comply with a conditional use permit in order to operate “My Baby Shower Party Place”. The commercial plaza was built back in 1999 with approximately 6,400 square feet.

Applicant must agree to pay an annual fee to maintain the conditional use permit with the city.

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

RECOMMENDATION:

During the regular meeting on January 21, 2021, 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 – 01/21/2021
CITY COMMISSION – 01/26/2021
DATE PREPARED – 01/15/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a Social Event Center “My Baby Shower Party Place” in a commercial area.
APPLICANT:	Mirna G. Garcia
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Aguilera Medical Complex
LOCATION:	1201 N. Raul Longoria Road Suite N
USE / EXISTING ZONING:	Commercial Plaza / General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; General Business District (C-2) <i>South</i> – Commercial; General Business District (C-2) <i>East</i> – Residential; Single-Family Residence District (R-S) <i>West</i> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access onto Raul Longoria Road
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to comply with conditions in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is relocating her event center to a commercial plaza next to Dr. Iglesias. She is moving the business to a bigger location. The commercial plaza has parking area and security cameras. Applicant needs to comply with a conditional use permit in order to operate “My Baby Shower Party Place”. The commercial plaza was built back in 1999 with approximately 6,400 square feet.

Applicant must agree to pay an annual fee to maintain the conditional use permit with the city.

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

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

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

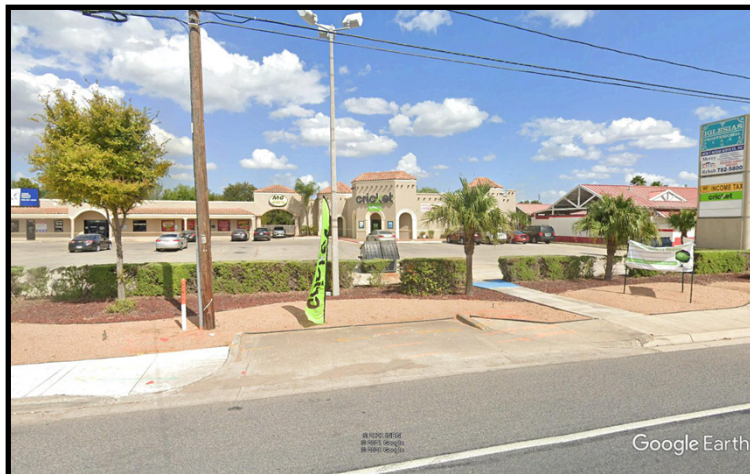
CONDITIONAL USE PERMIT
“MY BABY SHOWER PARTY PLACE”
JANUARY 26, 2021

PAGE 3

9. The business must comply with the City’s *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

ATTACHMENTS:

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



“Proposed Site”



ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A
SOCIAL EVENT CENTER “MY BABY SHOWER PARTY PLACE”
LOCATED AT 1201 N. RAUL LONGORIA ROAD SUITS N, LEGALLY
DESCRIBED AS LOT 1, AGUILERA MEDICAL COMPLEX
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, Martha Cantu has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*My Baby Shower Party Place*” in a commercial area.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Mirna G. Garcia has applied for a Conditional Use Permit to allow “*My Baby Shower Party Place*” at 1201 N. Raul Longoria Road Suite N, 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 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 Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

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

PASSED and **APPROVED** on first reading on the 26th day of January, 2021.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



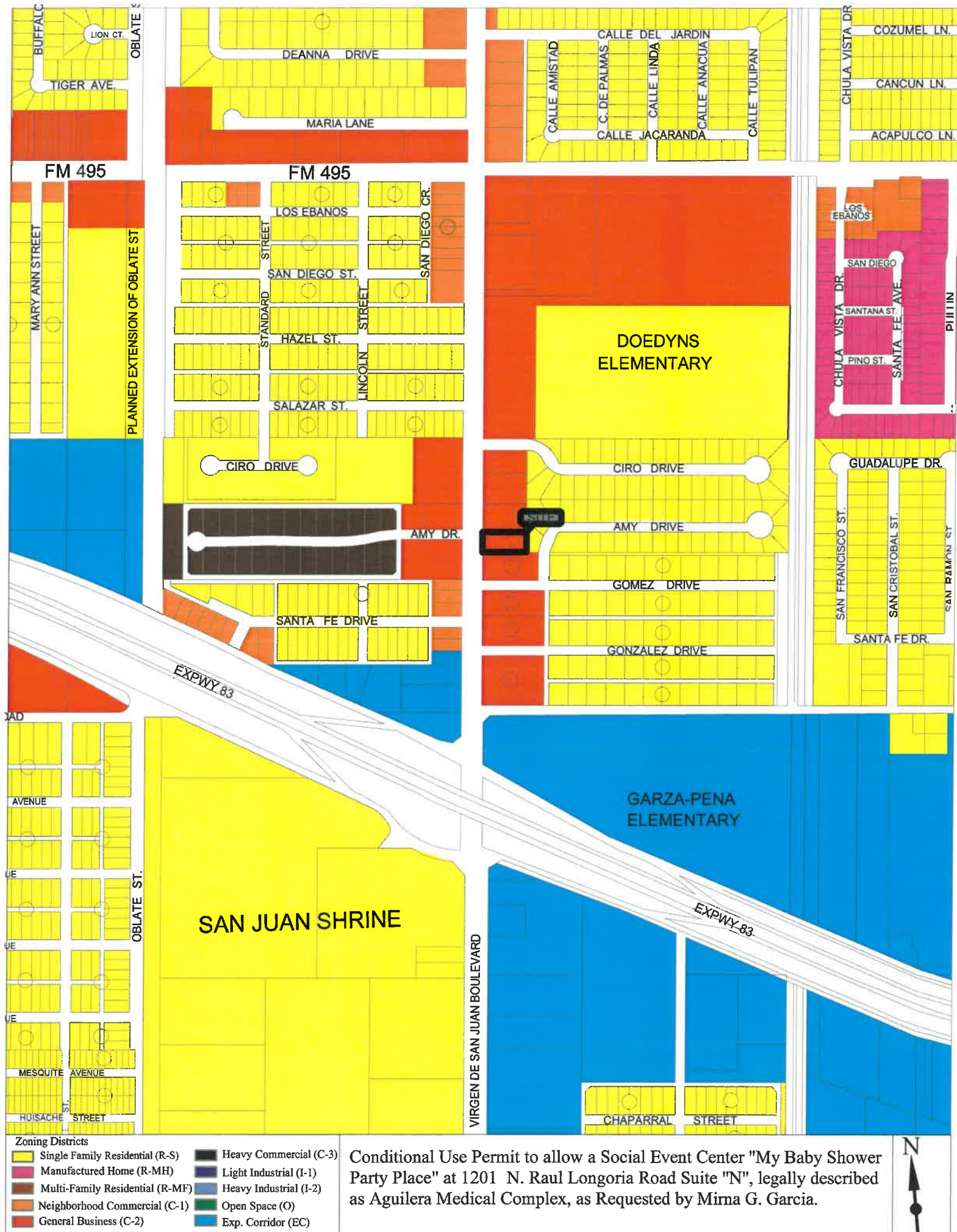


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Social Event Center "My Baby Shower Party Place" at 1201 N. Raul Longoria Road Suite "N", legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.





Conditional Use Permit to allow a Social Event Center "My Baby Shower Party Place" at 1201 N. Raul Longoria Road Suite "N", legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.

Garcia, Mirna G.
1506 Vatia Blvd.
Mission, TX 78572

Calderon, Maria Angelita
106 Amy Dr.
San Juan, TX 78589

A&N Iglesias Limited
5706 N. 1st Street
McAllen, TX 78504-1817

Macias, Silverio & Maria R.
102 E. Ciro Dr.
San Juan, TX 78589

JPO Enterprises Inc.
P.O. Box 2127
Elsa, TX 78543-2127

Hernandez, Belia
104 E. Ciro Dr.
San Juan, TX 78589

Valencia M.L. Family LP.
1103 N. Raul Longoria Road
San Juan, TX 78589-3600

Olivarez, Ramon and Eufemia
106 E. Ciro Dr.
San Juan, TX 78589

A&N Iglesias Limited
712 S. Cage Blvd.
Pharr, TX 78577

Vasquez, Maria A.
107 Amy Dr.
San Juan, TX 78589

Gomez, Carlos and Carmen
P.O. Box 406
San Juan, TX 78589

Arcaute, Abelardo and Conrada
105 Amy Dr.
San Juan, TX 78589

Garza, Tomasita
202 E. Gomez Dr.
San Juan, TX 78589

Gomez, Ada
103 Amy Drive
San Juan, TX 78589

Suarez, Irene S.
203 E. Gomez Dr.
San Juan, TX 78589

Alaniz, Delia G.
P.O. Box 251
San Juan, TX 78589

Arcaute, Javier & Raquel
101 Amy Dr.
San Juan, TX 78589-3709

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Consider Adoption of an Ordinance in First Reading of the Voluntary Annexation 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:

Consider the adoption of the Ordinance in First Reading for the Voluntary Annexation Petition.

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 9.32 ACRE TRACT OF LAND OUT OF THE LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 625572, 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 9.32 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 November 4, 2020 and December 2, 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 November 4, 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 December 2, 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:

THE WEST 15.0 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, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGES 24, 25 AND 26, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND 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 Lot 4, Block 47, the Southeast corner of Lot 15, Block 47, and the Southwest corner of this tract.

THENCE, N 08°45'E, 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 iron rod 24 inches in length set for the Southwest corner of Lot 10, Block 47, the Southwest corner of Lot 11, Block 47, Northwest corner of Lot 14, Block 47, the Northeast corner of Lot 15, Block 47, and the Northwest corner of this tract.

THENCE, S 81°15' E, 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, S 08°45' W, 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, N 81°15' W, 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.

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 26th day of January, 2021.

PASSED and APPROVED on second reading on the ____ day of _____, 2021.

CITY OF SAN JUAN

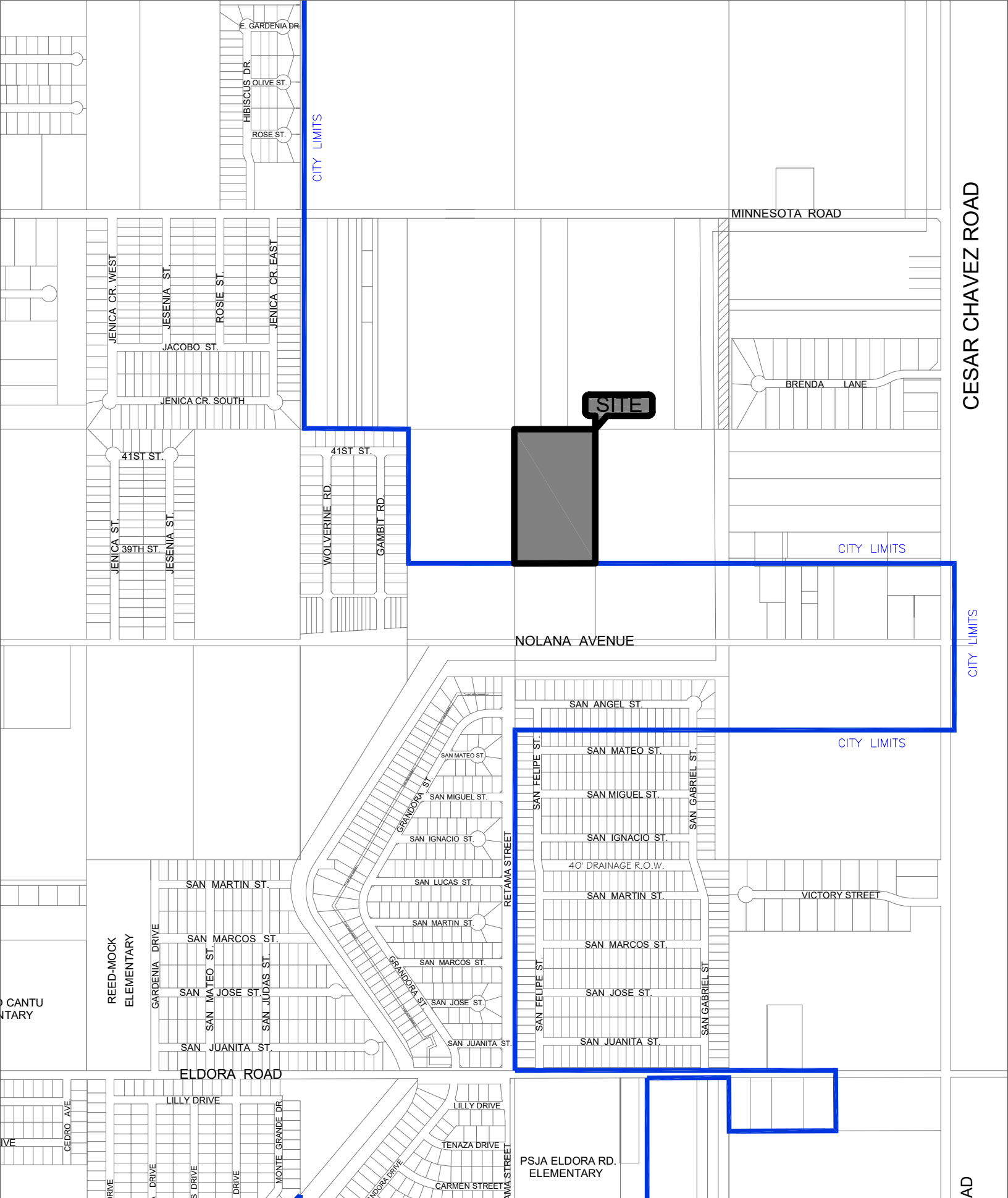
MARIO GARZA, Mayor

ATTEST:

DIANA CAVAZOS, City Secretary

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

City Attorney



CESAR CHAVEZ ROAD

CITY LIMITS

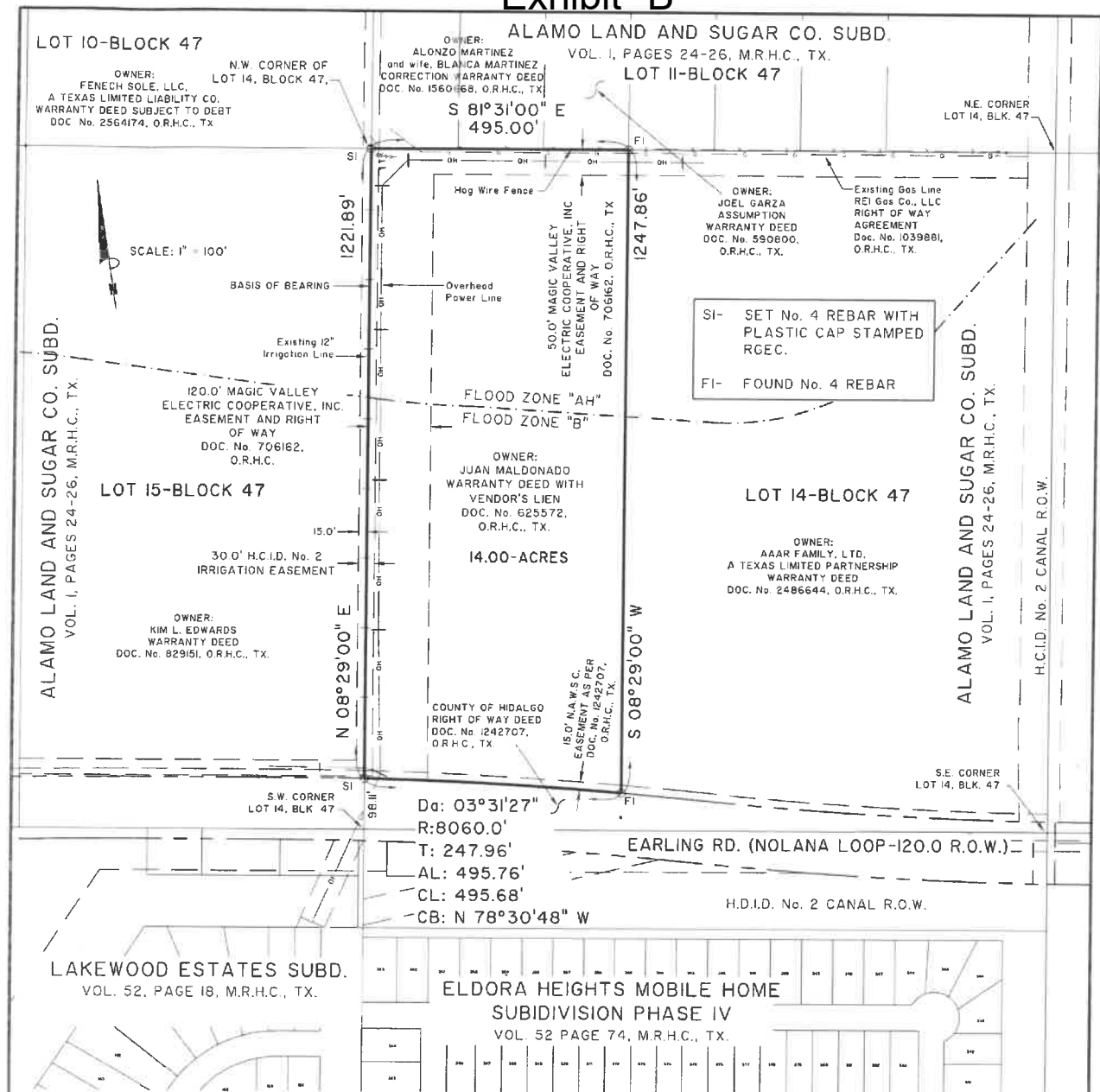
CITY LIMITS

CITY LIMITS

- Legend
-  CITY LIMITS
 -  Proposed area



Exhibit "B"



**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 ☐ AO ☐ 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 flooding with average depths less than (1) 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
Job No.: SUR16.025	FB: 556	Drawn By: RG
Date: APRIL 13, 2016	PG: 03	Checked By: PS

R. Gutierrez Professional Engineers & Land Surveyors
Engineering Corporation
130 E PARK AVENUE - PHARR TEXAS 78577
(TEL) 956 782-2557 (FAX) 956 782-2558
ENGINEERING FIRM No. 416 SURVEYING FIRM No. 101650.00



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.

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 9.32 acre tract of land out of the West 495 feet of the North 820 feet of Lot 14, Block 47, Alamo Land and Sugar Subdivision, as per Volume 1, Page 24, 25 and 26, Map Records of Hidalgo County, Texas.

EXECUTED this _____ day of _____, A.D. 2021.

Juan Maldonado
504 E. Sioux Road
San Juan, TX 78589

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the _____ day of _____, 2021.

Notary Public – State of Texas

Accepted by:

CITY OF SAN JUAN

By: _____
Benjamin Arjona, City Manager

Approved as to form:

By: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Consider an Ordinance Amending Chapter 3 Building Regulations, Article 3.05 Signs, by Amending Section 3.05.014 to Conform with State and Federal Regulation and by Adding Section 3.05.017 to Prohibit Signs on Public Property; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.

STAFF COMMENTS AND RECOMMENDATIONS:

The Texas Election Code allows the City to regulate political signs on private property in under certain circumstances. In addition, the Texas Election Code requires an entity that controls or owns a public building being used as a polling place to allow electioneering during the early voting period and election day on the premises outside of the 100-foot statutory electioneering limit, subject to reasonable regulations on time, place and manner.

RECOMMENDATION:

Approve as recommended.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. 2020-_____

AN ORDINANCE AMENDING CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.05 SIGNS, BY AMENDING SECTION 3.05.014 TO CONFORM WITH STATE AND FEDERAL REGULATION AND BY ADDING SECTION 3.05.017 TO PROHIBIT SIGNS ON PUBLIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the Texas Election Code allows the City to regulate political signs on private property in under certain circumstances; and

WHEREAS, the City's Code of Ordinances currently provides for regulations of political signs on private real property; however, such regulations are inconsistent with the Texas Elections Code; and

WHEREAS, in addition, the Texas Election Code requires an entity that controls or owns a public building being used as a polling place to allow electioneering during the early voting period and election day on the premises outside of the 100-foot statutory electioneering limit, subject to reasonable regulations on time, place, and manner; and

WHEREAS, pursuant to the Texas Elections Code, electioneering includes the posting, use or distribution of political signs or literature; and

WHEREAS, the City Commission recognizes the importance of a citizen's rights as guaranteed by the First Amendment of the United States Constitution; and

WHEREAS, City-owned or City-controlled facilities in San Juan are utilized as voting poll places; and

WHEREAS, these facilities are simultaneously used by the City for various other public purposes for which adequate, safe parking and access thereto must be maintained in order for those facilities to operate in a safe and effective manner; and

WHEREAS, the City Commission desires to amend the Chapter 3 Building Regulations, Article 3.05 Sign by amending Section 3.05.014 Political Signs to conform with the applicable state and federal laws as it relates to private real property and by adding Section 3.05.017 Signs Prohibited on Public Property to prohibit signs on public property, but to allow for political signs during an election period with reasonable regulations concerning same.

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

SECTION I. The City Commission hereby amends Chapter 3 Building Regulations, Article 3 Signs, Section 3.05.014 Political Signs by deleting the stricken out provisions and adding the underlined provisions as depicted below:

Sec. 3.05.014 Political signs

Political signs may be erected and maintained as follows:

j

(1) ~~Stake signs. Signs with an area not exceeding 30 inches by 30 inches and installed on a stake at a height not more than 36 inches above the adjacent grade may be located on any private property within the city.~~

~~(2) Other political signs. Political signs may be placed, erected and maintained on private real property within the City with the consent of the property owner with a sign area not exceeding four (4) feet by eight (8) feet in size may be located on any private property within the city provided that:~~

~~(A) The bottom of said sign is not less than five feet above the adjacent grade. The sign does not have an effective area greater than 36 feet;~~

~~(B) The sign is not closer than 20 feet from the back of the curb if located on a corner lot more than eight feet high; and~~

~~(C) The sign is not closer than ten feet from the back of the curb on any other lot. illuminated; or~~

~~(D) The sign has no moving elements.~~

(2) Political signs that meet the requirements referenced under paragraph (1) of this Section shall not be placed, erected or maintained within a right-of-way, easement or other encumbrance dedicated to the City for use of the property for a public purpose.

(3) All political signs that do not meet the requirements referenced in this Section under paragraph (1) Oversize political signs. Any political sign larger than that referred to in subsection (2) above must be located in a C-2, commercial district or less restrictive zoning district and must conform to subsection (2) of this section the City's sign regulations under this Article and applicable to signs in those districts.

(4) Time limit for display. Political signs may be erected not earlier than 180 days preceding the election to which the sign pertains and must be removed not later than 7 days following the day of such election. The only exception will be to allow for signs to remain in case of runoff elections.

SECTION II. The City Commission hereby amends Chapter 3 Building Regulations, Article 3.05 Signs by adding Section 3.05.017 and the underlined provisions as depicted below:

Sec. 3.05.017 Signs Prohibited on Public Property

(1) It shall be unlawful for any person to place or cause to be placed on public property any sign not expressly authorized by the public entity controlling said property.

- (2) No political candidate signs or political issue signs shall be placed on public property owned and/or controlled by the City except as follows:
- (A) No more than twenty-five (25) stand alone or staked political candidate and/or political issue signs of not more than 3 square feet each and one (1) 4 feet (height) by 8-feet (width) stand alone or staked political candidate and/or political issue sign may be placed or erected in the areas designated for the placement of such signs on public property near the entrance to polling places designated for voting in the election for which the signs are placed; provided that such signs are not placed or erected on the driveways, parking areas, on medians within parking areas, or driveways on the premises of a polling place. This provision does not apply to signs that are lawfully attached to vehicles that are lawfully parked at the premises of a polling place.
 - (B) The allowable signs under paragraph (A) above shall not be placed or erected more than twenty-four (24) inches above the ground.
 - (C) Signs placed pursuant to this Section shall not be placed or erected before the day before such voting is to occur and shall be removed not later than the second day after the voting on such election or referendum occurs.
 - (D) Signs placed pursuant to this subsection shall not be placed in right-of-ways or easements dedicated for public use and must otherwise comply with the applicable state and federal laws.

SECTION III. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days has passed after its first reading and upon the placement of the appropriate signs by the Texas Department of Transportation.

SECTION IV. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas and in accordance with the applicable laws of this State.

SECTION V. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas.

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

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

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of January, 2021.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of _____, 2021.

ATTEST:

CITY OF SAN JUAN, TEXAS

BY: _____
Diana Cavazos, City Secretary

BY: _____
Mario Garza, Mayor

APPROVED AS TO FORM:

PALACIOS, GARZA & THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Consider Ordinance Amending Chapter 8 Offenses and Nuisances by Adding Article 8.07 Electioneering on City Owned or Controlled Polling Place; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.

STAFF COMMENTS AND RECOMMENDATIONS:

The Texas Election Code requires an entity that controls or owns a public building being used as a polling place to allow electioneering during the early voting period and election day on the premises outside of the 100 foot statutory electioneering limit, subject to reasonable regulations on time, place and manner. During an election period, the City of San Juan desires to continue to allow electioneering at polling places owned or controlled by the City; provided that reasonable regulations are implemented to ensure the public is able to access the City owned or controlled property for its ordinary operations in a safe and effective manner.

RECOMMENDATION:

Approve as recommended.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. 2020-_____

AN ORDINANCE AMENDING CHAPTER 8 OFFENSES AND NUISANCES BY ADDING ARTICLE 8.07 ELECTIONEERING ON CITY OWNED OR CONTROLLED POLLING PLACE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the Texas Election Code requires an entity that controls or owns a public building being used as a polling place to allow electioneering during the early voting period and election day on the premises outside of the 100-foot statutory electioneering limit, subject to reasonable regulations on time, place, and manner; and

WHEREAS, pursuant to the Texas Elections Code, electioneering includes the posting, use or distribution of political signs or literature; and

WHEREAS, the City Commission recognizes the importance of a citizen's rights guaranteed by the First Amendment of the United States Constitution; and

WHEREAS, during local, state and federal elections, City-owned or City-controlled facilities in San Juan are utilized as voting poll places; and

WHEREAS, these facilities are simultaneously used by the City for various other public purposes for which adequate, safe parking and access thereto must be maintained in order for those facilities to operate in a safe and effective manner; and

WHEREAS, during an election period, the City of San Juan desires to continue to allow electioneering at polling places owned or controlled by the City; provided that reasonable regulations are implemented to ensure the public is able to access the City owned or controlled property for its ordinary operations in a safe and effective manner; and

WHEREAS, the City Commission desires to amend the Chapter 8 Offenses and Nuisances by adding Article 8.07 Electioneering on City Owned or Controlled Polling Place to allow for electioneering with reasonable regulations as to the time, place and manner.

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

SECTION I. The City Commission hereby amends Chapter 8 Offenses and Nuisances by adding Article 8.07 titled Electioneering on City Owned or Controlled Polling Place and shall read in its entirety as follows:

ARTICLE 8.07 ELECTIONEERING ON CITY OWNED OR CONTROLLED POLLING PLACE

Sec. 8.07.001 Definitions

The following words, terms and phrases, when used under this Article shall have the following meanings, except where the context clearly indicates a different meaning:

- (a) Electioneering shall mean the posting, use, or distribution of political signs or literature, including but not limited to the use of trailers, chairs, booths, tables, tents, and canopies or other furniture, structures, vehicles or devises to post, use or distribute political signs or literature.
- (b) Polling Place shall mean any property, building and grounds, wherein federal, state, or local election officials are conducting voting under the Texas Election Code and/or Home Rule Charter.
- (c) Voting Period shall mean the advertised time certain when polls open until the polls close, or the last voter has voted, whichever is later, on Election Day, the Early Voting Period, and any Election Runoff period or day.

Sec. 8.07.002 Purpose

The purpose of this ordinance is to provide reasonable regulations for electioneering on City owned or controlled public property when such property is used as an election polling place. The regulations herein are to mitigate against any safety concerns, prevent damage to public property, and ensure that the property is sufficiently available for its patrons who use the facilities for activities other than election purposes.

Sec. 8.07.003 Electioneering at City Owned or Controlled Polling Place

- (a) The regulations under this Section apply to electioneering on the premises of City owned or City controlled property used as a polling place during the voting period.
- (b) It is an offense for any person to engage in electioneering on the driveways, parking areas, on medians within parking areas, or right-of-ways or easements on the premises of a polling place.
- (c) This Section shall not apply to stand alone or staked electioneering signs that are lawfully place or erected pursuant to Section 3.05.017 of the City's Code of Ordinances and electioneering signs lawfully attached to vehicles that are lawfully parked at the premises of a polling place.
- (d) The City Manager shall be authorized to identify the areas to which these regulations apply during elections.

Sec. 8.07.004 Penalties

Any person, firm, corporation or entity violating this Article shall be subject to a fine not to exceed \$500.00 per occurrence.

SECTION IV. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days has passed after its first reading and upon the placement of the appropriate signs by the Texas Department of Transportation.

SECTION V. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas and in accordance with the applicable laws of this State.

SECTION VI. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas.

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

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

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of January, 2021.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of _____, 2021.

ATTEST:

CITY OF SAN JUAN, TEXAS

BY: _____
Diana Cavazos, City Secretary

BY: _____
Mario Garza, Mayor

APPROVED AS TO FORM:

PALACIOS, GARZA & THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Preliminary and Final Plat of the Starlite Subdivision being a 11.02-acre tract of land out of all Lot 1, Leighann Subdivision and 0.60-acre tract of land out of Lot 6, M.L. Woods Tract No. 3 Subdivision, located approximately a quarter of a mile East of Raul Longoria Road, along the North side of Frontage Road, as Requested by Trevino Engineering.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide an 11-acre tract into four (4) commercial lots. Lots 1, 2 and 3 will be facing Frontage Road and one Lot 4 will be facing Sgt. Leonel Trevino Road. The property is located approximately a quarter of a mile East of Raul Longoria Road, along the North side of Frontage Road. The proposed subdivision is located in a flood zone "C" according to the FEMA Map, areas or minimum flooding.

Water a sewer services will be provided by the City of San Juan. Additional fire hydrants shall be installed as per San Juan Fire Department requirements.

RECOMMENDATION:

During the regular meeting on January 21, 2021, the Planning and Zoning Commission unanimously recommended approval of the Starlite Subdivision with 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/21/2021
CITY COMMISSION – 01/26/2021
DATE PREPARED – 01/15/2021

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of the Starlite Subdivision.

APPLICANT: Texas G&S Investments, Inc.

AGENT: Trevino Engineer

LEGAL: Being 11.02-acre tract of all Lot 1, Leighann Subdivision and 0.60-acre tract of land out of Lot 6 M.L. Woods Tract No. 3 Subdivision .

LOCATION: The property is East of the Mercedes Benz Dealership.

LOT/TRACT SIZE: 11.02 acres

CURRENT USE OF PROPERTY: Commercial

EXISTING ZONING: Expressway Corridor District (EC)

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

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

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

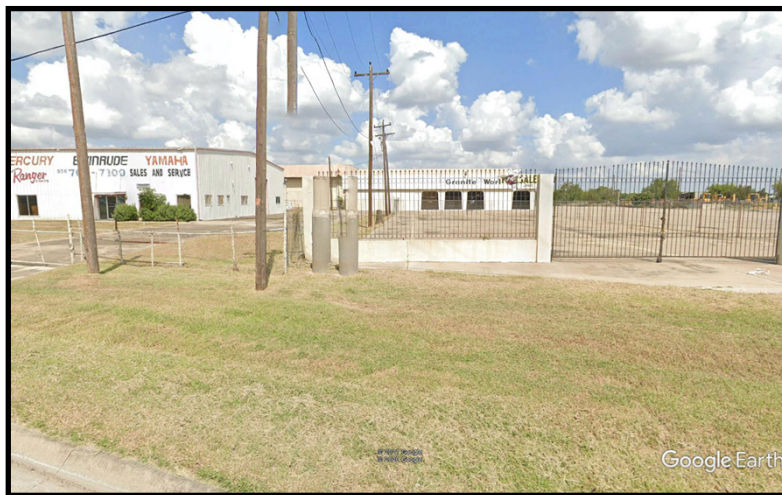
EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide an 11-acre tract into four (4) commercial lots. Lots 1, 2 and 3 will be facing Frontage Road and one Lot 4 will be facing Sgt. Leonel Trevino Road. The property is located approximately a quarter of a mile East of Raul Longoria Road, along the North side of Frontage Road. The proposed subdivision is located in a flood zone "C" according to the FEMA Map, areas or minimum flooding.

Water a sewer services will be provided by the City of San Juan. Additional fire hydrants shall be installed as per San Juan Fire Department requirements.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Leighann Subdivision
- Subdivision Plat
- Comments



Proposed Site



Legend

-  CITY LIMITS
 Proposed area

Preliminary and Final Plat Approval of the Starlite Subdivision being 11.02-acre tract of all Lot 1, Leighann Subdivision and 0.60-acre tract of land out of Lot 6, M.L. Woods Tract No. 3, as Requested by Trevino Engineering.



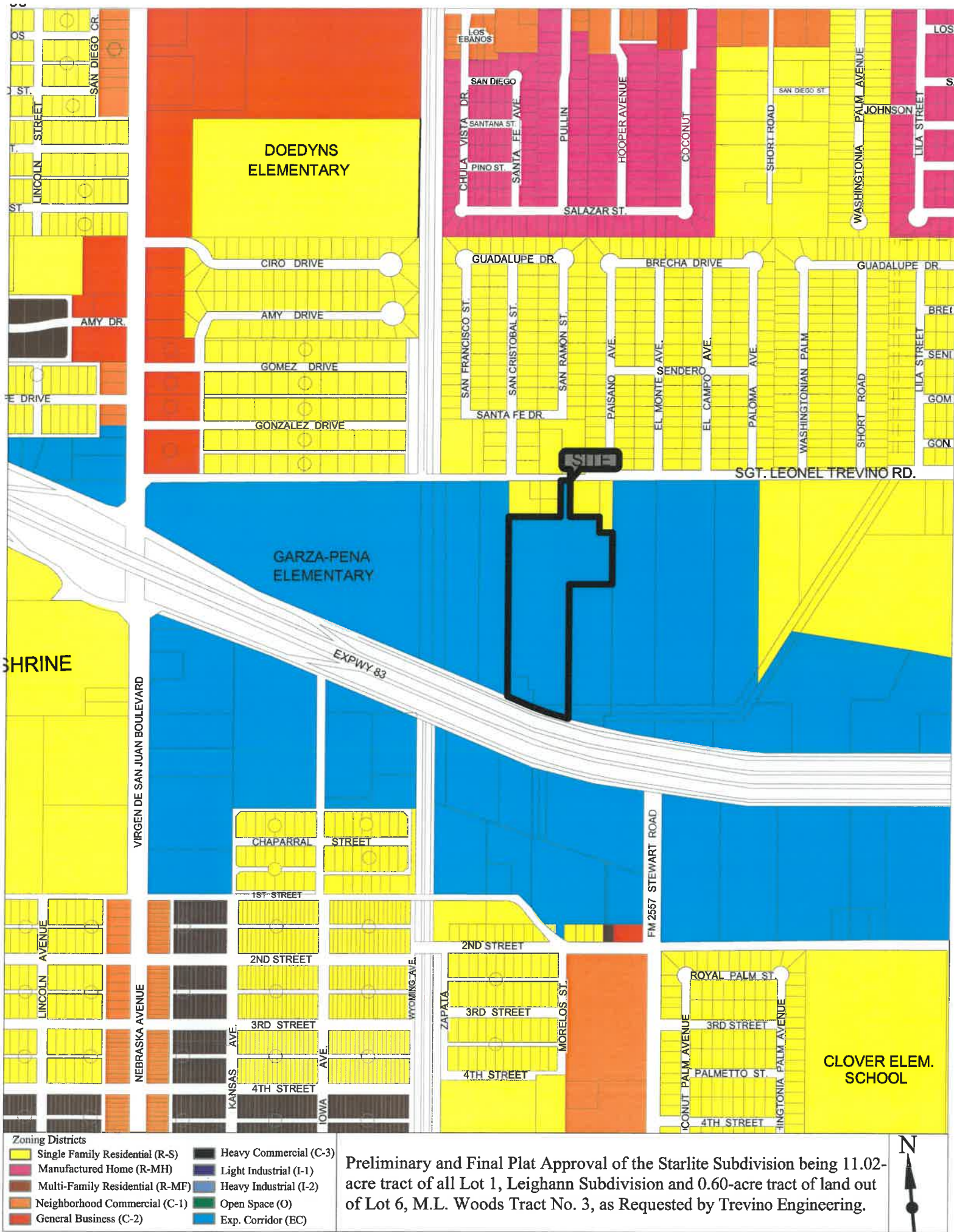


Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Starlite Subdivision being 11.02-acre tract of all Lot 1, Leighann Subdivision and 0.60-acre tract of land out of Lot 6, M.L. Woods Tract No. 3, as Requested by Trevino Engineering.





STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN, AND RESPECTED HEREIN, HAVE CAUSED THIS PLAN TO BE PREPARED AND SUBMITTED TO THE COMMISSIONERS OF THE CITY OF SAN ANTONIO, TEXAS, FOR THEIR REVIEW AND APPROVAL. WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT WE HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING. WE FURTHER CERTIFY THAT WE HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED JOHN MEALER, the undersigned owner of the land shown on this plan, and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed. I, the undersigned authority, do hereby certify that the information contained herein is true and correct, and that I have not been advised by any other party that the information contained herein is false or misleading.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

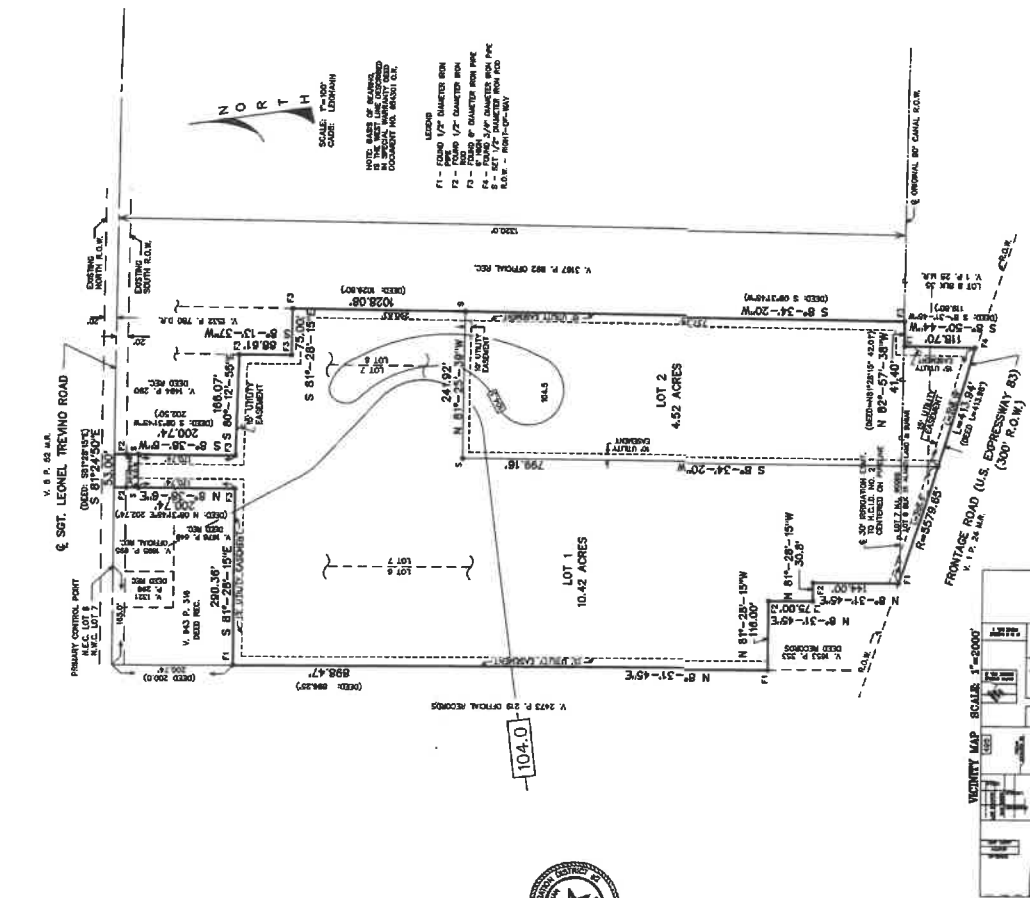
7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

7210 NORTH ALAMO STREET
MCALLEN, TEXAS 78122
DATE: 11/15/2001
BY: [Signature]
TITLE: [Signature]

"LeighAnn SUBDIVISION"

A 14.86 ACRE TRACT OF LAND OUT OF LOTS 6, 7 AND 8, M.L. WOODS COMPANY TRACT NO. 9, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 6 PAGE 58 MAP RECORDS OF SAID COUNTY, TEXAS, AND LOT 8 BLOCK 36 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP THEREOF RECORDED IN VOLUME 1 PAGE 25 OF THE MAP RECORDS OF SAID COUNTY, TEXAS.



Recorded in Volume 25 Page 124
COUNTY CLERK
COUNTY OF HIDALGO
J.D. Salinas III
COUNTY CLERK

FILED FOR RECORD IN
COUNTY OF HIDALGO
AS RECORDED QUARTERS
BY: [Signature]
11/15/2001

PLAT NOTES

- 1) THIS AREA IS FLOOD ZONE "C" AREA OF GENERAL FLOODING COMMUNITY PANEL NUMBER 48314A SUB 5 MAP NUMBER 11-18-92 EXPLANATION OF FLOOD ZONE DESIGNATIONS SHOWN HEREIN. ZONE "C" THE COASTS THAT THIS PROPERTY IS NOT IN A FLOOD ZONE.
- 2) NEARBY BUILDING SETBACK LINES ARE AS FOLLOWS: AS PER CITY ORDINANCE.
- 3) MINIMUM FLOOR ELEVATION SHALL BE 1 INCHES ABOVE ELEVATION OF ROAD.
- 4) MINIMUM FLOOR ELEVATION SHALL BE 1 INCHES ABOVE ELEVATION OF ROAD.
- 5) NO STRUCTURES SHALL BE PLACED OVER ANY EASEMENT.
- 6) A 10 FOOT BUFFER REQUIRED FROM CONCRETE / SINGLE FAMILY ZONE/LINE.
- 7) THE DEVELOPER TO PROVIDE AN EASEMENT DETENTION POND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR A BUILDING PERMIT.
- 8) THIS SUBDIVISION SHALL BE DIVIDED INTO 2 LOTS, LOT 1 OF 10.42 ACRES (434,500 SQ. FT.) AND LOT 2 SHALL BE 4.44 ACRES (193,500 SQ. FT.).
- 9) IS SUBJECT TO PAYING THE PRO-RATA SHARE OF FUTURE IMPROVEMENT COSTS INCLUDING PAVING, CURB AND GUTTER AND SEWERAGE AT SUCH TIME AS REQUESTED BY CITY OF SAN ANTONIO, ALSO TO INCUR THE COSTS OF INSURANCE AND LIABILITY.

REPORT OF SURVEY

BEFORE ME, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

I, the undersigned, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.



“Starlite Subdivision” Engineering Review

Trimad Consultant, LLC (TRIMAD) prepared this engineering review report for The City of San Juan Planning Department. Below is a list of recommendations TRIMAD had found while reviewing the plans and drainage report.

Plat & Utilities Layout Plan:

- 1) The Hidalgo County Thoroughfare Plan requires IH-2 (Highway 83) to obtain a total of 350-ft right-of way. The current existing right-of-way per the submitted plat is 300-ft, therefore an additional 50-ft right-of-way will be required.
- 2) Provide a 15- ft utility easement along the entire south portion property line of Lot 1 Lot 2 and Lot 3 fronting IH-2.
- 3) Provide a 15-ft Utility Easement along the northside of Lot 1 and Lot 2.
- 4) Provided a 15-ft along the eastside of Lot 2.
- 5) Provided a 15-ft Utility Easement on the north and east side of Lot 3.
- 6) Provided a 15-ft Utility Easement on the south most portion of Lot 4.
- 7) Symbols for FND ½” Iron Rod are different from the Legend.
- 8) Hidalgo County Irrigation District No. 2 maps shows an existing 12-in and 14-in irrigation line across the south portion of Lot 1, Lot 2, and Lot 3. Inquiry if the area is free of easement for the existing irrigation line.
- 9) General Note 4 add the volume stored for per lot.
- 10) Existing electrical poles and overhead lines are set within the property, inquiry if the area is free of easement for the existing power line.
- 11) Provide existing sanitary sewer line direction and pipe size on the west portion of the existing manhole located on the southwest corner of Lot 1. Per TCEQ requirements, show a 9-ft separation between water line and sewer lines.

Drainage Report:

- 1) See sheet 13 of 38, on drainage report. Provide evidence how calculation was derived located on Exhibits B. Same will be for the other Exhibits B calculations.
- 2) See sheet 17 of 38, Starlite Subdivision Lot 3 – Exhibit A and Exhibit B have different values for the existing conditions for Q.

Signature Block:

- 1) Correct letter overlap on “ENGINEERING” for the Hidalgo County Drainage District No. 1.

Meets and Bounds Description:

- 1) Paragraphs 4 & 5 – Correct dissimilar name on plat. See below:
 - Plat: AURORA CANTU GONZALEZ PROPERTY
 - Description: GUADALUPE RODRIGUEZ & RUBEN ZAVALA

RECEIVED

JAN 01 2021

Planning Department

- 2) Paragraphs 7, 8, & 9 – Dissimilar names are present Last name for property name is different from plat. See below:
- Plat: Prada
 - Description: Prado
- 3) Paragraphs 11 & 12 – Correct dissimilar property name. See below:
- Plat: JOSE GUADALUPE GARZA PROPERTY
 - Description: REGANTI FAMILY, LLP

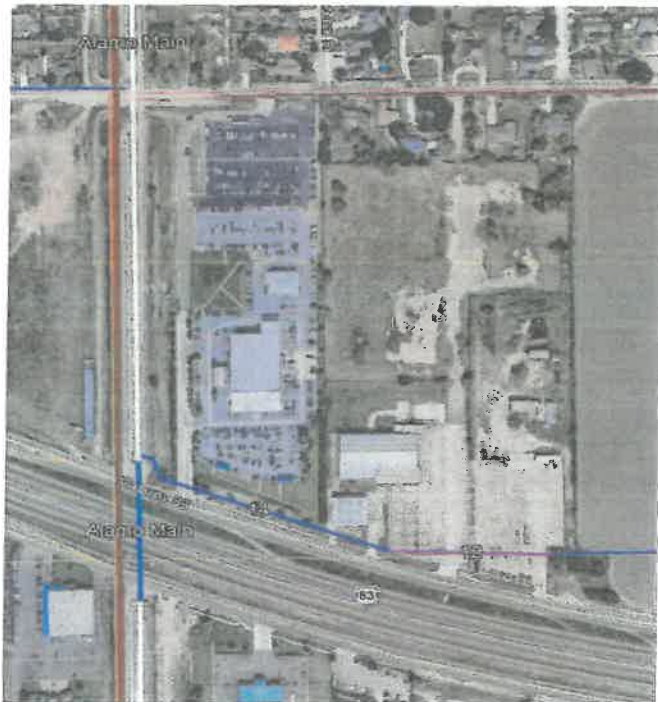
APPENDIX - PICTURES



Location of Overhead Electric Line on Lot 3.
Probable dedicated easement.



Location of Overhead Electric Line on Lot 2.
Probable dedicated easement.



Exist. 12-in and 14-in Irrigation Line not shown in
Utilities Layout Plan o Lots 1, 2 and 3



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

MEMORANDUM

TO: Roberto Escobar, Planning & Zoning Director
FROM: David Salinas, Director of Utilities *DS*
DATE: December 30, 2020
SUBJECT: Starlite Subdivision

Water Distribution

- All domestic water systems shall be designed in conformance with the most current revision of TCEQ's Drinking Water Rules (30 TAC Chapter 290) and the City of San Juan Standard Details and Specifications. The most stringent requirements shall apply where the standards conflict.
- Service taps must be shown for all lots, (min one service per lot)
- Water line must be lapped
- Set of Construction Plans and specifications must be submitted to the City for review and approval prior to construction.
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction
- Additional Comments will be provide at the time of construction plan review

Wastewater Collection System

- All sanitary sewers shall be designed in conformance with the most current revision of TCEQ's Design Criteria for Sewerage Systems (30 TAC Chapter 217) and the City of San Juan standards. The most stringent requirements shall apply where the standards conflict.
- Service taps must be shown for all lots, (min one "6" service per lot)
- Set of Construction plans and specifications must be submitted to the City for review and approval prior to construction.
- Water & Sewer Plans and Specifications require TCEQ submittal and approval prior to construction
- Additional comments will be provided at the time of construction plan review.

The Fire Department and City Engineers May Have Additional Comments.

City of San Juan Standard Design Guide for Structure Improvements

RECEIVED

DEC 30 2020

Planning Department



Tirso Garza,
Fire Chief

Carlos Alaniz,
Deputy Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Starlite

Address: _____

Date Reviewed: 12/28/2020

After reviewing plans the following requirements shall be needed as per the Fire Protection System per IFC 2012:

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. A fire hydrant must be placed within 300 feet of existing fire hydrant

Station #1

707 S. Nebraska
San Juan, TX 78589

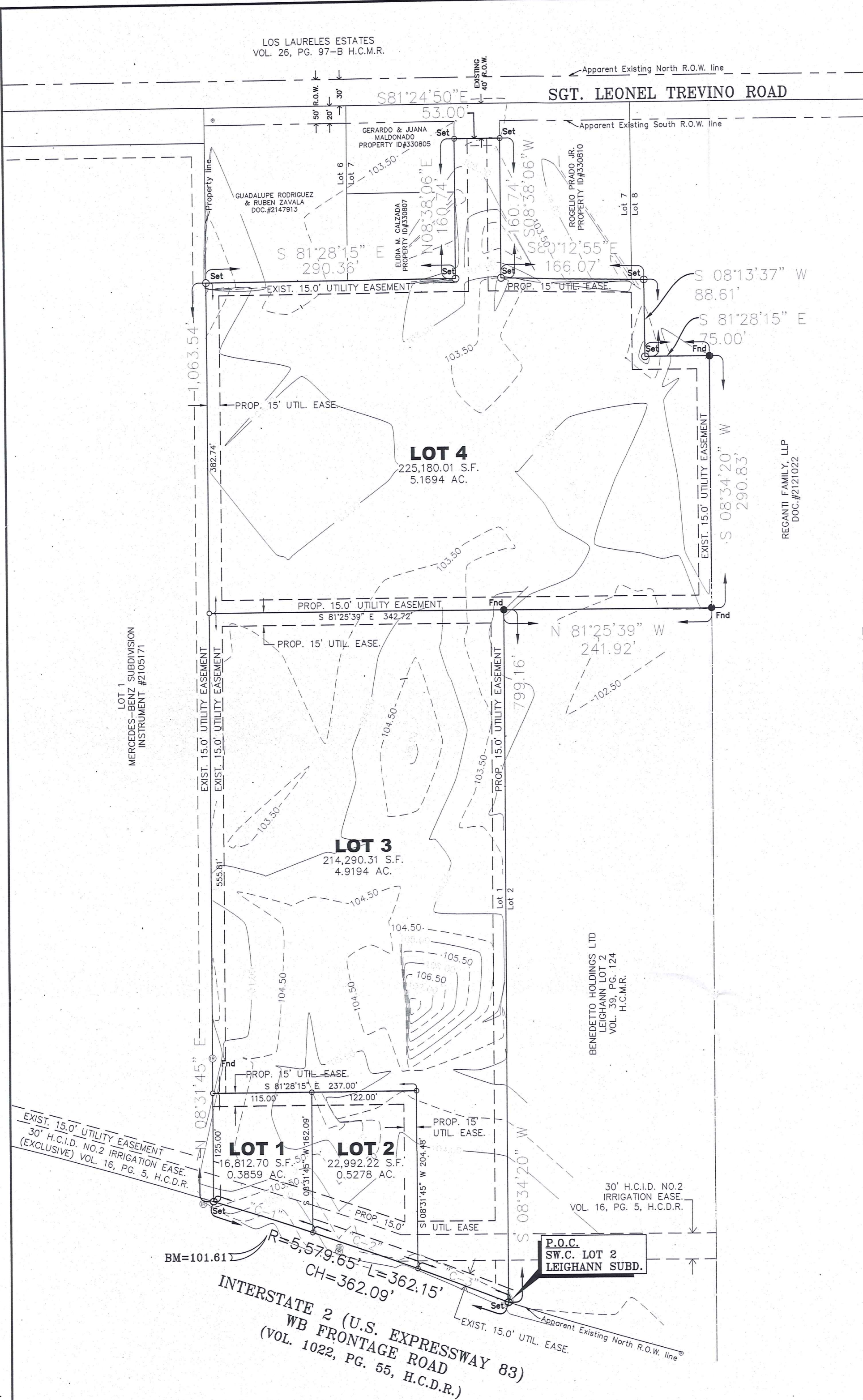
Station #2

301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470

Fax: (956) 783-3441

Plans Reviewed By,
Jose J. Salinas, Fire Inspectors



NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS
OWNER:	<u>GUILLERMO SOLIS JR.</u>	<u>P.O. BOX 1426</u>
ENGINEER:	<u>IDEN I. TREVINO, P.E.</u>	<u>200 S. 10TH ST. SUITE 1303</u>
SURVEYOR:	<u>HOMERO L. GUTIERREZ, RPLS</u>	<u>2520 BUDDY OWENS BLVD.</u>

CITY & ZIP	PHONE	FAX
HIDALGO, TEXAS 78557	(956) 283-8847	
McAlLEN, TEXAS 78501	(956) 249-8061	
McAlLEN, TEXAS 78504		

STARLITE
SUBDIVISION

AN 11.02-ACRE TRACT OF LAND BEING ALL OF LOT 1, LEIGHANN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP HEREOF RECORDED IN VOLUME 29, PAGE 124 OF THE MAP RECORDS OF HIDALGO COUNTY, AND 0.60-OF AN ACRE TRACT (TRACT-1) OF LAND OUT OF LOT 6, M.L. WOODS TRACT NO. 3 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 52 OF THE MAP RECORDS OF HIDALGO COUNTY

METES AND BOUNDS

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 2, FOR THE APPARENT SOUTHWEST CORNER OF LOT 2, LEIGHANN SUBDIVISION, AND SOUTHEAST CORNER OF SAID LOT 1, AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, IN A NORTHWESTERLY DIRECTION WITH A CURVE TO THE RIGHT FOR THE SAID EXISTING NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 2, AND THE MOST SOUTHERLY SOUTH LOT LINE OF SAID 11.02-ACRE TRACT, WITH A RADIUS OF 5579.65 FEET, AN ARC ANGLE OF 3 DEGREES 43 MINUTES 08 SECONDS TO THE RIGHT, A TANGENT OF 181.14 FEET, A CHORD DISTANCE OF 362.09 FEET, A DISTANCE OF 205.75 FEET PASS THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, CONTINUING FOR A TOTAL DISTANCE OF 362.15 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF LOT 1, MERCEDES-BENZ SUBDIVISION (INSTRUMENT #2105171, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND SOUTHWEST CORNER OF A SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 MINUTES 45 SECONDS EAST, WITH THE APPARENT EAST LINE OF SAID LOT 1, MERCEDES-BENZ SUBDIVISION, AND ADJOINING WEST LOT LINE OF SAID 11.02-ACRE TRACT AND OF THE WEST LOT LINE OF SAID 0.60-OF AN ACRE TRACT, A DISTANCE OF 165.07 FEET MEASURED (167.71 FEET RECORDED) PASS A NO. 4 REBAR FOUND ON THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 1,063.54 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF A TRACT VESTED IN GUADALUPE RODRIGUEZ & RUBEN ZAVALA (DOCUMENT #2147913, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE WESTERNMOST NORTHWEST CORNER OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 28 MINUTES 15 SECONDS EAST, WITH THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID LOT 1 LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT, AND ADJOINING SOUTH LOT LINE OF SAID TRACT VESTED IN GUADALUPE RODRIGUEZ & RUBEN ZAVALA, THENCE WITH THE APPARENT ADJOINING SOUTH LOT LINE OF A 0.264-OF AN ACRE TRACT VESTED IN ELIDIA M. CALZADA (DOCUMENT #2198494, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 290.36 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.264-OF AN ACRE TRACT VESTED IN ELIDIA M. CALZADA, AND AN INTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 38 MINUTES 06 SECONDS EAST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT, AND ADJOINING SOUTH RIGHT-OF-WAY LINE OF SGT. LEONEL TREVINO ROAD, AND THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT, A DISTANCE OF 53.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT WEST LOT LINE OF A TRACT VESTED IN ROGELIO PRADO JR. (PROPERTY ID#330810), FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 24 MINUTES 50 SECONDS EAST, WITH THE SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF SGT. LEONEL TREVINO ROAD, AND THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT HEREIN DESCRIBED, A DISTANCE OF 53.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT WEST LOT LINE OF A TRACT VESTED IN ROGELIO PRADO JR. (PROPERTY ID#330810), FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 38 MINUTES 06 SECONDS WEST, WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT, AND WEST LOT LINE OF A TRACT VESTED IN ROGELIO PRADO JR., A DISTANCE OF 160.74 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID TRACT VESTED IN ROGELIO PRADO JR., AND AN INTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 80 DEGREES 12 MINUTES 55 SECONDS EAST, WITH THE APPARENT EASTERNMOST NORTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT, AND THE APPARENT ADJOINING SOUTH LOT LINE OF SAID TRACT VESTED IN ROGELIO PRADO JR., A DISTANCE OF 166.07 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT WEST LOT LINE OF A 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA VOLUME 1532, PAGE 780, DEED RECORDS, HIDALGO COUNTY, TEXAS), FOR THE APPARENT SOUTHEAST CORNER OF SAID TRACT VESTED IN ROGELIO PRADO JR., AND AN EXTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 13 MINUTES 37 SECONDS WEST, WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT, AND THE APPARENT ADJOINING WEST LOT LINE OF A 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA, A DISTANCE OF 88.61 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA, AND AN INTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 28 MINUTES 15 SECONDS EAST, WITH THE EASTERNMOST NORTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT, AND THE APPARENT ADJOINING SOUTH LOT LINE OF SAID 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA, A DISTANCE OF 75.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT WEST LOT LINE OF A 6.93-ACRE TRACT OF LAND VESTED IN REGANTI FAMILY, LLP (DOCUMENT #2121022, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.5-OF AN ACRE TRACT VESTED IN JOSE GUADALUPE GARZA, AND AN EXTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 34 MINUTES 20 SECONDS WEST, WITH THE EASTERNMOST EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT, AND THE APPARENT ADJOINING WEST LOT LINE OF A 6.93-ACRE TRACT OF LAND VESTED IN REGANTI FAMILY, LLP, A DISTANCE OF 290.83 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2, AND EASTERNMOST SOUTHEAST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF SAID 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 25 MINUTES 39 SECONDS WEST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2, AND EASTERNMOST SOUTH LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT, A DISTANCE OF 241.92 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 2, AND AN INTERNAL CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 34 MINUTES 20 SECONDS WEST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 2, AND THE SOUTHERNMOST EAST LOT LINE OF SAID LOT 1, LEIGHANN SUBDIVISION AND OF 11.02-ACRE TRACT OF LAND HEREIN DESCRIBED, A DISTANCE OF 798.16 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID EXISTING INTERSTATE 2 NORTH RIGHT-OF-WAY LINE FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 2, AND SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1, LEIGHANN SUBDIVISION, AND OF 11.02-ACRE TRACT HEREIN DESCRIBED, AND THE POINT OF BEGINNING, SAID TRACT CONTAINING A GROSS OF 11.02 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

THAT I, **HOMERO LUIS GUTIERREZ**, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MISSION.

HOMERO LUIS GUTIERREZ, RPLS NO. 2791 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, **IDEN I. TREVINO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IDEN I. TREVINO, PE NO. 92036 DATE 01/12/2021



DATE OF PREPARATION: DECEMBER 15, 2020



TREVINO ENGINEERING

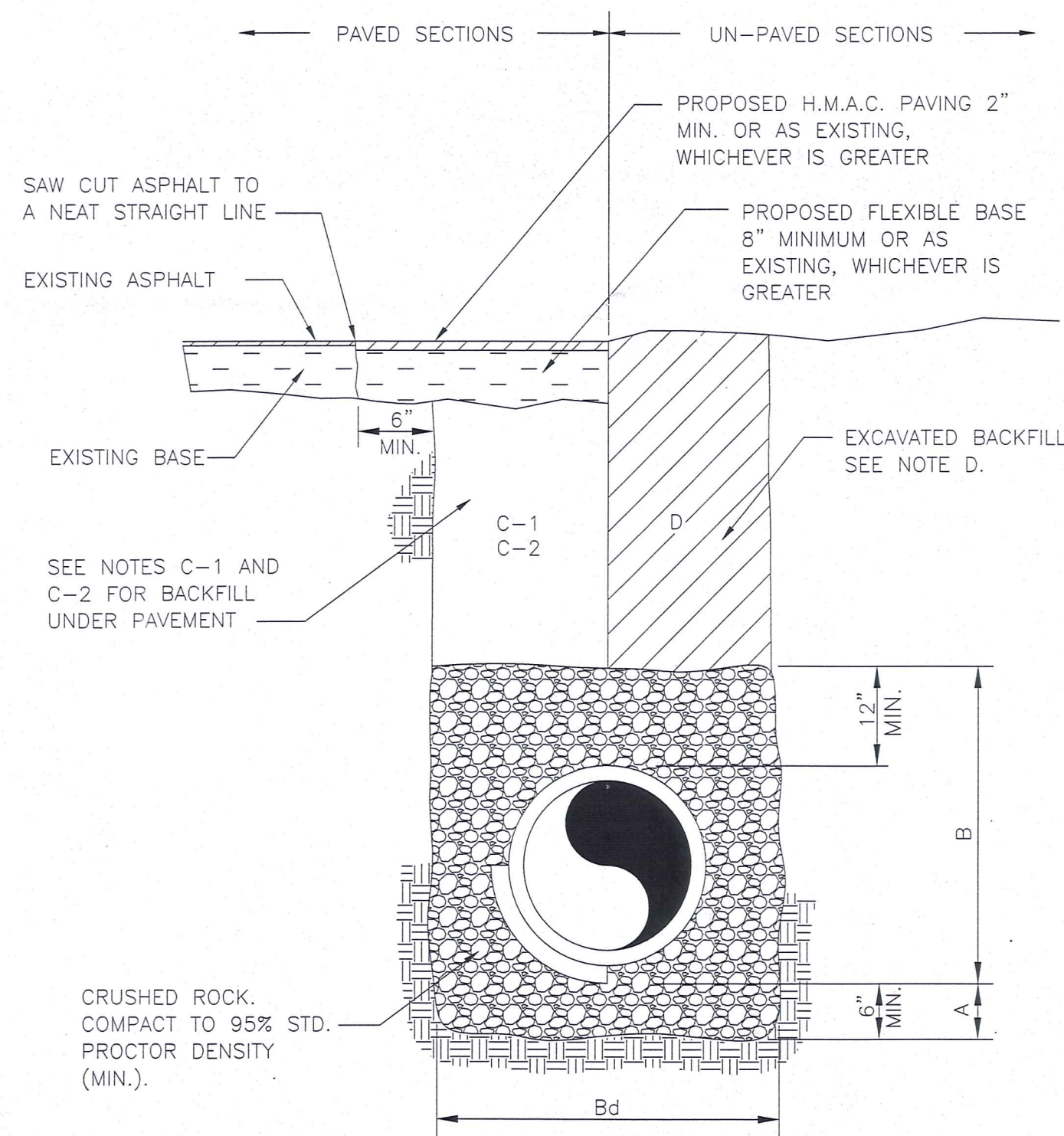
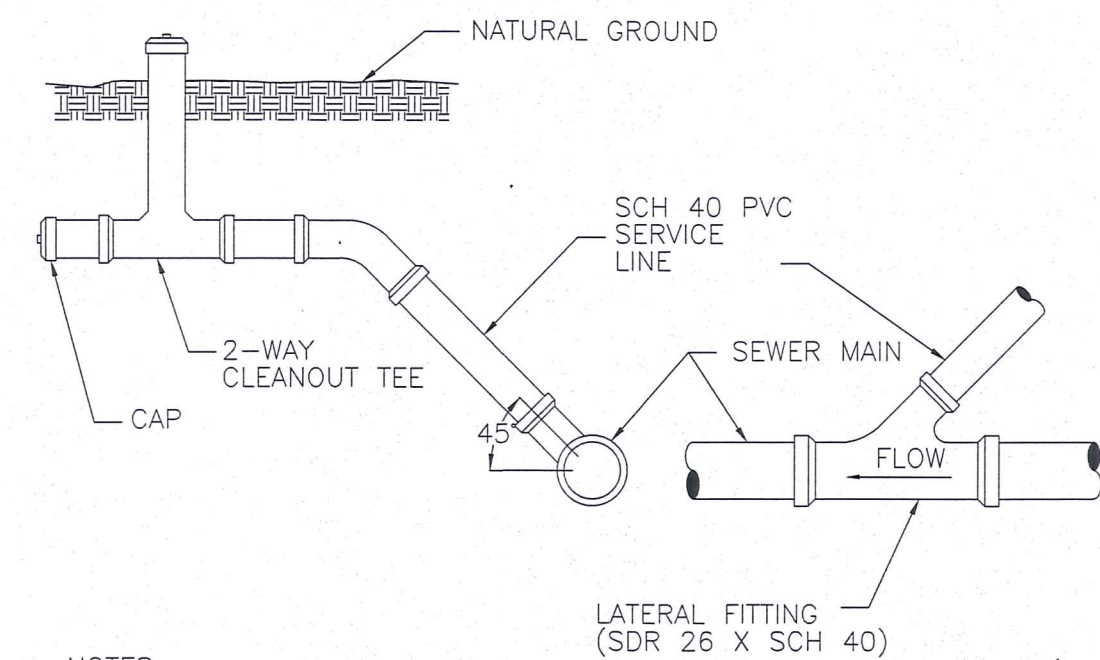
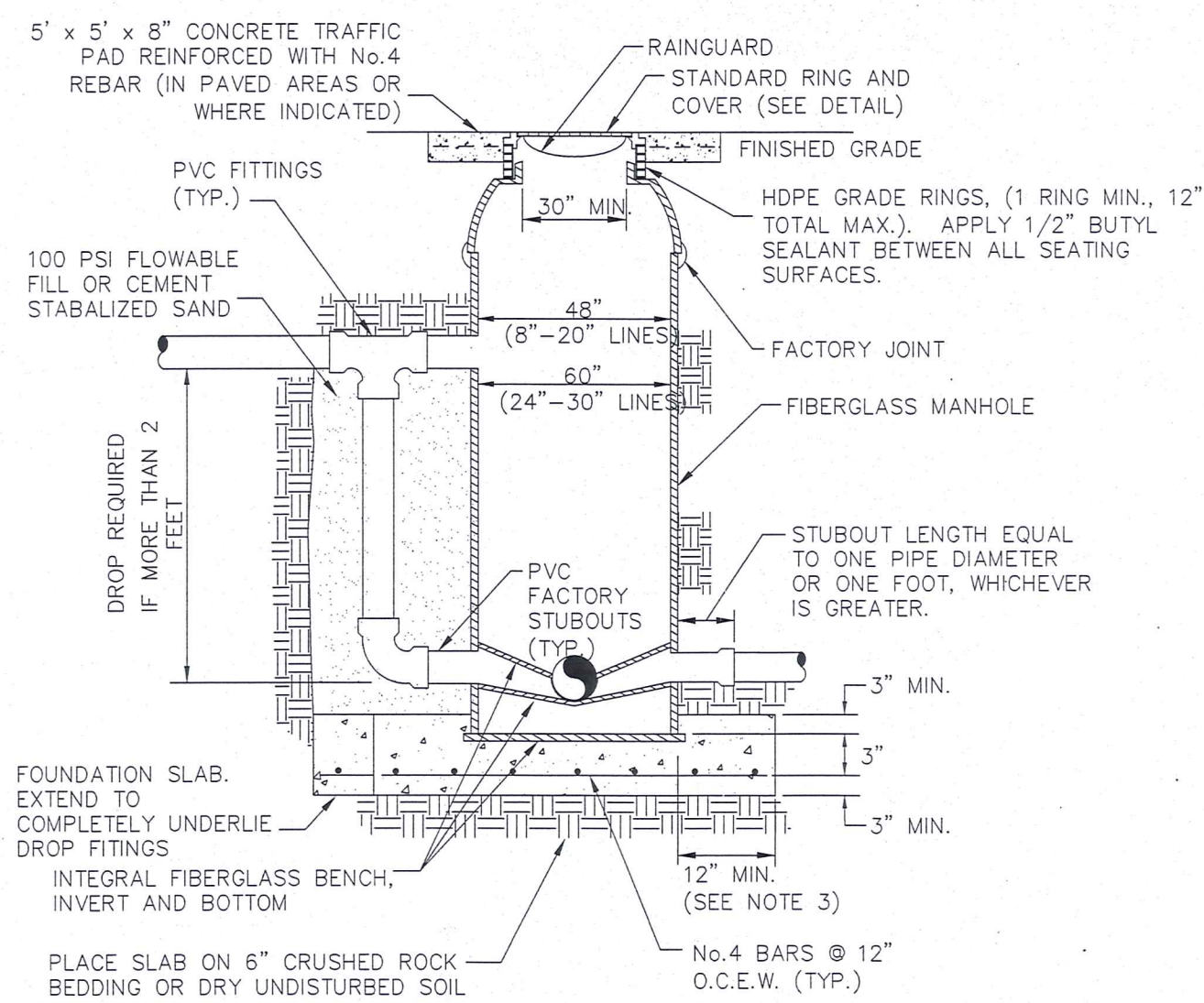
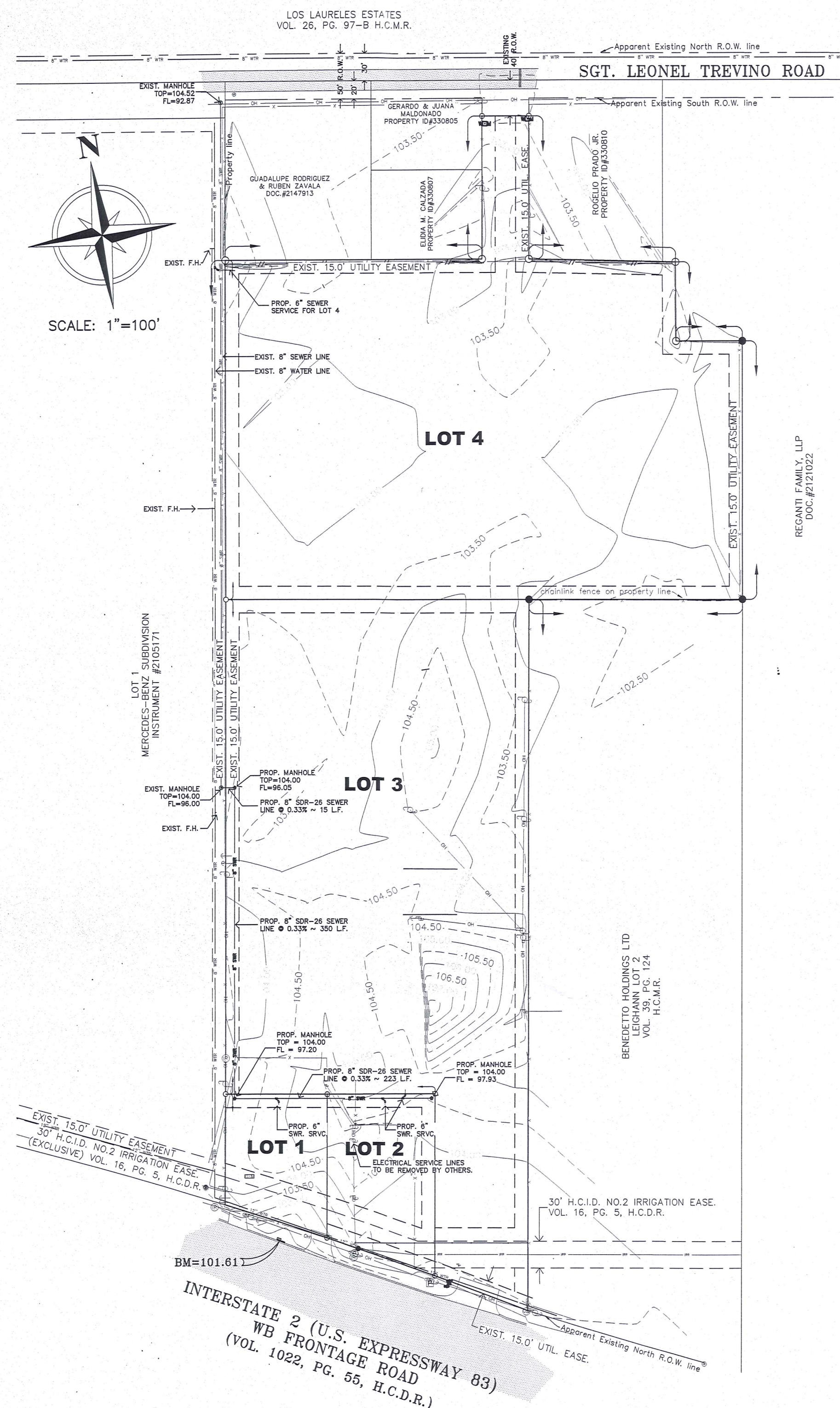
FIRM No. F-7906

TEL No. (956) 283-8847

200 S. 10th St. Ste. 1303

McAllen, Texas 78501

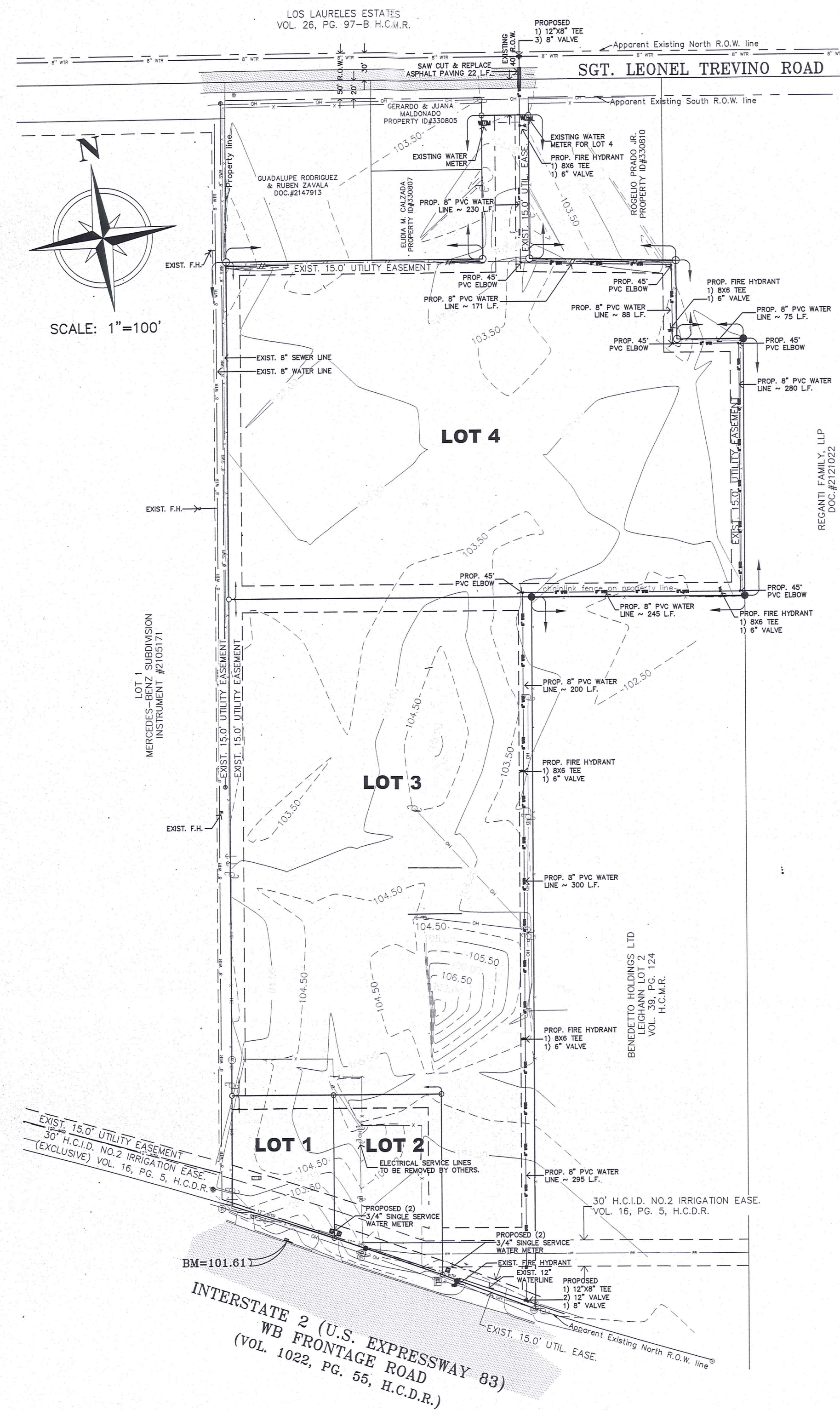
ident@trevinoengineering.com



STATE OF TEXAS
COUNTY OF HIDALGO

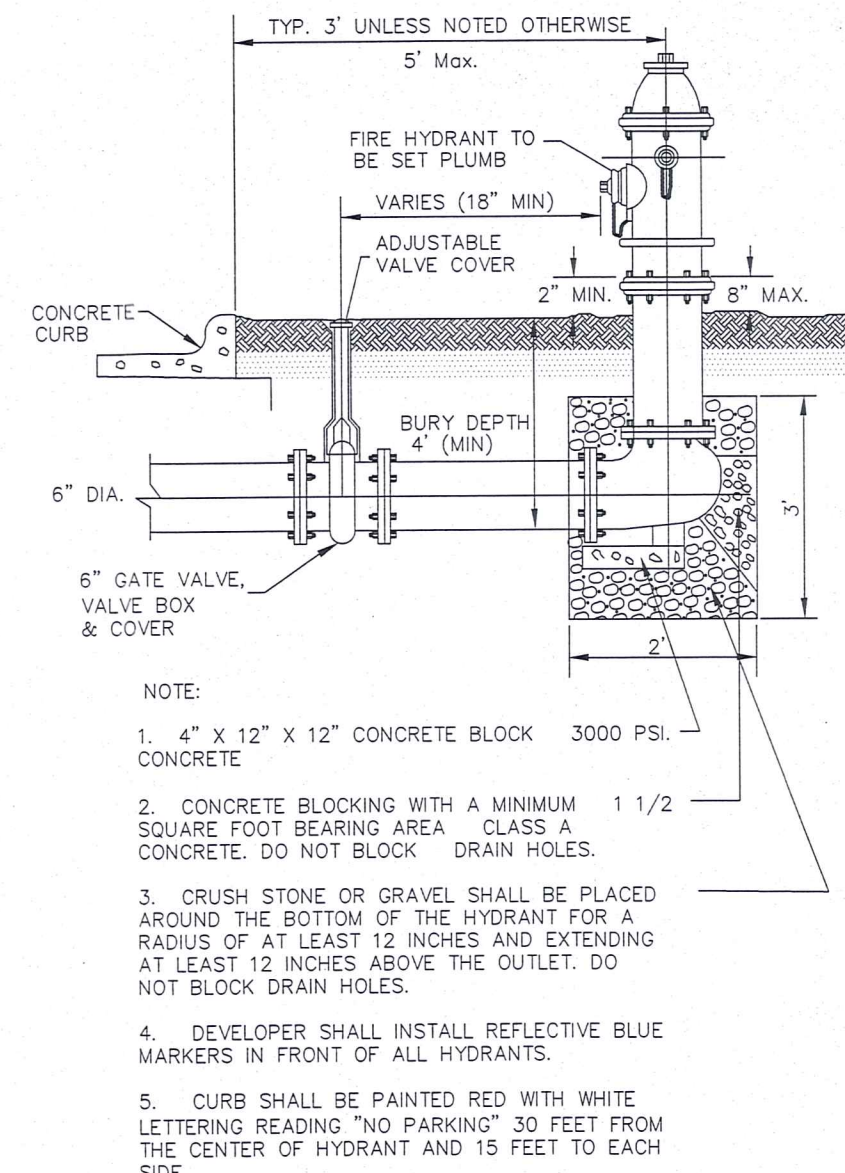
NO.	SHEET	REVISION	DATE	APPROVED


TREVIÑO ENGINEERING
 FIRM No. F-7906
 TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303
 McAllen, Texas 78501
 ident@trevinoengineering.com



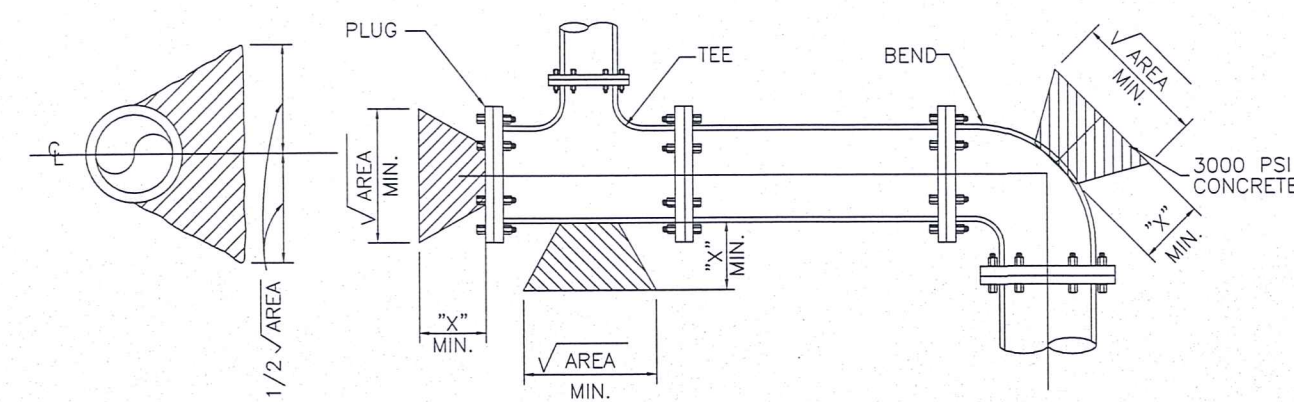
STARLITE SUBDIVISION

AN 11.02-ACRE TRACT OF LAND BEING ALL OF LOT 1, LEIGHANN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP HEREOF RECORDED IN VOLUME 29, PAGE 124 OF THE MAP RECORDS OF HIDALGO COUNTY, AND 0.60-OF AN ACRE TRACT (TRACT-1) OF LAND OUT OF LOT 6, M.L. WOODS TRACT NO. 3 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 52 OF THE MAP RECORDS OF HIDALGO COUNTY



TYPICAL FIRE HYDRANT INSTALLATION DETAIL

Not to Scale



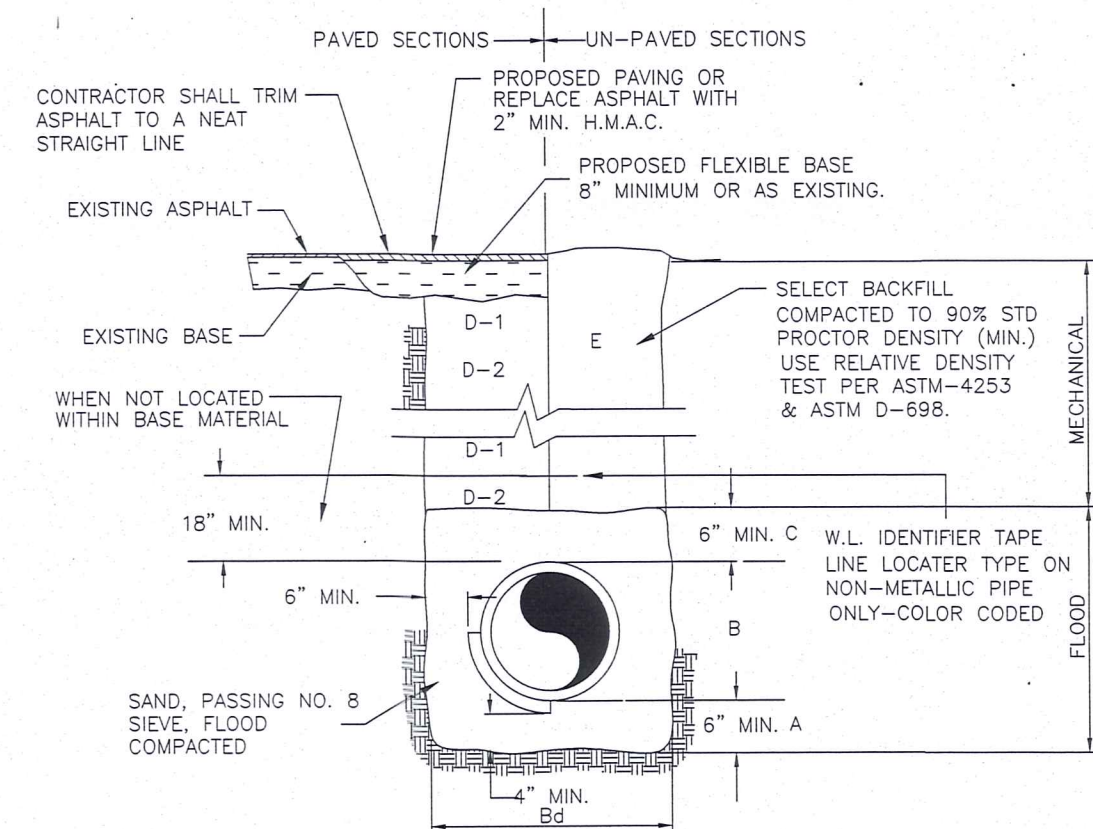
NOTES:

1. THRUST BLOCK AREAS SHOWN ARE BASE ON TEST PRESSURES OF 150 P.S.I. FOR 6"-12" PIPE AND 200 P.S.I. FOR 14"-16" PIPE AND SOIL BEARING PRESSURE OF 1000 PSF.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET.
3. BEARING MUST BE ON UNDISTURBED EARTH.
4. ADJUST THRUST BLOCK AREAS ACCORDINGLY IF PRESSURES AND/OR SOIL BEARING VALUE VARIES.
5. THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS AND TEES. AT ALL BENDS, AND OTHER AREAS WHICH MAY REQUIRE THRUST RESISTANCE AS APPROVED BY THE ENGINEER.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS MAY BE REG'D BY ENGINEER AT ALL LOCATIONS

"X" DIMENSION MAY VARY TO PROVIDE REQ'D BEARING AGAINST UNDISTURBED EARTH.							
HORIZONTAL BLOCKING TABLE							
BEARING AREA OF BLOCK IN SQUARE FEET							
PIPE SIZE (IN)	DEAD END AND TEE	90° BEND	45° BEND	22.5° BEND	11.25° BEND	5° BEND	"X"-DIM FT.
6	4.24	6.00	3.25	1.65	0.83	0.37	1.00
8	7.54	10.66	5.77	2.94	1.48	0.66	1.00
10	11.78	16.66	9.02	4.60	2.31	1.03	1.25
12	16.96	23.99	12.98	6.62	3.33	1.48	1.25
14	30.79	43.54	23.56	12.01	6.04	2.69	1.50
16	40.20	56.67	30.78	15.69	7.88	3.51	1.75
18"	RESTRAINING JOINTS AS DIRECTED BY						

CONCRETE THRUST BLOCK TYPICAL DETAIL

Not to Scale

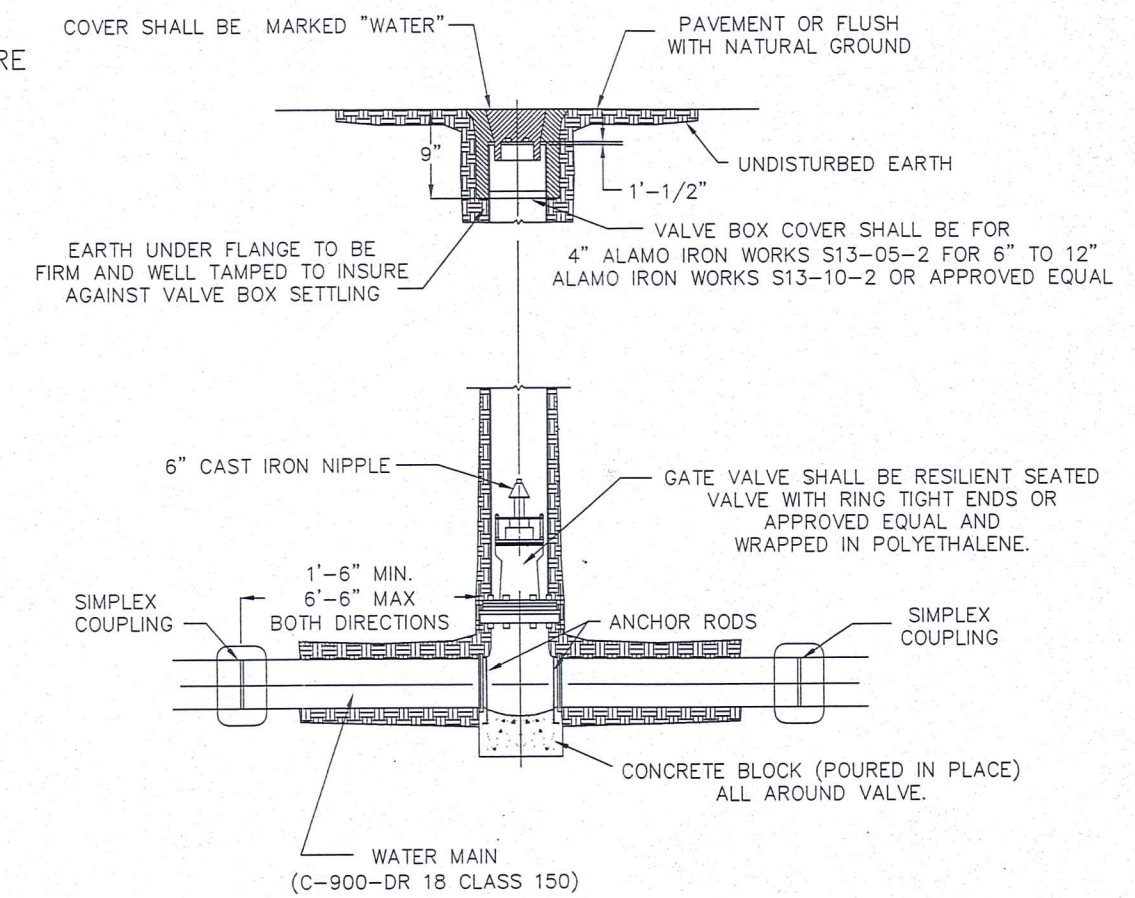


- A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6")
- B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED) B₂ TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
- C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD (6" LIFTS, MECHANICAL COMPACTION)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- E. SELECT EARTH BACKFILL COMPACTED TO 90% STD (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

NOTE: SHOULD A CONFLICT BETWEEN THIS STANDARD AND THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED BY CONTRACTOR FROM THE CITY. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF EITHER.

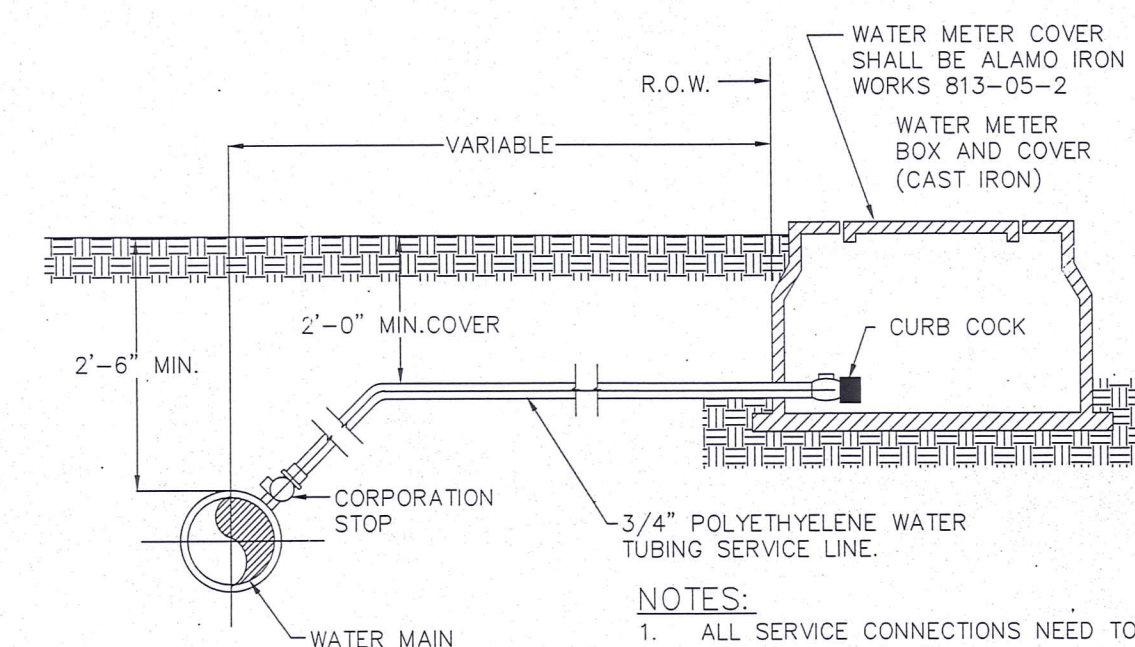
WATER LINE BEDDING TYPICAL DETAIL

Not to Scale



TYPICAL GATE VALVE AND BOX DETAIL

Not to Scale



CONSTRUCTION NOTES:

- A. WATER VALVE COVER
- B. CURB COCK
- C. METER BOX & METER PROVIDED
- D. WATER TUBING SERVICE LINE
- E. CORPORATION STOP
- F. WATER MAIN

NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS, SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

TYPICAL WATER SERVICE CONNECTION WITH METER BOX

Not to Scale

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, IDEN I. TREVINO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

IDEN I. TREVINO, PE
DATE

NO. 92036

DATE



DATE OF PREPARATION: DECEMBER 15, 2020

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS
OWNER:	DANIEL MARTINEZ	
ENGINEER:	IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWENS BLVD.

CITY & ZIP	PHONE	FAX
MISSION, TEXAS 78572		
McALLEN, TEXAS 78501	(956) 283-8847	
McALLEN, TEXAS 78504	(956) 249-8061	



TREVINO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847

200 S. 10th St. Ste. 1303

McAllen, Texas 78501

ident@trevenoengineering.com

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Discussion and Possible Action to Start the City of San Juan Municipal Court Amnesty Program on February 2021.

STAFF COMMENTS AND RECOMMENDATIONS:

The Municipal Court is having their Amnesty Program starting February 1 through April 30, 2021. Individuals with outstanding warrants are urged to make arrangements with the court to resolve their delinquent fines. During the Amnesty Program, the Failure to Appear will be waived on each warrant.

RECOMMENDATION:

Approval of the Municipal Court Amnesty Program for outstanding warrants. Citizens can pay their outstanding warrants without being arrested.

PREPARED BY:

Mary Enriquez, Court
Administrator

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 26, 2021

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Sunny Super Mart" located at 102 S. Nebraska Avenue, legally described as Lots 7-8, Block 4, San Juan Original Townsite, located at the Southwest corner of Nebraska and 1st Street, as Requested by Sunny G. Enterprises, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 12, 2021 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Sunny G. Enterprises, Inc. is applying for a Conditional Use Permit for the Sale of Alcohol at the convenience store located at the Southwest corner of 1st Street and Nebraska Avenue. The store has been in operation since 1984 and new owners are taking over the business under "Sunny Super Market." The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eighteen (18) 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 January 7, 2021, 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 – 01/07/2021
CITY COMMISSION – 01/12/2021
DATE PREPARED – 12/30/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Sunny Super Mart”.

APPLICANT: Sunny G. Enterprises, Inc.

SURVEYOR/ENGINEER: N/A

LEGAL: Lots 7-8, Block 4, San Juan Original Townsite

LOCATION: 102 S. Nebraska Avenue

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

ACCESS AND CIRCULATION: This property has access onto Nebraska Avenue and 1st Street.

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

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

EVALUATION AND CONDITIONS FOR APPROVAL

Sunny G. Enterprises, Inc. is applying for a Conditional Use Permit for the Sale of Alcohol at the convenience store located at the Southwest corner of 1st Street and Nebraska Avenue. The store has been in operation since 1984 and new owners are taking over the business under "Sunny Super Market." 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 6:00 a.m. to 11:00 p.m.

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 Sunday from 6:00 a.m. to 11:00 p.m.
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 fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city's noise ordinance.

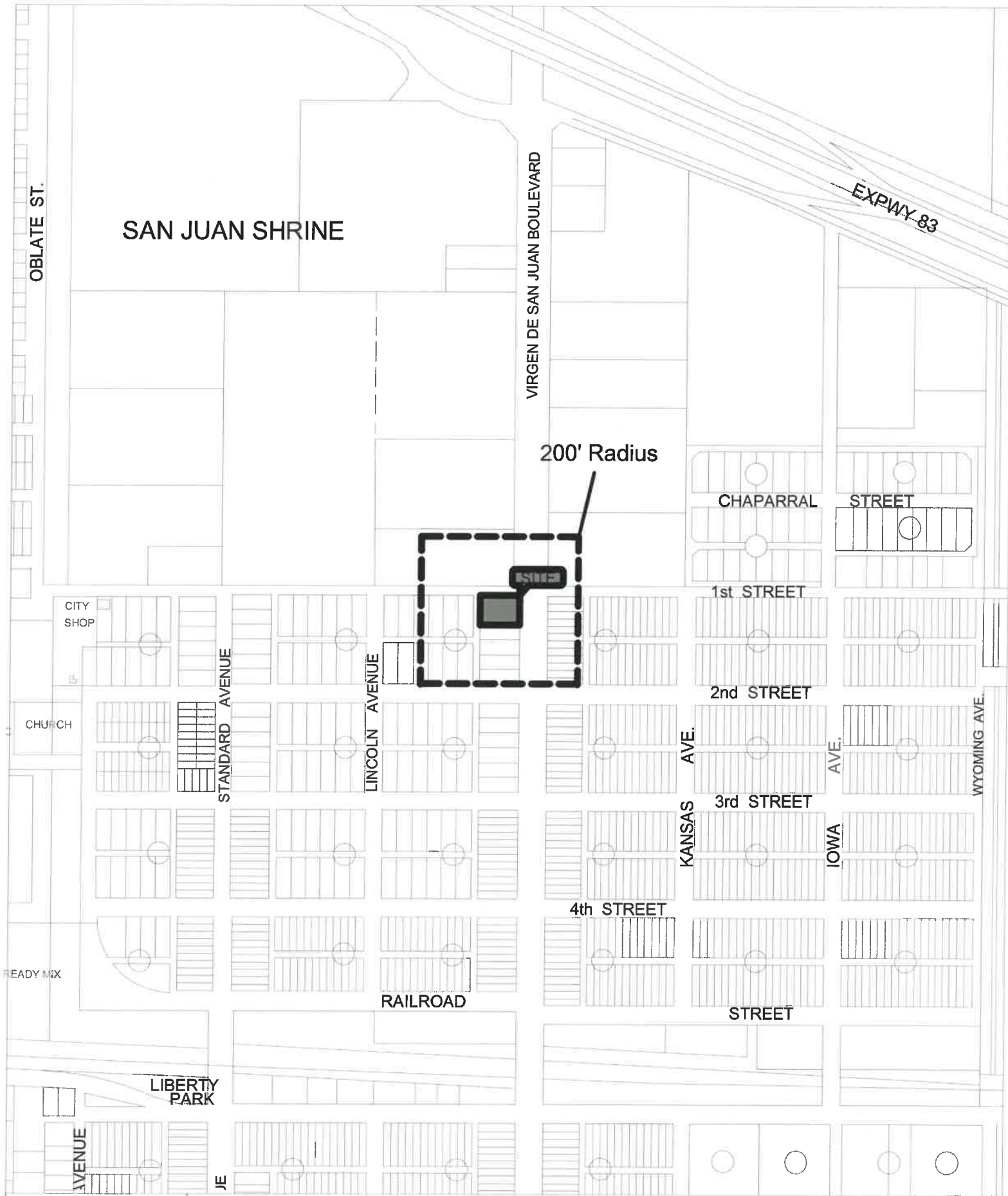
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eighteen (18) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

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



Site Property



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Sunny Super Mart" located at 102 S. Nebraska Avenue Suites 15-16, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Sunny G. Enterprises, Inc.



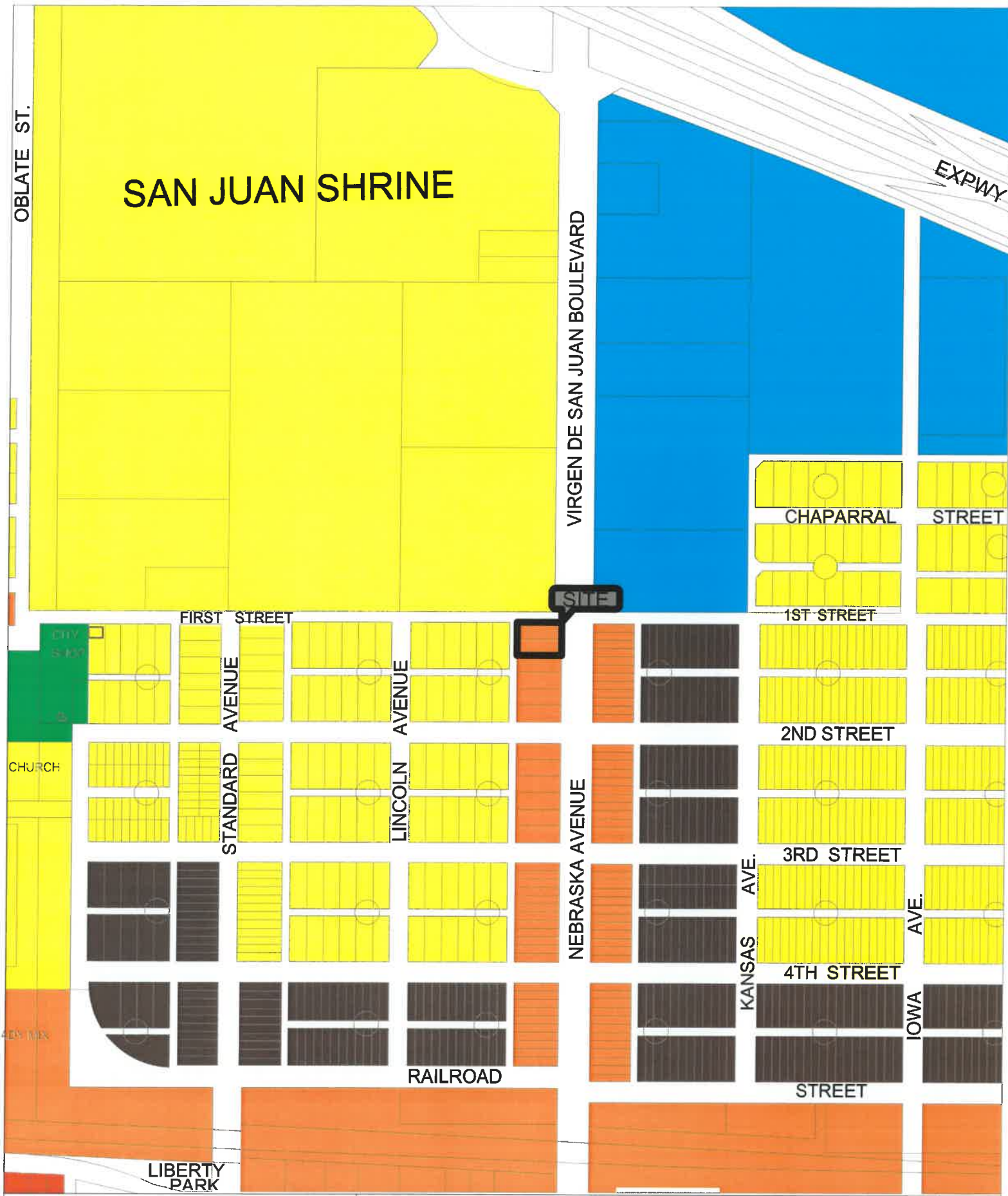


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Sunny Super Mart" located at 102 S. Nebraska Avenue Suites 15-16, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Sunny G. Enterprises, Inc.





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

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Sunny Super Mart" located at 102 S. Nebraska Avenue Suites 15-16, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Sunny G. Enterprises, Inc.



Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Sunny Super Mart" located at 102 S. Nebraska Avenue, legally described as Lots 7-8, Block 4, San Juan Original Townsite, located at the Southwest corner of Nebraska and 1st Street, as Requested by Sunny G. Enterprises, Inc.

Sunny G. Enterprises, Inc.
102 S. Nebraska Avenue
San Juan, Texas 78589

Guerra, Delia Hilda
112 W. 2nd Street
San Juan, TX 78589

Meritocracy Family Inc.
302 N. Frontier Ln.
Cedar Park, TX 78613-7677

Vecchio, Maria Guadalupe ET AL
5310 Calle Divina
Edinburg, TX 78539

Arcos, Dolores & Dora D. Pena
1306 3rd Street
Granbury, TX 76048

Pineda, Baltazar & Hermelinda T.
125 W. 1st Street
San Juan, TX 78589

Pena, Alfredo and Patricia S.
11738 Sagittarius Dr. W
Willis, TX 77318-5189

Escot, Elizabeth Garcia
Ivan Garcia Escot
5924 S. Francisco Avenue
Chicago, IL 60624

Vela, Angel G. and Rebeca
108 N. Nebraska Avenue
San Juan, TX 78589

Sandoval, Artemio
P.O. Box 1529
San Juan, TX 78589

Escalante, David
6912 Illusivo Avenue
Edinburg, TX 78542

Cantu, Hector Javier
725 Ridge Rd.
Alamo, TX 78516

Trevino, Alicia B.
911 E. Wright Avenue
Pharr, TX 78577

Reverend Raymundo J. Pena-Roman
Catholic diocese of Brownsville
P.O. Box 2279
Brownsville, TX 78522

Serna, Patricia Trustee
Ruben & Librada Serna
100 W. Moore Rd. Lot 62
Pharr, TX 78577

Acosta, Robert
P.O. Box 577
Alamo, TX 78516

Garcia, Nicole L.
P.O. Box 372
San Juan, TX 78589

Estrada, Mario
114 W. 2nd Street
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 “SUNNY SUPER MART” LOCATED AT 102 S. NEBRASKA AVENUE, LEGALLY DESCRIBED AS LOTS 7-8, BLOCK 4, SAN JUAN ORIGINAL TOWNSITE 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, Sunny G. Enterprises, Inc. 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 “Sunny Super Mart”.

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 “Sunny G. Enterprises, Inc.” for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at the “Sunny Super Mart” located at 102 S. Nebraska Avenue, 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 Sunday from 6:00 a.m. to 11:00 p.m.
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 fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

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

PASSED and **APPROVED** on first reading on the 12th day of January, 2021.

PASSED and **APPROVED** on second and final reading on the 26th day of January, 2021.

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
JANUARY 26, 2021

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Tio Jerry Neighborhood Market" located at 205 W. Nolana Avenue, Suites 5-6, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Gerardo Chapa Jr. dba Galopez Investments, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 12, 2021, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Chapa is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at "Tio Jerry Neighborhood Market" located at the new commercial plaza in front of Delia's Tamales, along West Nolana Avenue. 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 7:00 a.m. to 9:00 p.m.

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

RECOMMENDATION:

During the regular meeting on January 7, 2021, 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 – 01/07/2021
CITY COMMISSION – 01/12/2021
DATE PREPARED – 12/30/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Tio Jerry Neighborhood Market”

APPLICANT: Gerardo Chapa

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, San Juan Plaza Subdivision

LOCATION: 205 W. Nolana Avenue, Suites 15-16

EXISTING ZONING: General Business District (C-2)

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

ACCESS AND CIRCULATION: This property has access to Nolana Avenue.

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

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

**CONDITIONAL USE PERMIT
“TIO JERRY NEIGHBORHOOD MARKET”
JANUARY 7, 2021**

PAGE 2

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Chapa is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at “Tio Jerry Neighborhood Market” located at the new commercial plaza in front of Delia’s Tamales, along West Nolana Avenue. 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 7:00 a.m. to 9:00 p.m.

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 Sunday from 7:00 a.m. to 9:00 p.m.
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 fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

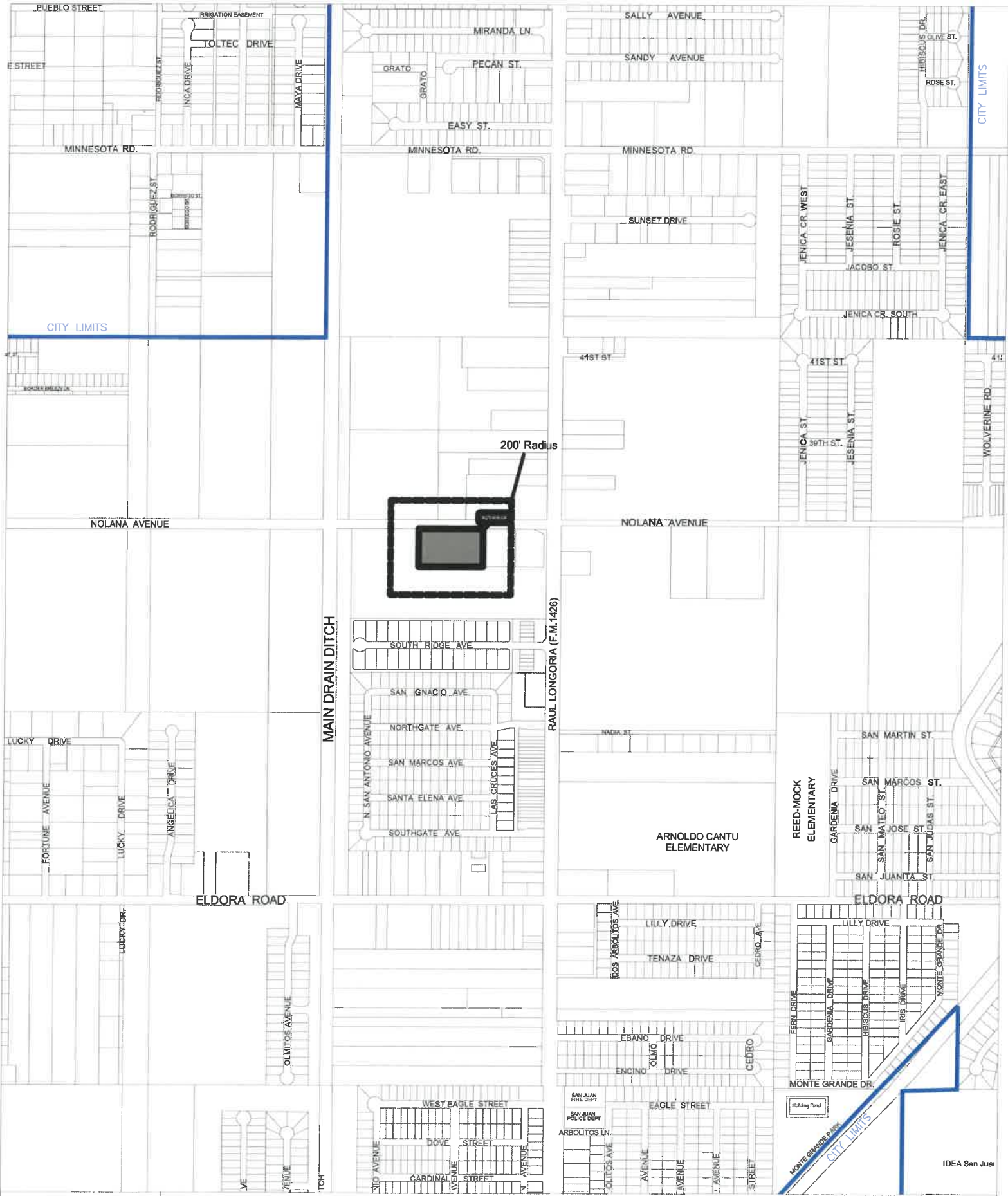
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to eight (8) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

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



Proposed Site



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Tio Jerry Neighborhood Market" located at 205 W. Nolana Avenue Suite 15-16, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Gerardo Chapa Jr.



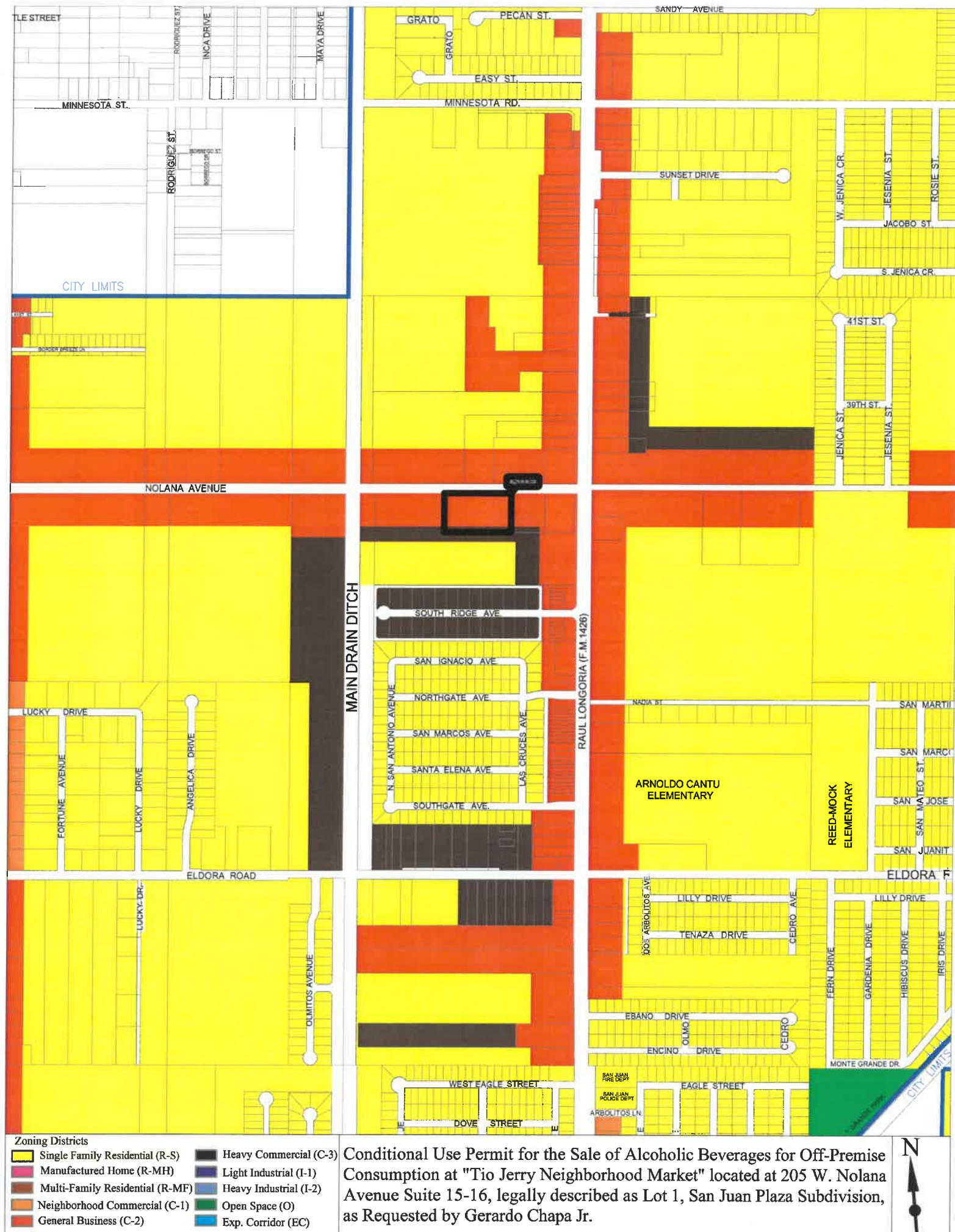


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Tio Jerry Neighborhood Market" located at 205 W. Nolana Avenue Suite 15-16, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Gerardo Chapa Jr.

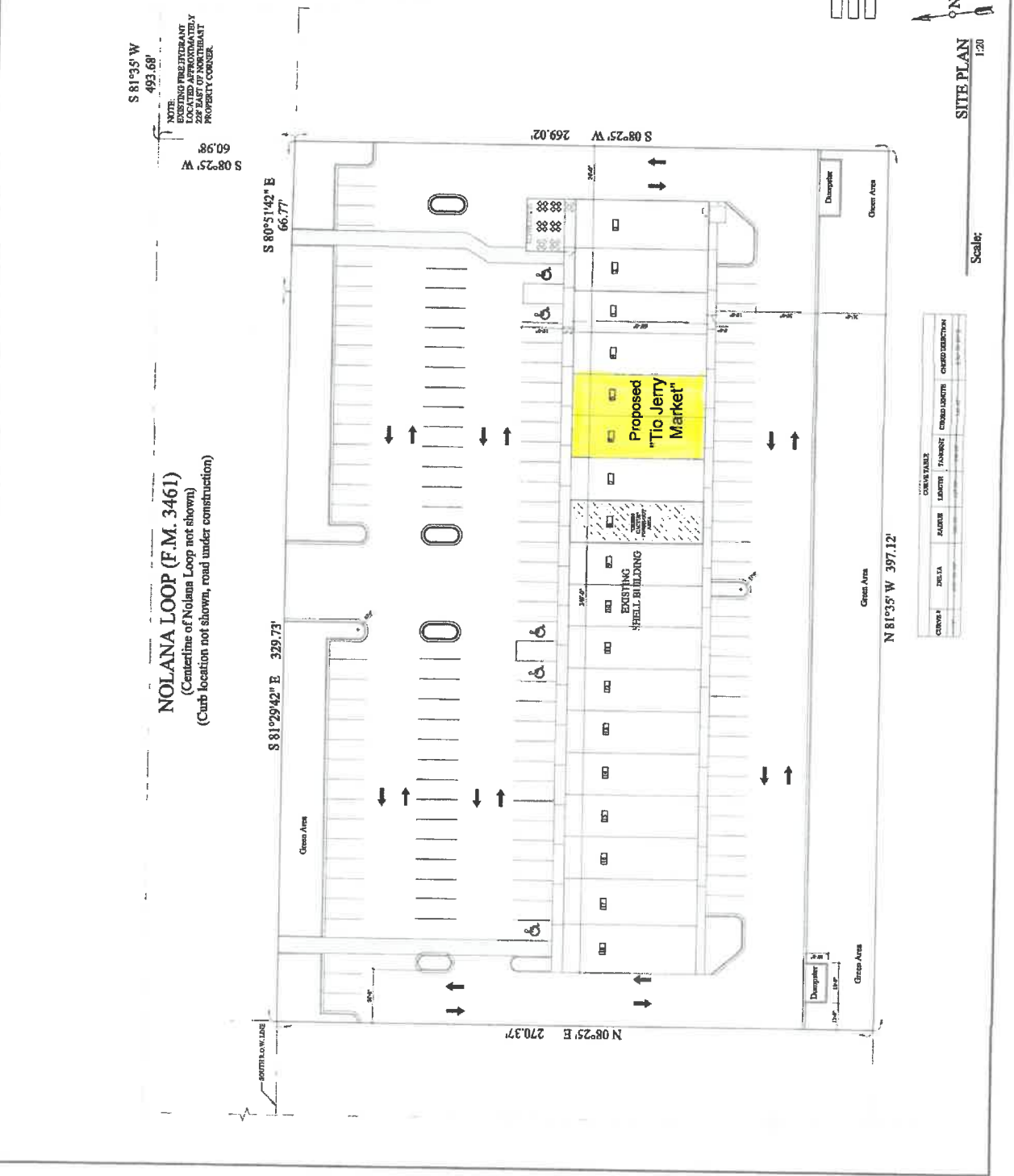




PROJECT NO.	09-018
SCALE	2.0
DATE	1.10.17
DESIGNED BY	JM
REVIEWED BY	JM
DATE	1.10.17
PROJECT NAME	PROPOSED MARKET
LOCATION	222 EAST OF NOLANA LOOP
OWNER	PROPOSED MARKET
DESIGNED BY	JM
REVIEWED BY	JM
DATE	1.10.17
PROJECT NAME	PROPOSED MARKET
LOCATION	222 EAST OF NOLANA LOOP
OWNER	PROPOSED MARKET

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).



Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Tio Jerry Neighborhood Market” located at 205 W. Nolana Avenue, Suites 15-16, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Gerardo Chapa, Jr. dba Galopez Investment, LLC.

Chapa, Gerardo Jr.
1200 Jade St.
Penitas, TX 78576

Monarca Investment Group, LTD.
105 W. Utility Drive
Pharr, TX 78577

SSP Partners
8111 Westchester Dr. Ste 600
Dallas, TX 75225-6142

Villescas, Maribel
111 W. Nolana
San Juan, TX 78589

Perez, Heriberto Jr.
1013 Vanessa Avenue
McAllen, TX 78503

Garza, Carolina Cantu
3602 N. Raul Longoria Road
San Juan, TX 78589

Garza Leasing
P.O. Box 658
San Juan, TX 78589

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

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-PREMISE CONSUMPTION AT “TIO JERRY NEIGHBORHOOD MARKET” LOCATED AT 205 W. NOLANA AVENUE, SUITES 5-6, LEGALLY DESCRIBED AS LOT 1, SAN JUAN PLAZA 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, Galopez Investment, LLC. 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 “Tio Jerry Neighborhood Market”.

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 Galopez Investment, LLC. for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Tio Jerry Neighborhood Market” located at 205 W. Nolana Avenue, Suites 5-6, 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 Sunday from 7:00 a.m. to 9:00 p.m.
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 fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

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

PASSED and **APPROVED** on first reading on the 12th day of January, 2021.

PASSED and **APPROVED** on second and final reading on the 26th day of January, 2021.

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
JANUARY 26, 2021

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "H&H Food Mart" located at 914 W. Sam Houston Boulevard, legally described as Lot 1, Clark Mellenbruch's Subdivision, located at Southeast corner of Sam Houston and Veterans Boulevard, as Requested by Valley United, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 12, 2021, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Valley United, Inc. is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at "H&H Food Mart" a convenience store located at the Southwest corner of Sam Houston and Veterans Boulevard. The applicant is taking over the business under the same name. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Sundays from 7:00 am and 11:00 pm, Monday thru Thursday from 6:00 a.m. to 11:00 p.m. and Friday and Saturday from 6:00 p.m. thru 12:00 a.m.

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

RECOMMENDATION:

During the regular meeting on January 7, 2021, 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 – 01/07/2021
CITY COMMISSION – 01/12/2021
DATE PREPARED – 12/30/2020

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “H&H Food Mart”

APPLICANT: Valley United, Inc.

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, Clark Mellenbruch Subdivision

LOCATION: 914 W. Sam Houston Boulevard

EXISTING ZONING: General Business District (C-2)

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

ACCESS AND CIRCULATION: This property has access to Sam Houston 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

Valley United, Inc. is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at "H&H Food Mart" a convenience store located at the Southwest corner of Sam Houston and Veterans Boulevard. The applicant is taking over the business under the same name. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Sundays from 7:00 am and 11:00 pm, Monday thru Thursday from 6:00 a.m. to 11:00 p.m. and Friday and Saturday from 6:00 p.m. thru 12:00 a.m.

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 Sundays from 7:00 am and 11:00 pm, Monday thru Thursday from 6:00 a.m. to 11:00 p.m. and Friday and Saturday from 6:00 p.m. thru 12:00 a.m.
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 fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city's noise ordinance.

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

ATTACHMENTS:

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



Proposed Site



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "H&H Food Mart" located at 914 W. Sam Houston Boulevard, as legally described as Lot 1, Clark Mellenbruch's Subdivision, locate at Southeast corner of Sam Houston and Veterans Boulevard, as Requested by Valley United, Inc.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "H&H Food Mart" located at 914 W. Sam Houston Boulevard, as legally described as Lot 1, Clark Mellenbruch's Subdivision, locate at Southeast corner of Sam Houston and Veterans Boulevard, as Requested by Valley United, Inc.



Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "H&H Food Mart" located at 914 W. Sam Houston Boulevard, legally described as Lot 1, Clark Mellenbruch's Subdivision, located at Southeast corner of Sam Houston and Veterans Boulevard, as Requested by Valley United, Inc.

Valley United Inc.
914 W. Sam Houston Blvd.
San Juan, TX 78589

Garcia, Mauricio
914 W. 12th Street
San Juan, TX 78589

Cantu, Andres
707 W. Helmer
Pharr, TX 78577

Benavides, Bulmaro and Maria de
la Cruz
108 W. Esperanza Avenue
Mission, TX 78574

Perveen, Zahida
Dba Valley Food mart
107 7th Stret
Mercedes, TX 78570

Rex, Bayardo & Thelma
2716 Garza St.
Edinburg, TX 78539

Cadena, Juan and Amand L. Cantu
P.O. Box 171
Pharr, TX 78577

Grissom, Christopher Scott
902 W. Sam Houston
San Juan, TX 78589

Trevino, Ricardo
1207 Miguel Hidalgo St.
San Juan, TX 78589

Carrillo, Magda L.
900 Sam Houston Blvd.
San Juan, TX 78589

Garcia, Nancy and Esteban
1209 Miguel Hidalgo St.
San Juan, TX 78589

Barrera, Ernestina R.
922 W. 9th Street
San Juan, TX 78589

Gamez, Noemi
906 W. 12th Street
San Juan, TX 78589

Reyes, Susan B.
919 W. 9th Street
San Juan, TX 78589

Hernandez, Ignacio and Alicia
908 W. 12th Street
San Juan, TX 78589

Hernandez, Ignacio Jr.
910 W. 12th Street
San Juan, TX 78589

Diaz, Maria Consuelo
Gustavo Cespedes Arcos
912 W. 12th Street
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 “H&H FOOD MART” LOCATED AT 914 W. SAM HOUSTON BOULEVARD, LEGALLY DESCRIBED AS LOT 1, CLARK MELLENBRUCH 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, Valley United, Inc. 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 “H&H Food Mart”.

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 Valley United, Inc. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “H&H Food Mart” located at 914 W. Sam Houston Boulevard, 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 Sundays from 7:00 am and 11:00 pm, Monday thru Thursday from 6:00 a.m. to 11:00 p.m. and Friday and Saturday from 6:00 p.m. thru 12:00 a.m.
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 fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

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

PASSED and **APPROVED** on first reading on the 12th day of January, 2021.

PASSED and **APPROVED** on second and final reading on the 26th day of January, 2021.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

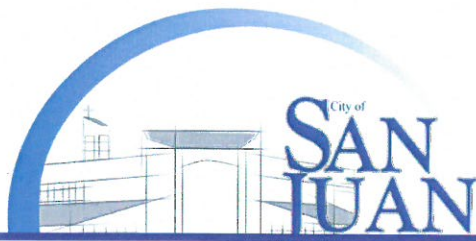
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: January 14, 2021
Subject: Monthly Collection Report – December 2020

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

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

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

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2020	2019	2018	2017	2016
Tax Levy	8,178,632.23	7,793,728.78	7,286,363.64	7,112,363.88	6,638,277.981
Adjustment to date	287,434.23	(31,767.84)	(16,319.15)	(4,985.64)	(19,259.27)
Adjusted Tax Levy	8,466,066.46	7,761,960.94	7,270,044.49	7,107,378.24	6,619,018.74
Collections to date	3,953,871.77	7,396,436.76	6,913,739.06	6,751,777.82	6,232,308.52
Percentage Collected	46.70%	95.29%	95.10%	95.00%	94.16%

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

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

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

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

**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
DECEMBER 2020**

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2020/2021	COLLECTED 2019/2020
2020 TAX ROLL	8,178,632.23	3,953,871.77	-	287,434.23	4,512,194.69	46.70%	45.64%
2019 & PRIOR YRS ROLLBACK	1,400,520.59	114,333.43		(1,158.49)	1,285,028.67	8.17%	7.14%
				826.90	826.90	0.00%	100.00%
TOTALS	9,579,152.82	4,068,205.20	-	287,102.64	5,798,050.26		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF DECEMBER 2020

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	3,269,693.79	(169.69) CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	33,743.32	(137.28) PRIOR
PRIOR YEARS-P&I	11,527.99	
ROLLBACK		ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	5,696.80	PURGED
TOTAL COLLECTIONS	3,320,661.90	(306.97)
LESS TRANSFERRED	2,953,555.36	
LESS IN TRANSIT	363,666.81	
LESS DUE TO HCAD COMM. FEE	63.73	
LESS DUE TO CO TREASURER	3,376.00	
BALANCE	-	

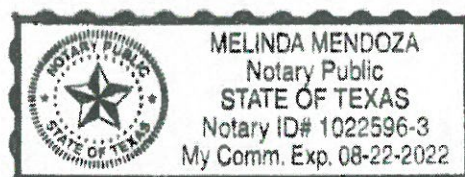
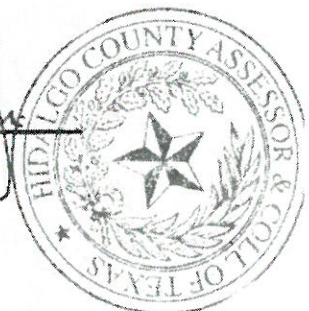
*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF DECEMBER 2020 IS CORRECT.

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

SWORN AND SUBSCRIBED BEFORE ME THIS 11TH DAY OF JANUARY 2021 A.D.

Melinda Mendoza
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF DECEMBER 2020

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2020-2021</u>	<u>2019-2020</u>	<u>DIFFERENCE</u>
<u>2020 CURRENT</u>			
ORIGINAL LEVY	8,178,632.23	7,793,728.78	384,903.45
MODIFICATIONS	287,434.23	(10,226.02)	297,660.25
CURRENT LEVY	8,466,066.46	7,783,502.76	682,563.70
CURRENT COLLECTIONS THIS MONTH	3,269,693.79	2,911,881.75	357,812.04
CURRENT COLLECTIONS TO DATE	3,953,871.77	3,552,655.97	401,215.80
OUTSTANDING TO DATE	4,512,194.69	4,230,846.79	281,347.90
PERCENT COLLECTED/ORIGINAL	48.34%	45.58%	2.76%
PERCENT COLLECTED/MODIFIED	46.70%	45.64%	1.06%
TOTAL COLLECTIONS FISCAL YEAR	3,953,871.77	3,552,655.97	
 <u>DELINQUENT</u>			
ORIGINAL LEVY	1,400,520.59	1,392,850.34	7,670.25
MODIFICATIONS	(1,158.49)	(4,701.70)	3,543.21
DELINQUENT LEVY	1,399,362.10	1,388,148.64	11,213.46
DELINQUENT COLLECTIONS THIS MONTH	33,743.32	31,887.12	1,856.20
DELINQUENT COLLECTIONS TO DATE	114,333.43	99,050.01	15,283.42
OUTSTANDING TO DATE	1,285,028.67	1,289,098.63	(4,069.96)
PERCENT COLLECTED/ORIGINAL	8.16%	7.11%	1.05%
PERCENT COLLECTED/MODIFIED	8.17%	7.14%	1.03%
TOTAL COLLECTIONS FISCAL YEAR	114,333.43	99,050.01	
 <u>ROLLBACK</u>			
ORIGINAL LEVY	0.00	62,463.19	(62,463.19)
MODIFICATIONS	826.90	0.00	826.90
ROLLBACK LEVY	826.90	62,463.19	(61,636.29)
ROLLBACK COLLECTIONS THIS MONTH	0.00	62,463.19	(62,463.19)
ROLLBACK COLLECTIONS TO DATE	0.00	62,463.19	(62,463.19)
OUTSTANDING TO DATE	826.90	0.00	826.90
PERCENT COLLECTED/ORIGINAL	#DIV/0!	100.00%	#DIV/0!
PERCENT COLLECTED/MODIFIED	0.00%	100.00%	-100.00%
TOTAL COLLECTIONS FISCAL YEAR	0.00	62,463.19	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS AS OF DECEMBER 2020

37

REPORT DATE	CURR BASE	CURR P&I	CURR RB	PRIOR BASE	PRIOR P&I	PRIOR RB	RB P&I	ATTY FEES	ATTY RBFEES	TOTAL	TRANS.	DIFF.	DATE OF TRANSF.
1-Dec	20,668.46	0.00		817.75	136.77			37.49		21,660.47		21,660.47	
2-Dec	25,924.40	-		276.16	378.23			98.16		26,676.95		26,676.95	
3-Dec	38,886.23	-		840.81	270.95			126.82		40,124.81	85,086.23	(44,961.42)	9-Dec
4-Dec	28,158.08	-		5,130.15	1,454.92			974.23		35,717.38	35,717.38	0.00	10-Dec
5-Dec		-		(137.28)	(1.14)			-		(138.42)		(138.42)	
7-Dec	37,826.29	-		1,101.72	338.19			180.02		39,446.22	39,446.22	-	11-Dec
8-Dec	34,491.07	-		245.14	62.66			46.17		34,845.04	34,706.62	138.42	14-Dec
9-Dec	28,349.20	-		1,776.72	427.04			330.57		30,883.53	30,883.53	0.00	15-Dec
10-Dec	23,778.98	-		502.89	140.78			96.56		24,519.21	24,519.21	-	16-Dec
11-Dec	183,109.36	-		4,419.82	1,106.83			84.31		188,720.32	188,720.32	(0.00)	17-Dec
14-Dec	33,393.80	-		995.47	229.96			183.81		34,803.04	34,803.04	-	18-Dec
15-Dec	67,371.50	-		587.92	159.85			93.78		68,213.05	68,213.05	-	21-Dec
16-Dec	438,065.92	-		774.63	225.77			150.06		439,216.38	439,216.38	-	22-Dec
17-Dec	1,767,983.70	-		1,039.89	248.06			168.08		1,769,439.73	1,769,439.73	-	23-Dec
18-Dec	38,138.65	-		1,482.08	557.23			305.89		40,483.85	40,483.85	0.00	24-Dec
21-Dec	51,736.71	-		1,039.08	246.32			179.97		53,202.08	53,202.08	-	29-Dec
22-Dec	64,734.00	-		3,588.01	902.36			652.76		69,877.13	69,877.13	(0.00)	30-Dec
23-Dec	36,708.57	-		1,670.49	533.55			327.98		39,240.59	39,240.59	0.00	31-Dec
28-Dec	89,701.14	-		805.92	293.25			140.04		90,940.35	90,940.35	0.00	
29-Dec	88,686.06	-		617.48	210.46			124.19		89,638.19	89,638.19	(0.00)	5-Jan
30-Dec	171,981.67	-		6,168.47	3,605.95			1,395.91		183,152.00	183,088.27	63.73	8-Jan
TTL	3,269,693.79	0.00	0.00	33,743.32	11,527.99	0.00	0.00	5,696.80	0.00	3,320,661.90	3,317,222.17	3,439.73	

OVERALL TOTAL	3,320,661.90
LESS REFUNDS	0.00
LESS HCAD COMM FEES	63.73
LESS COMM/COST (Increased by)	3,376.00
BALANCE	3,317,222.17
LESS TRANSFERRED	2,953,555.36
LESS TRANSF IN TRANSIT	363,666.81
BALANCE PENDING	0.00

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 12/01/2020 TO 12/31/2020

EXCLUDES AG ROLLBACK

FISCAL START: 10/01/2020 END: 09/30/2021 JURISDICTION: 0037 CITY OF SAN JUAN

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAYD YTD	BALANCE	COLL %	YTD UNCOLL
YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID					
CURRENT YEAR	1,202,774,222	41,707,473	1,244,481,695	00.692600	8,466,066.46			5,938	
2020	8,178,632.23	169.69-	287,434.23	3,269,693.79	3,953,871.77	4,512,194.69	46.70	0.00	
2019	365,474.18	86.30-	773.46-	20,557.99	70,724.17	293,976.55	19.39	0.00	
2018	178,026.50	50.98-	299.93-	5,597.07	19,921.86	157,804.71	11.21	0.00	
2017	112,676.21	.00	1.19-	1,550.99	5,916.27	106,758.75	5.25	0.00	
2016	88,418.87	.00	83.91-	1,318.83	4,296.76	84,038.20	4.86	0.00	
2015	72,460.40	.00	0.00	983.49	3,076.60	69,383.80	4.25	0.00	
2014	63,220.25	.00	0.00	966.65	2,873.63	60,346.62	4.55	0.00	
2013	57,362.58	.00	0.00	815.30	1,911.17	55,451.41	3.33	0.00	
2012	54,408.55	.00	0.00	212.54	888.71	53,519.84	1.63	0.00	
2011	64,377.75	.00	0.00	251.74	811.23	63,566.52	1.26	0.00	
2010	48,719.35	.00	0.00	253.77	600.41	48,118.94	1.23	0.00	
2009	48,956.57	.00	0.00	433.26	1,137.74	47,818.83	2.32	0.00	
2008	38,936.72	.00	0.00	177.80	500.87	38,435.85	1.29	0.00	
2007	32,705.20	.00	0.00	124.58	220.50	32,484.70	.67	0.00	
2006	28,952.36	.00	0.00	370.18	738.79	28,213.57	2.55	0.00	
2005	24,451.61	.00	0.00	22.07	306.12	24,145.49	1.25	0.00	
2004	18,238.23	.00	0.00	4.33	25.78	18,212.45	.14	0.00	
2003	18,934.63	.00	0.00	37.38	119.49	18,815.14	.63	0.00	
2002	14,535.79	.00	0.00	0.00	119.13	14,416.66	.82	0.00	
2001	12,510.31	.00	0.00	0.00	0.00	12,510.31		0.00	
2000	11,191.50	.00	0.00	0.00	0.00	11,191.50		0.00	
1999	45,963.03	.00	0.00	65.35	144.20	45,818.83	.31	0.00	
****	9,579,152.82	306.97-	286,275.74	3,303,437.11	4,068,205.20	5,797,223.36		0.00	

**CITY OF SAN JUAN, TEXAS
AS OF DECEMBER 2020**

Levy 2020 (20-21 YR)

8,178,632.23	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
Adjustments	286,189.51	287,603.92	287,434.23	-	-	-	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78
Adjstid Levy	8,464,821.74	8,466,236.15	8,466,066.46	8,178,632.23	8,178,632.23	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78	7,793,728.78
Collections	130,555.94	684,177.98	3,953,871.77	-	-	-	-	-	-	-	-	-
Percentage	1.54	8.08	46.70	-	-	-	-	-	-	-	-	-

Levy 2019 (19-20 YR)

7,793,732.78	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
Adjustments	(2,881.85)	(8,507.53)	(10,226.02)	(12,344.25)	(8,461.48)	(24,205.85)	(24,205.85)	(26,575.44)	(26,496.84)	(31,605.07)	(31,605.07)	(31,767.84)
Adjstid Levy	7,790,846.93	7,785,221.25	7,783,502.76	7,781,384.53	7,785,267.30	7,769,522.93	7,769,522.93	7,767,153.34	7,767,231.94	7,762,123.71	7,762,123.71	7,761,960.94
Collections	175,292.78	640,774.22	3,552,655.97	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76
Percentage	2.25	8.23	45.64	78.56	85.47	89.26	90.60	92.23	93.59	94.49	94.95	95.29

Levy 2018 (18-19 YR)

7,286,363.64	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,625.78)	(9,052.85)	(11,708.08)	(13,529.11)	(14,311.16)	(14,818.41)	(14,818.41)	(14,818.41)	(16,319.15)
Adjstid Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10

Levy 2017 (17-18 YR)

7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,438.76)	(4,985.64)
Adjstid Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24
Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00

Levy 2016 (16-17 YR)

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

Levy 2015 (15-16 YR)

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

Levy 2014 (14-15 YR)

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

Levy 2013 (13-14 YR)

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

Levy 2012 (12-13 YR)

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

Levy 2011 (FY 11-12)

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

Levy 2010 (FY 10-11)

5,689,359.60	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sept 11
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjusted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64

Levy 2009 (FY 09-10)												
5,701,885.79	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjusted Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47
Levy 2008 (FY 08-09)												
5,024,376.42	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjusted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjusted Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4,476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18
Levy 2005 (FY 05-06)												
3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjusted Levy	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28
PREPARED BY: Leroy Gonzales												January 14, 2021



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: January 15, 2021
Subject: Budget Expenditure Report – December 31, 2020

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

The funds are listed as follows:

<u>Approved Budgets:</u>	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1 – 5
• Enterprise Funds		
a. Solid Waste	22	6
b. Utility Fund	56	7 - 8
c. Utility I & S	60	9
d. Water & Sewer I & S	61	10
• Special Revenue Fund:		
a. Local Truancy Prevention & Diversion Fund	18	11
b. Local Municipal Jury Fund	19	12
c. Municipal Court-Building Security	20	13
d. Municipal Court-Technology	21	14
e. Revolving Loan	23	15
f. Parks Sport Fee	25	16
g. Parks Development	26	17
h. Wrecker Law Enforcement	27	18
i. Asset Forfeiture-State	28	19
j. Miscellaneous Grants	30	20
k. Crime Victims Liaison Grant	32	21
l. Hotel/Motel Occupancy Tax	33	22
m. Asset Forfeiture-Federal Sharing	35	23
n. Storm Water Fund	55	24
• Debt Service Fund	36	25
<u>Other City Funds:</u>		
• Capital Projects		
a. City Hall/Park	41	26
b. Bond Series 2019	42	27
c. Bond Series 2019-A	43	28
d. CIP-Street-Series 2015	44	29
e. Capital Projects	45	30
f. 2018 Construction	46	31
g. Certificate of Obligation 2018	47	32
h. Certificate of Obligation 2017	48	33

-

Other City Funds –Continue

h. 2020 Bond	49	34 -35
i. Certificate of Obligation 2007	52	36
i. 2014 Bond	54	37

Component Unit:

• San Juan E.D.C.	24	38
• San Juan Economic Development Corp.	29	39

C: Mayor, Mario Garza

Mayor Pro-Tem, - Leonardo “Lenny” Sanchez

Commissioners: Jesus “Jesse” Ramirez

Ernesto “Neto” Guajardo

Marco “Markie” Villegas

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

Budget Target 25%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	6,359,407	3,063,853	-	(3,295,554)	447,891	2,472,142	48.18
SALES TAX REVENUE	3,310,722	612,146	-	(2,698,576)	319,946	288,707	18.49
FRANCHISE TAX	903,485	97,762	-	(805,723)	44,434	40,047	10.82
LICENSES & PERMITS	490,025	129,413	-	(360,612)	33,421	49,445	26.41
FEES & FINES	262,402	38,622	-	(223,780)	14,198	14,751	14.72
INTERGOVERNMENTAL REVENUE	1,517,179	214,259	-	(1,302,920)	54,734	104,625	14.12
OTHER REVENUE	388,024	102,707	-	(285,317)	8,190	78,498	26.47
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	13,231,244	4,258,762	-	(8,972,482)	922,813	3,048,215	32.19
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	30,800	6,684	185	23,931	116	6,169	22.30
SUPPLIES	8,302	620	293	7,388	427	194	11.00
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	125,800	56,830	4,882	64,088	32,613	10,222	49.06
LEGISLATIVE	164,902	64,133	5,361	95,408	33,155	16,585	42.14
CITY MANAGER							
SALARIES & WAGES/BENEFIT	180,499	45,820	-	134,679	13,744	23,319	25.39
PURCHASED PROF/TECH SRVS	126,000	38,000	63,000	25,000	16,000	9,000	80.16
PUR PROP SRVS & OTH SRVS	3,900	-	-	3,900	-	-	-
SUPPLIES	595	66	-	529	66	-	11.04
CAPITAL OUTLAY	95,000	-	-	95,000	-	-	-
MISCELLANEOUS	950	-	-	950	-	-	-
CITY MANAGER	406,944	83,885	63,000	260,058	29,810	32,319	36.09
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	131,786	34,126	-	97,660	10,125	18,002	25.90
PURCHASED PROF/TECH SRVS	10,000	1,457	-	8,543	741	-	14.57
PUR PROP SRVS & OTH SRVS	5,950	81	-	5,869	65	1	1.36
SUPPLIES	3,850	17	-	3,833	-	17	0.44
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	38,400	1,235	-	37,165	155	1,080	3.22
CITY SECRETARY	189,986	36,917	-	153,069	11,086	19,101	19.43
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	171,712	52,280	-	119,432	16,080	26,775	30.45
PURCHASED PROF/TECH SRVS	64,969	4,471	60,466	31	2,189	2,214	99.95
PUR PROP SRVS & OTH SRVS	11,405	1,596	-	9,809	1,141	118	13.99
SUPPLIES	5,495	1,257	235	4,003	134	1,034	27.15
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	240	-	55	185	-	-	22.92
MUNICIPAL COURT	253,821	59,604	60,756	133,461	19,543	30,142	47.42

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

Budget Target 25%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	378,610	95,761	-	282,849	29,808	48,120	25.29
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	7,025	1,499	176	5,351	110	653	23.83
SUPPLIES	4,120	1,050	299	2,771	419	328	32.74
CAPITAL OUTLAY	1,444	-	1,444	-	-	-	100.00
MISCELLANEOUS	14,035	5,232	1,125	7,678	1,893	1,600	45.29
FINANCE	408,734	103,541	3,044	302,149	32,229	50,701	26.08
PLANNING							
SALARIES & WAGES/BENEFIT	490,302	125,711	-	364,591	38,326	64,430	25.64
PURCHASED PROF/TECH SRVS	30,000	1,195	5,005	23,800	500	695	20.67
PUR PROP SRVS & OTH SRVS	19,211	1,378	2,781	15,052	549	472	21.65
SUPPLIES	21,025	3,408	4,012	13,604	1,388	1,154	35.30
CAPITAL OUTLAY	1,000	(135)	-	1,135	(2,488)	2,353	(13.50)
MISCELLANEOUS	19,170	541	-	18,629	-	396	2.82
PLANNING	580,707	132,099	11,798	436,811	38,275	69,500	24.78
POLICE							
SALARIES & WAGES/BENEFIT	3,627,470	874,656	-	2,752,814	261,971	456,607	24.11
PURCHASED PROF/TECH SRVS	27,126	17,966	170	8,990	16,917	31	66.86
PUR PROP SRVS & OTH SRVS	64,259	16,281	2,715	45,264	4,812	6,858	29.56
SUPPLIES	159,208	65,349	8,936	84,923	25,368	20,792	46.66
CAPITAL OUTLAY	10,250	-	-	10,250	-	-	-
MISCELLANEOUS	38,399	20,834	7,692	9,874	20,145	689	74.29
POLICE	3,926,712	995,086	19,512	2,912,114	329,212	484,977	25.84
FIRE							
SALARIES & WAGES/BENEFIT	1,685,637	367,295	-	1,318,342	106,731	196,437	21.79
PURCHASED PROF/TECH SRVS	14,700	498	-	14,202	-	260	3.39
PUR PROP SRVS & OTH SRVS	73,002	17,206	2,963	52,833	5,371	8,845	27.63
SUPPLIES	87,305	13,313	8,640	65,352	3,904	7,646	25.15
CAPITAL OUTLAY	179,856	1,360	30,392	148,104	-	1,360	17.65
DEBT SERVICE	126,180	54,900	-	71,280	-	-	43.51
MISCELLANEOUS	8,450	7,926	-	524	-	6,276	93.80
FIRE	2,175,130	462,498	41,996	1,670,636	116,005	220,824	23.19
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	286,195	73,753	-	212,442	23,202	37,373	25.77
PUR PROP SRVS & OTH SRVS	355,496	74,603	8,329	272,564	24,386	24,868	23.33
SUPPLIES	95,550	24,764	989	69,797	8,851	9,031	26.95
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	10,760	2,325	-	8,435	450	1,875	21.61
STREETS, ALLEY, OTHER	748,001	175,444	9,319	563,238	56,889	73,148	24.70

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

Budget Target 25%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	127,731	24,464	-	103,267	5,981	14,819	19.15
PUR PROP SRVS & OTH SRVS	5,410	327	-	5,083	131	127	6.04
SUPPLIES	15,756	2,982	63	12,711	927	1,580	19.33
CAPITAL OUTLAY	-	-	-	-	-	-	-
CENTRAL GARAGE	148,897	27,773	63	121,061	7,039	16,526	18.69
PARKS							
SALARIES & WAGES/BENEFIT	888,676	182,176	-	706,500	54,342	95,500	20.50
PURCHASED PROF/TECH SRVS	2,750	230	-	2,520	86	77	8.35
PUR PROP SRVS & OTH SRVS	124,317	14,988	48	109,281	11,690	8,782	12.09
SUPPLIES	41,458	6,818	6,539	28,102	1,728	2,108	32.22
CAPITAL OUTLAY	-	-	-	-	-	-	-
DEBT SERVICE	58,394	-	-	58,394	-	-	-
MISCELLANEOUS	367,850	240,830	2,134	124,886	76,975	48,502	66.05
PARKS	1,483,445	445,042	8,721	1,029,683	144,820	154,968	30.59
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	281,938	61,519	-	220,419	17,989	33,458	21.82
PURCHASED PROF/TECH SRVS	500	-	-	500	-	-	-
PUR PROP SRVS & OTH SRVS	25,603	8,388	1,323	15,892	4,058	2,456	37.93
SUPPLIES	39,590	9,389	8,508	21,693	5,019	3,387	45.21
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
BUILDING MAINTENANCE	347,631	79,296	9,832	258,504	27,066	39,300	25.64
LIBRARY							
SALARIES & WAGES/BENEFIT	286,062	69,635	-	216,427	20,220	36,809	24.34
PURCHASED PROF/TECH SRVS	2,000	92	-	1,908	27	40	4.62
PUR PROP SRVS & OTH SRVS	29,612	6,413	-	23,199	2,718	1,548	21.66
SUPPLIES	1,650	355	-	1,295	315	40	21.51
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	8,800	2,005	-	6,795	-	2,005	22.79
LIBRARY	328,124	78,501	-	249,623	23,280	40,443	23.92

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

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25% % RECEIV. EXPENDED
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	392,430	44,358	-	348,072	8,664	27,038	11.30
PUR PROP SRVS & OTH SRVS	187,279	50,924	1,399	134,956	31,897	16,420	27.94
SUPPLIES	1,140	126	-	1,014	20	27	11.08
CAPITAL OUTLAY	-	-	-	-	-	-	-
DEBT SERVICE	130,200	-	-	130,200	-	-	-
MISCELLANEOUS	115,000	-	-	115,000	-	-	-
ADMINISTRATION	826,049	95,409	1,399	729,241	40,581	43,486	11.72
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	196,768	49,518	-	147,250	14,911	27,123	25.17
PURCHASED PROF/TECH SRVS	10,000	(165)	3,665	6,500	(835)	670	35.00
PUR PROP SRVS & OTH SRVS	6,800	28	344	6,428	13	7	5.47
SUPPLIES	2,740	213	-	2,527	-	-	7.76
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	785	150	-	635	-	150	19.11
HUMAN RESOURCES	217,093	49,744	4,009	163,340	14,089	27,950	24.76
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	374,533	80,245	-	294,288	23,462	42,028	21.43
PURCHASED PROF/TECH SRVS	151,925	74,583	14,554	62,788	7,705	40,207	58.67
PUR PROP SRVS & OTH SRVS	140,275	58,137	4,831	77,307	5,722	41,076	44.89
SUPPLIES	43,419	6,280	1,028	36,112	3,356	1,231	16.83
CAPITAL OUTLAY	17,099	687	99	16,313	-	687	4.60
MISCELLANEOUS	64,154	39,550	15,191	9,412	(92)	38,022	85.33
INFORMATION TECHNOLOGY	791,404	259,482	35,702	496,220	40,153	163,251	37.30

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

Budget Target 25%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	15,000	-	-	15,000	-	-	-
PUR PROP SRVS & OTH SRVS	1,500	-	-	1,500	-	-	-
SUPPLIES	11,660	-	-	11,660	-	-	-
CAPITAL OUTLAY	35,000	-	-	35,000	-	-	-
MISCELLANEOUS	296	93,948	216	(93,869)	2,131	79	31,857.54
EMERGENCY MANAGEMENT	63,456	93,948	216	(30,709)	2,131	79	148.39
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	79,306	18,594	-	60,712	5,762	9,403	23.45
PURCHASED PROF/TECH SRVS	3,700	-	-	3,700	-	-	-
SUPPLIES	7,905	2,645	239	5,021	383	1,866	36.48
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	100,100	13,270	86,730	100	10,390	2,880	99.90
ANIMAL CONTROL	191,011	34,509	86,969	69,533	16,534	14,149	63.60
TOTAL EXPENDITURES	13,252,047	3,276,912	361,696	9,613,439	981,899	1,497,449	27.46
REVENUES OVER/(UNDER) EXPENDITURES	(20,803)	981,850	(361,696)	640,957	-	1,550,766	(2,981.14)
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	(20,803)	981,850	(361,696)	640,957	-	1,550,766	(2,981.14)

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

							Budget Target 25%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,318,200	748,068	-	(2,570,132)	192,432	285,482	22.54
OTHER REVENUE	33,700	5,086	-	(28,614)	397	4,099	15.09
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	3,351,900	753,154	-	(2,598,746)	192,829	289,581	22.47
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,364,298	316,090	-	1,048,208	145,700	176,395	23.17
PUR PROF/TECH SRVS	12,500	450	-	12,050	450	-	3.60
PUR PROP SRVS & OTH SRVS	276,670	85,586	7,576	183,508	19,709	33,287	33.67
SUPPLIES	464,194	116,232	16,703	331,260	36,532	32,995	28.64
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	578,000	113,012	-	464,988	59,625	53,135	19.55
SANITATION	2,695,662	631,369	24,279	2,040,014	262,015	295,812	24.32
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	85,000	13,877	-	71,123	-	6,810	16.33
PUR PROP SRVS & OTH SRVS	39,287	11,489	-	27,798	7,375	3,688	29.25
DEBT SERVICE	321,444	-	-	321,444	-	-	-
MISCELLANEOUS	213,930	52,858	-	161,072	17,619	17,619	24.71
ORGANIZATIONAL	659,661	78,224	-	581,437	24,994	28,117	11.86
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,355,323	709,593	24,279	2,621,451	287,009	323,928	21.87
REVENUES OVER/(UNDER) EXPENDITURES	(3,423)	43,561	(24,279)	5,220,197	(94,180)	(34,348)	(563.36)

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

								Budget Target 25%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED	
REVENUE SUMMARY								
WATER SYSTEMS	2,737,060	641,017	-	(2,096,043)	215,728	221,367	23.42	
SEWER SYSTEMS	2,730,432	627,839	-	(2,102,593)	160,307	229,659	22.99	
OTHER REVENUES	-	46	-	46	37	32	-	
OTHER REVENUES	106,900	33,710	-	(73,190)	1,594	15,327	31.53	
OTHER	(1,659,324)	(851,261)	-	808,063	(283,754)	(283,754)	51.30	
TOTAL REVENUES	3,915,068	451,351	-	(3,463,717)	93,912	182,632	11.53	
EXPENDITURE SUMMARY								
UTILITY BILLING & COLLEC								
SALARIES & WAGES/BENEFIT	286,136	46,750	-	239,386	22,849	34,359	16.34	
PURCHASED PROF/TECH SRVS	20,208	14,914	3,242	2,052	732	14,182	89.84	
PUR PROP SRVS & OTH SRVS	99,620	24,826	25,504	49,291	6,165	5,118	50.52	
SUPPLIES	25,856	8,398	2,323	15,135	1,390	5,098	41.46	
CAPITAL OUTLAY	-	-	-	-	-	-	-	
MISCELLANEOUS	46,027	13,052	987	31,988	4,730	4,469	30.50	
UTILITY BILLING & COLLEC	477,847	107,939	32,055	337,853	35,866	63,226	29.30	
UTILITY ADMINISTRATION								
SALARIES & WAGES/BENEFIT	210,014	39,703	-	170,311	14,833	23,849	18.91	
PURCHASED PROF/TECH SRVS	12,000	3,188	-	8,812	1,847	962	26.57	
PUR PROP SRVS & OTH SRVS	22,900	179	-	22,721	100	8	0.78	
SUPPLIES	9,870	1,451	734	7,685	182	334	22.14	
CAPITAL OUTLAY	-	-	-	-	-	-	-	
MISCELLANEOUS	870	835	-	35	421	414	95.98	
UTILITY ADMINISTRATION	255,654	45,357	734	209,563	17,383	25,566	18.03	
WATER PLANT								
SALARIES & WAGES/BENEFIT	439,651	92,306	-	347,345	34,094	60,203	21.00	
PURCHASED PROF/TECH SRVS	35,000	3,431	2,279	29,290	1,114	1,141	16.31	
PUR PROP SRVS & OTH SRVS	212,010	2,063	21,202	188,745	16,160	11,498	10.97	
SUPPLIES	287,882	74,880	20,895	192,106	11,970	62,148	33.27	
CAPITAL OUTLAY	30,000	-	-	30,000	-	-	-	
MISCELLANEOUS	312,430	269,881	-	42,549	252,245	17,404	86.38	
WATER PLANT	1,316,973	442,559	44,377	830,037	315,583	152,395	36.97	
WATER DISTRIBUTION								
SALARIES & WAGES/BENEFIT	269,341	36,552	-	232,789	17,521	26,550	13.57	
PUR PROP SRVS & OTH SRVS	15,631	486	6,313	8,832	195	223	43.50	
SUPPLIES	44,334	4,222	6,131	33,981	1,167	2,319	23.35	
CAPITAL OUTLAY	-	-	-	-	-	-	-	
MISCELLANEOUS	2,842	656	-	2,186	-	432	23.08	
WATER DISTRIBUTION	332,148	41,915	12,444	277,789	18,882	29,524	16.37	
SEWER COLLECTION								
SALARIES & WAGES/BENEFIT	320,062	41,621	-	278,441	15,946	27,717	13.00	
PURCHASED PROF/TECH SRVS	5,000	-	3,000	2,000	-	-	60.00	
PUR PROP SRVS & OTH SRVS	85,744	16,720	50,140	18,884	8,621	11,778	77.98	
SUPPLIES	66,542	4,160	14,971	47,411	1,112	1,666	28.75	
CAPITAL OUTLAY	-	-	-	-	-	-	-	
MISCELLANEOUS	1,771	432	-	1,339	-	432	24.39	
SEWER COLLECTION	479,119	62,933	68,111	348,074	25,680	41,593	27.35	

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

							Budget Target 25%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	249,845	43,776	-	206,069	16,737	28,688	17.52
PURCHASED PROF/TECH SRVS	35,000	4,312	-	30,688	-	4,312	12.32
PUR PROP SRVS & OTH SRVS	247,888	46,805	24,611	176,471	14,172	17,113	28.81
SUPPLIES	74,444	14,242	4,004	56,199	2,629	6,981	24.51
CAPITAL OUTLAY	41,036	1,036	-	40,000	-	1,036	2.52
MISCELLANEOUS	146,592	50,996	-	95,596	14,560	10,387	34.79
SEWER PLANT	794,805	161,167	28,615	605,023	48,098	68,517	23.88
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	63,900	9,312	-	54,588	-	4,522	14.57
PUR PROP SRVS & OTH SRVS	87,339	25,542	-	61,797	16,395	8,198	29.24
DEBT SERVICE	1,000	81	-	919	-	-	-
MISCELLANEOUS	414,687	102,080	-	312,607	33,985	33,985	24.62
ORGANIZATIONAL	566,926	137,015	-	429,911	50,380	46,705	24.17
TOTAL EXPENDITURES	4,223,472	998,885.98	186,336	3,038,249.60	511,872	427,527	28.06
REVENUES OVER/(UNDER) EXPENDITURES	(308,404)	(547,535)	(186,336)	(425,468)	-	-	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(308,404)	(547,535)	(186,336)	(425,468)	-	(244,895)	237.96

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,597,948	835,916.25	-	(762,031.75)	278,639	278,639	52.31
TOTAL REVENUES	1,597,948	835,916.25	-	(762,031.75)	278,638.75	278,638.75	52.31
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,597,948	932,938	-	2,530,886	1,250	931,688	58.38
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	1,597,948	932,938	-	2,530,886	1,250	931,688	58.38
TOTAL EXPENDITURES	1,597,948	932,938	-	2,530,886	1,250	931,688	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(97,022)	-	(97,022)	-	(653,049)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(97,022)	-	(97,022)	-	(653,049)	-

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

61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	10,282	-	(51,094)	5,138	-	16.75
TOTAL REVENUES	61,376	10,282	-	(51,094)	5,138	-	-
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE							
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,376	10,282	-	(51,094)	5,138	-	16.75
TRANSFER IN							
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	10,282	-	(51,094)	5,138	-	16.75

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

Budget Target 25%

**18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY**

REVENUE SUMMARY

	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
FEES & FINES	1,800	1,407	-	(393)	465	547	78.16
TOTAL REVENUES	1,800	1,407	-	(393)	465	547	78.16

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

19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	40	28	-	(12)	9	11	70.35
TOTAL REVENUES	40	28	-	(12)	9	11	70.35
	=====	=====	=====	=====	=====	=====	=====

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

							Budget Target 25%
20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,900	1,601	-	(4,299)	438	566	27.13
TOTAL REVENUES	5,900	1,601	-	(4,299)	438	566	27.13
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
PURCHASED PROF/TECH SRVS	1,500	-	-	1,500.00	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	1,500	-	-	1,500.00	-	-	-
TOTAL EXPENDITURES	1,500	-	-	1,500.00	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	4,400	1,601	-	(2,799)	-	566	36.38

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

							Budget Target 25%
21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,600	1,299	-	(4,301)	454	489	23.20
TOTAL REVENUES	5,600	1,299	-	(4,301)	454	489	23.20
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
PURCHASED PROF/TECH SRVS	1,780	-	-	1,780	-	-	-
SUPPLIES	500	-	-	500	-	-	-
MUNICIPAL COURT	2,280	-	-	2,280	-	-	-
TOTAL EXPENDITURES	2,280	-	-	2,280	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	3,320	1,299	-	(2,021)	-	489	39.13

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

Budget Target 25%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	115	-	115	38	36	-
TOTAL REVENUES	-	115	-	115	38	36	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	115	-	115	38	36	-

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

Budget Target 25%

25 - PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,500	97	-	1,403	41	5	6.45
TOTAL REVENUES	1,500	97	-	1,403	41	5	6.45
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,500	97	-	(1,403)		-	6.45

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

							Budget Target 25%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,010	112,614	-	(87,604)	514	112,100	450.27
TOTAL REVENUES	25,010	112,614	-	(87,604)	514	112,100	-
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	25,000	-	-	25,000	-	-	-
PARKS	25,000	-	-	25,000	-	-	-
TOTAL EXPENDITURES	25,000	-	-	25,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	10	112,614	-	(112,604)	-	112,100	1,126,136.00

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

Budget Target 25%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	3,150	3,320	-	170	2,020	835	105.40
TOTAL REVENUES	3,150	3,320	-	170	2,020	835	105.40
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	300	-	-	300	-	-	-
SUPPLIES	10,000	1,364	-	8,636	(3,847.46)	1,364.02	13.64
MISCELLANEOUS	3,000	568	400	2,032	2,942.71	1,150.63	32.25
ADMINISTRATION	18,300	1,932	400	15,968	-	2,515	12.74
TOTAL EXPENDITURES	18,300	1,932	400	15,968	-	2,515	12.74
REVENUES OVER/(UNDER) EXPENDITURES	(15,150)	1,388	(400)	16,138	-	(1,680)	(6.52)

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

							Budget Target 25%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	20,000	1,208	-	18,792	1,171	-	6.04
FORFEIT LOCAL	-	4,866	-	4,866	-	-	-
TOTAL REVENUES	20,000	6,074	-	23,658	1,171	-	30.37
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	25,000	-	-	25,000	-	-	-
PUR PROP SRVS & OTH SRVS	11,500	-	-	11,500	-	-	-
SUPPLIES	25,238	-	6,564	18,673	-	-	26.01
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	16,500	600	-	15,900	-	600.00	3.64
POLICE	78,238	600	6,564	71,073	-	600	9.16
TOTAL EXPENDITURES	78,238	600	6,564	71,073	-	600	9.16
REVENUES OVER/(UNDER) EXPENDITURES	(58,238)	5,474	(6,564)	(47,415)	1,171	(600)	1.87

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

Budget
Target
25%

30 - MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	514,803	57,820	-	(456,983)	-	42,861	11.23
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	514,803	57,820	-	(456,983)	-	42,861	11.23
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	266,401	71,040	-	195,361	27,236	35,963	26.67
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	152,077	16,694	63,798	71,585	4,589	12,105	52.93
CAPITAL OUTLAY	56,116.94	-	42,250	13,867	-	-	75.29
POLICE	474,594.50	87,735	106,048	280,812	31,825	48,068	40.83
FIRE							
SALARIES & WAGES/BENEFIT	64,357	49,966	-	14,391	14,377	26,441	77.64
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	64,357	49,966	-	14,391	14,377	26,441	77.64
LIBRARY							
PURCHASED PROF/TECH SRVS	2,000	-	-	2,000	-	-	-
PUR PROP SRVS & OTH SRVS	8,689	60	-	8,629	-	59.90	0.69
SUPPLIES	2,554	1,343	-	1,211	584.27	695.00	52.59
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	2,300	-	-	2,300	-	-	-
LIBRARY	15,543	1,403	-	14,140	584.27	754.90	9.03
TOTAL EXPENDITURES	554,494.77	139,104	106,048	309,344	46,786	75,264	44.21
REVENUES OVER/(UNDER) EXPENDITURE	(39,692)	(81,283)	(106,048)	766,326	(46,786)	(32,403)	471.96

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

Budget Target 25%

32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	15,000	-	-	(15,000)	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	15,000	-	-	(15,000)	-	-	-
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	15,000	-	-	15,000	-	-	-
POLICE	15,000	-	-	15,000	-	-	-
TOTAL EXPENDITURES	15,000	-	-	15,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

							Budget Target 25%
33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	25,500	2,216	-	(23,284)	-	2,067	8.69
FINES & FEES	10,000	-	-	(10,000)	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	35,500	2,216	-	(33,284)	-	2,067	6.24
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
CITY EVENTS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT							
MISCELLANEOUS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	35,500	2,216	-	(33,284)	-	2,067	6.24
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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

							Budget Target 25%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	800	129	-	(671)	42	44	16.11
FORFEIT FEDERAL	140,000	4,976	-	(135,024)	-	-	3.55
TOTAL REVENUES	140,800	5,104	-	(135,696)	42	44	3.63
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	15,000	-	-	15,000	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	38,578	-	-	38,578	-	-	-
SUPPLIES	40,744	583	238	39,923	506	-	2.02
CAPITAL OUTLAY	267,205	-	170,641	96,564	-	-	63.86
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	361,527	583	170,879	190,065	506	-	47.43
TOTAL EXPENDITURES	361,527	583	170,879	190,065	506	-	47.43
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(220,727.30)	4,521	(170,879)	54,369	-	44	75.37

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

							Budget Target 25%
55-STORM WATER FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	305,000	66,711	-	(238,289)	17,427	24,747	21.87
TOTAL REVENUES	305,000	66,711	-	(238,289)	17,427	24,747	21.87
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	235,571	46,373	-	189,198	18,995	26,988	19.69
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	20,250	2,042	1,533	16,675	576	704	17.65
SUPPLIES	36,179	3,798	112	32,268	1,105	597	10.81
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	13,000	-	100	12,900	-	-	0.77
STORM WATER	305,000	52,213	1,746	251,041	20,676	28,288	17.69
TOTAL EXPENDITURES	305,000	52,213	1,746	251,041	20,676	28,288	17.69
REVENUES OVER/(UNDER) EXPENDITURES	-	14,498	(1,746)	12,753	-	(3,541)	-

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

							Budget Target 25%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	2,146,179	1,043,205	-	(1,102,974)	152,157	842,823	48.61
OTHER REVENUE	24	225	-	201	78	57	937.46
TOTAL REVENUES	2,146,203	1,043,430	-	(1,102,773)	152,235	842,881	48.62
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,937,224	-	-	1,937,224	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	1,937,224	-	-	1,937,224	-	-	-
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,937,224	-	-	1,937,224	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	208,979	1,043,430	-	834,451	152,235	842,881	499.30
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	208,979	1,043,430	-	834,451	152,235	842,881	499.30
	=====	=====	=====	=====	=====	=====	=====

**City of San Juan, Texas
Budget Expenditures Report
November 30, 2020**

							Budget Target 25%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	1,047	-	(1,047)	349.14	258.44	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	1,047	-	(1,047)	349	258	-
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY	4,700,000	25,000	-	4,675,000	25,000	-	0.53
CITY MANAGER	4,700,000	25,000	-	4,675,000	25,000	-	0.53
PARK AND RECREATION							
CAPITAL OUTLAY	139,930	46,318.55	-	93,611	-	46,319	33.10
PARK	139,930	46,318.55	-	93,611	-	46,319	33.10
TOTAL EXPENDITURES	4,839,930	71,319	-	4,768,611	-	46,319	1.47
REVENUES OVER/(UNDER) EXPENDITURES	(4,839,930)	(70,271)	-	4,767,564	-	(46,060)	1.45

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

							Budget Target 25%
42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	221.26	-	221.26	71.96	69.50	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	221.26	-	221.26	71.96	69.50	-
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	221.26	-	221	-	70	-

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

43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	56	-	56	18.21	17.62	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	56	-	56	18	18	-
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	130,000	4,383	130,000	(4,383)	-	4,383	103.37
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	130,000	4,383	130,000	(4,383)	-	4,383	103.37
TOTAL EXPENDITURES	130,000	4,383	130,000	(4,383)	-	4,383	103.37
REVENUES OVER/(UNDER) EXPENDITURES	(130,000)	(4,327)	(130,000)	(4,327)	18	(4,365)	103.33

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

							Budget Target 25%
44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	70	-	70	24	17	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	70	-	70	24	17	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	-	-	-	-	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	70	-	70	24	17	-

City of San Juan, Texas
Budget Expenditures Report
November 30, 2020

							Budget Target 25%
45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
LIBRARY	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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

							Budget Target 25%
46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	293	-	293	93	82	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	293	-	293	93	82	-
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	718,106	67,386	650,720	-	67,386	-	100.00
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	718,106	67,386	650,720	-	67,386	-	100.00
TOTAL EXPENDITURES	718,106	67,386	650,720	-	67,386	-	100.00
REVENUES OVER/(UNDER) EXPENDITURES	(718,106)	(67,092)	(650,720)	293	67,479	82	99.96

City of San Juan, Texas
Budget Expenditures Report
November 30, 2020

47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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

48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	232	-	232	77	58	-
TOTAL REVENUES	-	232	-	232	77	58	-
EXPENDITURE SUMMARY							
DEBT SERVICE							
STREETS							
CAPITAL OUTLAY	743,893	-	-	743,893	-	-	-
STREETS	743,893	-	-	743,893	-	-	-
NEW CITY HALL							
PROF/TECH SRVS	-	381,487	15,000	(396,487)	373,829	7,658	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	1,000,000	-	-	1,000,000	-	-	-
NEW CITY HALL	1,000,000	381,487	15,000	603,513	373,829	7,658	39.65
TOTAL EXPENDITURES	1,743,893	381,487	15,000	1,347,406	373,829	7,658	22.74
REVENUES OVER/(UNDER) EXPENDITURES	(1,743,893)	(381,255)	(15,000)	1,347,638	(373,752)	(7,601)	22.72

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
PLANNING & ZONING							
CAPITAL OUTLAY	49,622	-	49,622	-	-	-	-
PLANNING & ZONING	49,622	-	49,622	-	-	-	-
FIRE							
CAPITAL OUTLAY	48,365		48,365	-		48,365	100.00
FIRE	48,365	-	48,365	-	-	48,365	100.00
STREETS, ALLEY, OTHER							
CAPITAL OUTLAY	176,058	-	176,058	-	-	-	100.00
STREETS, ALLEY, OTHER	176,058	-	176,058	-	-	-	100.00
PARKS - RECREATION							
CAPITAL OUTLAY	49,622	-	49,622	-	-	-	100.00
PARKS - RECREATION	49,622	-	49,622	-	-	-	100.00
INFORMATION TECHNOLOGY							
CAPITAL OUTLAY	24,645	-	24,645	-	-	-	100.00
INFORMATION TECHNOLOGY	24,645	-	24,645	-	-	-	100.00
STORMWATER							
CAPITAL OUTLAY	385,500	-	385,500	-	-	-	100.00
STORMWATER	385,500	-	385,500	-	-	-	100.00
ANIMAL CONTROL							
CAPITAL OUTLAY	49,622	-	49,622	-	-	-	100.00
ANIMAL CONTROL	49,622	-	49,622	-	-	-	100.00
UTILITY BILLING & COLLECTION							
CAPITAL OUTLAY		124	-	(124)	124	-	-
UTILITY BILLING & COLLECTION	-	124	-	(124)	124	-	-
UTILITY ADMINISTRATION							
CAPITAL OUTLAY	508,595	-	508,595	-	-	-	-
UTILITY ADMINISTRATION	508,595	-	508,595	-	-	-	-

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

Budget Target 25% % RECEIV.
--

49 - 2020 BOND	BUDGET	YEAR-TO-DATE	BALANCE				
WATER PLANT							
CAPITAL OUTLAY		-	-	-	-	-	-
WATER PLANT	-	-	-	-	-	-	-
WATER DISTRIBUTION							
CAPITAL OUTLAY	33,040	-	33,040	-	-	-	100.00
WATER DISTRIBUTION	33,040	-	33,040	-	-	-	100.00
SEWER COLLECTION							
CAPITAL OUTLAY	90,911	-	90,911	-	-	-	100.00
SEWER COLLECTION	90,911	-	90,911	-	-	-	100.00
SEWER PLANT							
CAPITAL OUTLAY		-	-	-	-	-	-
SEWER PLANT	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,415,982	124	1,415,982	(124)	-	48,365	100.00
REVENUES OVER/(UNDER) EXPENDITURES	1,415,982	124	1,415,982	(124)	-	48,365	100.00

**City of San Juan, Texas
Budget Expenditures Report
November 30, 2020**

52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PUMPS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

**City of San Juan, Texas
Budget Expenditures Report
November 30, 2020**

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	47	-	47	16	12	-
TOTAL REVENUES	-	47	-	47	16	12	-
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	47	-	47	-	12	-

**City of San Juan, Texas
Budget Expenditures Report
December 31, 2020**

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,029,000	204,049	-	(824,951)	106,649	96,236	19.83
OTHER REVENUE	-	1,878	-	1,878	93	1,698	-
OTHR FINANCING SOURCES/U	(105,235)	(25,962)	-	79,273	(8,654)	(8,654)	24.67
TOTAL REVENUES	923,765	179,965	-	(743,800)	98,087	89,279	19.48
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	213,980	58,395	-	155,585	16,564	25,247	27.29
PURCHASED PROF/TECH SRVS	136,500	44,124	-	92,376	11,500	3,000	32.33
PUR PROP SRVS & OTH SRVS	76,058	16,165	-	59,893	4,350	4,438	21.25
SUPPLIES	11,200	3,700	-	7,500	618	810	33.04
CAPITAL OUTLAY	7,500	103	-	7,397	50	21	1.37
DEBT SERVICE	220,298	-	-	220,298	-	-	-
MISCELLANEOUS	258,229	12,618	-	245,611	2,948	2,033	4.89
SAN JUAN ECONOMIC DEV	923,765	135,104	-	788,661	36,031	35,549	14.63
OTHER PROJECTS							
MISCELLANEOUS	-	64.52	-	(64.52)	-	64.52	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	64.52	-	(64.52)	-	64.52	-
TOTAL EXPENDITURES	923,765	135,169	-	788,596	36,031	35,614	14.63
REVENUES OVER/(UNDER) EXPENDITURES	-	44,797	-	44,797	-	53,666	-

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

29 -SAN JUAN ECONOMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-20	Dec-20	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		3	-	(3)	1	2	-
OTHR FINANCING SOURCES/U	105,237	25,962	-	(79,275)	8,654	8,654	24.67
TOTAL REVENUES	105,237	25,964	-	(79,278)	8,654	8,656	24.67
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	86,924	-	-	86,924	-	-	-
ORGANIZATIONAL EXPENSES	86,924	-	-	86,924	-	-	-
TOTAL EXPENDITURES	86,924	-	-	86,924	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	18,313	25,964	-	7,651	25,964	8,656	141.78

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

DATE: Wednesday, October 7, 2020

TIME: 5:30 p.m.

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

MEMBERS PRESENT: Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
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 Segin, 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 TO ORDER

Mayor Pro-Tem Leonardo “Lenny” Sanchez called meeting to order at 5:31p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Pro-Tem Leonardo “Lenny” Sanchez led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

No public comments.

V. PRESENTATIONS:

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

DISCUSSION: Benjamin Arjona, City Manager stated all directors were present should the Commission have any questions. Commissioner Ernesto “Neto” Guajardo asked for a status on the brush pickup to which Mr. Arjona responded the Sanitation Department was on schedule. Mr. Arjona added they were able to catch up on most of the alleys thanks to the assistance of the Parks and Recreation Department. Commissioner Guajardo asked how the Mayfield Park was doing since he had seen it being used over the weekend to which Mr. Arjona responded the project was 85% complete but a full presentation with updates would be given at the next City Commission Meeting. Commissioner Marco “Markie” Villegas congratulated the Parks and Recreation Department as well as the Fire and Police Department for the successful event during the National Night Out. Commissioner Villegas added plenty of cars lined up but the flow went by smoothly with the help of all police officers present, a great event over all.

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

- A. Consider and Approval Authorizing the Mayor to Sign All Documents for Municipal Court Guidance for all Court Proceeding During the Covid19 Pandemic on or After June 1, 2020 as Required by the Office of Court Administration.

DISCUSSION: Benjamin Arjona, City Manager stated the item was for any visitors going into the municipal court must wear proper PPE such as a mask and comply with social distancing. Mr. Arjoan added these were the precautionary measures that were being taken at all other offices as well for safety.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Ernesto “Neto” Guajrdo. Motion passed (3-0).

VII. CONSENT AGENDA:

- A. Budget Expenditure Report - August 2020
- B. Consider Second and Final Reading of an Ordinance to Amend the Personnel Policy Manual, Chapter 4: Leaves of Absence, Section 4.04 Holiday Leave and Ordinance 2005-030.
- C. Meeting Minutes:
- January 28, 2020
 - February 11, 2020
 - February 25, 2020

DISCUSSION: Benjamin Arjona, City Manager stated any item could be discussed further if there were any questions.

Commissioner Ernesto “Neto” Guajrdo made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (3-0).

VIII. EXECUTIVE SESSION

A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 (Consultation with Attorney).

1. Pursuant to Section §551.071, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Noche de Paz event.

Commissioner Ernesto “Neto” Guajardo made motion to go into executive session at 5:38 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed. 3-0

IX. RECONVENE

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 5:52 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (3-0).

Commissioner Marco “Markie” Villegas made motion to approve as discussed in executive session and was second by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0).

X. ADJOURNMENT

Commissioner Ernesto “Neto” Guajardo made motion to adjourn at 5:53 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (3-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, October 27, 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
Albino Rodriguez, Interim Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL 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 COVID19 Pandemic, the City has Established and Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, October 23, 2020 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later that 5:00 p.m. on Tuesday, October 27, 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. Proclamation Proclaiming October 27 October 30, 2020 as Red Ribbon Week.

DISCUSSION: Mayor Mario Garza read the proclamation and signed.

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

DISCUSSION: Mr. Benjamin Arjona, City Manager presented a brief video on the phase 3 of the retaining project that is currently being worked on. Mr. Roel Garza, Director of Sanitation and Public Works stated the project was at 97 percent complete; the project is expected to be completed within the next few weeks and a walk through would take place with the contractor for specifications. Commissioner Marco Villegas stated there were concerns with Jaime Street and asked if the area can get reassess. Mayor Mario Garza thanked Mr. Roel Garza and the IT Department for the video that was presented for the residents and stated he was very pleased with the change in the community. Commissioner Villegas also thanked Mr. Roel Garza and the staff for their tremendous work and concise to show the community what was going on. Mayor Pro Tem Sanchez asked if there was a formula that was being followed for what is currently being worked on to which Mr. Roel Garza responded there was a formula as well as a survey. Mayor Mario Garza asked if the County had more funding for the city under the COVID Funding Monies Cares Act to which Mr. Arjona responded that money needed to be reimbursed before the money is spent and an extension is being reviewed by the County. Mr. Arjona added currently the money they had was shy off half million. Mr. Leroy Gonzalez, Director of Finance stated he would check to see the amount that was awarded and provide that information to the City Commission as soon as possible. Mayor Mario Garza stated he was worried about the deadline on October 31st and believes a formal letter should be sent to the county and county commissioners asking them to process the funds properly and quick so the remaining balance can be exhausted. Mayor Garza the formal letter should request the 3.7 million or whatever amount was available for the city.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for a Rezoning Request from Single Family Residence District (RS) to Neighborhood Commercial District (C1) of Lots 1 and 2, Hazel Subdivision, located at the Northwest corner of Hazel Street and Raul Longoria Road, as Requested by Juan Aurelio Cadena.

DISCUSSION: Mr. Arjona, City Manager stated the applicant was proposing to rezone two residential lots located at the northwest corner of Hazel and Raul Longoria Road to Neighborhood Commercial District C-1 in order to open a car lot. Mr. Arjona further stated water and sewer services were available through the City of San Juan. Mr. Arjona added staff had mailed notice of the public hearing to 23 property owners within a 200 foot radius and received no comments in favor or against the request.

Mayor Mario Garza opened the Public Hearing at 7:19 p.m.

Mayor Mario Garza asked what was it exactly they wanted to do to which Mr. Roberto Escobar, Director of Planning and Zoning responded they want a rezone a neighborhood from commercial district C1 for a car lot was one of the ideas but it doesn't necessary mean that's what they would do.

Mayor Mario Garza closed the Public Hearing at 7:20 p.m.

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

- B. Hold a Public Hearing for a Conditional Use Permit to allow a Drive Thru Window at Denny's Restaurant located at 1601 E. IH 2, legally described as Lot 2, RR San Juan Retail Subdivision, as Requested by TopCon, Inc.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated the property owner was applying for a conditional use permit to open a drive-thru window at Denny's Restaurant. Mr. Arjona further stated the proposed drive-thru window would be along the East side of the building with the entrance along Frontage Road. Mr. Arjona added staff had mailed a notice of the public hearing to seven property owners within a 200 foot radius and received no comment in favor or against the request.

Mayor Mario Garza opened the Public Hearing at 7:21 p.m.

Mayor Mario Garza closed the Public Hearing at 7:22 p.m.

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

- C. Hold a Second Public Hearing to Consider 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 2426, 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.

Mayor Garza opened the Public Hearing at 7:22pm

Mayor Garza closed the Public Hearing at 7:23pm

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

VII. APPOINTMENTS

- A. Consider the Application of a Representative and Alternate for Fiscal year 20202021 to the Amigos Del Valle Board of Directors.

DISCUSSION: Mayor Mario Garza asked who the current members were to which Mr. Arjona responded Mayor Garza and as alternative Mayor Pro Tem Sanchez. Mayor Garza asked if a Director or Assistant Director could be a representative in the Amigos Del Valle Board to which Mr. Arjona responded that to his understanding from the letter it means any employee or City Official. Mr. Arjona added in the past Mr. Cervantes used to be a member of Amigos Del Valle. Mr. Ricardo Palacios, City Attorney stated it would be hard to make a decision based on the letter and it would be best to go over the bylaws.

Mayor Mario Garza made motion to table the item for clarification and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

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

- A. Consider Awarding RFP No. 19221009 Batting Cage to Javier Cavazos from San Juan, Texas for the amount of \$60,200.00.

DISCUSSION: Mayor Mario Garza asked if only one bid was received to which Mr. Patrick Willingham, Director of Parks and Recreation responded correct there had been several inquiries but only one bid was submitted. Mayor Garza asked how long it was posted to which Mr. Willingham responded a minimum of two weeks. Mayor Garza asked if it were to get approved what would the projected time be or the expected completion date to which Mr. Willingham responded if it got approved it would get started right away. Mr. Willingham added there would be some underground work that needed to be done and some sprinkler systems moved and electrical light poles identified. Mr. Willingham stated the estimated completion would be at the end of December. Mayor Mario Garza asked if he could please elaborate on the size of the cage and its footage to which Mr. Willingham responded 34 feet wide by 90 feet long with a total of 4 tunnels. Mayor Pro Tem Sanchez gave some recommendations on the design on the wall. Commissioner Ramirez asked if the project was budget to which Mr. Arjona responded yes.

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

- B. Consider Awarding Bid # 19191002 for the Purchase of Sulfur Dioxide to DPC Industries, Inc. from Corpus Christi Texas in the Amount of \$806.00 in an Amount Not to Exceed \$20,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: Mr. Arjona, City Manager stated staff solicited request for proposals for water and wastewater treatment plant chemicals, sludge hauling and disposal. Mr. Arjona added the

price for sulfur dioxide was \$806.00 for 1000 pound containers delivered to the waste water treatment plant. Mr. Arjona added it was an annual contract with option to renew one or two years.

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

- C. Consider Awarding Bid# 19181002 for Purchase of Chlorine to DPC Industries, Inc., from Corpus Christi, Texas in the Amount of \$797.00 Per Ton Containers and \$141.00 Per 150lb Cylinders, in an Amount Not to Exceed \$35,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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

- D. Consider Awarding Bid# 19201002 for the Purchase of Sludge Hauling and Disposal Service to Denali Water Solutions from Russellville, Arkansas in the Amount of \$520.00 Per Load of DeWatered Sludge Cake and \$0.105 Per Gallon of Liquid Sludge, in an Amount Not to Exceed \$165,000 and Authorized the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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

- E. Consider Awarding Bid# 19221002 for the Purchase of Liquid Ammonium Sulfate to Chemtrade Chemicals US, LLC., from Odem, Texas in the Amount of \$0.149 lb in an Amount Not to Exceed \$20,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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

- F. Consider Awarding Bid# 19211002 for the Purchase of Aluminum Sulfate/Blends to Chemtrade Chemicals US, LLC., from Odem, Texas in an Amount of \$0.0764 Per Liquid Pound for an Amount not to Exceed \$80,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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

IX. RESOLUTIONS

- A. 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.

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

- B. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), DST Family Limited Partnership and the City of San Juan.

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

- C. Consider and Approve Resolution Authorizing the Creation of the Rio Grande Valley Regional 911 Emergency Communication District (ECD) as Requested by the Lower Rio Grande Valley Development Council.

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

X. CONSENT AGENDA

- A. Tax Collection Report September 2020
- B. Meeting Minutes
March 16, 2020
March 18, 2020
March 27, 2020

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

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551. (Consultation with Attorney)
 - 1. Pursuant to Section §551.071, Consultation with Attorney; Discussion and Possible Action Regarding Approval on Phase 1 Preliminary Design on City Hall/Transit Terminal Building and Proceed to Phase 2 Design and Construction.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to enter executive session at 6:02 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

XII. RECONVENE 6:59 P.M.

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 6:59 p.m. and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

Mayor Mario Garza made motion to approve item A1 as discussed on executive session and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

XIII. ADJOURNMENT

Commissioner Jesus “Jesse” Ramirez made motion to adjourn at 7:49 p.m. 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 REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, November 10, 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 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

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2020**

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 6, 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 10, 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.

V. PRESENTATIONS:

- A. Proclamation Recognizing Mr. Homero Alaffa for 30 Years of Service with the San Juan Police Department.
- B. Proclamation Recognizing Mr. Jose Montemayor for 21 years of Service with the City of San Juan Sanitation Department.
- C. Proclamation Recognizing Mr. Ramiro Murillo for 24 Years of Service with the City of San Juan Department of Utilities.
- D. Proclamation Recognizing Mrs. Yolanda Jackson for 11 Years of Service with the City of San Juan Human Resources Department.

DISCUSSION: Benjamin Arjona, City Manager greeted the Mayor, City Commission, staff and retirees. Mr. Arjona stated the recognition was for the four city retirees, of which all of them together had put about 60 – 80 years' worth of experience Mr. Arjona further stated it was a pleasure working with Mr. Alaffa, Mr. Montemayor, Mr. Murillo and Mrs. Jackson. Mayor Mario Garza and Mr. Arjona proceeded to read the proclamation for Ramiro Murillo, Homero Alaffa, Jose Montemayor and Yolanda Jackson.

Mayor Mario Garza thanked the retirees for being present on a special evening, special not only for the City of San Juan but also for the citizens of the community. Mayor Garza further stated the quality of work each individual brought to the great city would be leaving some big shoes to fill. Mayor Garza added it was going to be a challenge to find new individuals as hard working and dedicated employees in the municipality. Mayor Garza wished all retirees the best of luck in their retirements and assured them they had an open door with the City of San Juan.

Mayor Pro-Tem Leonardo "Lenny" Sanchez thanked the retirees for a combined 81 years of experience, service and dedication within the city. Mayor Pro Tem Sanchez stated he had the pleasure of working directly with Mrs. Yolanda Jackson through Civil Service and Mr. Homero Alaffa throughout their law enforcement career, both being great individuals. Mayor Pro Tem Sanchez added although he didn't get to work with Mr. Murillo or Mr. Montemayor he had heard nothing but great positive things about both of them and wished them the best in their new journey.

Commissioner Jesus "Jesse" Ramirez congratulated the retirees for what they meant to their departments. Mrs. Jackson, the first person you would see walking in to the Human Resources

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2020

Department and Mr. Murillo being a part of Utilities Department working with extreme passion. Mayor Mario Garza extended an invitation to them for any city event. Mayor Garza further stated keeping in mind we are unfortunately still dealing with COVID-19 and following the restrictions as best as possible.

Retiree Jose Montemayor thanked God and Mr. Roberto Loera as he was the one that hired him. Mr. Montemayor stated it was a pleasure for him working with the city for 21 years. Mr. Montemayor further stated it went by quick but it was now time for him to enjoy his family and wished progress for the city as he knew there were great employees and administration staying behind.

Retiree Ramiro Murillo gave thanks for the opportunity of working with the city for 24 years. Mr. Murillo further stated it was a beautiful roller coaster ride, honor and privilege to have worked with the City of San Juan.

Retiree Yolanda Jackson thanked the commissioners as well as the previous commission and City Managers but especially Ms. Ade Cordero. Ms. Jackson stated she loved what she did and she enjoyed working with the entire staff. Mrs. Jackson further stated every single employee was special to her and she strived to treat every one of them with the respect they deserved. Mrs. Jackson added as broken hearted as she was for leaving she knew it was time for her to enjoy her family.

Retiree Homero Alaffa thanked the commission for the opportunity of working 30 years with the city. Mr. Alaffa stated it was a pleasure for him.

Benjamin Arjona, City Manager stated the employees would be missed for their individual behaviors and loyalty to the City of San Juan but thanked them one more time.

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

DISCUSSION: Benjamin Arjona, City Manager stated every director was present should the City Commission have any questions. Commissioner Jesus “Jesse” Ramirez asked if garage sale permits were being issued to which Mr. Robert Escobar, Planning Director responded yes. Mr. Arjona, City Manager state yes they were being given out as long as they practiced social distancing, had hand sanitizer and facial masks. Mayor Mario Garza asked for an update of the construction being done to the batting cages at the municipal park to which Mr. Patrick Willingham, Director of Parks and Recreation responded they are cleaning out the area where the batting cages would be placed. Mr. Willingham added the pouring of concrete would start next week as well as a couple of details pending but the project was almost complete. Mayor Garza suggested the planning of a ribbon cutting ceremony to which Mr. Patrick Willingham responded he would get in contact with City Manager as soon as the project was complete.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing 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 Subdivision, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Marivel Salinas.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2020**

DISCUSSION: Benjamin Arjona, City Manager stated the applicant was taking over a liquor store that was opened in February 2019. Mr. Arjona further stated the property was located on the corner of Iowa and Business 83 and she was applying for a drive-thru business and conditional use permit for the sale of alcoholic beverages for off-premise consumption only. Mr. Arjona added the proposed days and hours of operation were Monday through Saturday from 10:00 a.m. to 9:00 p.m. and closed on Sundays.

Mayor Garza opened the public hearing at 6:30 p.m.

DISCUSSION: Mayor Mario Garza asked if there were any type of resistance in regards to the installation of cameras for the new businesses to which Mr. Arjona responded they don't get any type of resistance when it comes to Drive-Thru businesses as it is also beneficial for them.

Mayor Garza closed the public hearing at 6:31 p.m.

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

- B. Hold a Public Hearing 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 HEB Subdivision, located to the East of the San Juan HEB, as Requested by Roberto Saenz.

DISCUSSION: Benjamin Arjona, City manager stated Mr. Saenz was applying for an on-premise consumption at Wing Barn Restaurant. Mr. Arjona further stated the applicant would need to comply with the Texas Alcoholic Beverage Commission requirements and the proposed days and hours of operation were stated on the agenda.

Mayor Garza opened the public hearing at 6:32 p.m.

Mayor Garza closed the public hearing at 6:33 p.m.

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

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

DISCUSSION: Mr. Arjona, City Manager stated the application was submitted by Mr. Cavazos for a conditional use permit for a drive-thru business and the sale of alcoholic beverages for off premise consumption. Mr. Arjona further stated the applicant was taking over a business that was originally opened in the year of 2018. Mr. Arjona added the proposed days and hours of operations were Monday through Thursday from 11 a.m. to 12 a.m., Friday and Saturday from 12 p.m. to 1 a.m. and Sunday from 12:00 p.m. to 1 a.m. and Sundays from 12 p.m. to midnight.

Mayor Garza opened the public hearing at 6:34 p.m.

DISCUSSION: Commissioner Jesus "Jesse" Ramirez asked if bars were allowed to be open already to which Mr. Arjona responded they are not unless they sell food. Commissioner Ramirez

asked who was in charge of enforcing that to which Mr. Arjona responded Code Enforcement along with the Police Department are in charge of enforcing these closures.

Mayor Garza closed the public hearing at 6:35 p.m.

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

VII. ORDINANCES:

- A. Consider Adoption of an Ordinance in First Reading 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.

DISCUSSION: Benjamin Arjona, City Manager stated the Planning Department was processing a residential subdivision located approximately a quarter or a mile south of Moore Road along the west side of Cesar Chavez Road. Mr. Arjona further stated part of the subdivision was outside the city limits but within the City of San Juan extra territorial jurisdiction and it is the city’s policy to annex subdivisions processed and approved within the city’s ETJ. Mr. Arjona added on August 11, 2020 the city commission approved resolution 20-14 accepting petition for voluntary annexation and setting dates and times for public hearings.

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

VIII. APPOINTMENTS:

- A. Consider the Appointment of a Representative and Alternate for Fiscal Year 2020-2021 to the Amigos Del Valle Board of Directors. **TABLED**

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

DISCUSSION: Mayor Garza asked how many times they met to which Mrs. Cavazos, City Secretary responded twice a month at 12 p.m. Mayor Mario Garza asked if a director or assistant director would be eligible to be appointed to which Mr. Arjona responded any director, assistant director or elected official. Mayor Garza asked if it could be a Director or an Assistant Director to which Mrs. Cavazos responded yes it can be.

Mayor Mario Garza made a motion to appoint Bob Garza and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

Rick Palacios, City Attorney stated he was unsure if Bob Garza would be able to be appointed as he is the Assistant Director for the EDC to which Diana Cavazos, City Secretary responded she could call to verify since the EDC is a separate entity from the City. Mayor Mario Garza stated that’s why he had asked last time if it could be Director or an Assistant Director to which Mr. Ricardo Palacio, City Attorney responded the problem was the organizational chart since the EDC was a separate entity. Mayor Garza stated if there were to be any issues with appointing Bob

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2020**

Garza the item could be brought back. Commissioner Jesus "Jesse" Ramirez asked about the alternate to whom Mr. Arjona stated an alternate had to be selected.

Mayor Mario Garza made a motion to appoint Benjamin Arjona as an alternate and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0).

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

- A. Discussion and Possible Action to Approve Change Order No. 2 to the Wastewater Treatment Plant Improvements - Phase I Sludge Dewater Facilities, Texas Water Development Board CWSRF Project No. 73796 for the Replacement of the Existing Asphalt in an Amount not to Exceed \$42,200.62 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Utilities Director greeted the Mayor and City Commission and stated as part of the Project Phase I at the waste water plant the area right in front of the new facility has been deteriorated it was an asphalt road and needs to be replaced during phase II. Mr. Salinas further stated the facility will come into operation way before Phase II that's why the change of order is being asked for to get that area replaced so there won't be any issues with the trucks as they come by to load up and unload the containers for the sludge removal. Commissioner Ramirez asked where the money was coming out of to which Mr. Salinas responded from the surplus funds that were left from the first time sewer that was not used. Mr. Salinas stated part of the project a request for authorization from Texas Water Development Board to use that money was approved it just needed to be ratified to change order.

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

X. CONSENT AGENDA:

- A. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) of Lots 1 and 2, Hazel Subdivision, located at the Northwest corner of Hazel Street and Raul Longoria Road, as Requested by Juan Aurelio Cadena.
- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow a Drive-Thru Window at Denny's Restaurant located at 1601 E. IH 2, legally described as Lot 2, RR San Juan Retail Subdivision, as Requested by TopCon, Inc.
- C. Budget Expenditure Report - September 2020.
- D. Quarterly Investment Report - September 2020.
- E. Meeting Minutes
 - March 10, 2020
 - April 8, 2020
 - April 14, 2020
 - April 28, 2020
 - April 30, 2020

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2020**

DISCUSSION: Benjamin Arjona, City Manager stated any item could be discussed if there were any questions on any item.

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

XI. ADJOURNMENT 6:43 p.m.

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

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary