



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
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, February 8, 2022

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

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

- 1. Department of Planning and Zoning Monthly Report.**
- 2. Department of Parks and Recreation Monthly Report.**
- 3. Department of Sanitation Monthly Report.**

4. San Juan Memorial Library Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for a Conditional Use Permit to allow a kettle corn portable food stand at San Juan H-E-B located at 901 W. IH 2, legally described as Lot 2, HEB San Juan Unit 2 Subdivision, as Requested by Melissa Martinez.
- B. Hold a Public Hearing for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.
- C. Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.
- D. Hold a Public Hearing for a Voluntary Annexation Petition of the 13.41-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, as Requested by AAAR Family, LTD.
- E. Hold a Public Hearing for a Voluntary Annexation Petition of the 24.85-acre tract of land out of Lot 7, Stewart Addition to the Conway Gardens Subdivision, as per map recorded in Volume 0, Pages 43, Map Records, Hidalgo County, Texas, as Requested by Escon Development.

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

- A. Consider Preliminary and Final Plat Approval of La Paloma Subdivision being a 20.83 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue, as Requested by Javier Hinojosa Engineering.
- B. Consider Preliminary and Final Plat Approval of the Plantation Heights Subdivision being a 21.70 acre tract of land out of Lot 1, Block 14, John Closner Subdivision located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, Inc.
- C. Discussion and Possible Action to Approve a Budget Amendment in the Amount of \$250,000 in the Utility Fund Retained Earnings for the Purchase of Three Submersible Pumps for the

Influent Pump Station at the Wastewater Treatment Plant and the Upgrade to Lift Station 6 and Authorize the Mayor to Execute All Related Documents.

- D.** Discussion and Possible Action to Approve the Price Per Ton Increase for Liquid Ammonium Sulfate From Chemtrade Chemicals US and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Required.
- E.** Discussion and Possible Action to Authorize Staff to Submit New and Revised Project Information Forms to The Texas Water Development Board for Inclusion in the FY2023 Clean Water and Drinking Water State Revolving Funds Intended Use Plan and Authorize the Mayor and the City Manager to Execute All Related Documents and Budget Amendment as Needed
- F.** Discussion and Possible Action to Approve the Engineering Agreement for Temporary Upgrade to Lift Station 6 From Curz-Hogan Engineers in the Amount of \$13,000.00 and Authorize the Mayor to Execute All Related Documents and Budget Amendment as Required.
- G.** Consider the Approval of a Budget Amendment Reflecting the 2021 Mini Rescue Grant From the Hidalgo County Emergency Service District #4 in the Amount of \$131,980 (one hundred, thirty-one thousand, nine hundred eighty dollars) for the Purchase of a 2021 Ford F350 RW, 9' Super Squad from Ward Apparatus.
- H.** Discussion and Possible Action to Authorize Staff to Negotiate a month to month Agreement with Gold Star Petroleum to Continue to Supply the City With Unleaded Gasoline and Utra Low Sulfur Diesel Fuel for a Six Month Period by Index Made Up of Composite Posted Prices of the Companies Published in the Rack Report of Oil Price Information Service (OPIS). The Delivered Price may not Exceed the OPIS Price Plus Negotiated Mark Up/Down Throughout the Period of the Agreement. Prices Will be Adjusted on a Daily Basis Based on the OPIS Rack Average Price from the Report on the Day of Delivery to the City of San Juan, Texas and Authorize the City Manager to Excute all Related Documents and Budget Amendment as Needed.

VIII. RESOLUTIONS

- A.** Consider the Adoption of a Resolution of a Grant Application with the Lower Rio Grande Valley Development Council for a Regional Solid Waste Grant Program.
- B.** Consider the Adoption of a Resolution Whereas on May 13, 2020, the State of Texas, Through the Office of the Attorney General, and Negotiation Group for Texas Political Subdivision Entered into an Agreement Entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet Approving the Allocation of any and all Opioid Settlement Funds within the State of Texas.

IX. CONSENT AGENDA

- A.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.
- B.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a Pool House at 2800 Richies Circle, legally described as Lot 4, Summer Heights Subdivision as Requested by Ricardo and Esmeralda Renteria.
- C.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to operate “YM Events” at 618 E. Nolana Avenue Suite A, legally described as Lot 1-B through 1-D, Wolverine Subdivision, as Requested by Yadith Reyes.
- D.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “El Puerto del Tio Jerry #3” Restaurant located at 111 W. Nolana Avenue, Suites 1 & 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.
- E.** Consider Second and Final Reading of the Ordinance for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal-Nelson Development, LTD.
- F.** Consider Second and Final Reading of the Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.
- G.** Consider Approval of the Budget Expenditure Report-December 2021
- H.** Consider Approval of the Tax Collection Report - December 2021
- I.** Approval of City Commission Meeting Minutes:
 - February 23, 2021
 - March 1, 2021
 - March 9, 2021
 - March 29, 2021
 - July 27, 2021

- August 10, 2021
- August 24, 2021
- November 8, 2021
- November 9, 2021

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 §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.
 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY and §551.074 PERSONNEL MATTERS; Consideration and Discussion Regarding Employment Matters Concerning the City Manager.

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.
1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.
 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY and §551.074 PERSONNEL MATTERS; Consideration and Discussion Regarding Employment Matters Concerning the City Manager.

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).

BRENDA ESCALANTE
INTERIM CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the _____ of _____, 2022.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Daniel Tijerina, Planning Director

DATE: 02/02/2022

SUBJECT: Department of Planning and Zoning Monthly Report.

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

- 78 building permits were issued during the month of January, \$12,362,378.00 in total valuation.
- 67 garage sale permits were issued \$2,085.00 in total valuation.
- Provide customer service and support to 1,005 people and handled approximately 1,945 calls.
- The building inspectors made approximately 545 inspections.
- Fifteen (15) building permits were issued for new houses \$1,620,364.00 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational license and health permits were up to date. A total of twenty one (21) yearly letters were sent out to existing businesses to renew their licenses. A total of twenty-five (25) business permits were renewed with \$1,250.00 in total valuation and fifteen (15) health inspections were issued during the month of January with \$1,725.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Angel's on Earth Home Care at 4810 N. Raul Longoria Road
- Get Inked at 200 W. IH 2
- Prestige Auto Sound and Tint at 901 W. FM 495

CODE ENFORCEMENT

Code Enforcement Inspectors issued four (4) illegal dumping violations, twenty-seven (27) work orders for weedy lots, sixteen (16) abandoned and junk vehicles, six (6) garage sale without a permit, four (4) rubbish, fourteen (14) violations for building without a permit, fourteen (14) certified letters,

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one (1) complaint filed in court, three (3) street vendor without a permit and one (1) person conducting business at a residential area.

SUBDIVISIONS IN PROCESS

- Westview IV Subdivision
- Plantation Heights
- Oakridge Estates
- La Paloma Subdivision
- The Orchards of San Juan – Phase 1
- Gutierrez-Duncan
- San Juan City Hall
- Cantu Subdivision
- Christian Estates
- Arguello Subdivision
- Hinojosa Subdivision
- Sioux Coves Subdivision
- Meadows on Ridge
- Valley Ranch Phase 2
- Starlite Subdivision
- The R.G. Complex
- Re-Plat of Texas National
- Uresti Subdivision
- Black Hills Estates Subdivision
- Hacienda San Fernando Subdivision

CONDITIONAL USE PERMIT

1. Guest house at 2403 Deion Drive
2. Pool house at 2800 Richie Circle
3. YM Events at 618 E. Nolana Avenue, Suite A
4. El Puerto del Tio Jerry #3 at 111 W. Nolana Avenue, Suites 1-2

REZONING REQUEST

1. Rezoning Request from Multi-Family to Single-Family Residence District of 21.68 acres along Hall Acres Road, as Requested by Villarreal-Nelson Development, LTD.
2. Rezoning Request from Single-Family to Multi-Family Residence District of 1.42 acres along East Eldora Road, as Requested by Mosa Development, LLC.

PLANNING AND ZONING MEETINGS

1. January 13, 2022



**PLANNING AND ZONING COMMISSION
JANUARY 13, 2022
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Eddie Alaniz
Carlos Cantu
Eliza Yzaguirre
Adan Magallan
Valerie Cardenas

P&Z ABSENT

Irma Castillo
Victor Perez, Jr.

STAFF PRESENT

Daniel Tijerina
Monica Gomez

GUESTS PRESENT

Roberto Reyes Jr.
Yadith Reyes
Jesus G. Capetillo
Roel Moreno Jr.
Jose Perez, TRIMAD
Rick Salazar
Eulalio Ramirez, QHA
Gerardo Chapa Jr.

1. CALL TO ORDER

Vice Chairman Eddie Alaniz called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

Vice Chairman Alaniz asked if there were any corrections to December 2, 2021 minutes. Commissioner Magallan made a motion to approve the minutes as presented by staff. Commissioner Cardenas seconded the motion. The motion passed unanimously with a 5-0 vote.

3. PUBLIC HEARINGS

Item 3A

Conditional Use Permit:

A Guest House
2403 Deion Drive
Lot 30, Valley Ranch Subdivision
Single-Family Residence District (R-S)
Los Pingos Construction, LLC.

REVIEW COMMENTS: Mr. Tijerina stated the request is to allow a 1,890 square foot guest house at the above location.

RECOMMENDATION: Staff recommends approval subject to compliance with the following items: 1) only one guest house per lot; 2) must meet the setbacks; 3) must meet easements requirements; 4) no additional utility meters; 5) lots must be a minimum of 8,000 square feet; 6) no separate drive or garage; 7) it must not be rented out and 8) if money is ever paid for rent, permit will be revoked.

Vice Chairman Alaniz asked if there was any input in favor or against the request. There was none.

Vice Chairman Alaniz asked if the board had any questions. There was none.

There being no further discussion, Vice Chairman Alaniz entertained a motion. Commissioner Cardenas made a motion to approve the request as per staff's recommendation. Commissioner Cantu seconded the motion. The motion passed unanimously with a 5-0 vote.

Item 3B

Conditional Use Permit:

A Pool House
2800 Richie Circle
Lot 4, Summer Heights Subdivision
Single-Family Residence District (R-S)
Ricardo and Esmeralda Renteria

REVIEW COMMENTS: Mr. Tijerina stated the request is to allow a 370 square foot pool house at the above location.

RECOMMENDATION: Staff recommends approval subject to comply to: 1) only one guest house per lot; 2) must meet the setbacks; 3) must meet easements requirements; 4) no additional utility meters; 5) lots must be a minimum of 8,000 square feet; 6) no separate drive or garage; 7) it must not be rented out and 8) if money is ever paid for rent, permit will be revoked.

Vice Chairman Alaniz asked if there was any input in favor or against the request. There was none.

Vice Chairman Alaniz asked if the board had any questions.

Commissioner Magallan asked if the pool house is in violation of deed restriction they can revoke the permit.

Mr. Tijerina stated that deed restrictions enforced by the HOA.

There being no further discussion, Vice Chairman Alaniz entertained a motion. Commissioner Cardenas made a motion to approve the request as per staff's recommendation. Commissioner Cantu seconded the motion. The motion passed unanimously with a 5-0 vote.

Item 3C

Conditional Use Permit:

YM Events
618 E. Nolana Avenue, Suite A
Lots 1-B through 1-D, Wolverine Subdivision
General Business District (C-2)
Yadith Reyes

REVIEW COMMENTS: Mr. Tijerina explained that applicant is taking over an event center that has been in existence for a couple of years. The event center has a total of 3,000 square feet and occupancy load of approximately of 120 feet.

- **Staff:** 2 employees

- **Parking:** A total of 24 common parking spaces will be located in the front of the building along Nolana Avenue.

RECOMMENDATION: Staff recommends approval subject to compliance with the following conditions: 1) Business must be a minimum of 300 feet from nearest residence; 2) Business must be as close to a major arterial; 3) Parking area; 4) Loading and uploading must be inside property; 5) Business must discourage criminal activities; 6) Business must keep litter to a minimum; 7) Occupancy load as per Fire Department; 8) Must comply with noise ordinance; 9) Must comply with security cameras; 10) Occupational License and Conditional Use Permit required and 11) No smoking inside the building.

Vice Chairman Alaniz asked if there was any input in favor or against the request.

Vice Chairman Alaniz asked about common parking area.

Mr. Tijerina stated that two more businesses were located at same commercial plaza.

There being no further discussion, Vice Chairman Alaniz entertained a motion. Commissioner Magallan made a motion to approve the conditional use permit as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 5-0 vote.

Item 3D

Conditional Use Permit:

El Puerto del Tio Jerry #3 Restaurant
111 W. Nolana Avenue, Suites 1 & 2
Lot 2, Circle K #9123 Subdivision
General Business District (C-2)
Gerardo Chapa Jr.

REVIEW COMMENTS: Mr. Tijerina stated that applicant is requesting a conditional use permit for the Sale of Alcohol and On-Premise Consumption of Alcohol at a proposed sea food restaurant located just West of the convenience store at Raul Longoria Road and Nolana Avenue.

- **Hours of operation:** Monday to Sunday from 11:00 a.m. to midnight
- **Staff:** 15 employees
- **Parking:** A total of 66 common parking spaces will be located in the front of the building along Nolana Avenue.

RECOMMENDATION: Staff recommends approval subject to compliance with the following conditions: 1) Business must be a minimum of 300 feet from nearest residence; 2) Business must be as close to a major arterial; 3) Parking area; 4) Loading and uploading must be inside property; 5) Business must discourage criminal activities; 6) Business must keep litter to a minimum; 7) Occupancy load as per Fire Department; 8) Must comply with the TABC requirements; 9) Must comply with noise ordinance; 10) Must comply with security cameras; 11) Occupational License, Conditional Use and Health Permits are required and 12) No smoking inside the building.

Vice Chairman Alaniz asked if there was any input in favor or against the request.

Vice Chairman Alaniz expressed his concern about another opening along Nolana Avenue since it is a major arterial. He recommended to share the access with adjacent commercial plaza.

There being no further discussion, Vice Chairman Alaniz entertained a motion. Commissioner Cantu made a motion to approve the conditional use permit as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 5-0 vote.

Item 3E

Rezoning Request: 21.68 acre tract of land out of Lot 1, Block 14, John Closner
R-MF to R-S
Villarreal-Nelson Development, LTD.

SURROUNDING ZONES: N: Single-Family Residence District (R-S)
S: Single-Family Residence District (R-S)
E: Single-Family Residence District (R-S)
W: Outside City Limits

EXISTING LAND USES: N: Residential
S: Drainage Ditch
E: Residential
W: Outside City Limits

REVIEW COMMENTS: The proposed zone complies with the Future Land Use Map, and surrounding land uses. The developer is proposing a residential subdivision with 105 lots.

RECOMMENDATION: Staff recommends approval of the R-S zone.

Vice Chairman Alaniz asked if there was any input in favor or against the request.

There was none.

There being no further discussion, Vice Chairman Alaniz entertained a motion. Commissioner Cardenas made a motion to approve the rezoning request as presented by staff. Commissioner Cantu seconded the motion. The motion passed unanimously with a 5-0 vote.

Item 3F

Rezoning Request: 1.42 acre tract of land out of Lot 14, Block 8, John Closner
R-S to R-MF
Mosa Development, LLC.

SURROUNDING ZONES: N: Single-Family Residence District (R-S)
S: Single-Family Residence District (R-S)
E: Single-Family Residence District (R-S)
W: Single-Family Residence District (R-S)

EXISTING LAND USES: N: School
S: Single-Family Residential
E: Vacant
W: Church

REVIEW COMMENTS: The proposed zone complies with the Future Land Use Map and Comprehensive Map; surrounding properties along Eldora Road is R-S. Developer is proposing an apartment complex.

RECOMMENDATION: Staff recommends approval of the R-MF zone.

Vice Chairman Alaniz asked if there was any input in favor or against the request.

Commissioner Cardenas said that her main concern is that adjacent properties are zoned as single family use.

Vice Chairman Alaniz said that it is considered a spot zoning and a lot of traffic along Eldora Road.

Mr. Tijerina explained that along West Eldora there is a Multi-Family development. He asked to take it into consideration.

There being no further discussion, Vice Chairman Alaniz entertained a motion. Commissioner Magallan made a motion to denied the rezoning request to R-MF. Commissioner Cardenas seconded the motion. The motion passed with a 4-1 vote with Commissioner Yzaguirre voting nay.

4. SUBDIVISIONS

Item 4A

Preliminary and Final Plat: Gutierrez-Duncan Subdivision
4.03 acre tract of land out of Lot 25, Block 8, John Closner
C-2/R-MF
Developer: Gutierrez-Duncan, LLC.
Engineer: Javier Hinojosa Engineering

REVIEW COMMENTS: Mr. Tijerina went over the memorandum stating the property is located approximately 130 feet North of Amy Drive, along the West side of Raul Longoria Road. The developer is proposing a two (2) lot subdivision, one lot for commercial and another for multi-family use.

WATER: Water service will be provided by the City of San Juan. Water line shall be looped to the 8-inch water line.

SEWER: Sewer service will be provided by the City of San Juan.

STREETS & STORM DRAINAGE: The proposed internal streets are a 32' back to back. Access will be from Lincoln Avenue and Raul Longoria Road.

OTHER COMMENTS:

Park Fee of \$700.00 per dwelling unit being platted for multi-family use.

Park Fee of \$700.00 per acre being platted for commercial use.

Recording fee of \$106.00

Hidalgo County Drainage District Fee \$250.00

4% Inspection Fee based on Cost Estimate

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

There being no further discussion, Vice Chairman Alaniz entertained a motion. Commissioner Yzaguirre made a motion to approve the preliminary and final plat approval as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 5-0 vote.

Item 4B**Preliminary and Final Plat:**

The Orchards of San Juan – Phase I

20.17 acre tract of land out of Lot 7, Stewart's Addition to the Conway Gardens

Southwest corner of Stewart and Moore Road

Developer: Escon Development

Engineer: Cruz Hogan Engineering

REVIEW COMMENTS: Mr. Tijerina went over the memorandum stating the property is located at the Southwest corner of Moore and Stewart Road. The developer is proposing a residential subdivision which would be developed in two phases. Phase I will have eighty-two (82) residential lots with two access points along Stewart Road.

VARIANCES REQUESTED: 1) To not comply with the 60 foot minimum width lot, they are proposing 55 feet and 2) To not comply with the 65 foot minimum width lot requirement for corner lots, they are proposing 60 feet.

WATER: Water service will be provided by the City of San Juan. Water line shall be looped to the 8-inch water line.

SEWER: Sewer service will be provided by the City of San Juan.

STREETS & STORM DRAINAGE: Developer is proposing four residential streets. The proposed internal streets are a 32' back to back. Access will be along Stewart Road.

OTHER COMMENTS:

Park Fee of \$700.00 per lot being platted for single-family residential purposes.

Recording fee of \$106.00

Hidalgo County Drainage District Fee \$250.00

4% Inspection Fee based on Cost Estimate

RECOMMENDATION: Staff recommends approval subject to compliance with the list of requirements attached to the report and denial all variances requested.

There being no further discussion, Vice Chairman Alaniz entertained a motion. Commissioner Magallan made a motion to approve the preliminary and final plat approval and denial all variances requested. Commissioner Cantu seconded the motion. The motion passed unanimously with a 5-0 vote.

5. NEXT MEETING – February 17, 2022 (if necessary)

6. ADJOURNMENT

There being no further items to discuss, Commissioner Yzaguirre made a motion to adjourn; Commissioner Cantu seconded the motion. The motion passed unanimously with a (5-0) vote and the meeting was adjourned at 7:17 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, Aide

DATE: 02/02/2022

SUBJECT: Department of Parks and Recreation Monthly Report.

For the month of January 2022, we have the following to report:

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

- Staff has been maintaining our athletic fields, watering, fertilizing and mowing in preparation for the winter and spring programs.
- Began trimming dead palm tree leaves at the City Library, Amigos Del Valle, Municipal Park and the Wetlands.
- Completed the take down of all the holiday décor.
- Assisted Fire Department with the Covid test drive through clinic offered over a three day period.
- Started to clean up and upgrade Lions Park. Our crew replaced wooden benches, re-painted benches and tables, as well as the lines on the basketball courts.

Recreation Division,

WINTER LEAGUES: Girls Basketball, Boys Soccer and Winter Baseball Leagues teams were put together, coaches/parents were notified and practices are ongoing. There are a total of 14 Girls Basketball teams playing in four divisions K-1st, 2nd-3rd, 4th-5th grades and 6th grade; 4 Winter Baseball teams playing in the 8U division; Boys Soccer league has 21 teams playing in four divisions Kinder-1st, 2nd-3rd, 4th-5th and 6th grade with games played at Municipal Park and 6th grade will play games in either San Juan or Pharr.

Registration ended for Boys Basketball and Girls Soccer. Registration is ongoing for PONY Baseball and Softball Leagues until the end of February.

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Adult Softball Leagues – Registration for Adult Men's Softball is ongoing for Class E Softball League and Co-Ed Softball. All softball games will be played at renovated and upgraded Municipal Park.

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

- Maintenance techs replaced door hinges at the city jail, as well as replaced the door glass at the city court.
- At the Northside PD, the sewer lines were flushed in order to eliminate a foul odor.
- Staff repaired a ceiling leak in the IT department as well as replaced a couple of ceiling tiles.
- Staff replaced several floor tiles at the waste water plant and replaced several light fixtures.
- Staff began annual stripping and waxing of the floors at the library, south side PD, and at Amigos Del Valle.

Upcoming Events:

Winter sports programs – Monday, February 7, 2022, Boys Basketball, Girls Soccer and Adult Softball.

Registration for the upcoming boy's baseball and girls' softball season is currently ongoing and will continue through February 2022.

February 18-20, 2022, the City of San Juan Police Athletic League and the Parks and Recreation Department will host the 86th Annual South Texas Golden Gloves Championships.

On January 19, 2022, the Parks and Recreation Advisory Board met for a regular called meeting. Members present were Ramiro Herrera, Aaron Gonzalez, RC Flores and Jonathon Gongora. Items discussed were the upcoming spring programs as well as a fundraiser for scholarships and the possible future purchase of a stage trailer. In addition, the board asked if the Parks and Recreation would consider having a youth baseball/softball camp to help welcome back our youth for the 2022 season.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Juan Soto, Interim Sanitation Director

DATE: 02/02/2022

SUBJECT: Department of Sanitation Monthly Report.

Sanitation Department (January 2022)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site – 1,991 Residents
- Residential – 1,170.45 Tons
- Commercial – 720.29 Tons
- Roll-Off Containers – 107.97 Tons 22 loads
- Brush – 649.51 Tons (187 loads of brush)

Central Garage (January 2022)

- Tickets Open 80
- Tickets Closed 65
- 5 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 2 Brush trucks operating
- 1 Brush tractor (grapple) operating
- 2 Brush Grapple Trucks operating
- 2 Roll- Off Trucks operating and 1 down

Recycling (January 2022)

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- Cardboard: 12.12 tons / \$2,049.57
- Mix White Paper: 3.10 tons / \$144.96
- Office Paper: 0.00 tons / \$0.00
- Newspaper: 0.32 tons / \$30.31
- Books/Magazines: 0.00 tons / \$0.00
- Aluminum Cans: 0.27 tons / \$32.40
- Tin Cans: 0.12 tons / \$56.95
- E-Waste: 0.66 tons / \$52.40
- Metal: 0.72 tons / \$12.96
- Plastic: 1.86 tons / \$0.00
- Curbside Recycle: 3.86 tons / \$0.00
- Oil: 219 gals / \$0.00
- Total Tons/Revenue: 23.12 tons / \$2,347.16
- Savings of \$462.40
- Walk-Ins: 273

Code Enforcement (January 2022)

- Violation Notice Issued: 3
- Illegal Dumping: 5
- Citizens contacted: 30
- Construction Material: 9
- Tires: 22



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, Aide

DATE: 02/02/2022

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the January monthly report including statistics and programs:

For the month of January, we had, 1,394 visitors. Out of those visitors, 449 were here for computer use only. The library checked out a total of 552 items both adult and children. We had 62 in-house circulation items. We requested and received twenty-five (25) Interlibrary Loans (ILL). We had 46 new patrons added to our circulation system. We helped the public with an estimated 291 reference/informational questions. We had 43 fax transactions. The monthly amount deposited was \$818.33 both fines and fees.

Please see the attached statistical report.

During the month of January

No Library Board Meeting in January

- Attended the City Commission meetings
- Attended the Directors’ meetings
- Attended an HCLS webinar for Texas Public Libraries Annual Report
- January HCLS meeting canceled
- Went to City Hall to make the money deposits for the library
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in February 2022

Multipurpose Room

EDC meeting, February 1st & 15th

Planning and Zoning meeting, February 3rd & 17th

City Commission meetings, February 8th & 22th

Directors’ meetings, February 9th & 23rd

Utilities Pre-bid meetings, February 17th & 24th

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

Training Room:

No meetings scheduled

**San Juan Memorial Library
January 2022 Statistics**

Statistics	
Total Visitors	1,394
Computer Users	449
Total Checkouts	552
In-House Use	62
Inter-Library Loans	25
New Patrons	46
Reference\ Informational Questions	291
FAX transactions	43
Children's Programs	0
Attendance	0

Multipurpose Room Reservations	Attendance
4th EDC	4
5th Pre-construction Meeting	5
10th Library Assistant Supervisor Interviews	5
11th City Commission	19
12th Directors Meeting	13
12th Keeping San Juan Beautiful	6
13th Planning and Zoning	15
15th San Juan Housing Authority	5
18th City Manager Exec. Room	5
18th EDC	10
19th Civil Service Lt. Promo Exam	5
19th Special Call Meeting	12
20th Planning and Zoning Review Meeting	14
25th City Commission	37
26th Directors Meeting	15
27th Planning and Zoning Review Meeting	10
Total	180

Checkouts	
DVDs	106
Books Juvenile	257
Books Adult	189
Total	552

WiFi Usage	
LibGuest	187
LibStaff	333
Total	520

Study Room Attendance	
Study Rooms	39

Facebook Page	
Likes	5
Visitors	0

SJML Homepage	
Visitors	1,080

Deposits	
Fines	\$ 252.08
Copies	\$ 566.25
Total	\$ 818.33

Youth & Children's Programs/Attendance

Date	Program	Attendance
Tuesday, January 4, 2022	0	0
Wednesday, January 5, 2022	0	0
Thursday, January 6, 2022	0	0
Friday, January 7, 2022	0	0
Monday, January 10, 2022	0	0
Tuesday, January 11, 2022	0	0
Wednesday, January 12, 2022	0	0
Thursday, January 13, 2022	0	0
Friday, January 14, 2022	0	0
Tuesday, January 18, 2022	0	0
Wednesday, January 19, 2022	0	0
Thursday, January 20, 2022	0	0
Friday, January 21, 2022	0	0
Monday, January 24, 2022	0	0
Tuesday, January 25, 2022	0	0
Wednesday, January 26, 2022	0	0
Thursday, January 27, 2022	0	0
Friday, January 28, 2022	0	0
Monday, January 31, 2022	0	0
Total	0	0

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Hold a Public Hearing for a Conditional Use Permit to allow a kettle corn portable food stand at San Juan H-E-B located at 901 W. IH 2, legally described as Lot 2, HEB San Juan Unit 2 Subdivision, as Requested by Melissa Martinez.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Martinez is applying for a conditional use permit to allow a kettle corn portable food stand (8' x 20') outside of the San Juan H-E-B. A letter from an H-E-B representative is attached to the packet granting Ms. Martinez , her customers, and her have staff permission to use the restrooms.

The following is the list of requirements:

1) Cannot be located in a residentially zoned area; 2) Stand must be inspected by the building inspections department and meet applicable building and fire codes; 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; 4) If it is a portable building or trailer it must be anchored to the ground properly; 5) Must meet setback requirements of zoning district in which it is located; 6) Water and sewage disposal facilities must be available and may be required; 7) Health Department permit required; 8) 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.

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

RECOMMENDATION:

Staff recommends approval subject to compliance with the requirements outlined in the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/03/2022
CITY COMMISSION – 02/08/2022
DATE PREPARED – 01/28/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a kettle corn portable food stand at the San Juan H-E-B
APPLICANT:	Melissa Martinez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, H-E-B San Juan Unit 2 Subdivision
LOCATION:	901 W. IH 2
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; Expressway Corridor District (EC) <i>South</i> – Commercial; General Business District (C-2) / Multi-Family Residence District (R-MF) <i>East</i> – Commercial; Expressway Corridor District (EC) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access along Frontage Road and Veterans Boulevard.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the requirements outlined in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Martinez is applying for a conditional use permit to allow a kettle corn portable food stand (8' x 20') outside of the San Juan H-E-B. A letter from an H-E-B representative is attached to the packet giving permission. It grants Ms. Martinez, her customers, and her staff permission to use the restrooms.

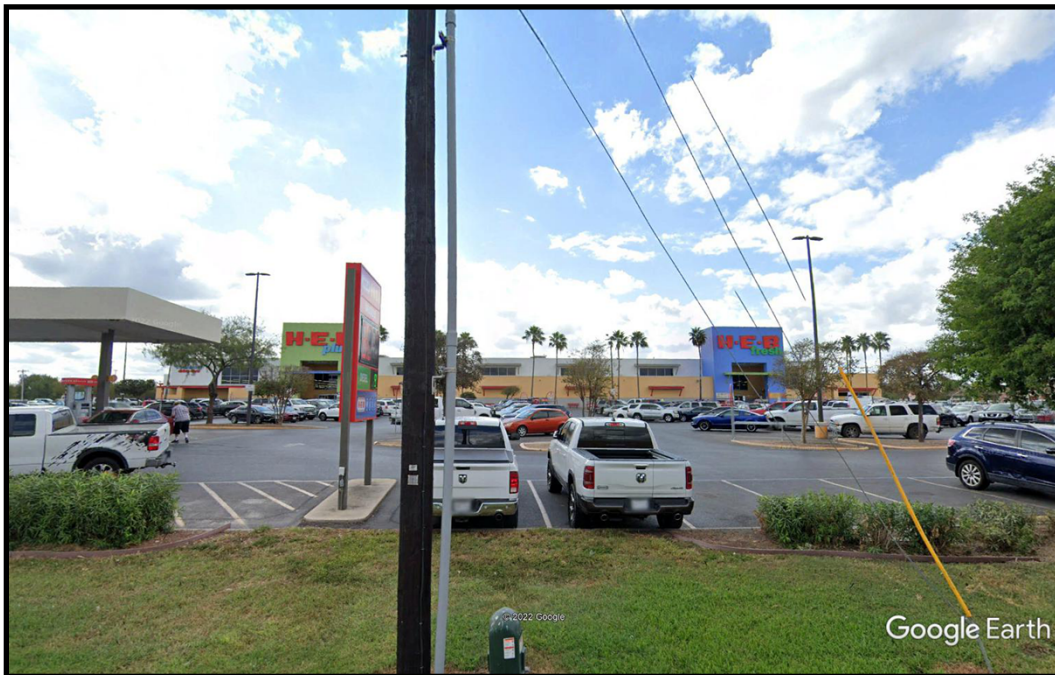
The following are the list of requirements:

1. Cannot be located in a residentially zoned area;
2. Stand must be inspected by the building inspections department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setback requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Health Department permit required.
8. 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.

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

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Letter from H-E-B
Subdivision Plat
Site Plan
Section of Ordinance
List of neighboring property owners receiving notice
Ordinance





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A KETTLE CORN PORTABLE FOOD STAND AT THE SAN JUAN H-E-B LOCATED AT 901 W. IH 2, LEGALLY DESCRIBED AS LOT 2, H-E-B SAN JUAN UNIT 2 SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Melissa Martinez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a kettle corn portable food stand at the San Juan H-E-B located at 901 W. IH 2.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Melissa Martinez has applied for a Conditional Use Permit to allow a portable food stand at San Juan H-E-B located at 901 W. IH 2, subject to the following conditions:

1. Cannot be located in a residentially zoned area;
2. Stand must be inspected by the building inspections department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setback requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Health Department permit required.
8. 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.

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 8th day of February, 2022.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY

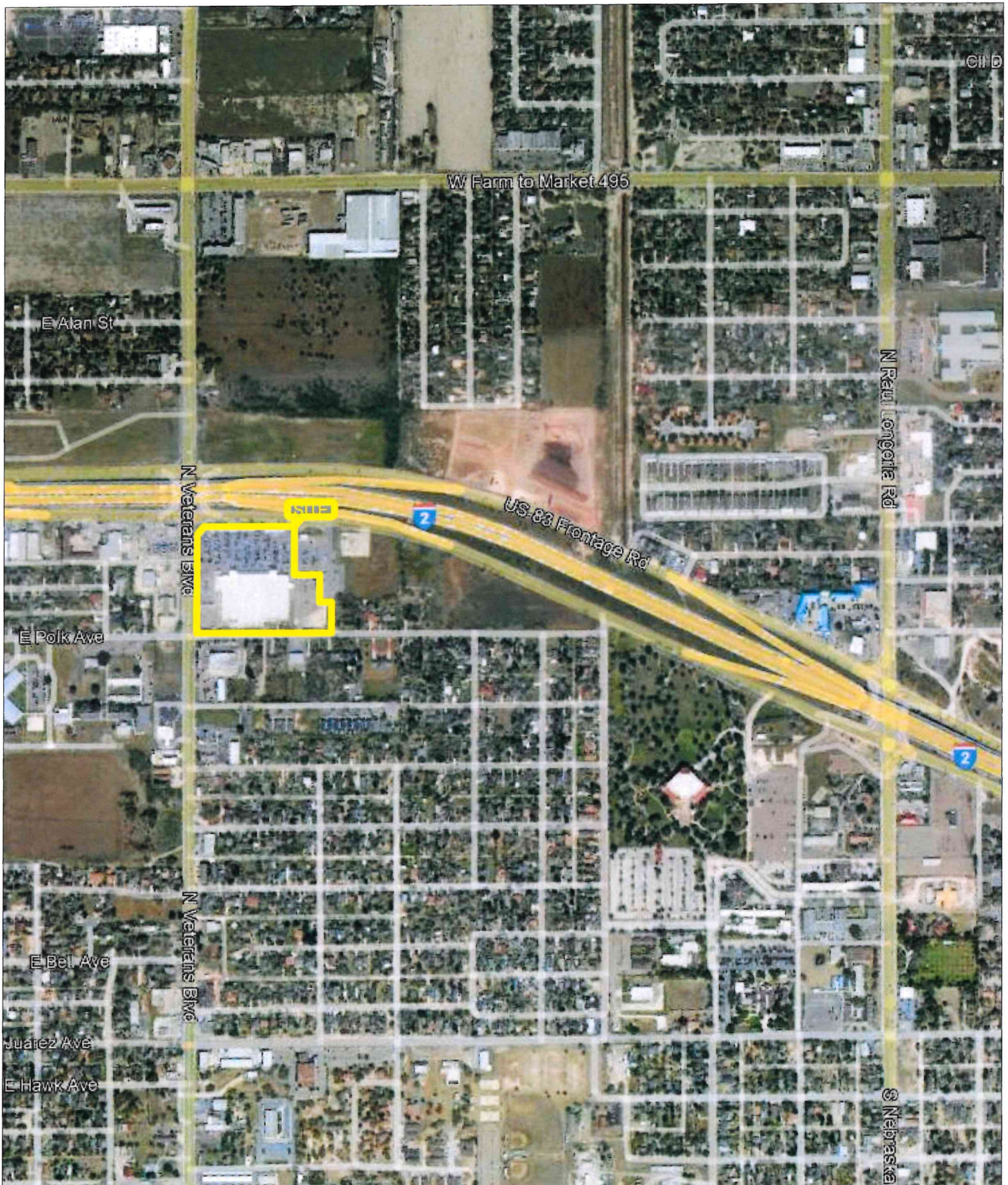


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a kettle corn portable food stand at the San Juan HEB located at 901 W. IH 2, legally described as Lot 2, HEB San Juan Unit 2 Subdivision, as Requested by Melissa Martinez.



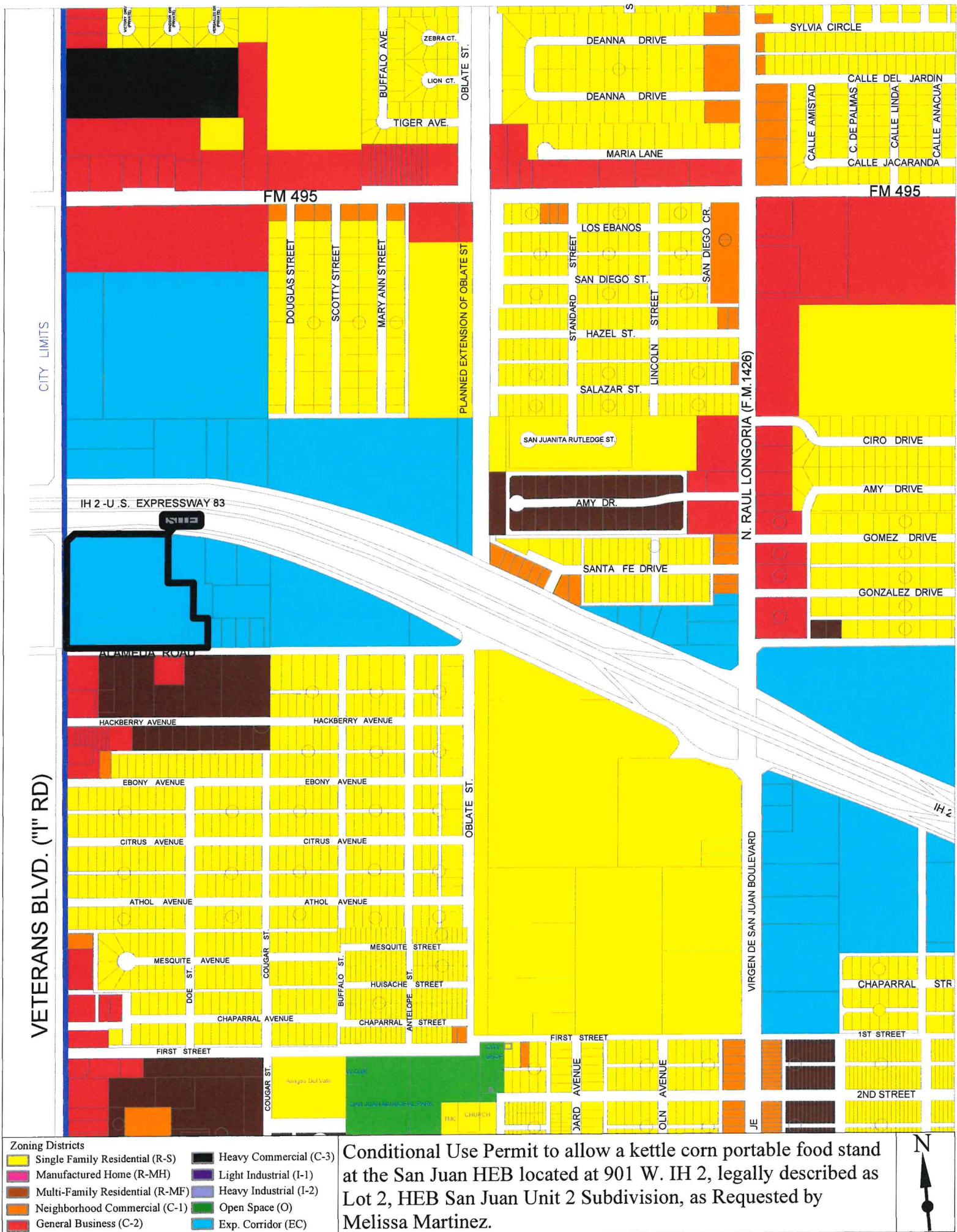


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a kettle corn portable food stand at the San Juan HEB located at 901 W. IH 2, legally described as Lot 2, HEB San Juan Unit 2 Subdivision, as Requested by Melissa Martinez.







December 22, 2021

To Whom It May Concern:

The parking lot vendor, E&M Kettlecorn Company, is permitted to operate this business between January 15, 2022 and December 31, 2022 at the following H-E-B location:

H-E-B San Juan (038)
901 W. Expressway 83
San Juan, TX 78589

The employees and customers of E&M Kettlecorn have permission to use this store's restroom facilities.

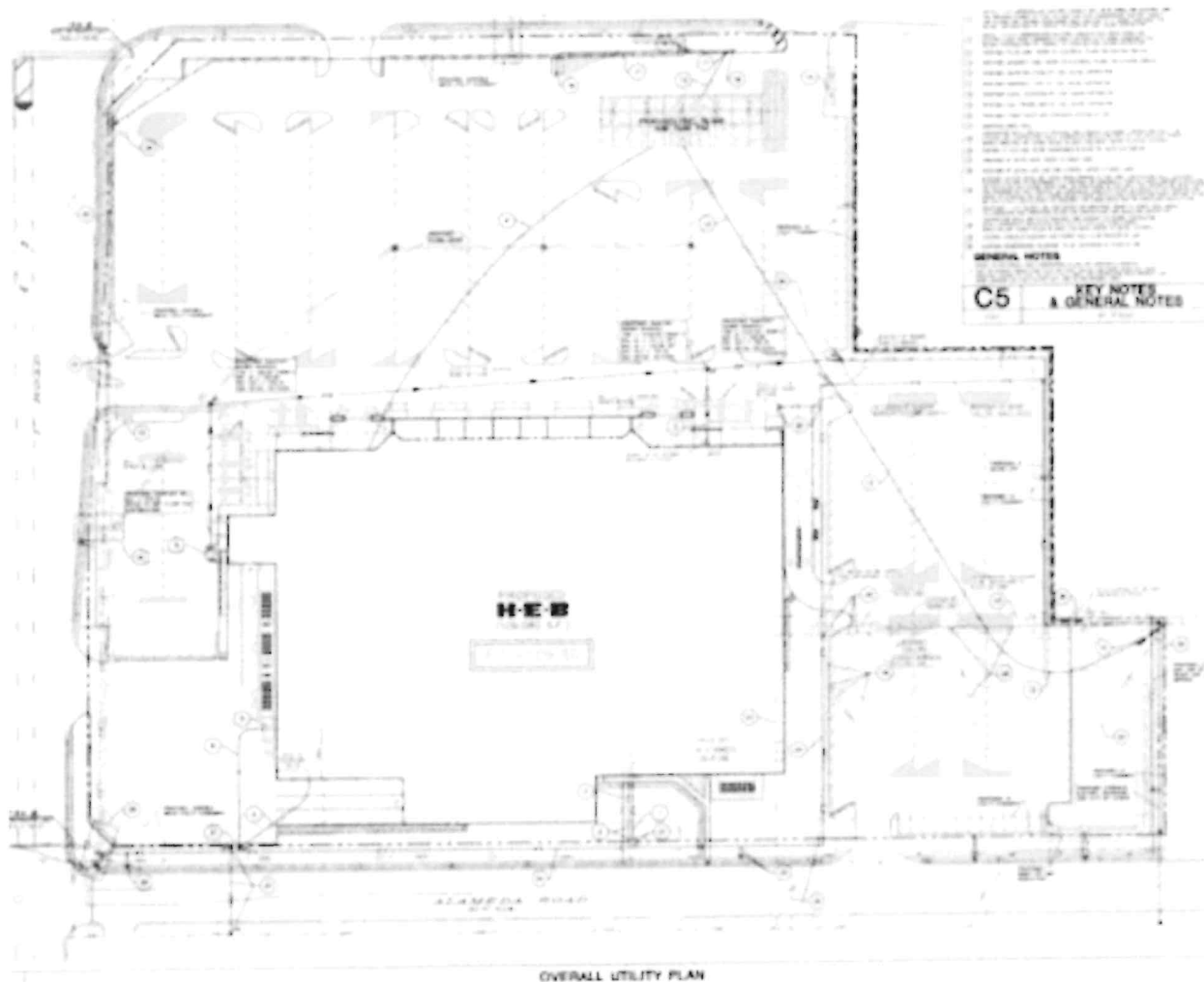
If you have any questions, please call me at 210.938.7490.

Thanks,

A handwritten signature in cursive script that reads "Ginny Salinas".

Ginny Salinas
In Store Leasing Manager
HEB Shopping Center Development

EXHIBIT A **Property and Location**



Licensee Location to be designated by Store Management.

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

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

Conditional Use Permit to allow a kettle corn portable food stand at San Juan H-E-B located at 901 W. IH 2, legally described as Lot 2, HEB San Juan Unit 2 Subdivision, as Requested by Melissa Martinez.

Martinez, Melissa
2111 East Davis Rd.
Edinburg, TX 78542

Cedillo, Norma
1204 E. Bell Ave.
Pharr, TX 78577

HEB Grocery Co.
Property Tax Department
P.O. Box 839999
San Antonio, TX 78283-3999

Guerrero, Jose R. Jr. and Raquel D.
709 Alameda St.
San Juan, TX 78589

Hawkes, John Michael and Kristen
Rye Trustees
Hawkes Family Trust
433 Calle Las Caleras
Santa Barbara, CA 93109

Hernandez, Enrique and Cayetana
707 Alameda St.
San Juan, TX 78589

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

Morin, Ruben and Maria Elena
705 Alameda Rd.
San Juan, TX 78589

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

Martinez, Olivia
701 Alameda St.
San Juan, TX 78589

Gonzalez, Octaviano
704 Alameda St.
San Juan, TX 78589

Gonzalez, Blanca Estela
Marcelo Gonzalez III
702 Alameda St.
San Juan, TX 78589

Waltrust Properties, Inc.
P.O. Box 1159
Deerfield, IL 60015-6002

Alvarez, Martha & Daryna E.
Lopez
803 Alameda St.
San Juan, TX 78589

Lizcano, Roel
100 N. Sugar Rd.
Pharr, TX 78577

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Hold a Public Hearing for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

Olive Garden Holdings, LLC. is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the proposed “Olive Garden” Restaurant, to be located just West of Denny’s Restaurant.

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. He must agree to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

The proposed operation hours are Sunday through Thursday from 11:00 a.m. to 10:00 p.m., Friday and Saturday from 11:00 am to 11:00 p.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to three (3) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval subject to compliance with the requirements outlined in the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/03/2022
CITY COMMISSION – 02/08/2022
DATE PREPARED – 01/28/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed “Olive Garden” Restaurant.
APPLICANT:	Olive Garden Holding, LLC.
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, Plaza San Juan Subdivision
LOCATION:	1403 E. IH 2
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; Expressway Corridor District (EC) <i>South</i> – Commercial; Expressway Corridor District (EC) <i>East</i> – Commercial; Expressway Corridor District (EC) <i>West</i> – Commercial; Expressway Corridor District (EC)
ACCESS AND CIRCULATION:	This property has access onto Frontage Road.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the requirements outlined in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Olive Garden Holdings, LLC. is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the proposed “Olive Garden” Restaurant, to be located just West of Denny’s Restaurant.

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. He must agree to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

The proposed operation hours are Sunday through Thursday from 11:00 a.m. to 10:00 p.m., Friday and Saturday from 11:00 am to 11:00 p.m.

Building area	7,834 square feet
Seats/Dining	255 seats
Parking spaces	55 parking

The following is the list of requirements:

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

CONDITIONAL USE PERMIT
“OLIVE GARDEN”
FEBRUARY 3, 2022

PAGE 3

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 applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements
9. The business must comply with the city’s noise ordinance.
10. The business must comply with the City’s Security Cameras Ordinance.
11. The business must comply with the City to maintain the alcohol license, conditional use, occupational license and health permits.
12. There shall be no smoking inside the premises at any time.
13. No loading or unloading of merchandise in a public street.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to three (3) 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
Letter from CDS
Subdivision Plat
Site Plan
List of neighboring property owners receiving notice
Ordinance



Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE AND ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE AND BEER) AT THE PROPOSED “OLIVE GARDEN” RESTAURANT TO BE LOCATED AT 1403 E. IH 2, LEGALLY DESCRIBED AS LOT 2, PLAZA SAN JUAN 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, Olive Garden Holdings, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale and On-Site Consumption of Alcoholic Beverages (Wine and Beer) at the proposed “Olive Garden” Restaurant to be located at 1403 E. IH 2.

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 Olive Garden Holdings, LLC. for a Conditional Use Permit for the Sale and On-Site Consumption at the proposed “Olive Garden” Restaurant to be located at 1403 E. IH 2, subject to the following conditions:

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

5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements
9. The business must comply with the city's noise ordinance.
10. The business must comply with the City's Security Cameras Ordinance.
11. The business must comply with the City to maintain the alcohol license, conditional use, occupational license and health permits.
12. There shall be no smoking inside the premises at any time.
13. No loading or unloading of merchandise in a public street.

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

PASSED and APPROVED on first reading on the 8th day of February, 2022.

PASSED and APPROVED on second and final reading on the ____ day of _____, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
INTERIM CITY SECRETARY

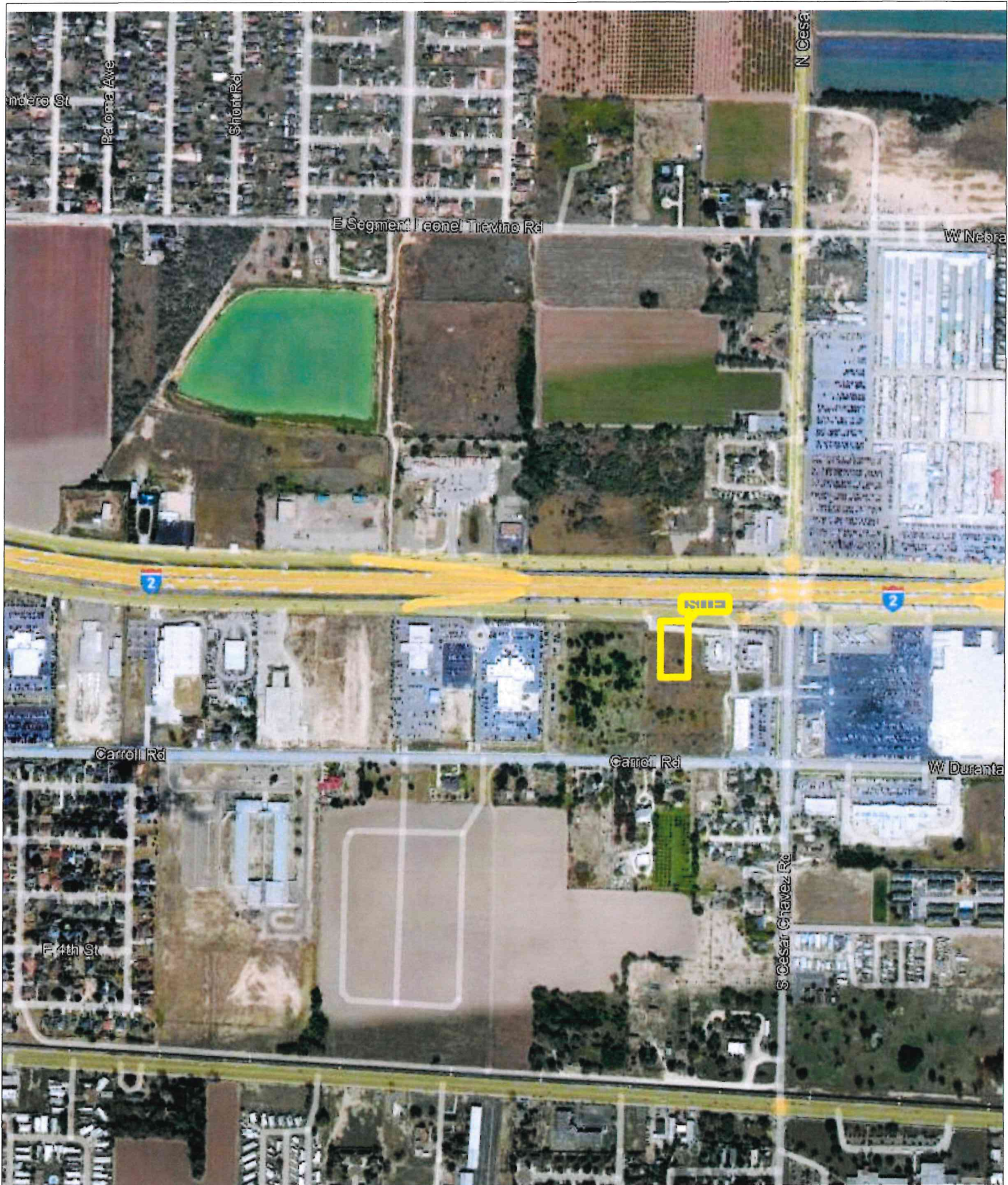
CITY ATTORNEY



- Legend**
- CITY LIMITS
 - Proposed area

Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.





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 and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.



January 12, 2022

City of Meridian – Building Services
33 E Broadway Avenue, Suite 102
Meridian, ID 83642
Kegan Aman, Building Plans Examiner
208-887-2211 | kaman@kaman@meridiancity.org

Project Narrative – Olive Garden Italian Restaurant

Dear Building Services Representatives:

They said it couldn't be done: matching a dinner-house concept against the independently-owned restaurants that were the mainstay of Italian dining. But Darden's homegrown concept, Olive Garden, proved the skeptics wrong.

Olive Garden exceeded \$500 million in sales only five years after the decision was made to expand. Just three years later, in 1994, sales had doubled to more than \$1 billion. Today, Olive Garden is the largest company of casual, full-service Italian restaurants in the world.

At the heart of Olive Garden's success is its unique Hospitaliano! culture. Much more than a slogan, Hospitaliano! expresses the Olive Garden team's passion for offering guests more than they expect and being committed to doing it right the first time. "When you're here, you're family!"

Olive Garden restaurants are full-service, casual dining serving both lunch and dinner. Emphasizing high quality, Olive Garden appeals to all guests with its distinctive combination of attentive personalized service and flavorful entrees served in an inviting, comfortable atmosphere.

Subject to State and City of San Juan approvals, Darden Restaurants plans to construct a new building with code compliant parking and landscape amenities to be located at 1403 E. IH-2, San Juan, TX 78589.

The project data is as follows:

- The proposed project is new construction of an Olive Garden Italian Restaurant in the new Linder Village development.
- Total Building Area: 7,834 sq. ft.
- Number of Seats/Dining: 255 seats
- Hours of Operation: Normal hours are 11am-10pm Sunday through Thursday, and 11am-11pm on Friday and Saturday.
- Number of Employees: $\pm$ 35 maximum per shift, with three often overlapping shifts which is $\pm$ 100 total employees (Full and Part-time).
- Parking: there are currently 55 parking stalls proposed.
- Dumpster Enclosure: Olive Garden typically has two (2) trash bins and recycles cardboard; pick up is approximately 4 times per week before 10:00 am.
- All deliveries are coordinated before 10:00 am.

Please contact me if you require additional information.

Sincerely,



Christie Schachter, Property Development Manager

CONSOLIDATED DEVELOPMENT SERVICES

Cell: 214.538.3086

Email: cschachter@cdsdevelopment.com

GENERAL NOTES:

1. ALL AREAS SHALL BE LANDSCAPED WITH PLANTS AND TREES.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
3. SEE TO PROVIDE AND INSTALL (1) THREE (2) INCHES OF ASPHALT DRIVEWAY AND (2) THREE (2) INCHES OF ASPHALT DRIVEWAY.

KEY NOTES:

1. LANDSCAPE AREA - SEE LANDSCAPE PLAN
2. CONCRETE WALK - SEE CIVIL PLAN FOR DETAIL
3. CONCRETE WALK BY EXPANSION JOINTS - SEE CIVIL PLAN FOR DETAIL
4. CONCRETE WALK BY EXPANSION JOINTS - SEE CIVIL PLAN FOR DETAIL
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100. CONCRETE WALK BY EXPANSION JOINTS - SEE CIVIL PLAN FOR DETAIL

PROJECT SITE DATA:

BUILDING FLOOR AREA: 1375 SF
TOTAL PARKING: 100 SPACES

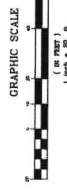
LEGEND:

- NEW LANDSCAPE AREA
- NEW CONCRETE WALK AREA
- EXISTING 4" CONCRETE CURB
- NEW 4" CONCRETE CURB
- OLIVE GARDEN LOTTS OF CONSTRUCTION
- LOT BOUNDARY
- SETBACK LINE
- DIRECTIONAL PARKING
- NUMBER OF PARKING SPOTS

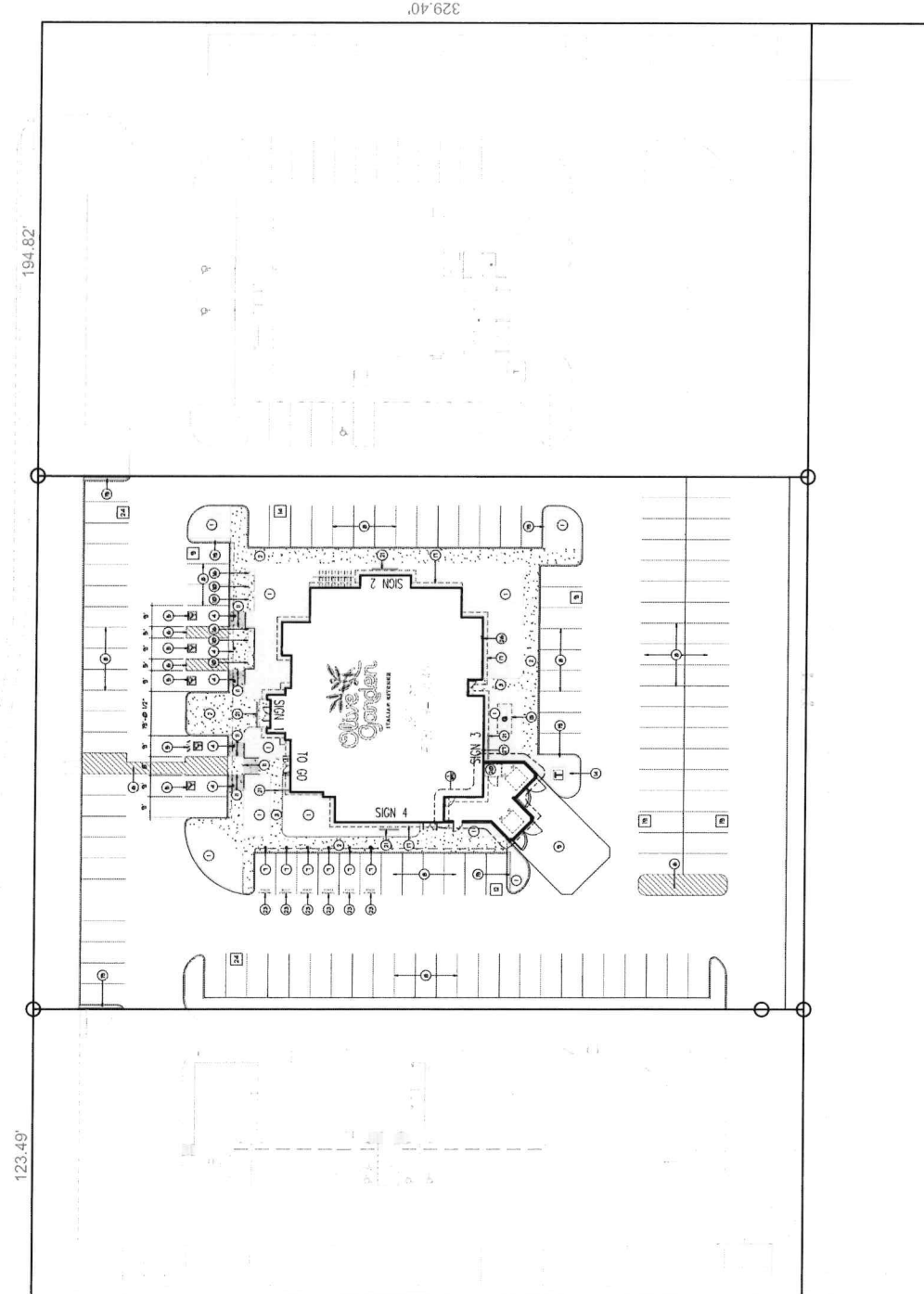


SITE PLAN

SCALE: 1" = 20'-0"



INTERSTATE 2



Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.

Olive Garden Holdings, LLC.
14901 Quorum Drive, Suite 310
Dallas, TX 75254

SCC SJP, LLC.
301 Camp Craft Rd. Suite 100
Austin, TX 78746

DJP III LLC.
Attn. Ronald Heller
312 Pearl Parkway #4113
San Antonio, TX 78215

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 26, 2021, the City Commission Tabled the item and requested more information about the proposed use of the property. On November, 18, 2021, Commission took No Action as City Manager was directed to conduct a traffic study at the intersection of Veterans Blvd and 7th street.

Ms. Castillo is applying to rezone a property into General Business District (C-2). The property is located at the corner of 7th Street and Veterans Boulevard, next to Popeye's Snow Cone Stand. The property is zoned as Neighborhood Commercial District (C-1) which only allows retail businesses which supply the adjacent residential areas. If approved, the building would need to comply with the city's requirements, as applicable.

The surrounding properties consist of mixture of residential, multi-family and commercial uses and Veterans Boulevard is conducive of commercial traffic.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifty-three (53) property owners within a two hundred (200) foot radius and received four comments against the request.

RECOMMENDATION:

During the Regular Meeting on October 21, 2021, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 10/21/2021
CITY COMMISSION – 02/08/2022
DATE PREPARED – 02/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2)
APPLICANT:	Perla Castillo
AGENT:	N/A
LEGAL:	Lots 19 thru 21, Block 4, Tierra del Sol Subdivision
LOCATION:	The property is located at the Northeast corner of 7 th Street and Veterans Boulevard
LOT SIZE:	25 feet by 155 feet (each lot) 75 feet by 155 feet = 230 square feet total
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Retail/Commercial
EXISTING ZONING:	Neighborhood Commercial District (C-1)
PROPOSED ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; Neighborhood Commercial District (C-1) <u>South</u> – Residential; General Business District (C-2) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Outside city limits
ACCESS AND CIRCULATION:	This property has access onto Veterans Boulevard and 7 th Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval based on that area is considered as commercial use.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Castillo is applying to rezone a property into General Business District (C-2). The property is located at the corner of 7th Street and Veterans Boulevard, next to Popeye's Snow Cone Stand. The property is zoned as Neighborhood Commercial District (C-1) which only allows retail businesses which supply the adjacent residential areas. If approved, the building would need to comply with the city's requirements, as applicable.

The surrounding properties consist of mixture of residential, multi-family and commercial uses and Veterans Boulevard is conducive of commercial traffic.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifty-three (53) property owners within a two hundred (200) foot radius and received four comments against the request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Subdivision Plat
Section of Ordinance – Neighborhood Commercial District
Section of Ordinance – General Business District
List of neighboring property owners receiving notice
Ordinance





FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/21/2021 Commissioner Cardenas made a motion to approve the rezoning request as presented by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a (4-0) vote.

Ms. Gomez explained the board that Ms. Castillo is applying for the rezoning to General Business District at property located at corner of 7th and Veterans Boulevard, next to Popeye's Snow Cone. The property is zoned as Neighborhood Commercial District, which is a light commercial. The surrounding properties consist of mixture of residential and commercial uses. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius and three comments were received against the request. Staff recommends approval of the rezoning request since Veterans Boulevard is conducive of commercial traffic.



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO GENERAL BUSINESS DISTRICT (C-2) FOR A PROPERTY LEGALLY DESCRIBED AS LOTS 19 THRU 21, BLOCK 4, TIERRA DEL SOL INC. NO. 2 SUBDIVISION, LOCATED AT THE NORTHEAST CORNER OF 7TH STREET AND VETERANS BOUELVARD, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging general business district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 8th day of February, 2022.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2022.

CITY OF SAN JUAN

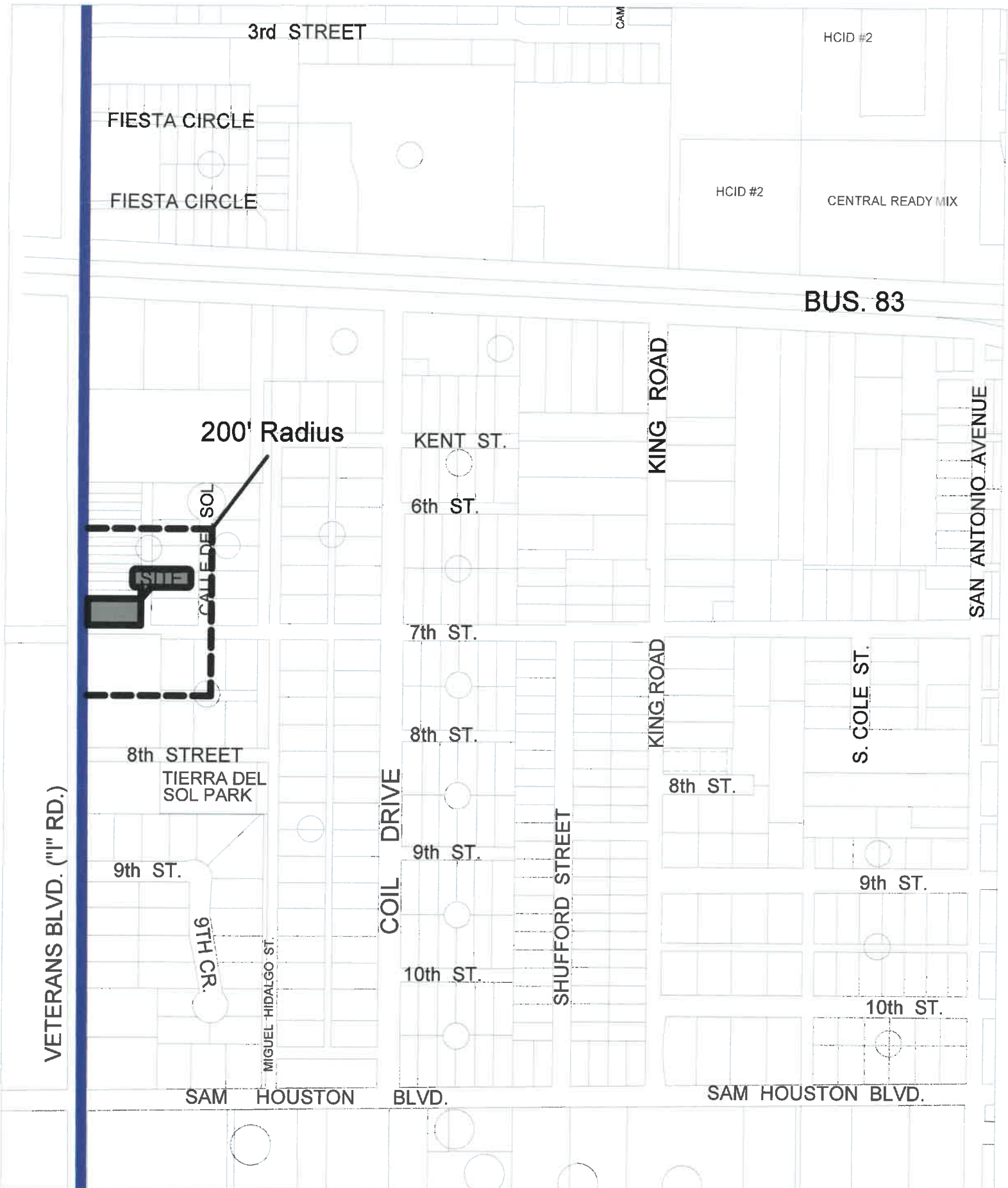
MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

-  CITY LIMITS
-  Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19-21, Block, Tierra del Sol Inc. No. 2 Subdivision, located at the Northwest corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.





Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19-21, Block, Tierra del Sol Inc. No. 2 Subdivision, located at the Northwest corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.



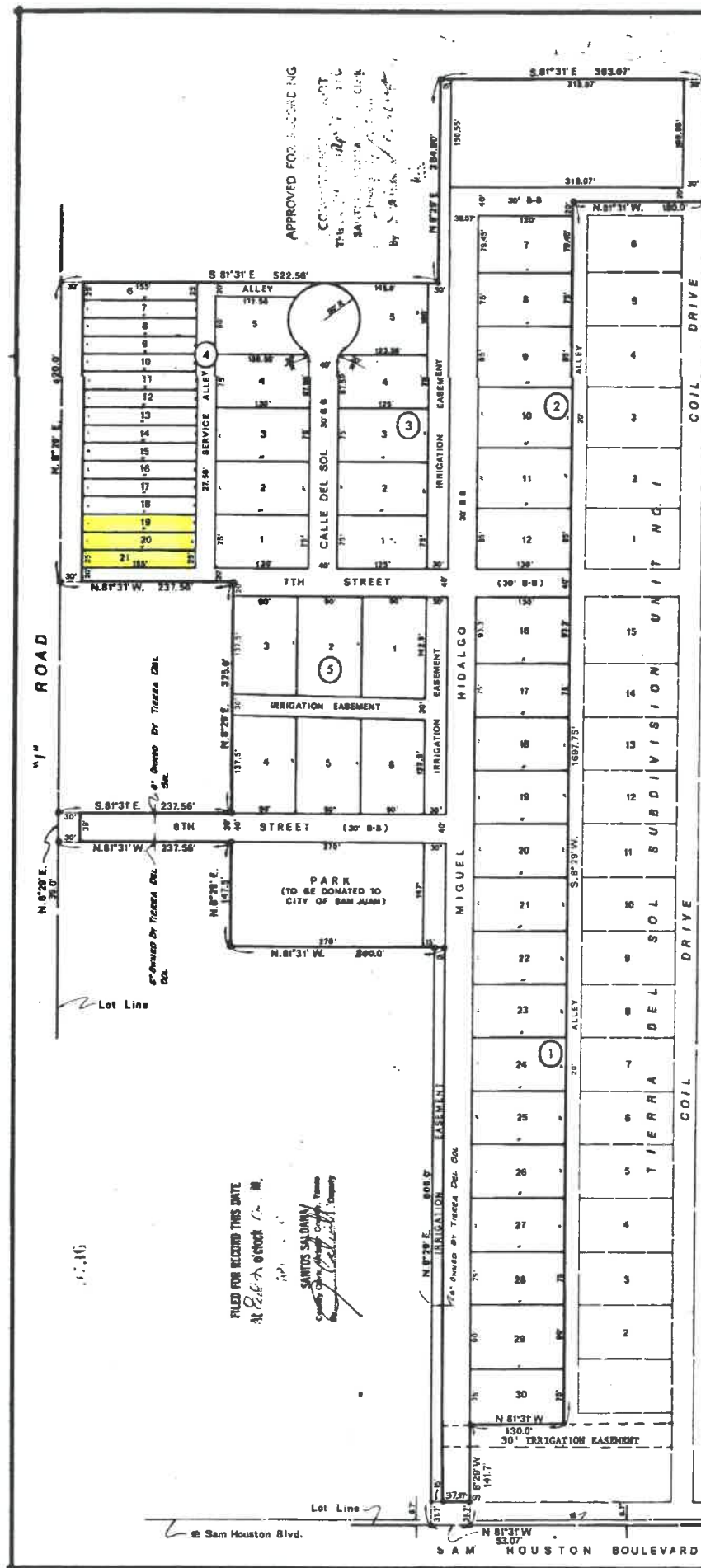


Zoning Districts

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

Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19-21, Block, Tierra del Sol Inc. No. 2 Subdivision, located at the Northwest corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.





State of Texas:
County of Hidalgo:

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper consideration has been given to this plat.



Noe Buge
Reg. Professional Engineer
#30486

I, 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.

Chairman, Planning Commission

I, the undersigned, Mayor 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.

Mayor, City of San Juan

This plat approved by Hidalgo County Water Improvement District No. 2, on this 19th day of September, A.D., 1975.

Secretary

TIERRA DEL SOL SUBDIVISION, INC. UNIT NO. 2
BEING A SUBDIVISION OUT OF LOTS 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, M.L., WOODS
SUBDIVISION NO. 6, AND 3.32 ACRES OUT OF LOT 1, 3.70 ACRES OUT OF LOT 2,
AND 2.96 ACRES OUT OF LOT 3, "11" ROAD SUBDIVISION, HIDALGO COUNTY, TEXAS

State of Texas:
County of Hidalgo:

Know All Men By These Presents:
That, Tierra Del Sol, Inc., owner of the land shown on this plat, and designated herein as the Tierra Del Sol Subdivision Inc., Unit No. 2, to the City of San Juan, Texas, and whose names are subscribed hereto, hereby dedicate to the Public all streets, alleys, parks, easements, and public places thorough shown for the purposes and considerations therein expressed.

Robert Garza, Director
Patricio Gonzalez, Director

State of Texas:
County of Hidalgo:

Before me, the undersigned authorities, on this day personally appeared Robert Garza, Fred Guerra, and Patricio Gonzalez 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 considerations therein stated.

Given under my hand and seal of office, this the 3 day of March, A.D., 1976.

Notary Public in and for
Hidalgo County, Texas

SECTION 4.00: (C-1) NEIGHBORHOOD COMMERCIAL DISTRICT:

- (a) Generally recognized retail businesses which supply commodities on the premises primarily for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses;
- (b) Personal services establishments which perform services on the premises such as repair shops (watches, radios, T.V., shoes, etc.), tailor shops, beauty parlors or barbershops, photographic studios and self-service laundries; and similar uses but not including automotive or other repair services and armature repair services;
- (c) Dry-cleaning establishments or pickup stations dealing directly with the consumers. Central dry-cleaning plants servicing more than one retail outlet are not permitted;
- (d) Business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices;
- (e) Personal services including the following: Outpatient medical clinics, offices of doctors, dentists, osteopaths and similar or allied professions;
- (f) On-premises signs, including those that are animated or illuminated;
- (g) Commercial parking lots; or
- (h) Other uses similar to the above.

SECTION 4.01: CONDITIONAL USES (REQUIRE "CONDITIONAL" USE PERMITS):

- (a) All R-MF uses including conditional uses, except manufactured homes;
- (b) Gasoline service stations or retail outlets where gasoline products are sold;
- (c) Drive-in business establishments serving nearby residences which are so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles, rather than within a building or structure, including drive-in restaurants;
- (d) Restaurants or bars in accordance with the adopted policies of the City, provided the site is not larger than four acres and that access be provided from a collector or larger street;
- (e) Planned neighborhood convenience centers, including any or all of the above permitted or conditional uses, provided the site is not larger than four (4.0) acres and that access to such center be from a designated collector or larger street;
- (f) Accessory structures and uses customarily incidental to the above permitted uses;
- (g) Portable buildings that meet applicable conditions (See [Art. VIII Section 8.00\(c\)](#))[.]

SECTION 4.02: REQUIRED CONDITIONS:

- (a) All business establishments shall be retail service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail prices on premises where produced;
- (b) All businesses, servicing or processing shall be conducted within a completely enclosed building (except for off-street parking or loading) excluding drive-in businesses or gasoline service stations or retail outlets where gasoline products are sold;

(c) Gasoline service stations or retail outlets where gasoline products are sold at retail prices, are limited in their activity to the sale of gasoline, oil and minor accessories only, and incidental service. Repair work, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted;

(d) The curb cut, or ingress and egress to gasoline service stations, retail outlets for gasoline products and/or drive-in businesses shall not be permitted at locations where it will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than thirty (30) feet from any street intersection (measured from right-of-way);

(e) A front setback of sixty (60) feet from the right-of-way of any existing or proposed street shall be maintained by gas service stations or retail outlets where gasoline products are sold unless otherwise approved by the Planning and Zoning Commission. Gas pumps or driveway covers may be placed within the setbacks.[:]

(f) All lighting shall be shielded from adjacent residential districts;

(g) A six-foot-high, completely obscuring wall shall be provided by all gasoline service stations, retail outlets where gasoline products are sold, or drive-in businesses, when abutting or adjacent to districts zoned for any residential use;

(h) The minimum lot area for a gas service station or a retail outlet where gasoline products are sold should be twenty thousand (20,000) square feet and so arranged that ample space is available for motor vehicles which are required to wait, except that gasoline service stations intended solely for the purpose of selling gasoline, oil and minor accessories and having no facilities for repair or servicing automobiles may be permitted on lots of less than twenty thousand (20,000) square feet subject to all other provisions required;

(i) Veterinary hospitals or clinics are subject to the limitation that all activities be conducted within a totally enclosed building with no open-air impoundment and no external effects such as noise or odor which could adversely extend beyond the property lines; and

(j) The City may require a building line along any streets.

SECTION 4.03: PROHIBITED USES:

(a) Any building erected or land used for other than one or more of the preceding specified uses;

(b) Off-premises signs;

(c) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in [Article VI](#).

SECTION 5.00: (C-2) GENERAL BUSINESS DISTRICT:

SECTION 5.01: PERMITTED USES:

- (a) All uses listed as permitted uses in C-1 districts;
- (b) Any retail business, personal services, business services except the following: Lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing and storage. Household goods warehousing and storage in individually rented storage units is permitted;
- (c) Hotel, motel and/or eating places;
- (d) Printing, publishing and allied products manufacturing;
- (e) Rail and motor vehicle transportation passenger terminals;
- (f) Telephone, telegraphs, television, radio or similar media stations, centers, studios, but not including public microwave, radio and television towers;
- (g) Any wholesale trade or wholesale trade accessory to any permitted retail operation except the following: Raw cotton, grain, hide, skins and raw furs, tobacco, wool or mohair, livestock, commercial or industrial machinery or supplies, metals and minerals, petroleum bulk stations and terminals, scrap or junk waste materials;
- (h) Signs in accordance with adopted ordinances; or
- (i) Automotive repair as an accessory use to a permitted retail use, such as retail sale of automobiles or retail sale of automotive parts.

SECTION 5.02: CONDITIONAL USES (REQUIRE USE PERMITS):

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

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

SECTION 5.03: REQUIRED CONDITIONS:

Gasoline service stations or retail outlets where gasoline products are sold, drive-in businesses, and veterinary hospitals shall be subject to the same limitations as set forth in the C-1 district for these types of uses. Access lane shall be clearly designated on subdivision plat.

SECTION 5.04: REQUIRED CONDITIONS FOR AUTOMOTIVE REPAIR AS A PRIMARY USE:

- (a) Such establishments shall be located on a lot or tract of land of sufficient size to accommodate the proposed use. In no case shall the building site be less than twenty thousand (20,000) square feet;
- (b) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- (c) There shall be no outside storage of materials;
- (d) The building where the proposed work is to take place shall be at least one hundred (100) feet from the nearest residence;
- (e) A six-foot wall or opaque fence buffering the proposed use from any residential use of residentially zoned area may be required; and
- (f) All new buildings and all conversions of existing buildings to such uses shall meet current building code and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

SECTION 5.05: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses; or
- (b) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in [Article VI](#).

 SECTION 6.00: (C-3) HEAVY COMMERCIAL DISTRICT:

SECTION 6.01: PERMITTED USES:

- (a) All uses listed as permitted uses in the C-2 district;
- (b) Drive-in business;
- (c) Gasoline service stations, automotive and other repair services or retail outlets where gasoline products are sold;
- (d) Lumberyards or contractor yards, farm equipment or other heavy equipment sales and service, farm products warehousing and storage, general warehousing and storage;
- (e) Motor vehicle transportation freight terminals;
- (f) Any wholesale trades or wholesale trade accessory to any permitted retail operation including raw cotton, grain, hides, skins and raw furs, tobacco, wool or mohair, commercial or industrial machinery or synthetics, metals and minerals, petroleum bulk stations and terminals;
- (g) Those uses of a commercial retail or wholesale nature requiring large outdoor loading areas, generating heavy truck or rail traffic and requiring access to major transportation channels and/or creating influences not acceptable in the C-2 district;

- (h) Accessory structures and uses customarily incident to the above permitted uses, including the residence for night watchman or caretaker employed on the premises;
- (i) Other uses of similar character; and
- (j) Signs in accordance with adopted regulations and ordinances;[.]

SECTION 6.02: CONDITIONAL USES (REQUIRE USE PERMITS):

- (a) Planned shopping center;
- (b) Amusement parks, circus or carnival grounds, commercial amusement or recreation development or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations and ordinances;
- (c) Facilities for railroads or those utilities holding a franchise under the City; or
- (d) Owner-occupied residence in compliance with the setback requirements of this zoning district.

SECTION 6.03: REQUIRED CONDITIONS:

All -

- (a) Gasoline service stations;
- (b) Retail outlets where gasoline products are sold;
- (c) Drive-in businesses; and
- (d) Veterinary hospitals -

shall be subject to the same limitations as set forth in subsections (c), (d), (e), (f), (g), and (h) of [Article IV section 4.02](#) herein.

No permit shall be issued unless an access lane has been clearly designated on the subdivision plat.

SECTION 6.04: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses.
- (b) Any use of property that does not meet:
 - (1) the required minimum lot size;
 - (2) front, side and rear yard dimension; and/or
 - (3) lot width; or
 - (4) exceeds the maximum height, building coverage or density per gross acre as required in [Article VI](#).

Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.

Garza, Virginia
619 S. Veterans Blvd.
San Juan, TX 78589

Hernandez, Rigoberto
701 S Veterans Blvd.
San Juan, TX 78589

Alvarado, Edelmira and Juventino
825 W 7th Street
San Juan, TX 78589

Garcia, Manuel Jr.
823 W. 7th Street
San Juan, TX 78589

Popeye's Snow Cone LLC.
1302 S Ebony St.
Pharr, TX 78577

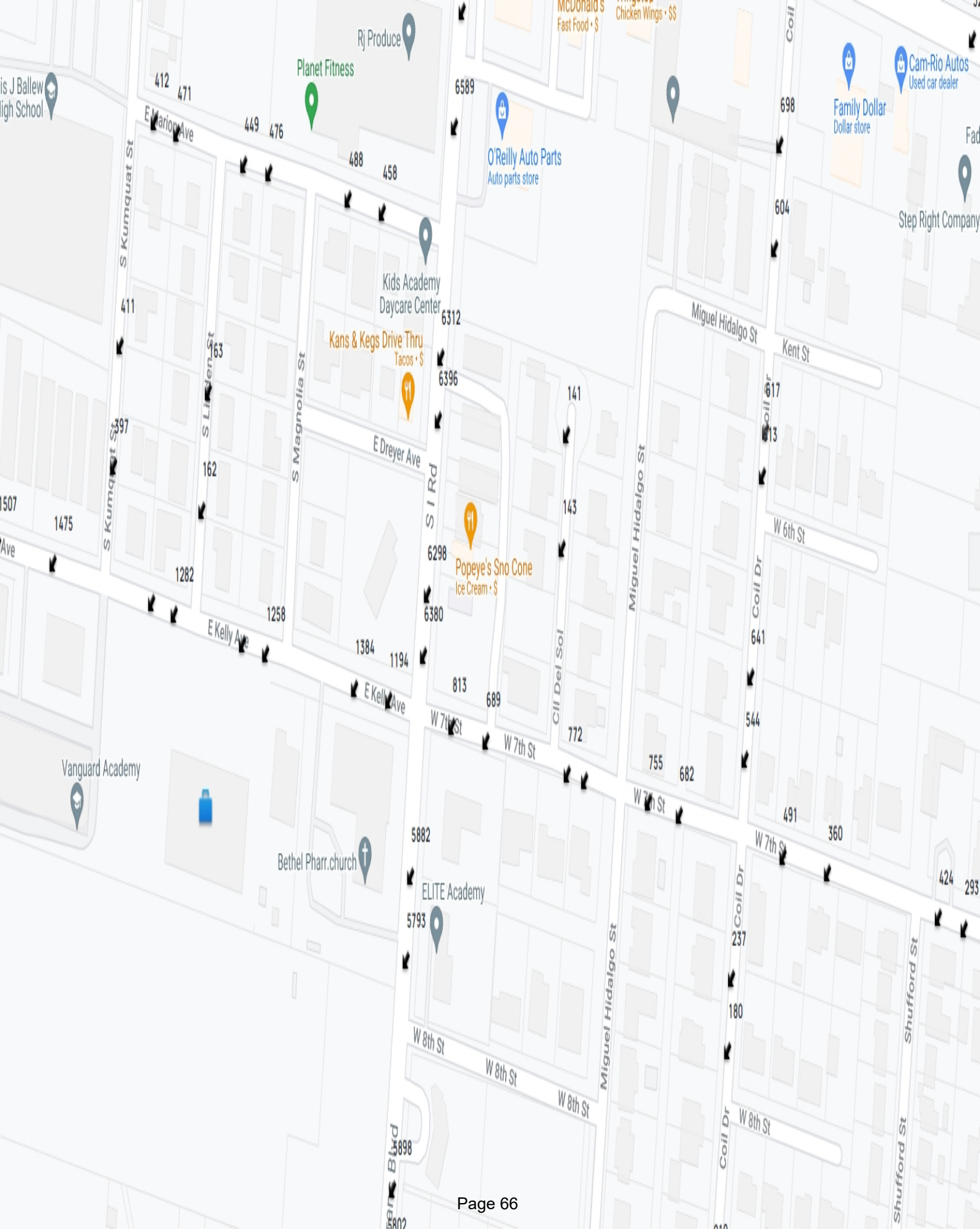
Acosta, Graciela Cantu
Dba The Learning Express
2006 S Cesar Chavez
San Juan, TX 78589

RJ Mask LLC.
1305 E. Nolana Avenue Suite A
McAllen, TX 785004

De la Cerda Reynaldo Jr. and
Sylvia
607 Calle del Sol
San Juan, TX 78589

Garza, Ernesto and Elva
605 Calle del Sol
San Juan, TX 78589

Alaniz, Corina L.
601 Calle del Sol
San Juan, TX 78589



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Hold a Public Hearing for a Voluntary Annexation Petition of the 13.41-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, as Requested by AAAR Family, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing La Paloma Subdivision, a residential subdivision, located approximately half of a mile West of Cesar Chavez 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 November 9, 2021, the City Commission approved Resolution 21-27 accepting the petition for voluntary annexation and setting dates and times for public hearings.

The property owner of the subject property has submitted a petition for 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:

Staff recommends approval of the Public Hearing as presented.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

AAAR Family LTD
901 West 13th Street
San Juan, TX 78589
956-781-7771

October 22, 2021

City of San Juan
Planning Department
709 S. Nebraska Avenue
San Juan, Texas 78589

To the Mayor and Board of Commissioners, City of San Juan:

The undersigned inhabitant and qualified voter of the following described property which adjoins the city limits petitions the Board of Commissioners of the City of San Juan to Annex the following tract of land:

"SEE EXHIBIT A"



AAAR Family LTD
By: Alberto Treviño, (Owner)
901 West 13th Street
San Juan, Texas 78589

State of Texas
County of Hidalgo

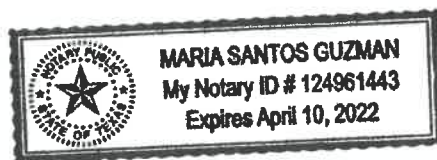
Before me, on the undersigned authority, on this day personally appeared Alberto Treviño, (owner) of AAAR Family LTD being duly sworn; deposed and said that he/she is an inhabitant of the property described herein and is a qualified voter.

Sworn to and subscribed before me on this 22, day of October 2021.



NOTARY PUBLIC, STATE OF TEXAS

Notary's printed name: Maria S. Guzman
My commission expires: April 10, 2022



**METES AND BOUNDS DESCRIPTION
13.41 ACRES OF LAND
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
HIDALGO COUNTY, TEXAS**



(Proposed Annexation)

A 13.41 acre tract of land, more or less, being out of **LOT 14, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION**, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 1 Pages 24-26 Map Records, Hidalgo County, Texas, and said 13.41 acres being more particularly describe as follows:

COMMENCING for reference at the southeast corner of said Lot 14, **THENCE** N 08° 34' 52" E, along the East line of said Lot 14, a distance of 500.00 feet to the North line of the existing city limits of **THE CITY OF SAN JUAN, TEXAS**, as per **ORDINANCE NO. 94-029**, **THENCE** N 81° 25' 08" W, along the existing North line of said **CITY OF SAN JUAN, TEXAS**, city limits a distance of 114.42 feet to the West line of Hidalgo County Irrigation District Number 2 right-of-way, recorded in Volume 25, Page 312, Deed Records, Hidalgo County, Texas for the **POINT OF BEGINNING** and the southeast corner of this tract;

THENCE N 81° 25' 08" W continuing along the existing North line of said **CITY OF SAN JUAN, TEXAS**, city limits a distance of 709.49 feet, to the East line of a tract of land deeded to Juan Maldonado, recorded in Document Number 625572, Deed Records, Hidalgo County, Texas for the southwest corner hereof;

THENCE N 08°33'16" E, along the East line of said Maldonado tract, a distance of 820.42 feet to the North line of said Lot 14, for the northwest corner hereof;

THENCE S 81° 26' 12" E, along the North line of said Lot 14, a distance of 714.25 feet to the West line of said Hidalgo County Irrigation District Number 2 right-of-way, for the northeast corner hereof;

THENCE S 08°51'59" W, along the West right-of-way line of said Hidalgo County Irrigation District Number 2 right-of-way, a distance of 820.61 feet to the **POINT OF BEGINNING**, containing 13.41 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone**.

**LOT 11, BLOCK 47
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION**
(VOL. 1, PGS. 24-26, H.C.M.R.)

APPARENT CENTER LINE
OF GAS LINE
AS PER GAS MARKERS
REI GAS COMPANY, LLC
(DOCUMENT No. 1039880, H.C.D.R.)

S 81°26'12" E 714.25'

N.E. CORNER
LOT 14

50.0' MAGIC VALLEY
ELECTRIC COOP. INC. EASEMENT
(DOCUMENT No. 706163, H.C.D.R.)

SCALE: 1" = 200.0'

JUAN MALDONADO
(DOCUMENT No. 625572, H.C.D.R.)

N 08°33'16" E 820.42'

FLOOD ZONE "B"

13.41 ACRES

H.C.I.D. No. 2
CANAL & DRAINAGE DITCH R.O.W.
(VOL. 25, PG. 312, H.C.M.R.)
(25.0' FROM TOP OF BANK)

(BFE = 100)
FLOOD ZONE "A"

S 08°51'59" W 820.61'

**LOT 13, BLOCK 47
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION**
(VOL. 1, PGS. 24-26, H.C.M.R.)

P.O.B.

**N 81°25'08" W
114.42'**

N 81°25'08" W 709.49'

**LOT 14, BLOCK 47
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION**
(VOL. 1, PGS. 24-26, H.C.M.R.)

EXISTING
CITY LIMITS

500.0'

CONCRETE
HEADWALL

DITCH

N 08°34'52" E 500.00'

**P.O.C.
S.E. COR.
LOT 14**

NORTH
R.O.W.
LINE

E. EARLING ROAD (NOLANA LOOP)

(R.O.W. VARIES - 22.9' E-E)
(DOCUMENT No. 1242707, H.C.D.R.)
(DOCUMENT No. 1242708, H.C.D.R.)

LEGEND

- Z = COMMON OWNER
- L = LOT LINE
- ⌘ = POWER POLE
- = GUY WIRE
- ⊙ = GAS SIGN (G CHESAPEAKE)
- ⊙ = FENCE POST
- ⊙ = GUARD POST
- R = PROPERTY LINE
- HV- = HIGH VOLTAGE OVERHEAD POWER LINE
- G- = GAS LINE
- X- = HOG WIRE FENCE
- E-E = EDGE OF PAVEMENT TO
EDGE OF PAVEMENT DISTANCE
- R.O.W. = RIGHT OF WAY
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.I.D. = HIDALGO COUNTY IRRIGATION DISTRICT
- EOP = EDGE OF PAVEMENT
- BFE = BASE FLOOD ELEVATION
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING

JH JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEER
AND LAND SURVEYOR
STATE OF TEXAS
No. 0000000000

PROJECT INFORMATION

JOB NO.:	191011
DRAWN BY:	GTG
CHECKED BY:	C.V.
REVISIONS:	



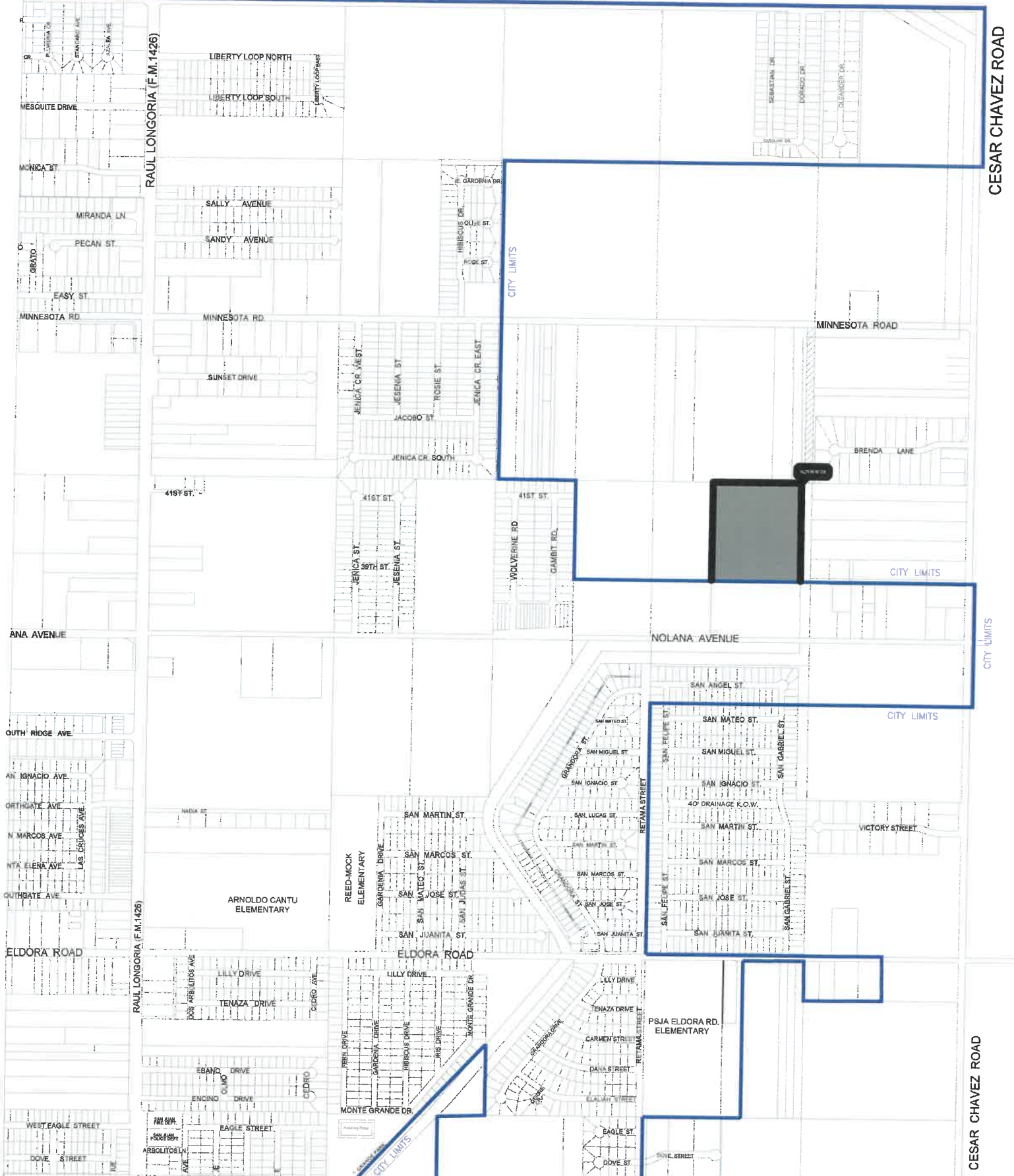
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
Ph. (956) 618-1551
FAX (956) 618-1547
www.cvg@cvga.com
TBPELS FIRM No. 10119600

**13.41 ACRES
OUT OF LOT 14, BLOCK 47,
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION**



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Being 13.41-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, as Requested by AAAR Family, LTD.
Tuesday, October 23, 2021	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Tuesday, October 23, 2021	Negotiate written service agreement with property owner and City.
Tuesday, November 9, 2021	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, December 29, 2021	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, January 11, 2022	City Commission holds public hearing on Voluntary Annexation.
Wednesday, January 26, 2022	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, February 8, 2022	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, February 22, 2022	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, March 8, 2022	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



Legend

- CITY LIMITS
- Proposed area

Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for the 13.41-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24-25, Map Records.



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Hold a Public Hearing for a Voluntary Annexation Petition of the 24.85-acre tract of land out of Lot 7, Stewart Addition to the Conway Gardens Subdivision, as per map recorded in Volume 0, Pages 43, Map Records, Hidalgo County, Texas, as Requested by Escon Development.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing The Orchards of San Juan, a residential subdivision, located at the Southwest corner of Stewart and Moore Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. In November 23, 2021, the City Commission approved a Resolution 21-29 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:

Staff recommends approval of the Public Hearing as presented.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	The Orchards of San Juan Subdivision
	Being 24.85-acre tract of land out of Lot 7, Stewart's Addition to the Conway Gardens Subdivision, as per map recorded in Volume 0, Page 43, Map Records, Hidalgo County, Texas, as Requested by AAAR Family, LTD.
Tuesday, November 16, 2021	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Tuesday, November 16, 2021	Negotiate written service agreement with property owner and City.
Tuesday, November 23, 2021	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, December 29, 2021	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, January 11, 2022	City Commission holds public hearing on Voluntary Annexation.
Wednesday, January 25, 2022	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, February 8, 2022	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, February 22, 2022	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, March 8, 2022	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



RESOLUTION NO. 22-29

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE PROPOSED ORCHARDS OF SAN JUAN SUBDIVISION BEING A 24.85-ACRE TRACT OF LAND, OUT OF LOT 0, BLOCK 43, ALAMO LAND AND SUGAR COMPANY SUBDIVISION; SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

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

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on January 11, 2022. The second public hearing shall be held at the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on February 8, 2022 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

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

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

CONSIDERED, PASSED AND APPROVED on this 23rd day of November, 2021, at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

Mario Garza
Mayor

Attest:

A handwritten signature in blue ink, appearing to read "B. Escalante", is written over a horizontal line.

Brenda Escalante
Interim City Secretary

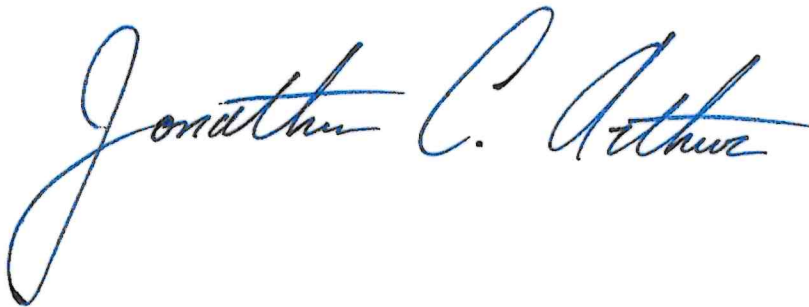
November 10, 2021

Mayor and City Commissioners,

I, Jonathan Arthur from ESCON Development, am requesting to voluntarily annex the property described in Exhibit "A" attached. My intent is to develop the 40 acres into residential lots in 2 phases. This annexation will incorporate the west 24.85 acres of the 40 acre site into the City of San Juan.

If you have any questions, please call me at (956) 552-1586

Thank you,



P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 24.85 ACRES OF LAND
OUT OF LOT 7, STEWART'S ADDITION TO CONWAY GARDENS SUBDIVISION
HIDALGO COUNTY, TEXAS

Being 24.85 acres of land situated in Hidalgo County, Texas, and being out of Lot 7, Stewart's Addition to Conway Gardens Subdivision, per map recorded in Volume 0, Page 43, Hidalgo County Map Records, and said 24.85 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a nail found for the northwest corner of said Lot 7 and the northwest corner of said tract herein described;

THENCE, South 81°26'18" East, 820.06 feet, with the north line of said Lot 7, the south line of Lot 6, and the centerline of Moore Road to a point for the northeast corner of said tract herein described;

THENCE, South 8°36'24" West, with a line that is parallel to the east line of said Lot 7, at a distance of 20.00 feet pass the south right of way line of said Moore Road and continuing for a total distance of 1319.84 feet to a point for the southeast corner of said tract herein described;

THENCE, North 81°26'12" West, 820.06 feet, with the south line of said Lot 7, the north line of Castillo Subdivision as per map recorded in Volume 40, Page 114, Hidalgo County Map Records to a ½-inch iron rod found for the southwest corner of said Lot 7 and the southwest corner of said tract herein described;

THENCE, North 8°36'24" East, with the west line of said Lot 7, at a distance of 1299.82 feet pass a ½-inch iron rod with a plastic cap found for reference on the south right of way line of said Moore Road and continuing for a total distance of 1319.82 feet (map 1320.00 feet) to the POINT OF BEGINNING and containing 24.85 acres of land more or less.

Surveyed: July 27, 2021

Basis of bearings: Texas State Plane Coordinate System, South Zone

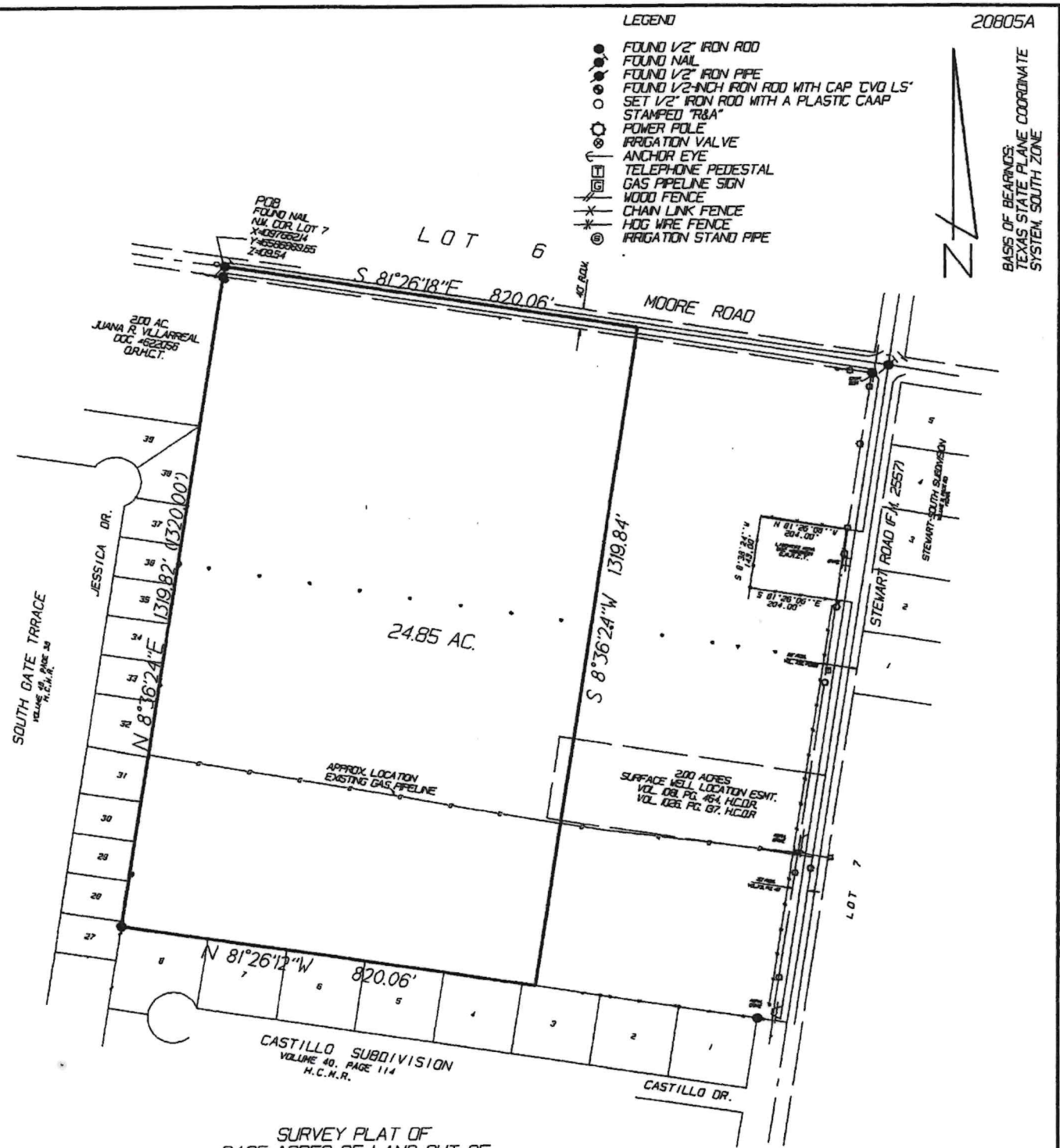
20805A

11/02/2021



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

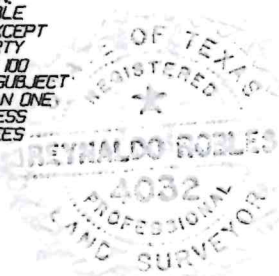
THIS SURVEY WAS PREPARED WITH THE USE OF A TITLE COMMITMENT PREPARED BY OTHERS ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.



SURVEY PLAT OF
24.85 ACRES OF LAND OUT OF
LOT 7, STEWART'S ADDITION TO CONWAY GARDENS SUBDIVISION
HIDALGO COUNTY, TEXAS
PER MAP RECORDED IN VOLUME 0, PAGE 43, HCMR.

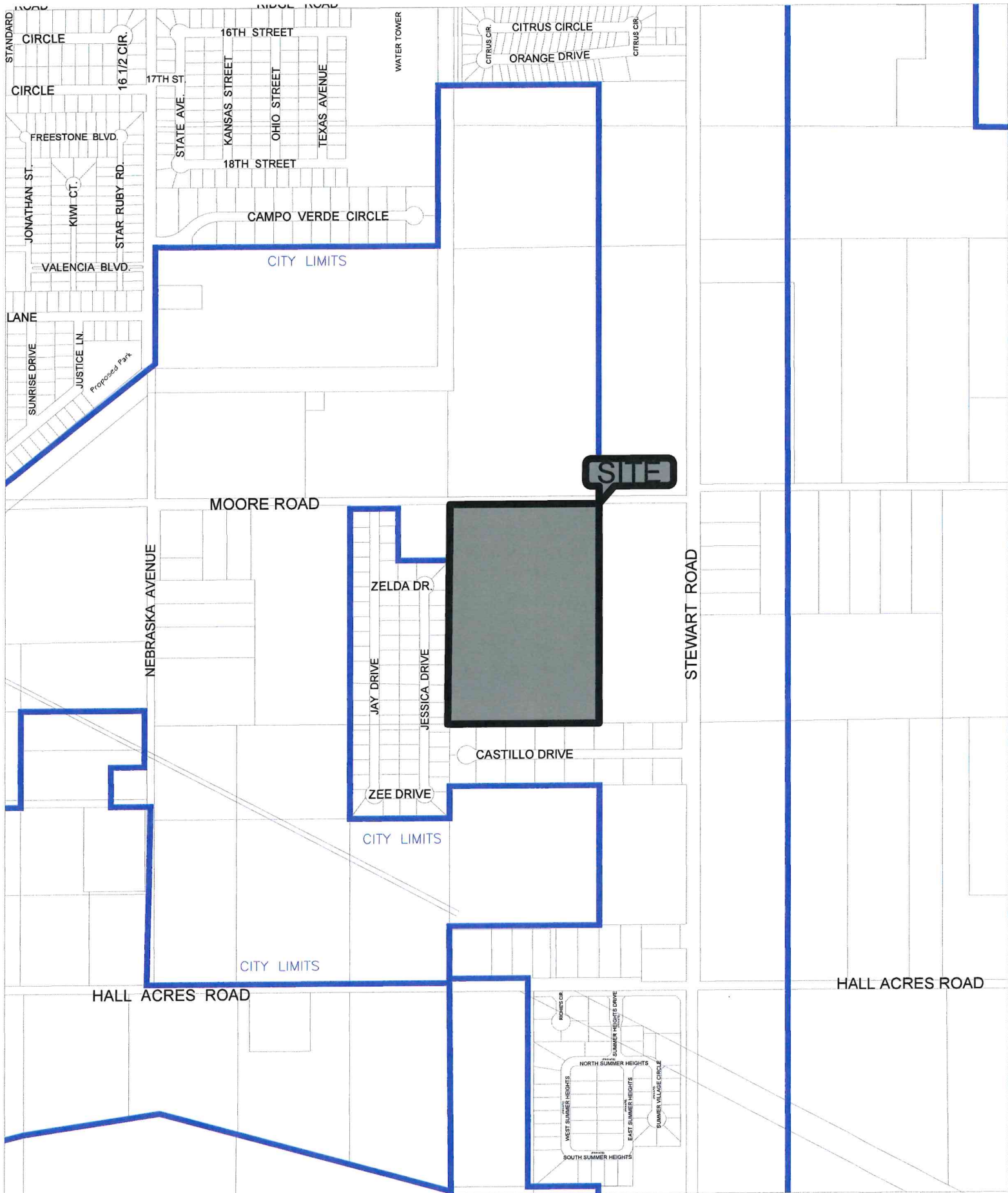
I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND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

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



PREPARED FOR: CRUZ-HOGAN	
RA ROBLES & ASSOCIATES, PLLC PROFESSIONAL LAND SURVEYORS	
P.O. BOX 476 107 W. HUISACHE ST. WESLACO, TEXAS 78596	
PHONE (956) 968-2422 FAX (956) 968-2011 FIRM No. 10096700	
SURVEYED: 7-27-2021	DRAWN BY: RR/8-05-2021
SCALE: 1"=300'	JOB No. 20805A
TITLE COMMITMENT No. 2009872	REVISED:
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.	

COPYRIGHT 2021



Legend

- CITY LIMITS
- Proposed area

Voluntary Annexation Petition of the 24.85-acre tract of land out of Lot 7, Stewart's Addition to the Conway Gardens, as per map recorded in Volume 0, Page 43, Map Records, Hidalgo County, Texas, as Requested by Escon Development.



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Preliminary and Final Plat Approval of La Paloma Subdivision being a 20.83 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue, as Requested by Javier Hinojosa Engineering.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 20.83 acres located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue. He is proposing an eighty-seven (87) lot subdivision with six (6) internal streets. The subdivision will have two access existing onto Nolana Avenue. The seven (7) lots facing Nolana Avenue will be for commercial use and the rest of the properties for residential use. The flood zone for this subdivision is "AH", which is considered a flood zone, according to the FEMA Map.

It is noted, that part of the subdivision is located outside the city limits of San Juan, but in the ETJ. A voluntary annexation petition was submitted to the city and staff has initiated the annexation process.

Additional right-of-way shall be dedicated as per city's comprehensive plan, 120 feet of right-of-way along Nolana Avenue.

Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrances/exits must be 26 feet wide.

The project engineer is requesting the following variances:

1. To not comply with the required setbacks, they are proposing 5' side setback for interior lots, 15' rear setback for all lots and 15' front setback for curl de sac lots.
2. To not comply with the 65 feet minimum width lot requirements for corner lots. They are proposing 64 feet.
3. To not comply with the 15 foot utility easement on the rear of all properties. They are proposing a 10 foot.
4. To not comply with the Park Fee. They are requesting to pay 50% during the subdivision phase and 50% at the building permit stage.
5. To not comply with the commercial lot sizes for Lots 1, 2, 41 and 42.

RECOMMENDATION:

Staff recommends approval subject to compliance with the list of requirements in the attached report and denial of all variances requested.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/03/2022
CITY COMMISSION – 02/08/2022
DATE PREPARED – 01/28/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of La Paloma Subdivision

APPLICANT: AAAR Family, Ltd.

AGENT: Javier Hinojosa Engineering

LEGAL: Being a 20.83 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision

LOCATION: The property is located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue

LOT/TRACT SIZE: 20.83 acre tract

CURRENT USE OF PROPERTY: Vacant

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

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

VARIANCE REQUEST: The applicant is requesting the following variances (see enclosed letter):

1. To not comply with the required setbacks, they are proposing 5' side setback for interior lots, 15' rear setback for all lots and 15' front setback for curl de sac lots.
2. To not comply with the 65 feet minimum width lot requirements for corner lots. They are proposing 64 feet.
3. To not comply with the 15 foot utility easement on the rear of all properties. They are proposing a 10 foot.
4. To not comply with the Park Fee. They are requesting to pay 50% during subdivision process and 50% at building permit stage.
5. To not comply with the commercial lot sizes for Lots 1, 2, 41 and 42.

RECOMMENDATION: Staff recommends approval subject to comply with the list of requirements in the attached report and denial of all variances requested.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 20.83 acres located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue. He is proposing an eighty-seven (87) lot subdivision with six (6) internal streets. The subdivision will have two access roads along Nolana Avenue. The seven (7) lots facing Nolana Avenue will be for commercial use and the rest of the properties for residential use. The flood zone for this subdivision is “AH”, which is considered a flood zone, according to the FEMA Map.

It is noted, that part of the subdivision is located outside the city limits of San Juan, but in the ETJ. A voluntary annexation petition was submitted to the city and staff has initiated the annexation process.

Additional right-of-way shall be dedicated as per city’s comprehensive plan, 120 feet of right-of-way along Nolana Avenue.

Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet wide.

The project engineer is requesting the following variances:

1. To not comply with the required setbacks, they are proposing 5’ side setback for interior lots, 15’ rear setback for all lots and 15’ front setback for curl de sac lots.
2. To not comply with the 65 feet minimum width lot requirements for corner lots. They are proposing 64 feet.
3. To not comply with the 15 foot utility easement on the rear of all properties. They are proposing a 10 foot.
4. To not comply with the Park Fee. They are requesting to pay 50% during subdivision process and 50% at building permit stage.
5. To not comply with the commercial lot sizes for Lots 1, 2, 41 and 42.

Park Fees:

1. \$700.00 per lot being platted for single-family residential purposes.

Additional Fees:

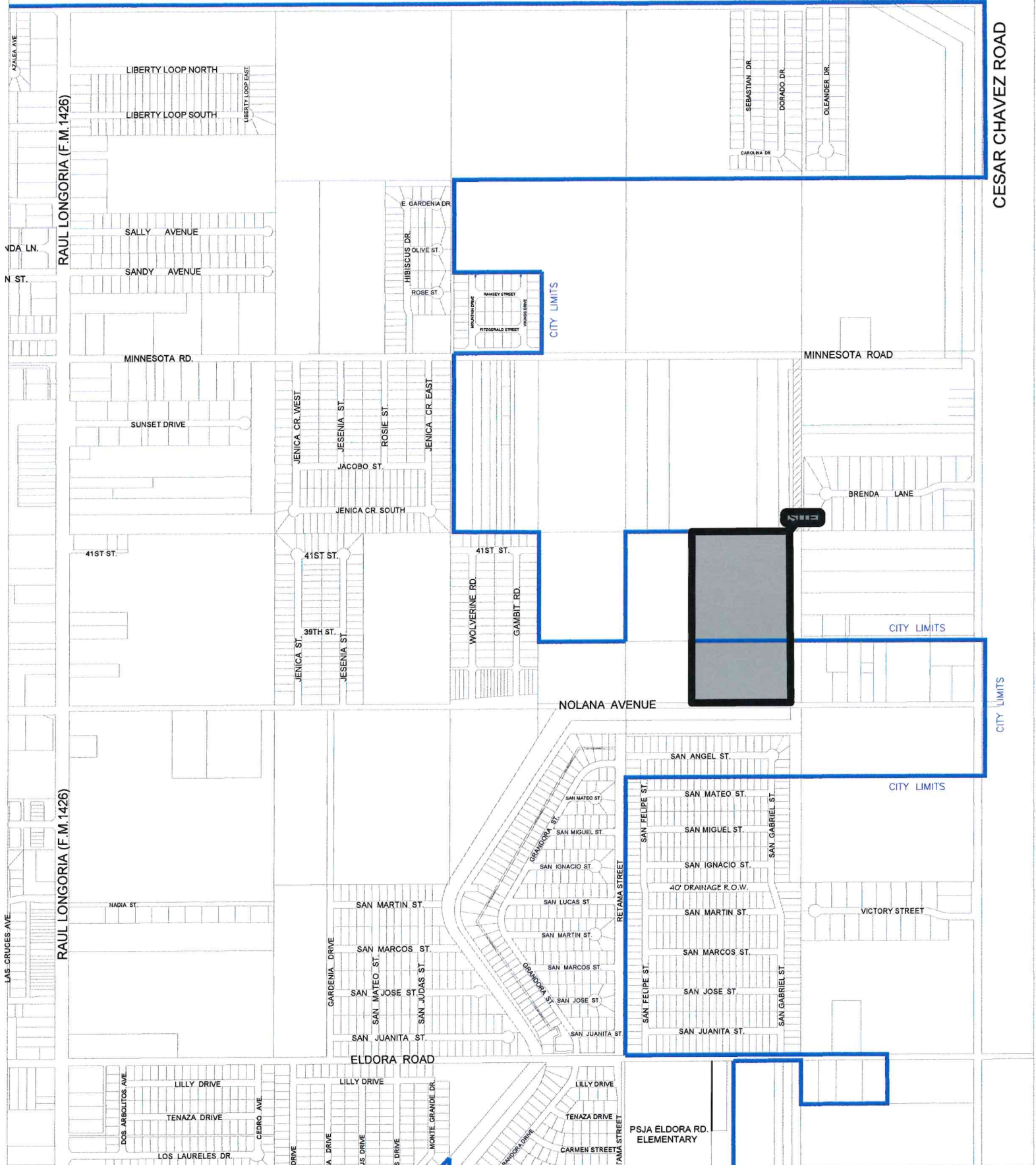
1. \$106.00 Recording Fee
2. \$250.00 Hidalgo County Drainage District Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Variance Request Letter
Comments from City Engineer, Fire and Utilities Departments
Subdivision Plat



Proposed Site



 CITY LIMITS
 Proposed area

Preliminary and Final Plat Approval of La Paloma Subdivision being a 20.83 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company, as Requested by Javier Hinojosa Engineering.





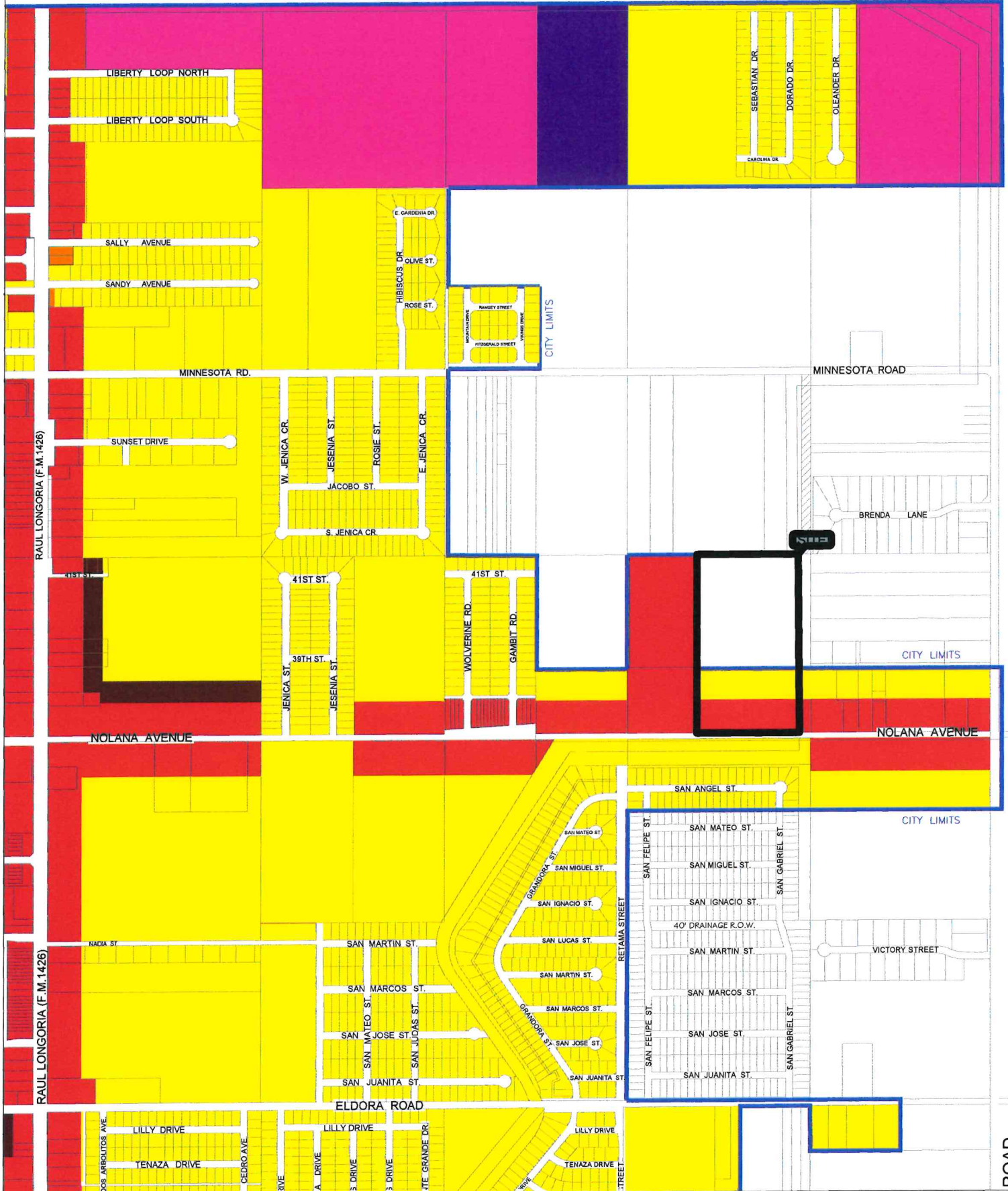
- Legend
-  CITY LIMITS
 -  Proposed area

Preliminary and Final Plat Approval of La Paloma Subdivision being a 20.83 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company, as Requested by Javier Hinojosa Engineering.



CITY LIMITS

OWASSA ROAD



CESAR CHAVEZ ROAD

CITY LIMITS

ROAD

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) |

Preliminary and Final Plat Approval of La Paloma Subdivision
 being a 20.83 acre tract of land out of Lot 14, Block 47, Alamo
 Land and Sugar Company, as Requested by Javier Hinojosa
 Engineering.



JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

December 13, 2021

Ms. Monica Gomez, Planner II
City of San Juan
709 S. Nebraska Ave.
San Juan, TX 78589

Re: La Paloma Subdivision

Dear Ms. Gomez,

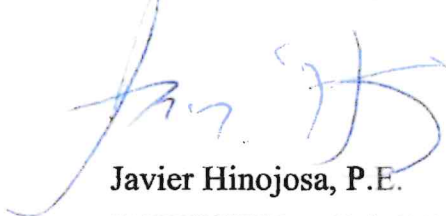
Please accept this letter as our request on behalf of the Developer of the La Paloma Subdivision for the following variance requests:

1. Requesting a 5' side interior setback for all interior lots, 15' rear setback for all lots and a 15' front setback for cul de sac lots.
2. Requesting a variance to the minimum width sizes for the corner lots.
Requesting a lot width of 64' in lieu of 65'.
3. Requesting a 10' utility easements on the rear for all lots.
4. Requesting 50% payment of park fees during subdivision process by Developer and 50% payment at building permit stage.
5. Requesting a variance for commercial lot sizes for Lots 1, 2, 41 and 42.

Please process this variance request as part of the subdivision approval at your earliest convenience. Your assistance in this matter is greatly appreciated. If you have any questions, please feel free to contact me at your convenience.

Sincerely,

JAVIER HINOJOSA ENGINEERING



Javier Hinojosa, P.E.

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SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

December 1, 2021

To: City of San Juan Planning Dept.
Attn: Monica Gomez, Planner II
709 S. Nebraska
San Juan, Texas 78589

Re: La Paloma Subdivision (Preliminary) Review

Ms. Gomez,

We are in receipt of the Subdivision Plat submittals for the La Paloma Subdivision. SAM Engineering & Surveying, in its capacity acting as the City's Engineer for this project, has reviewed the subdivision plat, proposed water and sewer plan, proposed offsite sanitary sewer plan, and paving and drainage for the referenced project. The following are our comments and will need to be addressed before we can recommend approval of this subdivision:

Subdivision Plat

1. Missing name of owner on adjacent tract southwest of property with doc #A1800-00-047-0014-01 (Sec.2.00(a)(5))
2. Adjacent zoning missing on property to west (Sec.2.00(a)(11))
3. Verify that no trees are over eight (8") inches in diameter (Sec.2.00(a)(13))
4. Missing block numbers (Sec.2.00(a)(6)(B))
5. Is this subdivision wholly or partially within the City limits? If partially, please show city limits boundary.
6. Corner lots are shown as 64' wide. Minimum corner lot width for R-S is 65' (Sec.3.00(c)(10))
7. Address park dedication or fees-in-lieu-of requirements as per Sec.3.00(i)
8. Plat certifications are not word for word as noted on Sec.2.00(d)(9) and (10). Verify with city staff if this is acceptable.
9. All corner lots at street intersections shall be corner clipped as per Sec.3.00(c)(10)
10. Note #16 states that no curb cuts, access are permitted along E. Earling Rd. Will there be an access agreement then?
11. As per city's major thoroughfare plan, Nolana is considered a principal arterial roadway with 120' ROW. Verify with city staff if additional right of way dedication is required.
12. Lot #63 is noted twice.
13. Street names will need to be approved by City prior to final approval of plat.
14. As per Sec.3.00(f)(1) and (3), utility easements must be 15 ft. wide.
15. Drainage report not provided to SAMES, Inc., therefore, note #5 could not be verified.

Proposed Water & Sewer Plan (Sheet 3)

1. Lot #17 is missing a water service
2. Easements are not labeled
3. The increased flow demand to be created upon 25 percent, 50 percent, 75 percent and full development of the subdivision required (Sec.2.00(b)(1)). Not provided to SAMES.

Proposed Offsite San. Sewer Plan (Sheet 4)

1. Provide property owner information adjacent to offsite easement.
2. Will off-site easement be obtained by separate instrument?

Proposed Paving and Drainage Plan (Sheet 5)

1. Typical cross-sections of streets need to be provided. (Sec.2.00(a)(8))
2. Show proposed sidewalks

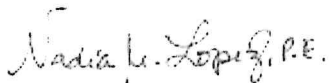
Additional Comments:

1. Street signs, traffic control and street lighting plan required (Sec.2.00(a)(17) and Sec.3.00(n)). Not provided to SAMES
2. Letter stipulating any proposed protective and/or restrictive covenants, conditions and limitations whereby the subdivision proposed to regulate land use in the subdivision (Sec.2.00(a)(15)), not provided to SAMES

Please be advised that additional comments may be generated upon reviewal of updated information provided.

Should you have any questions, please do not hesitate to call our office.

Respectfully,



Nadia M. Lopez, P.E.
Project Manager
SAMÉS, Inc.



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Adina "Dina" Santillan
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

MEMORANDUM

TO: Monica Gomez, Interim Planning & Zoning Director
FROM: David Salinas, Director of Utilities *ds*
DATE: December 2, 2021
SUBJECT: La Paloma - Review #1

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.
- NAWSC Service Area
- **Set of Construction Plans and specifications must be submitted to the City for review and approval prior to construction.**
- Additional Comments will be provided 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.
- **Additional Connections to Sewer are on Hold**
- Sewer must be extended west along Earling Road
- No Service connection to manholes
- All lots must have single service (lots 41 and 42)
- Minimum 15" UE
- 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.
- **Set of Construction plans and specifications must be submitted to the City for review and approval prior to construction.**

The Fire Department and City Engineers May Have Additional Comments.

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



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

Station #1
707 S. Nebraska
San Juan, TX 78589

Station #2
2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470
Fax: (956) 783-3441

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: La Paloma Subdivision

Address: _____

Date Reviewed: 12/16/2021

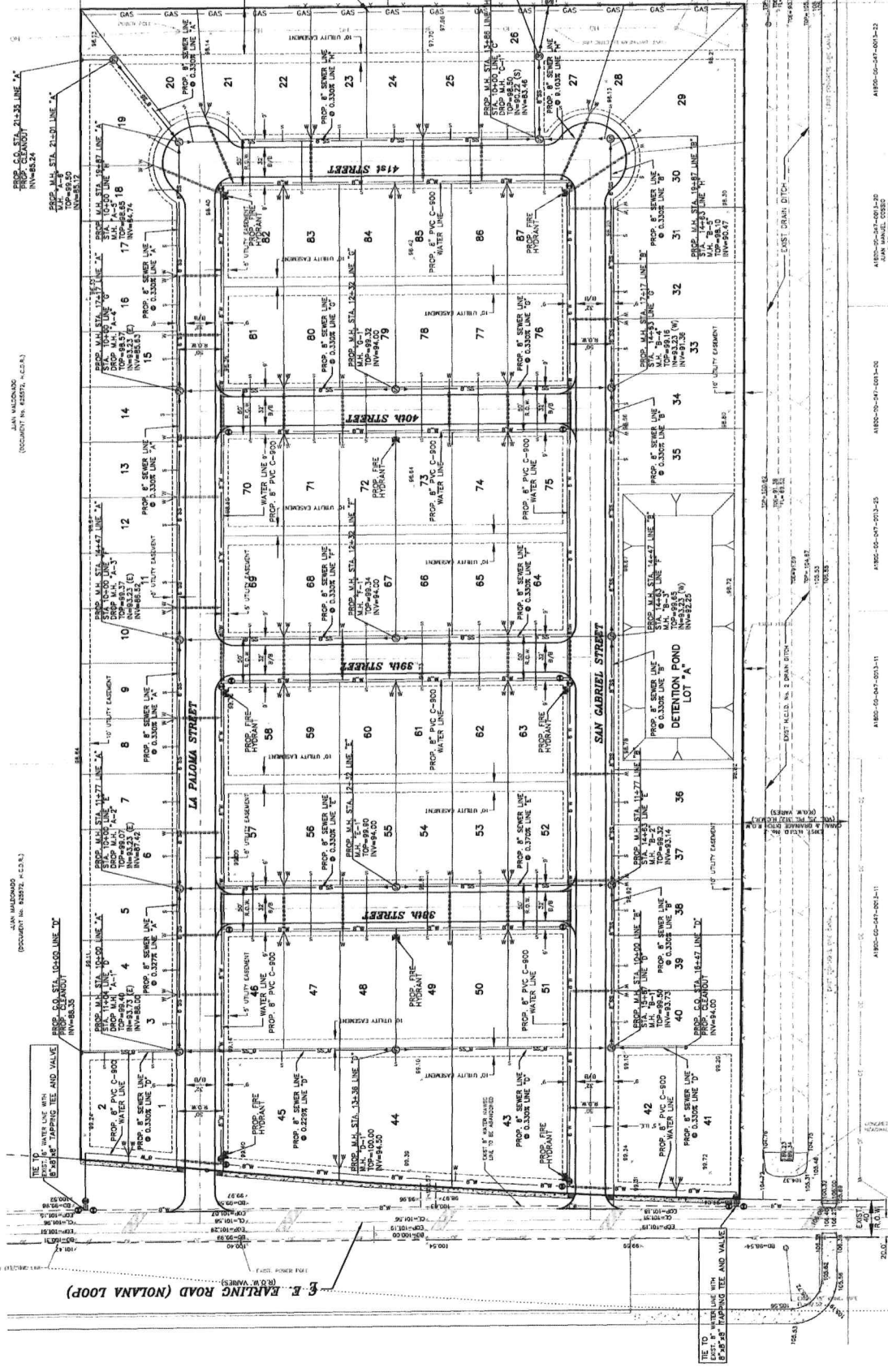
After reviewing plans the following requirements shall be needed as per the Fire Protection System per IFC 2012:

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 500 feet of existing fire hydrant.
5. All entrance and exits must be 26 feet.



SCALE: 1" = 50'

FRANCOIS DAPLA
(REG. ME. NO. 10,000)



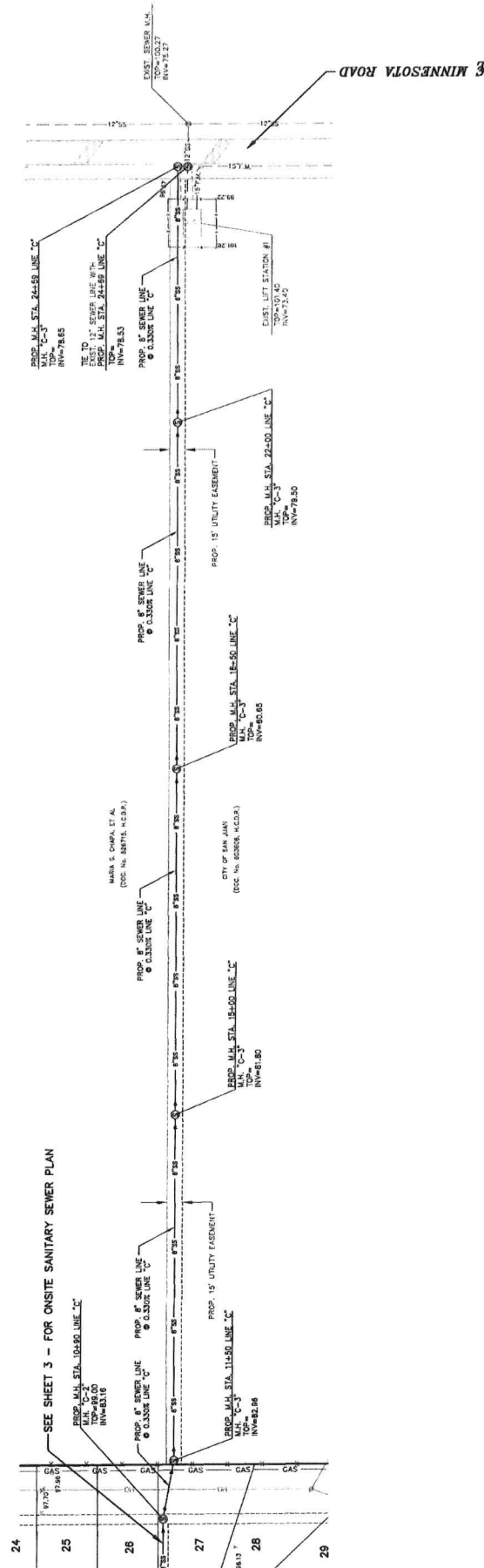
REVISIONS		SHEET 3 OF 23 SHEETS
NO.	DESCRIPTION	
1	211002	
2	NOVEMBER 2021	
3	SAN JUAN, TEXAS	
4	LA PALOMA SUBDIVISION	
5	LA PALOMA SUBDIVISION	
6	LA PALOMA SUBDIVISION	
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40	LA PALOMA SUBDIVISION	
41	LA PALOMA SUBDIVISION	

PROPOSED WATER AND SEWER PLAN
LA PALOMA SUBDIVISION
SAN JUAN, TEXAS

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOW AVENUE, SUITE 100
SAN JUAN, TEXAS 78404
PHONE (361) 688-1540
FAX (361) 688-1541
WWW.JHE-ENG.COM



SCALE: 1" = 50'



SHEET
4
OF 23 SHEETS

PROPOSED OFFSITE SANITARY SEWER PLAN
LA PALOMA SUBDIVISION
SAN JUAN, TEXAS

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOWNEY AVE., SUITE 100
SAN JUAN, TEXAS 78404
PHONE (361) 888-1888
FAX (361) 888-1889
E-MAIL: JHINOJOSA@JHE-ENG.COM



REVISIONS	
NO. 1	211002
DATE	NOVEMBER, 2021
BY	J.H.
CHECKED BY	J.H.
DATE	NOV. 11, 2021

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Preliminary and Final Plat Approval of the Plantation Heights Subdivision being a 21.70 acre tract of land out of Lot 1, Block 14, John Closner Subdivision located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 21.70 acres located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard. He is proposing a one hundred and five (105) residential subdivision with six (6) internal streets. The subdivision will have two access roads along Veterans Boulevard. Those streets will connect to Dominion Place Subdivision Phase I. The flood zone for this subdivision is "B" areas of minimal flooding, according to the FEMA Map.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants should be located every 500 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrances/exits must be 26 feet wide.

RECOMMENDATION:

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

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 02/03/2022
CITY COMMISSION – 02/08/2022
DATE PREPARED – 02/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Plantation Heights Subdivision
APPLICANT:	DM & DG Development, LLC.
AGENT:	Quintanilla, Headley and Associates, Inc.
LEGAL:	Being a 21.68 acre tract of land out of Lot 1, Block 14, John Closner Subdivision
LOCATION:	The property is located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard.
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Residential Subdivision
PROPOSED ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Single-Family Residence District (R-S) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Residential; Single-Family Residence District (R-S) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access onto Veterans Boulevard.
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 21.70 acres located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard. He is proposing a one hundred and five (105) residential subdivision with six (6) internal streets. The subdivision will have two access roads along Veterans Boulevard, those streets will be connected to the Dominion Place Subdivision Phase I. The flood zone for this subdivision is "B" areas of minimum flooding according to the FEMA Map.

Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrance/exit must be a 26 feet wide.

Park Fees:

1. \$700.00 per lot being platted for single-family residential purposes.

Additional Fees:

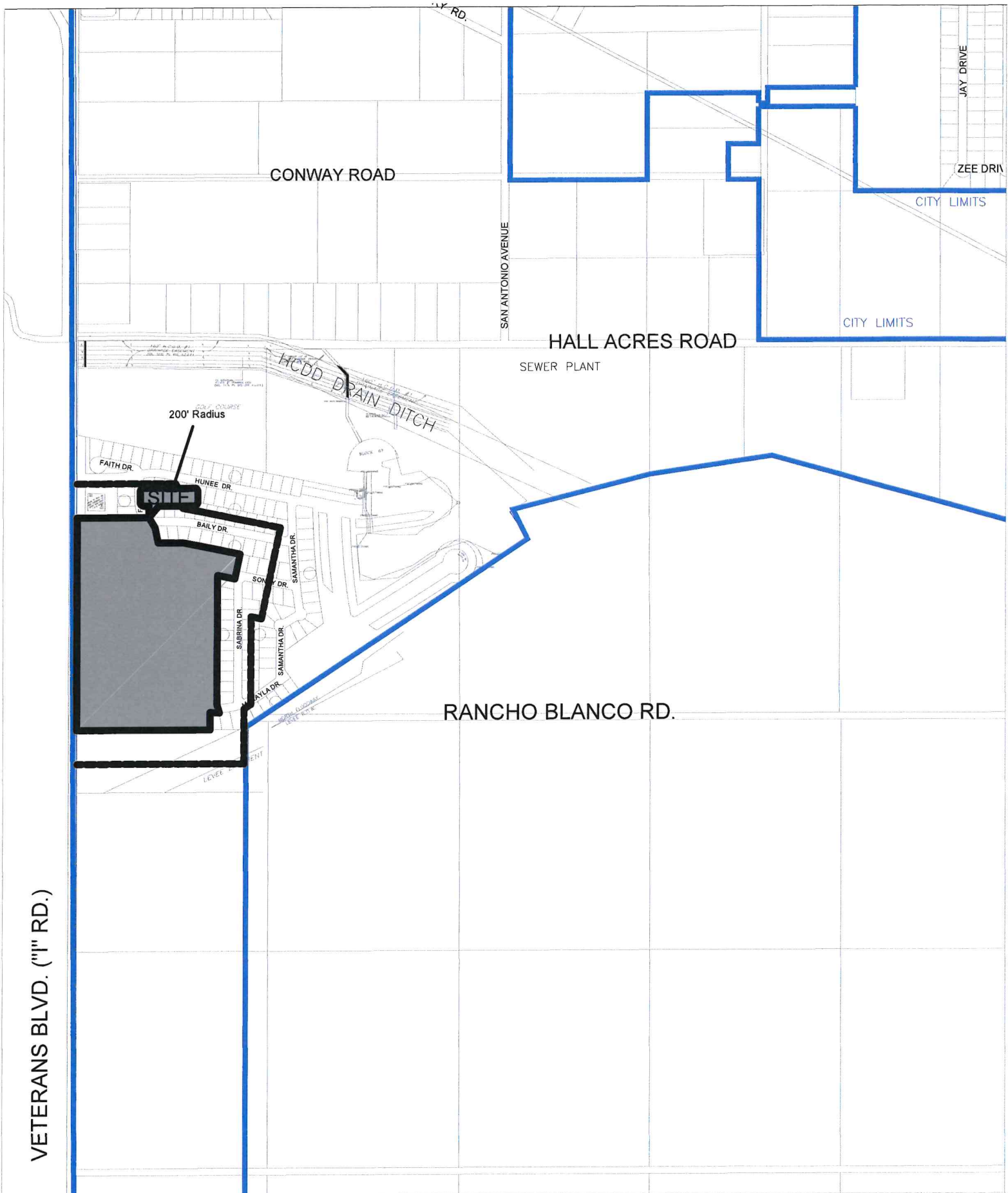
1. \$106.00 Recording Fee
2. \$250.00 Hidalgo County Drainage District Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Comments from City Engineer, Fire and Utilities Departments
Subdivision Plat



Proposed Site



Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Plantation Heights Subdivision being an 21.68 acre tract of land out of Lot 1, Block 14, John Closner Subdivision, as Requested by Quintanilla, Headley and Associates, Inc.



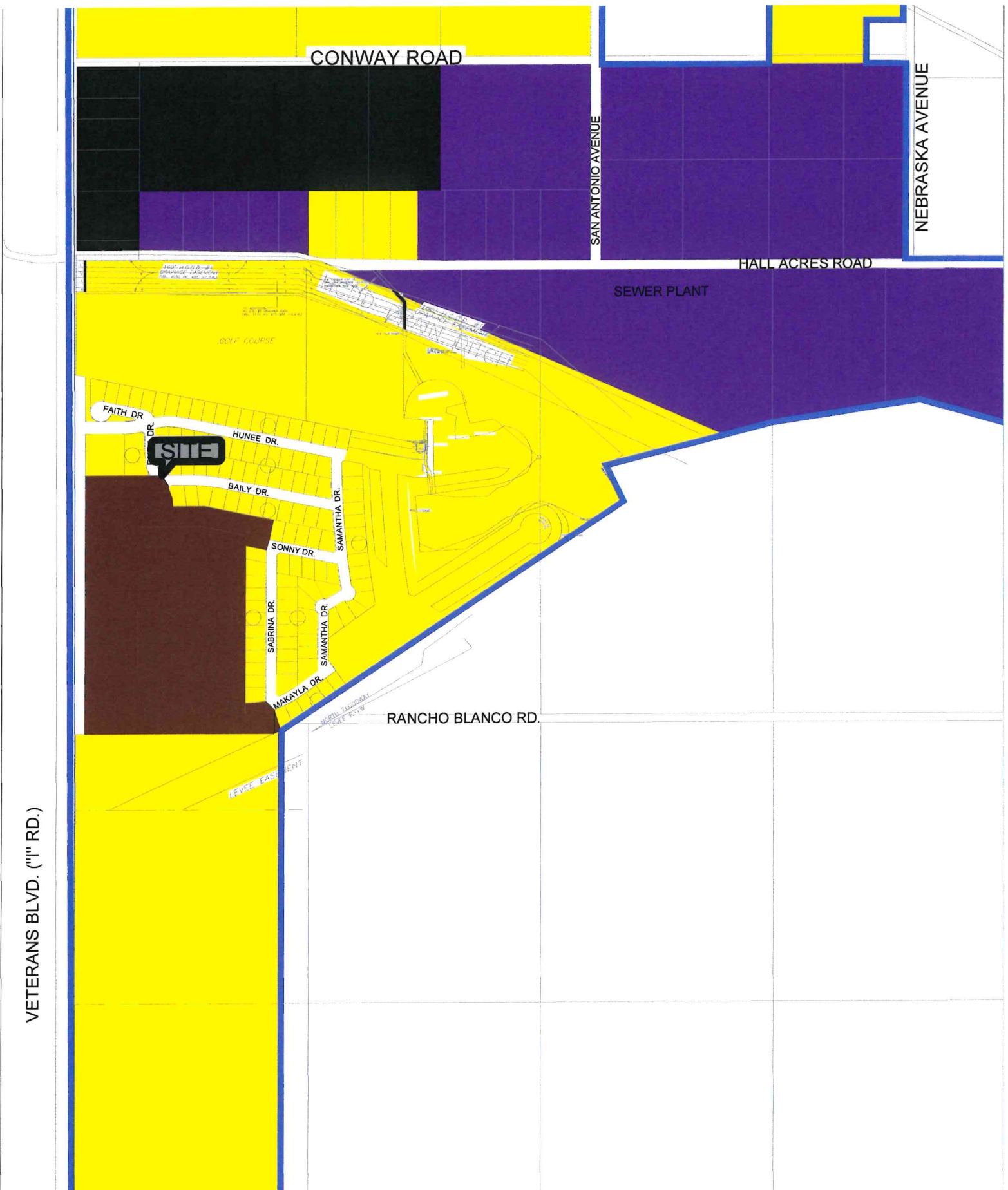


Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Plantation Heights Subdivision being an 21.68 acre tract of land out of Lot 1, Block 14, John Closner Subdivision, as Requested by Quintanilla, Headley and Associates, 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)

Preliminary and Final Plat Approval of the Plantation Heights Subdivision being an 21.68 acre tract of land out of Lot 1, Block 14, John Closner Subdivision, as Requested by Quintanilla, Headley and Associates, Inc.





“Plantation Heights” Engineering Review

Trimad Consultants, LLC (TRIMAD) prepared this engineering review report for The City of San Juan Planning Department. Below is a list of recommendations from errors TRIMAD found while reviewing the current proposed plans.

Plat & Utilities and Topographic Layout Plan:

1. Water Distribution Layout:
 - Relocate fire hydrant.
2. Sanitary Sewer Layout:
 - Provide information of proposed manhole.
3. Paving and Drainage Layout and Drainage Areas Layout:
 - High Point is required on the northeast of the property (Sonny Drive).

Drainage Report:

1. Drainage report was not provided.

Estimate:

1. Estimates were not provided.



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Plantation Heights

Address: _____

Date Reviewed: 1/25/2022

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 500 feet of existing fire hydrant.
5. All entrance and exits must be 26 feet.

Station #1

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San Juan, TX 78589

Station #2

2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470

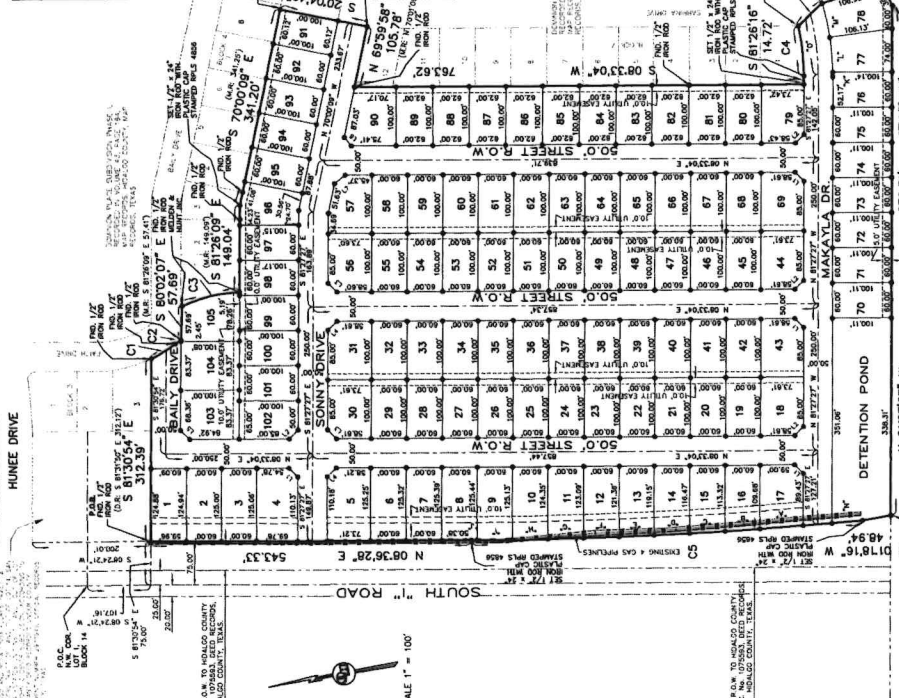
Fax: (956) 783-3441

Plans Reviewed By,
Jose J. Salinas, Fire Inspector

PLANTATION HEIGHTS

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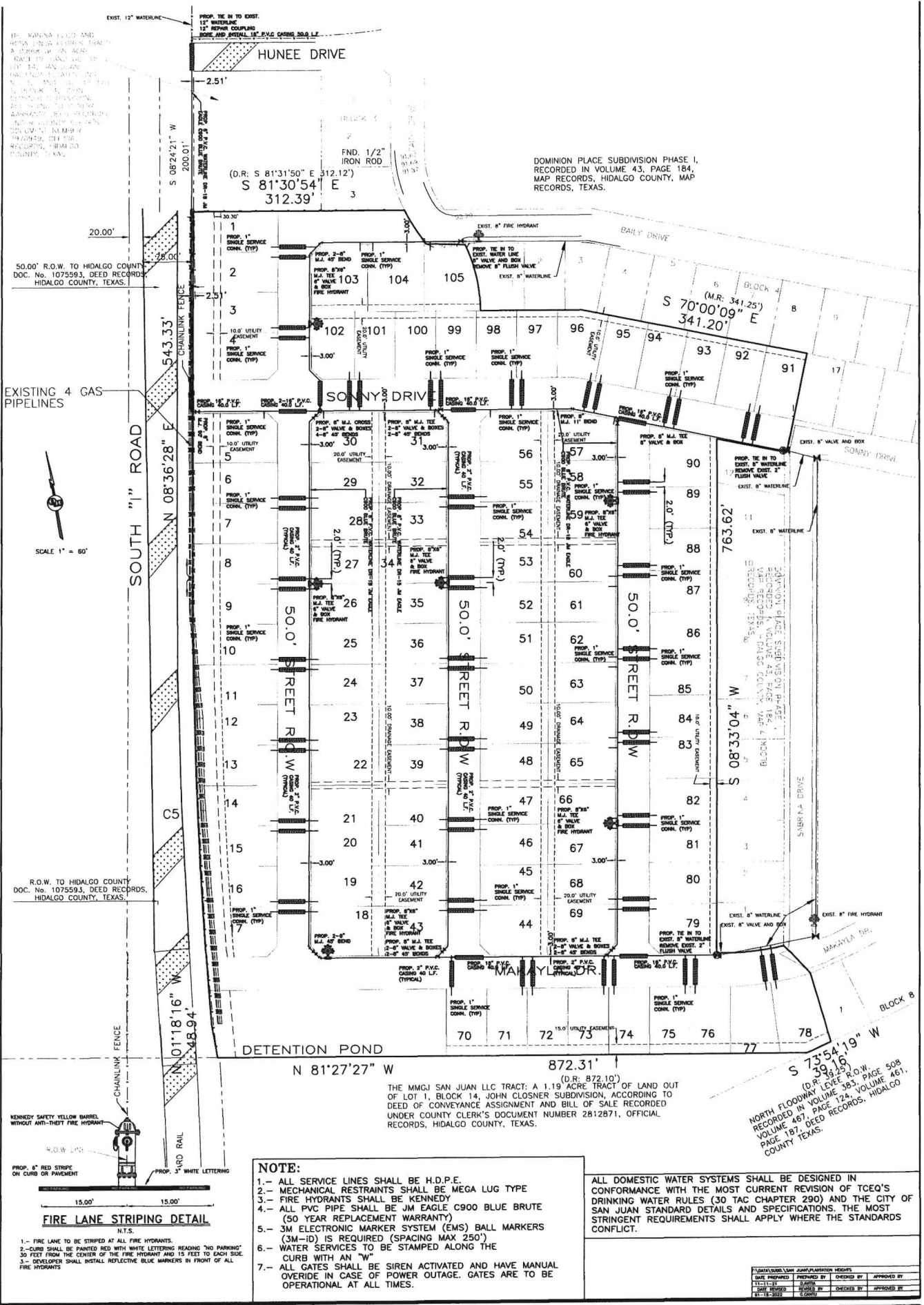
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11	725.26	0.17
12	725.26	0.17
13	725.26	0.17
14	725.26	0.17
15	725.26	0.17
16	725.26	0.17
17	725.26	0.17

LINE DATA TABLE	AREA	TABLE
1	798.04	0.17
2	725.26	0.17
3	725.26	0.17
4	801.21	0.29
5	624.55	0.21
6	357.72	0.17
7	725.26	0.17
8	725.26	0.17
9	725.26	0.17
10	725.26	0.17
11	725.26	0.17
12	725.26	0.17
13	725.26	0.17
14	725.26	0.17
15	725.26	0.17
16	725.26	0.17
17	725.26	0.17

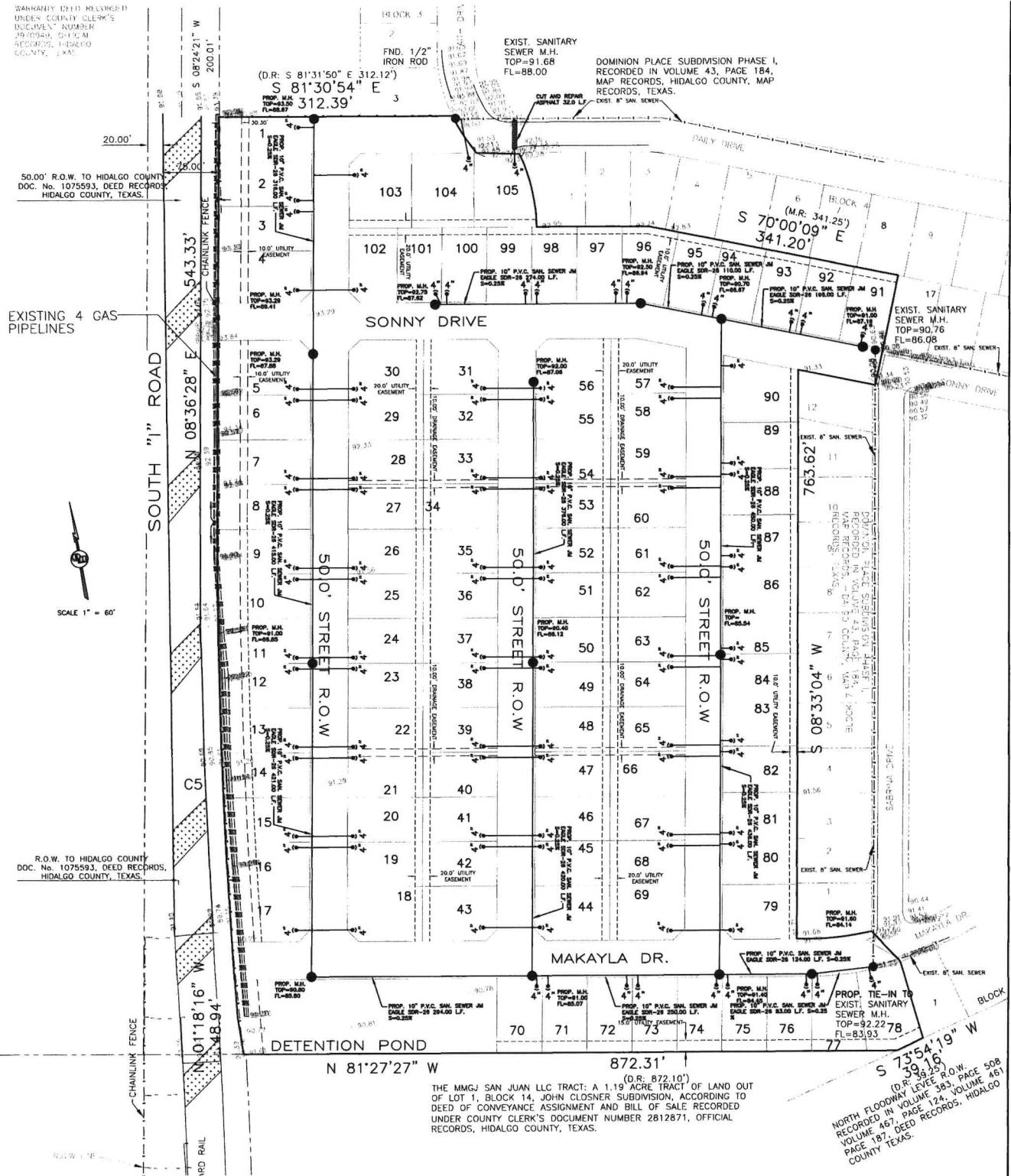
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13	725.26	0.17
14	725.26	0.17
15	725.26	0.17
16	725.26	0.17
17	725.26	0.17



DATE OF PREPARATION: NOVEMBER 15, 2021
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 APPROVED BY: J. L. BROWN
 SCALE: 1" = 100'



WARRANTY: CHD RECORDED
UNDER COUNTY CLERK'S
DOCUMENT NUMBER
2812871, 5/12/14
RECORDS, HIDALGO
COUNTY, TEXAS



THE MMGJ SAN JUAN LLC TRACT: A 1.19 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 14, JOHN CLOSER SUBDIVISION, ACCORDING TO DEED OF CONVEYANCE ASSIGNMENT AND BILL OF SALE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2812871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NORTH FLOODWAY R.O.W.
RECORDED IN VOLUME 383, PAGE 508
VOLUME 467, PAGE 124, VOLUME 461
PAGE 187, DEED RECORDS, HIDALGO
COUNTY TEXAS.

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-11-21	ALFONSO	ALFONSO	ALFONSO
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
COINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-05

LAND SURVEYORS
PHONE 956-381-6400
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



PLANTATION HEIGHTS SANITARY SEWER LAYOUT

JOB NO.
DATE NOV. 11, 2021
REVISION 01/18/2023
SCALE 1"=60'
DRAWN BY S. ANTH
SHEET

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Discussion and Possible Action to Approve a Budget Amendment in the Amount of \$250,000 in the Utility Fund Retained Earnings for the Purchase of Three Submersible Pumps for the Influent Pump Station at the Wastewater Treatment Plant and the Upgrade to Lift Station 6 and Authorize the Mayor to Execute All Related Documents.

STAFF COMMENTS AND RECOMMENDATIONS:

Three Out of the Six Existing Submersible Pumps are No Longer Repairable and need to be Replaced. The Plant is Scheduled for Rehabilitation. However, It Needs to Remain In Operation Until Construction is Completed. Lift Station 6 has reached it's Operating Capacity and Must Be Upgraded in Order to Allow Development on the City's Northside. The Upgrade is a Temporary Upgrade Until Funding for the Final Construction and Force Main Relocation Can Be Obtained.

RECOMMENDATION:

Staff Recommends Approval

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Discussion and Possible Action to Approve the Price Per Ton Increase for Liquid Ammonium Sulfate From Chemtrade Chemicals US and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Required.

STAFF COMMENTS AND RECOMMENDATIONS:

Chemtrade Chemicals US is the City's Water Treatment Chemical Provider. We Have Seen the Impact of COVID. Costs for Raw Materials and Freight Have Risen Sharply. Most notably, within the past week, Chemtrade has received significant raw material cost increases for the Dry Ammonium Sulfate used in the manufacturing of LAS. The cost from our supplier more than doubled from January 2021 to January 2022. A key raw material in producing Ammonium Sulfate is Sulfuric Acid. The Tampa Sulfur index has seen continual increases over the last 2 years, with a \$99/T increase just from Q4 2021 to Q1 2022. Another raw material used in the production of ammonium sulfate is ammonia. Through 2021, the cost of ammonia has increased at unprecedented levels, with the cost being up over 100%. These cost increases are driven primarily by the agricultural markets, as demand for products has been high while supply has been tight.

RECOMMENDATION:

Staff Recommends Approval.

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager



January 26, 2022

City of San Juan, TX

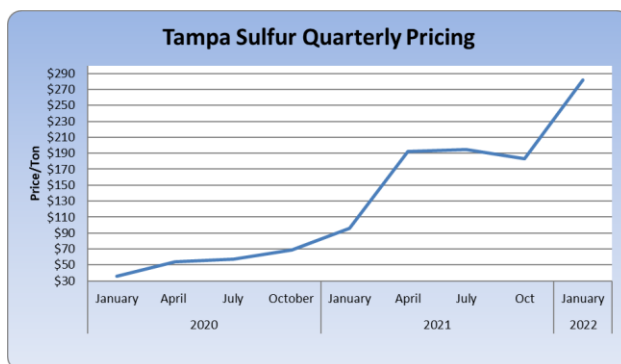
RE: Liquid Ammonium Sulfate 40% (LAS) Pricing

Dear Sir or Madam,

The City of San Juan and Chemtrade have had a long-standing relationship for many years. We are very grateful for your business and endeavor to continue providing you with quality product and service. Throughout 2021 and looking forward into 2022, we have experienced and expect to continue to see significant and unprecedented cost increases for the manufacture and delivery of Liquid Ammonium Sulfate 40% (LAS) to your facility. In fact, a review of your account indicates we will be losing cash at the current price, or very close to it at the current price, which in turn jeopardizes the viability of our production plant.

The years 2020 and 2021 have been unprecedented times. With hurricanes the past few years, the winter storm in early 2021 and the great impact we have all seen from Covid-19, costs for raw materials and freight have risen sharply. Availability of many chemicals has reached extended lead times due to supply shortages, if you can acquire them at all.

Most notably within the past week, Chemtrade has received a significant raw material cost increases for the Dry Ammonium Sulfate used in the manufacturing of LAS. The cost from our supplier more than doubled from January 2021 to January 2022. A key raw material in producing Ammonium Sulfate is Sulfuric Acid. The Tampa Sulfur index has seen continual increases over the last 2 years, with a \$99/T increase just from Q4 2021 to Q1 2022. Another raw material used in the production of ammonium sulfate is ammonia. Through 2021 the cost of ammonia has increased at unprecedented levels, with the cost being up over 100%. These cost increases are driven primarily by the agricultural markets, as demand for product has been high while supply has been tight. The below charts provide the historical cost changes for Sulfur and Ammonia to support the information provided.



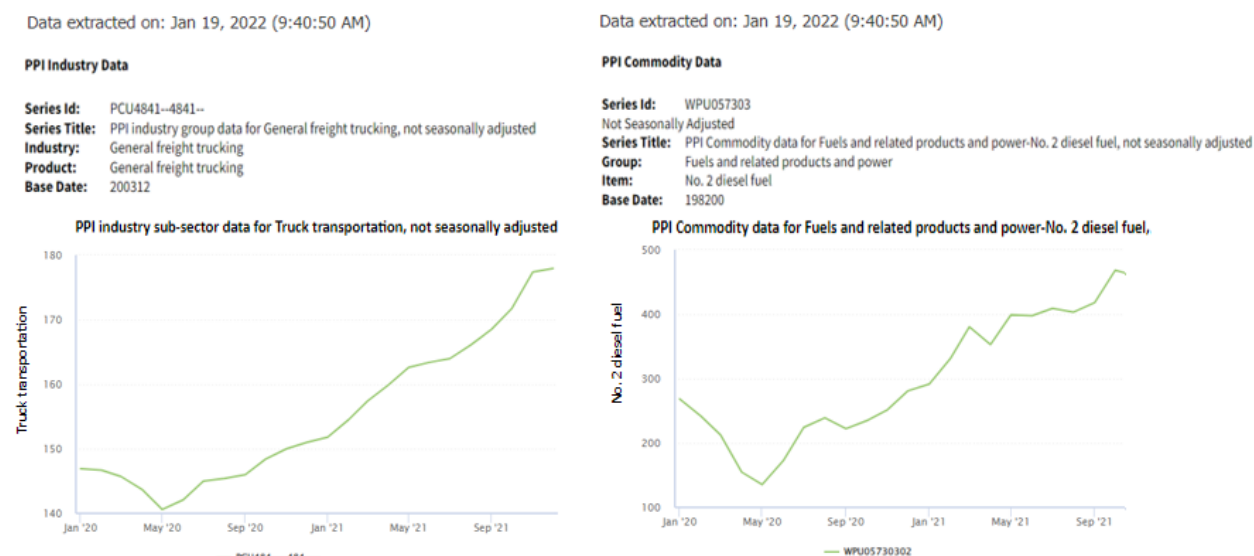
U.S. Ammonia



Chemtrade Chemicals US LLC
90 East Halsey Road, Parsippany, NJ 07054
T 973-515-0900 F 973-515-3232

Our commitment to meeting your needs includes being able to deliver product when you need it. According to the American Transportation Research Institute, for the fourth year in a row, driver shortage ranked #1 in critical issues facing the trucking industry. Our freight costs have continued to rise year-over-year due to carriers' needs to retain responsible, qualified, and safe drivers, as well as to maintain safe equipment. Trucking availability has tightened significantly during 2021 and expected to continue into 2022. Securing trucks for delivery has become a challenge in many areas as there are only a limited amount of trucks and drivers. This has led to further increases in freight costs.

For example, PPI data from the U.S. Bureau of Labor Statistics (<https://www.bls.gov/ppi/data.htm>) shows that there has been a 27% increase in General Freight Trucking costs since May 2020. This upward trend is expected to continue into 2022. Similarly, diesel costs are up over 220% since May 2020.



To assist with the abovementioned cost increases, Chemtrade is requesting a price adjustment to assist with the unprecedented cost increases, and due to the fact that we are currently at cash loss on supplying this product to you. Below is the requested revised price to be effective February 15th, 2022.

Full Truckload Deliveries	Current Price	Revised 2022 Price (Effective 2/15/2022)
Liquid Ammonium Sulfate 40% (LAS)	\$298/Ton	\$428/Ton

These cost increases are something the entire chemical industry is facing. As pricing has been rising, from all manufacturers, we are seeing these same increases for bid and contract extensions, as well as actual new bids. While we realize this request is in the middle of a bid/contract period, business at the current contracted price is not sustainable for Chemtrade as a company. As mentioned, we will be losing cash, which in turn jeopardizes the viability of our production plant. Chemtrade is asking for assistance and your

willingness to work with us on this matter. If the above price increase cannot be accepted, we kindly ask that customer go out to bid for the Liquid Ammonium Sulfate 40%, but we will still ask for relief until a new bid can be held. We appreciate your consideration of our requested price increase.

Chemtrade values the long-standing relationship we have with the City of San Juan, and we look forward to many more years of doing business together.

If you have any questions, please don't hesitate to contact me or your Chemtrade Account Manager – Robert Naranjo at (360) 440-0293, rnaranjo@ChemtradeLogistics.com.

Regards,

A handwritten signature in dark ink, appearing to read "Paul Peters", with a stylized flourish at the end.

Paul Peters
Business Manager
Chemtrade Chemicals US

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Discussion and Possible Action to Authorize Staff to Submit New and Revised Project Information Forms to The Texas Water Development Board for Inclusion in the FY2023 Clean Water and Drinking Water State Revolving Funds Intended Use Plan and Authorize the Mayor and the City Manager to Execute All Related Documents and Budget Amendment as Needed

STAFF COMMENTS AND RECOMMENDATIONS:

Staff Recommends Approval. The Infrastructure and Jobs Act Funds Are Being Distributed Through the State Revolving Funds. Deadline to Submit PIFs is March 4, 2022.

RECOMMENDATION:

Staff Recommends Approval

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

12/20/2021

Clean and Drinking Water State Revolving Funds Project Priority Invitation State Fiscal Year 2023

The Texas Water Development Board (TWDB) is inviting entities to submit information on projects to be included in the upcoming fiscal year's State Revolving Fund programs' Intended Use Plans.

To be included in the initial Project Priority List for State Fiscal Year (SFY) 2023, entities must submit a completed Project Information Form through the [online application](#) or by completing and submitting the [Microsoft Word versions](#). Project Information Forms must be received by **midnight CST on March 4, 2022**.

The Clean and Drinking Water State Revolving Funds financial assistance programs help communities save money by providing cost-effective funding for wastewater and water infrastructure projects. Entities that use these programs achieve substantial savings by receiving below-market interest rates and, in some instances, principal forgiveness.

The Infrastructure Investment and Jobs Act appropriated additional funds for the State Revolving Fund programs, including special appropriations that will be available for "all eligible activities" in the SFY 2023 Intended Use Plan, along with other funding restricted to special eligibilities such as lead service line replacement activities and emerging contaminants. At this time we anticipate using all or at least a substantial portion of the additional funding provided in the first year for "all eligible activities" to assist proposed projects submitted by the March 4, 2022 due date.

Principal forgiveness may be available for entities that qualify as disadvantaged communities or small/rural disadvantaged systems, for projects with green components, for urgent need situations, or for emergency preparedness. The Drinking Water State Revolving Fund also may include principal forgiveness for Very Small Systems.

Reminder: Project Information Forms submitted last year must be updated to be included in the SFY 2023 Intended Use Plan lists. You may access Project Information Forms or update forms through the links below:

[Online Loan Application](#) or [Word Document](#)

For assistance regarding the Clean and Drinking Water State Revolving Fund programs, please contact: Issa McDaniel at 512-463-1706 or Issa.McDaniel@twdb.texas.gov

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Discussion and Possible Action to Approve the Engineering Agreement for Temporary Upgrade to Lift Station 6 From Curz-Hogan Engineers in the Amount of \$13,000.00 and Authorize the Mayor to Execute All Related Documents and Budget Amendment as Required.

STAFF COMMENTS AND RECOMMENDATIONS:

Lift Station 6 is the "Main Lift Station" on the North Side of the City. We Currently Have Plans to Upgrade the Existing Station and Force Main. However, Sewer Flows Have Exceeded the Stations Capacity and A Temporary Upgrade is Required to Allow for Current Development to Continue or Until Funding is Secure for Construction.

2013 TWDB Awarded Planning Acquisition and Design Funds.

RECOMMENDATION:

Staff Recommended Approval

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

CITY OF SAN JUAN

OPINION OF PROBABLE PROJECT COST

Temporary Upgrade to Lift Station No. 6

January 27, 2022

Item	Description	Unit	Estimated Quantity	Unit Price	Line Item Total
Scope:					
	1.) Temporarily Upgrade Pumping Capacities to Existing Pumps to Allow for Additional Capacity for Upcoming Residential Development				
	2.) Extend Existing 12" Force Main to Allow for Sewer Discharge at Deeper Manholes and Larger Lines				
CONSTRUCTION ITEMS					
1	NEW MOTORS AND CONTROLS EQUIPMENT PACKAGE (PRECISION PUMP QUOTE attached)	LS	1	\$32,000.00	\$32,000.00
2	INSTALLATION OF NEW LIFT STATION PUMP MOTORS	LS	1	BY CITY	\$0.00
3	ELECTRICAL AND CONTROLS INSTALLATION	LS	1	BY CITY	\$0.00
4	EXTEND 12" FORCE MAIN (PVC-DR 25)	LF	400	\$85.00	\$34,000.00
5	FORCE MAIN DROP CONNECTION AT EXISTING MANHOLE, INCLUDING TRENCH SAFETY	LS	1	\$8,000.00	\$8,000.00
6	INSTALLATION OF 8" CALICHE BASE AT ROAD EDGE FOR FORCE MAIN INSTALLATION	SY	250	\$25.00	\$6,250.00
7	BORING UNDER EXISTING CONCRETE DRIVEWAYS	LF	50	\$35.00	\$1,750.00
8	ASPHALT PAVEMENT PATCH WORK	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL - CONSTRUCTION ITEMS					\$87,000.00
10% CONSTRUCTION CONTINGENCIES					<u>\$8,700.00</u>
TOTAL - CONSTRUCTION ITEMS					\$95,700.00
NON-CONSTRUCTION ITEMS					
ENGINEERING DESIGN FEE					\$12,000.00
DESIGN SURVEYING					<u>\$1,000.00</u>
TOTAL - NON-CONSTRUCTION ITEMS					\$13,000.00
TOTAL ESTIMATED PROJECT COST					\$108,700.00



CRUZ - HOGAN

ENGINEERS | PLANNERS

McAllen | Harlingen | Weslaco

TBPE FIRM REGISTRATION No. F-4860



PRECISION PUMP SYSTEMS

3908 East Richardson

Edinburg TX 78542

Phone: 956-378-9270

BuyBoard Contract # 589-19

Attn: CRUZ AND HOGAN
Project: SAN JUAN LS#6
Contact: ORLANDO CRUZ

Date: 1-27-22
Quote#PD22129
Page: 1 of 1

Pursuant to your inquiry as referenced above, we are pleased to submit our proposal for your kind consideration. We appreciate your confidence in **Precision Pump Systems (PPS)** to supply the best equipment and service available in the industry today.

Equipment Scope & Services Included –(1) CONTROL PANEL 30HP INSTALLED WITH (2) 30HP MOTORS WITH NEW BELTS AND PULLIES

Net Price: \$32,000.00

Freight Included

NOTES/EXCEPTIONS:

Unless specifically mentioned in this proposal for inclusion with proposed items, PPS has not included any other items or services. Items quoted are standard construction and paint unless otherwise noted. Motors sent in for rebuild that are "Listed Motors" i.e. UL, FM, etc. will not be re-certified unless specifically stated at time of repair. Any sale of goods is based on our "Standard Terms & Conditions of Sales", request copy if needed. Proposal is limited to the items and quantities listed. Neither verbal nor handwritten changes are acceptable. Any revision to proposal will be provided in a re-typed "revised" proposal.

We look forward to working with you on this and any future projects. If you have any questions or thoughts, please do not hesitate to call.

Sincerely,
PRISCILLA DOMINGUEZ
OUTSIDE SALES

PRECISION PUMP SYSTEMS

M: 956.578.1053

pdominguez@precisionpumpsystems.com

APPROVED BY: _____

DATE: _____

Terms are net 30, upon approved credit. No taxes are included. Prices firm for 30 days only. Note: Retainers are not considered as part of the terms of the quotation. PPS will furnish Insurance Certificate upon request. The above quotation is subject to PPS's standard conditions of sale and any party's acceptance to purchase items @ cost noted hereby signify that they have read and understand those conditions and agree to them. These said terms & conditions shall have absolute & overriding authority of any agreement between PPS & other parties unless specifically noted otherwise by PPS in writing. No verbal or handwritten changes to this proposal shall be acceptable, unless within revised written proposal provided. This offer is not a Bill of Sale. Customer must supply written notice of any order cancellation and is solely responsible for All cost associated with any order cancellation requested. There will be a 1% Interest per Month Charge on All Payments Past 60 Days. By Signing this Quote, means you have read and agree to all Terms and Conditions.

P.O. Box 73149, Houston, TX 77273 Tel: 713-783-8530 Fax: 713-783-1221

SCOPE OF SERVICES and PROPOSAL

A. PROJECT

**CITY OF SAN JUAN
UPGRADE AND IMPROVEMENTS TO EXISTING LIFT STATION NO.6
Phase One and Two**

B. PROJECT BACKGROUND

The City of San Juan (the City) is currently experiencing accelerated residential growth in the City's northern wastewater service area which is severely impacting the pumping capacity of the City's existing Sewer Lift Station No.6. Currently there is development pressures for the City to provide adequate a sewer collection and pumping system capacity to allow the residential development to move forward to approval and construction.

The City has previously competed engineering design with funding from the Texas Water Development Board (TWDB) to make improvements to Lift Station No. 6 in 2013, which now needs to be revised due to current and changing conditions. This design included larger wastewater force mains to be constructed from Lift Station No. 6., located on Cesar Chavez Road, to the City wastewater treatment plant located on Hall Acres Road. This project never moved forward to construction since Hidalgo County proposed widening Cesar Chavez Road which included right of way acquisition which would have impacted the alignment of the new and larger force mains. Additionally the TWDB has removed the project from there project funding project plans.

Due to accelerated and unforeseen residential development and pressing wastewater collection needs in the City's northern wastewater service area, the upcoming widening of Cesar Chavez Road by Hidalgo County and the need to revise the current engineering design, the project is now being planned to be completed in two separate phases.

Phase One:

This phase would provide **temporary** improvements to Lift Station No. 6, which includes pump and motors and electrical controls. Additionally, an extension of the existing Lift Station 12-inch force main is needed to allow discharge in a deeper existing sewer manhole.

The project **Estimated Preliminary Project Cost: \$ 108,700.00**
See **attached** Engineer's **"Opinion of Probable Project Cost"**.



CRUZ - HOGAN

ENGINEERS | PLANNERS

McAllen | Harlingen | Weslaco
TBE FIRM REGISTRATION No: F - 4860

Phase Two:

Phase Two will allow the engineer to assist City in seeking project funding assistance through the Texas Water Development Board State Revolving Funding Programs.

Phase two would also allow for the update and revision of current lift station and sewer force main previous engineering design which would address accelerating population growth in the northern section of the City. Additionally, revised design would account for the new right of way and roadway alignments on Cesar Chavez Road.

Since Phase Two construction and engineering fees and costs are not currently known but will be developed subsequent to final Cesar Chavez roadway alignments/construction and final determination of short and long term development in the affected sewer service area.

C. COMPENSATION FOR ENGINEERING SERVICES

ENGINEERING SERVICES

The total engineering fee for ***engineering services*** for project will as follows:

Phase One: Temporary Upgrades to Lift Station No. 6

1. Design Surveying : \$ 1,000.00
2. Engineering Design Fee: \$ 12,000.00

Total: \$ 13,000.00

Phase Two: Update and revise the current lift station and sewer force main engineering design. Also Included in this phase would be to assist the City with project funding through the Texas Water Development Board Funding Programs or other local, state or federal funding agencies.

Engineering design fees for Phase Two will determined upon final determination of project scope and will approved by subsequent contract amendment work order to this agreement.

ITEMS NOT INCLUDED IN COST PROPOSAL

1. Cost of Geotechnical Borings, Material Sampling, and Report
2. Materials Testing
3. Project Advertisements and Notices
4. Project Inspection

CITY OF SAN JUAN

OPINION OF PROBABLE PROJECT COST

Temporary Upgrade to Lift Station No. 6

January 27, 2022

Item	Description	Unit	Estimated Quantity	Unit Price	Line Item Total
Scope:					
	1.) Temporarily Upgrade Pumping Capacities to Existing Pumps to Allow for Additional Capacity for Upcoming Residential Development				
	2.) Extend Existing 12" Force Main to Allow for Sewer Discharge at Deeper Manholes and Larger Lines				
CONSTRUCTION ITEMS					
1	NEW MOTORS AND CONTROLS EQUIPMENT PACKAGE (PRECISION PUMP QUOTE attached)	LS	1	\$32,000.00	\$32,000.00
2	INSTALLATION OF NEW LIFT STATION PUMP MOTORS	LS	1	BY CITY	\$0.00
3	ELECTRICAL AND CONTROLS INSTALLATION	LS	1	BY CITY	\$0.00
4	EXTEND 12" FORCE MAIN (PVC-DR 25)	LF	400	\$85.00	\$34,000.00
5	FORCE MAIN DROP CONNECTION AT EXISTING MANHOLE, INCLUDING TRENCH SAFETY	LS	1	\$8,000.00	\$8,000.00
6	INSTALLATION OF 8" CALICHE BASE AT ROAD EDGE FOR FORCE MAIN INSTALLATION	SY	250	\$25.00	\$6,250.00
7	BORING UNDER EXISTING CONCRETE DRIVEWAYS	LF	50	\$35.00	\$1,750.00
8	ASPHALT PAVEMENT PATCH WORK	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL - CONSTRUCTION ITEMS					\$87,000.00
10% CONSTRUCTION CONTINGENCIES					<u>\$8,700.00</u>
TOTAL - CONSTRUCTION ITEMS					\$95,700.00
NON-CONSTRUCTION ITEMS					
ENGINEERING DESIGN FEE					\$12,000.00
DESIGN SURVEYING					<u>\$1,000.00</u>
TOTAL - NON-CONSTRUCTION ITEMS					\$13,000.00
TOTAL ESTIMATED PROJECT COST					\$108,700.00



CRUZ - HOGAN

ENGINEERS | PLANNERS

McAllen | Harlingen | Weslaco

TBPE FIRM REGISTRATION No: F - 4860

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider the Approval of a Budget Amendment Reflecting the 2021 Mini Rescue Grant From the Hidalgo County Emergency Service District #4 in the Amount of \$131,980 (one hundred, thirty-one thousand, nine hundred eighty dollars) for the Purchase of a 2021 Ford F350 RW, 9' Super Squad from Ward Apparatus.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider the Approval of a Budget Amendment Reflecting the 2021 Mini Rescue From the Hidalgo County Emergency Service District #4 in the Amount of \$131,980

RECOMMENDATION:

Staff Recommends Approval.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager

**CITY OF SAN JUAN
BUDGET AMENDMENT FORM
FY 2021-2022**

Budget Adjustment No. _____

(Assigned by Fin. Dept)

Fund Name: General Fund

Dept. Name: Fire Department

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
10-3600.1601	Grant Hidalgo County Emergency	-	131,980	-	-	131,980
TOTAL REVENUES		-	131,980	-	-	131,980

EXPENDITURES						
10-470.7951	Motor Vehicle		131,980			131,980
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
TOTALS EXPEDITURES		-	131,980	-	-	131,980.00

JUSTIFICATION: To accept the Hidalgo County Emergency Services District #11 Grant for 2021 Mini Rescue

Tirso Garza 2/2/2022
 REQUESTED BY DATE
 Department Director (Print)

 DEPT. DIRECTOR DATE
 Department Director (Signature)

 APPROVED BY DATE
 City Manager (Budget Officer)

 REVIEWED BY DATE
 (Finance Department)



Quoted By:
 Ward Apparatus
 1250 Schweizer Road
 Horseheads, NY 14845

DATE: 1/26/22
QUOTE: 22-109
FOR: San Juan

Quoted To:
 Chief Tirso Garza
 Hidalgo County Fire District #4
 2301 N. Raul Longoria
 San Juan, TX 78589

DESCRIPTION	AMOUNT
Design, Fabricate & Build:	
9' Super Squad Per Specifications Attached, 2021 Ford F350SRW, 6.2L Gas, Extended Cab Chassis	\$129,980.00
HGAC Cooperative Purchasing Fee	\$ 2,000.00
F.O.B. San Juan, TX	

2329

**HIDALGO COUNTY EMERGENCY
SERVICES DISTRICT #4**
 P.O. BOX 835
 ALAMO, TX 78002

DATE 2/2/2022

PAY TO THE ORDER OF City of San Juan \$ 131,980.⁰⁰

One hundred thirty-one thousand nine hundred eighty dollars DOLLARS

 **Frost**
 www.frostbank.com

FOR 2021 Mini Rescue

129

⑆002329⑆ ⑆1214000093⑆ 360061220⑆

TOTAL	\$131,980.00

1250 Schweizer Road
 Horseheads, NY 14845



607-796-0149 - Phone
 607-739-7092 - Fax

[WARD/MCB ADVANTAGE](#)
[\(/ABOUT-US/MCB-ADVANTAGE/\)](#)
[MEDIA \(/ABOUT-US/MEDIA/\)](#)
[TERMS & CONDITIONS \(/ABOUT-US/TERMS/\)](#)

[GROUP PURCHASING \(/CONTACT-US/GROUP-PURCHASING/\)](#)

Maintainer Custom Bodies



F
A
M
Fire Apparatus Manufacturers
Association
of America



SUPER SQUAD (207358) - REPRESENTATIVE PICTURES

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Discussion and Possible Action to Authorize Staff to Negotiate a month to month Agreement with Gold Star Petroleum to Continue to Supply the City With Unleaded Gasoline and Ultra Low Sulfur Diesel Fuel for a Six Month Period by Index Made Up of Composite Posted Prices of the Companies Published in the Rack Report of Oil Price Information Service (OPIS). The Delivered Price may not Exceed the OPIS Price Plus Negotiated Mark Up/Down Throughout the Period of the Agreement. Prices Will be Adjusted on a Daily Basis Based on the OPIS Rack Average Price from the Report on the Day of Delivery to the City of San Juan, Texas and Authorize the City Manager to Excute all Related Documents and Budget Amendment as Needed.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action to Authorize Staff to Negotiate a month to month Agreement with Gold Star Petroleum to Continue to Supply the City With Unleaded Gasoline and Ultra Low Sulfur Diesel Fuel for a Six Month Period by Index Made Up of Composite Posted Prices of the Companies Published in the Rack Report of Oil Price Information Service (OPIS). The Delivered Price may not Exceed the OPIS Price Plus Negotiated Mark Up/Down Throughout the Period of the Agreement. Prices Will be Adjusted on a Daily Basis Based on the OPIS Rack Average Price from the Report on the Day of Delivery to the City of San Juan, Texas and Authorize the City Manager to Excute all Related Documents and Budget Amendment as Needed.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider the Adoption of a Resolution of a Grant Application with the Lower Rio Grande Valley Development Council for a Regional Solid Waste Grant Program.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider the Adoption of a Grant Application with the Lower Rio Grande Valley Development Council for a Regional Solid Waste Grant Program Authorizing City Mayor to act on behalf of The City of San Juan, in all matters related to the application; and pledging that if Grant is received The City of San Juan will comply with the Grant requirements of the Lower Rio Grande Valley Development Council, The Texas Commission on Environmental Quality and The State of Texas.

RECOMMENDATION:

Staff Recommends Approval

PREPARED BY:

Juan Soto, Interim
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO.

RESOLUTION OF LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL (LRGVDC) AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL FOR A REGIONAL SOLID WASTE GRANTS PROGRAM; AUTHORIZING MAYOR MARIO GARZA TO ACT ON BEHALF OF THE CITY OF SAN JUAN IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED THE CITY OF SAN JUAN WILL COMPLY WITH THE GRANT REQUIREMENTS OF THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS.

WHEREAS, the Lower Rio Grande Valley Development Council (LRGVDC) is directed by the Texas Commission on Environmental Quality (TCEQ) to administer solid waste grant funds for implementation the COG's adopted regional solid waste management plan; and

WHEREAS, the City of San Juan in the State of Texas is qualified to apply for grants funds under the Request for Applications.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF SAN JUAN COMMISSION IN 709 S. NEBRASKA STREET, SAN JUAN, TEXAS 78589;

1. That Mario Garza, Mayor is authorized to request grant funding under the LRGVDC Request for Applications of the Regional Solid Waste Grants Program and act on behalf of the City of San Juan in all matters related to the grant application and any subsequent grant contract and grant project that may result.
2. That if the project is funded, City of San Juan will comply with the grant requirements of LRGVDC, Texas Commission on Environmental Quality and the State of Texas.
3. The grant funds and any grant-funded equipment or facilities will be used only for the purpose for which they are intended under that grant.
4. That activities will comply with and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

PASSED, APPROVED AND ADOPTED BY THE SAN JUAN CITY COMMISSION OF SAN JUAN, TEXAS, on this the 8th day of February, 2022.

Mayor:

Notary:

Signature

Signature

Typed or Printed

Typed or Printed

Title

Commission Expires

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider the Adoption of a Resolution Whereas on May 13, 2020, the State of Texas, Through the Office of the Attorney General, and Negotiation Group for Texas Political Subdivision Entered into an Agreement Entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet Approving the Allocation of any and all Opioid Settlement Funds within the State of Texas.

STAFF COMMENTS AND RECOMMENDATIONS:

On May 13, 2020, the State of Texas, through the Office of the Attorney General, and a negotiation group for Texas political subdivisions entered into an Agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet (hereafter, the Texas Term Sheet) approving the allocation of any and all opioid settlement funds within the State of Texas.

RECOMMENDATION:

Approve as recommended.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

Exhibit A

TEXAS SUBDIVISION AND SPECIAL DISTRICT ELECTION AND RELEASE FORM

This Election and Release Form for Texas Participating Subdivisions¹ resolves opioid-related Claims against Endo/Par under the terms and conditions set forth in the Endo/Par Texas State-Wide Opioid Settlement Agreement between Endo/Par, the State of Texas, and the Counties of Dallas, Bexar, Harris and Tarrant (the “Agreement”), the provisions of which are here incorporated by reference in their entirety. Upon executing this Election and Release Form, a Participating Subdivision agrees that, in exchange for the consideration described in the Agreement, the Participating Subdivision is bound by all the terms and conditions of the Agreement, including but not limited to the Release found in Section VII of the Agreement and the provisions concerning participation by Subdivisions or Special Districts in Section VIII, and the Participating Subdivision and its signatories expressly represent and warrant on behalf of themselves that they have, or will have obtained on or before the Effective Date or on or before the execution of this Election and Release Form if executed after the Effective Date, the authority to settle and release, to the maximum extent of the Subdivision’s and Special District’s power, all Released Claims related to Covered Conduct. If this Election and Release Form is executed on or before the Initial Participation Date, the Participating Subdivision shall dismiss Endo/Par and all other Released Entities with prejudice from all pending cases in which the Participating Subdivision has asserted Covered Claims against Endo/Par or a Released Entity no later than the Initial Participation Date. If this Election and Release Form is executed after the Initial Participation Date, the Participating Subdivision shall dismiss Endo/Par and all other Released

¹ The Agreement defines a “Participating Subdivision” as a Subdivision or Special District that signs this Election and Release Form and meets the requirements for becoming a Participating Subdivision under subsection VIII.A. of the Agreement.

Entities with prejudice from all pending cases in which the Participating Subdivision has asserted Covered Claims against Endo/Par or a Released Entity concurrently with the execution of this form. By executing this Election and Release Form, the Participating Subdivision submits to the jurisdiction of the Honorable Robert Schaffer, *In Re: Texas Opioid Litigation*, MDL No. 18-0358, Master File No. 2018-63587, in the 152nd Judicial District Court, Harris County, Texas.

Dated: _____

Texas Subdivision Name: _____

By: _____

[NAME]

[TITLE]

[ADDRESS]

[TELEPHONE]

[EMAIL ADDRESS]

TEXAS OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET

WHEREAS, the people of the State of Texas and its communities have been harmed through the National and Statewide epidemic caused by licit and illicit opioid use and distribution within the State of Texas; and now,

WHEREAS, the State of Texas, though its elected representatives and counsel, including the Honorable Ken Paxton, Attorney General of the State of Texas, and certain Political Subdivisions, through their elected representatives and counsel, are separately engaged in litigation seeking to hold those entities in the supply chain accountable for the damage caused; and now,

WHEREAS, the State of Texas, through its Attorney General and its Political Subdivisions, share a common desire to abate and alleviate the impacts of the epidemic throughout the State of Texas; and now,

THEREFORE, the State of Texas and its Political Subdivisions, subject to completing formal documents effectuating the Parties' agreements, enter into this State of Texas and Texas Political Subdivisions' Opioid Abatement Fund Council and Settlement Allocation Term Sheet (Texas Term Sheet) relating to the allocation and use of the proceeds of any Settlements as described.

A. Definitions

As used in this Texas Term Sheet:

1. “The State” shall mean the State of Texas acting through its Attorney General.
2. “Political Subdivision(s)” shall mean any Texas municipality and county.
3. “The Parties” shall mean the State of Texas, the Political Subdivisions, and the Plaintiffs’ Steering Committee and Liaison Counsel (PSC) in the Texas Opioid MDL, *In Re: Texas Opioid Litigation*, MDL No. 2018-63587, in the 152d District Court of Harris County, Texas.
4. “Litigating Political Subdivision” means a Political Subdivision that filed suit in the state courts of the State of Texas prior to the Execution Date of this Agreement, whether or not such case was transferred to Texas Opioid MDL, or removed to federal court.
5. “National Fund” shall mean any national fund established for the benefit of the Texas Political Subdivisions. In no event shall any National Fund be used to create federal jurisdiction, equitable or otherwise, over the Texas Political Subdivisions or those similarly situated state-court litigants who are included in the state coalition, nor shall the National Fund require participating in a class action or signing a participation agreement as part of the criteria for participating in the National Fund.
6. “Negotiating Committee” shall mean a three-member group comprising four representatives for each of (1) the State; (2) the PSC; and (3) Texas’

Political Subdivisions (collectively, “Members”). The State shall be represented by the Texas Attorney General or his designees. The PSC shall be represented by attorneys Mikal Watts, Jeffrey Simon, Dara Hegar, Dan Downey, or their designees. Texas’ Political Subdivisions shall be represented by Clay Jenkins (Dallas County Judge), Terrence O’Rourke (Special Assistant County Attorney, Harris County), Nelson Wolff (Bexar County Judge), and Nathaniel Moran (Smith County Judge) or their designees.

7. “Settlement” shall mean the negotiated resolution of legal or equitable claims against a Pharmaceutical Supply Chain Participant that includes the State and Political Subdivisions.
8. “Opioid Funds” shall mean monetary amounts obtained through a Settlement as defined in this Texas Term Sheet.
8. “Approved Purpose(s)” shall mean those uses identified in Exhibit A hereto.
9. “Pharmaceutical Supply Chain” shall mean the process and channels through which opioids or opioids products are manufactured, marketed, promoted, distributed, or dispensed.

10. “Pharmaceutical Supply Chain Participant” shall mean any entity that engages in or has engaged in the manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic.
11. “Texas Opioid Council” shall mean the Council described in Exhibit A hereto, which has the purpose of ensuring the funds recovered by Texas (through the joint actions of the Attorney General and the Texas Political Subdivisions) are allocated fairly and spent to remediate the opioid crisis in Texas, using efficient and cost-effective methods that are directed to the hardest hit regions in Texas while also ensuring that all Texans benefit from prevention and recovery efforts.

B. Allocation of Settlement Proceeds

1. All Opioid Funds distributed in Texas shall be divided with 15% going to Political Subdivisions (“Subdivision Share”), 70% to the Texas Opioid Abatement Fund through the Texas Opioid Council (Texas Abatement Fund Share) identified and described on Exhibits A and C hereto, and 15% to the Office of the Texas Attorney General as Counsel for the State of Texas (“State Share”). Out of the Texas Opioid Abatement Fund, reasonable expenses up to 1% shall be paid to the Texas Comptroller for the administration of the Texas Opioid Council pursuant to the Opioid

Abatement Fund (Texas Settlement) Opioid Council Agreement, Exhibit A hereto.

2. The Subdivisions Share shall be allocated in accordance with the division of proceeds on Exhibit B hereto.
3. The Texas Abatement Fund Share shall be allocated to the Opioid Council to be apportioned in accordance with the guidelines of Exhibit A, and Exhibit C hereto.
4. In the event a Subdivision merges, dissolves, or ceases to exist, the allocation percentage for that Subdivision shall be redistributed as directed by the settlement document, and if not specified, equitably based on the composition of the successor Subdivision. If a Subdivision for any reason is excluded from a specific settlement, the allocation percentage for that Subdivision shall be redistributed as directed by the settlement document, and if not specified, equitably among the participating Subdivisions.
5. Funds obtained from parties unrelated to the Litigation, via grant, bequest, gift or the like, separate and distinct from the Litigation, may be directed to the Texas Opioid Council and disbursed as set forth below.
6. The Subdivision share shall be initially deposited and paid in cash directly to the Subdivision under the authority and guidance of the Texas MDL Court, who shall direct any Settlement funds to be held in trust in a

segregated account to benefit the Subdivisions and to be promptly distributed as set forth herein and in accordance with Exhibit B.

7. Nothing in this Texas Term Sheet should alter or change any Subdivision's rights to pursue its own claim. Rather, the intent of this Texas Term Sheet is to join all parties to disburse settlement proceeds from one or more defendants to all parties participating in that settlement within Texas.
8. Opioid Funds from the Texas Abatement Fund Share shall be directed to the Texas Opioid Council and used in accordance with the guidelines as set out on Exhibit A hereto, and the Texas Abatement Fund Share shall be distributed to the Texas Opioid Council under the authority and guidance of the Texas MDL Court, consistent with Exhibits A and C, and the by-laws of the Texas Opioid Council documents and disbursed as set forth therein, including without limitation all abatement funds and the 1% holdback for expenses.
9. The State of Texas and the Political Subdivisions understand and acknowledge that additional steps may need to be undertaken to assist the Texas Opioid Council in its mission, at a predictable level of funding, regardless of external factors.

C. Payment of Counsel and Litigation Expenses

1. Any Master Settlement Agreement settlement will govern the payment of fees and litigation expenses to the Parties. The Parties agree to direct control of any Texas Political Subdivision fees and expenses to the “Texas Opioid Fee and Expense Fund,” which shall be allocated and distributed by the Texas MDL Court, *In re: Texas Opioid Litigation*, MDL No. 2018-63587, in the 152nd District Court of Harris County, Texas, and with the intent to compensate all counsel for Texas Political Subdivisions who have not chosen to otherwise seek compensation for fees and expenses from any federal MDL common benefit fund.
2. The Parties agree that no portion of the State of Texas 15% allocation share from any settlement shall be administered through the National Fund, the Texas MDL Court, or Texas Opioid Fee and Expense Fund, but shall be directed for payment to the State of Texas by the State of Texas.
3. The State of Texas and the Texas Political Subdivisions, and their respective attorneys, agree that all fees – whether contingent, hourly, fixed or otherwise – owed by the Texas Political Subdivisions shall be paid out of the National Fund or as otherwise provided for herein to the Texas Opioid Fee and Expense Fund to be distributed by the 152nd

District Court of Harris County, Texas pursuant to its past and future orders.

4. From any opioid-related settlements with McKesson, Cardinal Health, ABDC, and Johnson & Johnson, and for any future opioid-related settlements negotiated, in whole or in part, by the Negotiating Committee with any other Pharmaceutical Supply Chain Participant, the funds to be deposited in the Texas Opioid Fee and Expense Fund shall be 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions of each payment (annual or otherwise) to the State of Texas for that settlement, plus expenses from the National Fund, and shall be sought by Texas Political Subdivision Counsel initially through the National Fund. The Texas Political Subdivisions' percentage share of fees and expenses from the National Fund shall be directed to the Texas Opioid Fee and Expense Fund in the Texas MDL, as soon as is practical, for allocation and distribution in accordance with the guidelines herein.
5. If the National Fund share to the Texas Political Subdivisions is insufficient to cover the guaranteed 9.3925%, plus expenses from the National Fund, per subsection 4, immediately *supra*, or if payment from the National Fund is not received within 12 months after the date the

first payment is made by the Defendants pursuant to the settlement, then the Texas Political Subdivisions shall recover up to 12.5% of the Texas Political Subdivision Share to make up any difference.

6. If the National Fund and the Texas Political Subdivision share are insufficient to cover the guaranteed 9.3925%, plus expenses from the National Fund, or if payment from the National Fund is not received within 12 months after the date the first payment is made by the Defendants pursuant to the settlement, then the Texas Political Subdivisions shall recover up to 8.75% of the Abatement Fund Share to make up any difference. In no event shall the Texas Political Subdivision share exceed 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions of any settlement, plus expenses from the National Fund. In the event that any payment is received from the National Fund such that the total amount in fees and expenses exceeds 9.3925%, the Texas Political Subdivisions shall return any amounts received greater than 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions to those respective Funds.

7. For each settlement utilizing a National Fund, the Texas Political Subdivisions need only make one attempt at seeking fees and expenses there.
8. The total amount of the Texas Opioid Fee and Expense Fund shall be reduced proportionally, according to the agreed upon allocation of the Texas Subdivision Fund, for any Texas litigating Political Subdivision that (1) fails to enter the settlement; and (2) was filed in Texas state court, and was transferred to the Texas MDL (or removed before or during transfer to the Texas MDL) as of the execution date of this Agreement.

D. The Texas Opioid Council and Texas Abatement Fund

The Texas Opioid Council and Texas Abatement Fund is described in detail at Exhibit A, incorporated herein by reference.

E. Settlement Negotiations

1. The State and Negotiating Committee agree to inform each other in advance of any negotiations relating to a Texas-only settlement with a Pharmaceutical Supply Chain Participant that includes both the State and its Political Subdivisions and shall provide each other the opportunity to participate in all such negotiations. Any Texas-only Settlement agreed to with the State and Negotiating Committee shall be subject to the approval

of a majority of litigating Political Subdivisions. The Parties further agree to keep each other reasonably informed of all other global settlement negotiations with Pharmaceutical Supply Chain Participants and to include the Negotiating Committee or designees. Neither this provision, nor any other, shall be construed to state or imply that either the State or the Negotiating Committee is unauthorized to engage in settlement negotiations with Pharmaceutical Supply Chain Participants without prior consent or contemporaneous participation of the other, or that either party is entitled to participate as an active or direct participant in settlement negotiations with the other. Rather, while the State's and Negotiation Committee's efforts to achieve worthwhile settlements are to be collaborative, incremental stages need not be so.

2. Any Master Settlement Agreement (MSA) shall be subject to the approval and jurisdiction of the Texas MDL Court.
3. As this is a Texas-specific effort, the Committee shall be Chaired by the Attorney General. However, the Attorney General, or his designees, shall endeavor to coordinate any publicity or other efforts to speak publicly with the other Committee Members.
4. The State of Texas, the Texas MDL Plaintiff's Steering Committee representatives, or the Political Subdivision representatives may withdraw

from coordinated Settlement discussions detailed in this Section upon 10 business days' written notice to the remaining Committee Members and counsel for any affected Pharmaceutical Supply Chain Participant. The withdrawal of any Member releases the remaining Committee Members from the restrictions and obligations in this Section.

5. The obligations in this Section shall not affect any Party's right to proceed with trial or, within 30 days of the date upon which a trial involving that Party's claims against a specific Pharmaceutical Supply Chain Participant is scheduled to begin, reach a case specific resolution with that particular Pharmaceutical Supply Chain Participant.

F. Amendments

The Parties agree to make such amendments as necessary to implement the intent of this agreement.

Acknowledgment of Agreement

We, the undersigned, have participated in the drafting of the above Texas Term Sheet, including consideration based on comments solicited from Political Subdivisions. This document has been collaboratively drafted to maintain all individual claims while allowing the State and its Political Subdivisions to cooperate in exploring all possible means of resolution. Nothing in this agreement binds any party to any specific outcome. Any resolution under this document will require

acceptance by the State of Texas and a majority of the Litigating Political Subdivisions.

We, the undersigned, hereby accept the STATE OF TEXAS AND TEXAS POLITICAL SUBDIVISIONS' OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET. We understand that the purpose of this Texas Term Sheet is to permit collaboration between the State of Texas and Political Subdivisions to explore and potentially effectuate earlier resolution of the Opioid Litigation against Pharmaceutical Supply Chain Participants. We also understand that an additional purpose is to create an effective means of distributing any potential settlement funds obtained under this Texas Term Sheet between the State of Texas and Political Subdivisions in a manner and means that would promote an effective and meaningful use of the funds in abating the opioid epidemic throughout Texas.

Executed this 13 day of May, 2020.

FOR THE STATE OF TEXAS:

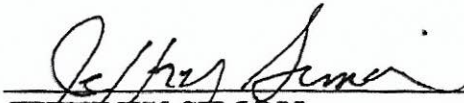


KENNETH PAXTON, JR.
ATTORNEY GENERAL

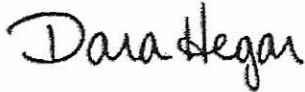
FOR THE SUBDIVISIONS
AND TEXAS MDL PSC:



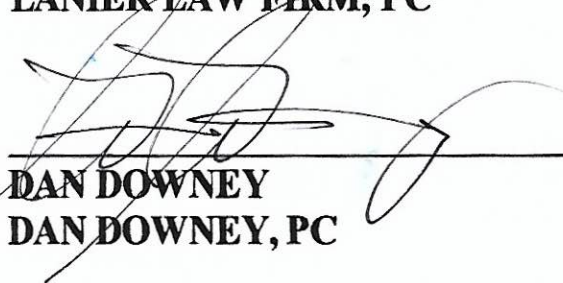
MIKAL WATTS
WATTS GUERRA LLP



JEFFREY SIMON
SIMON GREENSTONE PANATIER, PC



DARA HEGAR
LANIER LAW FIRM, PC



DAN DOWNEY
DAN DOWNEY, PC

:sas

EXHIBIT A

Opioid Abatement Fund (Texas) Settlement

Opioid Council

As part of the settlement agreement and upon its execution, the parties will form the Texas Opioid Council (Council) to establish the framework that ensures the funds recovered by Texas (through the joint actions of the Attorney General and the state's political subdivisions) are allocated fairly and spent to remediate the opioid crisis in Texas, using efficient and cost-effective methods that are directed to the hardest hit regions in Texas while also ensuring that all Texans benefit from prevention and recovery efforts.

I. Structure

The Council will be responsible for the processes and procedures governing the spending of the funds held in the Texas Abatement Fund, which will be approximately 70% of all funds obtained through settlement and/or litigation of the claims asserted by the State and its subdivisions in the investigations and litigation related to the manufacturing, marketing, distribution, and sale of opioids and related pharmaceuticals.

Money paid into the abatement fund will be held by an independent administrator, who shall be responsible for the ministerial task of releasing funds solely as authorized below by the Council, and accounting for all payments to and from the fund.

The Council will be formed when a court of competent jurisdiction enters an order settling the matter, including any order of a bankruptcy court. The Council's members must be appointed within sixty (60) days of the date the order is entered.

A. Membership

The Council shall be comprised of the following thirteen (13) members:

1. *Statewide Members.*

Six members appointed by the Governor and Attorney General to represent the State's interest in opioid abatement. The statewide members are appointed as follows:

- a. The Governor shall appoint three (3) members who are licensed health professionals with significant experience in opioid interventions;
- b. The Attorney General shall appoint three (3) members who are licensed professionals with significant experience in opioid incidences; and
- c. The Governor will appoint the Chair of the Council as a non-voting member. The Chair may only cast a vote in the event there is a tie of the membership.

2. *Regional Members.*

Six (6) members appointed by the State's political subdivisions to represent their designated Texas Health and Human Services Commission "HHSC" Regional Healthcare

Partnership (Regions) to ensure dedicated regional, urban, and rural representation on the Council. The regional appointees must be from either academia or the medical profession with significant experience in opioid interventions. The regional members are appointed as follows:

- a. One member representing Regions 9 and 10 (Dallas Ft-Worth);
- b. One member representing Region 3 (Houston);
- c. One member representing Regions 11, 12, 13, 14, 15, 19 (West Texas);
- d. One member representing Regions 6, 7, 8, 16 (Austin-San Antonio);
- e. One member representing Regions 1, 2, 17, 18 (East Texas); and
- f. One member representing Regions 4, 5, 20 (South Texas).

B. Terms

All members of the Council are appointed to serve staggered two-year terms, with the terms of members expiring February 1 of each year. A member may serve no more than two consecutive terms, for a total of four consecutive years. For the first term, four (4) members (two (2) statewide and two (2) for the subdivisions) will serve a three-year term. A vacancy on the Council shall be filled for the unexpired term in the same manner as the original appointment. The Governor will appoint the Chair of the Council who will not vote on Council business unless there is a tie vote, and the subdivisions will appoint a Vice-Chair voting member from one of the regional members.

C. Governance

1. Administration

The Council is attached administratively to the Comptroller. The Council is an independent, quasi-governmental agency because it is responsible for the statewide distribution of the abatement settlement funds. The Council is exempt from the following statutes:

- a. Chapter 316 of the Government Code (Appropriations);
- b. Chapter 322 of the Government Code (Legislative Budget Board);
- c. Chapter 325 of the Government Code (Sunset);
- d. Chapter 783 of the Government Code (Uniform Grants and Contract Management);
- e. Chapter 2001 of the Government Code (Administrative Procedure);
- f. Chapter 2052 of the Government Code (State Agency Reports and Publications);
- g. Chapter 2261 of the Government Code (State Contracting Standards and Oversight);
- h. Chapter 2262 of the Government Code (Statewide Contract Management);

- i. Chapter 262 of the Local Government Code (Purchasing and Contracting Authority of Counties); and
- j. Chapter 271 of the Local Government Code (Purchasing and Contracting Authority of Municipalities, Counties, and Certain Other Local Governments).

2. *Transparency*

The Council will abide by state laws relating to open meetings and public information, including Chapters 551 and 552 of the Texas Government Code.

- i. The Council shall hold at least four regular meetings each year. The Council may hold additional meetings on the request of the Chair or on the written request of three members of the council. All meetings shall be open to the public, and public notice of meetings shall be given as required by state law.
- ii. The Council may convene in a closed, non-public meeting:
 - a. If the Commission must discuss:
 - 1. Negotiation of contract awards; and
 - 2. Matters specifically exempted from disclosure by federal and state statutes.
 - b. All minutes and documents of a closed meeting shall remain under seal, subject to release only order of a court of competent jurisdiction.

3. *Authority*

The Council does not have rulemaking authority. The terms of each Judgment, Master Settlement Agreement, or any Bankruptcy Settlement for Texas control the authority of the Council and the Council may not stray outside the bounds of the authority and power vested by such settlements. Should the Council require legal assistance in determining their authority, the Council may direct the executive director to seek legal advice from the Attorney General to clarify the issue.

D. Operation and Expenses

The independent administrator will set aside up to one (1) percent of the settlement funds for the administration of the Council for reasonable costs and expenses of operating the foregoing duties, including educational activities.

1. *Executive Director*

The Comptroller will employ the executive director of the Council and other personnel as necessary to administer the duties of the Council and carry out the functions of the Council. The executive director must have at least 10 years of experience in government or public administration and is classified as a Director V/B30 under the State Auditor's State Classification. The Comptroller will pay the salaries of the Council employees from the

one (1) percent of the settlement funds set aside for the administration of the Council. The Comptroller will request funds from the Texas Abatement Fund Point of Contact.

2. Travel Reimbursement

A person appointed to the Council is entitled to reimbursement for the travel expenses incurred in attending Council duties. A member of the Council may be reimbursed for actual expenses for meals, lodging, transportation, and incidental expenses in accordance with travel rates set by the federal General Services Administration.

II. Duties/Roles

It is the duty of the Council to determine and approve the opioid abatement strategies and funding awards.

A. Approved Abatement Strategies

The Council will develop the approved Texas list of abatement strategies based on but not limited to the existing national list of opioid abatement strategies (see attached Appendix A) for implementing the Texas Abatement Fund.

1. The Council shall only approve strategies which are evidence-informed strategies.
2. The Texas list of abatement strategies must be approved by majority vote. The majority vote must include a majority from both sides of the statewide members and regional members in order to be approved, e.g., at least four (4) of six (6) members on each side.

B. Texas Abatement Fund Point of Contact

The Council will determine a single point of contact called the Abatement Fund Point of Contact (POC) to be established as the sole entity authorized to receive requests for funds and approve expenditures in Texas and order the release of funds from the Texas Abatement Fund by the independent administrator. The POC may be an independent third party selected by the Council with expertise in banking or financial management. The POC will manage the Opioid Council Bank Account (Account). Upon a vote, the Council will direct the POC to contact the independent administrator to release funds to the Account. The Account is outside the State Treasury and not managed by any state or local officials. The POC is responsible for payments to the qualified entities selected by the Council for abatement fund awards. The POC will submit a monthly financial statement on the Account to the Council.

C. Auditor

An independent auditor appointed by the Council will perform an audit on the Account on an annual basis and report its findings, if any, to the Council.

D. Funding Allocation

The Council is the sole decision-maker on the funding allocation process of the abatement funds. The Council will develop the application and award process based on the parameters outlined below. An entity seeking funds from the Council must apply for funds; no funds will be awarded without an application. The executive director and personnel may assist the Council in gathering and compiling the applications for consideration; however, the Council members are the sole decision-makers of awards and funding determination. The Council will use the following processes to award funds:

1. *Statewide Funds.* The Council will consider, adopt and approve the allocation methodology attached as Exhibit C, based upon population health data and prevalence of opioid incidences, at the Council's initial meeting. Adoption of such methodology will allow each Region to customize the approved abatement strategies to fit its communities' needs. The statewide regional funds will account for seventy-five (75) percent of the total overall funds, less the one (1) percent administrative expense described herein.
2. *Targeted Funds.* Each Region shall reserve twenty-five (25) percent of the overall funds, for targeted interventions in the specific Region as identified by opioid incidence data. The Council must approve on an annual basis the uses for the targeted abatement strategies and applications available to every Region, including education and outreach programs. Each Region without approved uses for the targeted funds from the Council, based upon a greater percentage of opioid incidents compared to its population, is subject to transfer of all or a portion of the targeted funds for that Region for uses based upon all Regions' targeted funding needs as approved by the Council on an annual basis.
3. *Annual Allocation.* Statewide regional funds and targeted funds will be allocated on an annual basis. If a Region lapses its funds, the funds will be reallocated based on all Regions' funding needs.

E. Appeal Process

The Council will establish an appeal process to permit the applicants for funding (state or subdivisions) to challenge decisions by the Council-designated point of contact on requests for funds or expenditures.

1. To challenge a decision by the designated point of contact, the State or a subdivision must file an appeal with the Council within thirty (30) days of the decision. The Council then has thirty (30) days to consider and rule on the appeal.
2. If the Council denies the appeal, the party may file an appeal with the state district court of record where the final opioid judgment or Master Settlement Agreement is filed. The Texas Rules of Civil Procedure and Rules of Evidence will govern these proceedings. The Council may request representation from the Attorney General in these proceedings.

In making its determination, the state district court shall apply the same clear error standards contained herein that the Council must follow when rendering its decision.

3. The state district court will make the final decision and the decision is not appealable.
4. Challenges will be limited and subject to penalty if abused.
5. Attorneys' fees and costs are not recoverable in these appeals.

F. Education

The Council may determine that a percentage of the funds in the Abatement Fund from the targeted funds be used to develop an education and outreach program to provide materials on the consequences of opioid drug use, prevention and interventions. Any material developed will include online resources and toolkits for communities.

EXHIBIT B

Exhibit B: Municipal Area Allocations: 15% of Total (\$150 million)

(County numbers refer to distribution to the county governments after payment to cities within county borders has been made. Minimum distribution to each county is \$1000.)

Municipal Area	Allocation	Municipal Area	Allocation
Abbott	\$688	Lakeport	\$463
Abernathy	\$110	Lakeside	\$4,474
Abilene	\$563,818	Lakeside City	\$222
Ackerly	\$21	Lakeview	\$427
Addison	\$58,094	Lakeway	\$31,657
Adrian	\$181	Lakewood Village	\$557
Agua Dulce	\$43	Lamar County	\$141,598
Alamo	\$22,121	Lamb County	\$50,681
Alamo Heights	\$28,198	Lamesa	\$29,656
Alba	\$3,196	Lampasas	\$28,211
Albany	\$180	Lampasas County	\$42,818
Aledo	\$331	Lancaster	\$90,653
Alice	\$71,291	Laredo	\$763,174
Allen	\$315,081	Latexo	\$124
Alma	\$1,107	Lavaca County	\$45,973
Alpine	\$29,686	Lavon	\$7,435
Alto	\$3,767	Lawn	\$58
Alton	\$11,540	League City	\$302,418
Alvarado	\$29,029	Leakey	\$256
Alvin	\$113,962	Leander	\$88,641
Alvord	\$358	Leary	\$797
Amarillo	\$987,661	Lee County	\$30,457
Ames	\$5,571	Lefors	\$159
Amherst	\$22	Leon County	\$67,393
Anahuac	\$542	Leon Valley	\$23,258
Anderson	\$19	Leona	\$883
Anderson County	\$268,763	Leonard	\$8,505
Andrews	\$18,983	Leroy	\$176
Andrews County	\$37,606	Levelland	\$46,848
Angelina County	\$229,956	Lewisville	\$382,094
Angleton	\$62,791	Lexington	\$2,318
Angus	\$331	Liberty	\$72,343
Anna	\$9,075	Liberty County	\$531,212
Annetta	\$5,956	Liberty Hill	\$2,780
Annetta North	\$34	Limestone County	\$135,684

(Table continues on multiple pages below)

Annetta South	\$602	Lincoln Park	\$677
Annona	\$738	Lindale	\$24,202
Anson	\$5,134	Linden	\$3,661
Anthony	\$4,514	Lindsay	\$1,228
Anton	\$444	Lipan	\$44
Appleby	\$1,551	Lipscomb County	\$10,132
Aquilla	\$208	Little Elm	\$69,326
Aransas County	\$266,512	Little River-Academy	\$798
Aransas Pass	\$57,813	Littlefield	\$7,678
Archer City	\$10,554	Live Oak	\$32,740
Archer County	\$45,534	Live Oak County	\$39,716
Arcola	\$7,290	Liverpool	\$1,435
Argyle	\$11,406	Livingston	\$73,165
Arlington	\$735,803	Llano	\$23,121
Armstrong County	\$974	Llano County	\$115,647
Arp	\$2,009	Lockhart	\$49,050
Asherton	\$112	Lockney	\$3,301
Aspermont	\$9	Log Cabin	\$1,960
Atascosa County	\$176,903	Lometa	\$1,176
Athens	\$105,942	Lone Oak	\$1,705
Atlanta	\$30,995	Lone Star	\$8,283
Aubrey	\$15,141	Longview	\$482,254
Aurora	\$1,849	Loraine	\$188
Austin County	\$76,030	Lorena	\$3,390
Austin	\$4,877,716	Lorenzo	\$11,358
Austwell	\$109	Los Fresnos	\$11,185
Avery	\$138	Los Indios	\$159
Avinger	\$1,115	Los Ybanez	\$0
Azle	\$32,213	Lott	\$1,516
Bailey	\$950	Lovelady	\$249
Bailey County	\$15,377	Loving County	\$1,000
Bailey's Prairie	\$5,604	Lowry Crossing	\$783
Baird	\$2,802	Lubbock	\$319,867
Balch Springs	\$27,358	Lubbock County	\$1,379,719
Balcones Heights	\$23,811	Lucas	\$5,266
Ballinger	\$9,172	Lueders	\$508
Balmorhea	\$63	Lufkin	\$281,592
Bandera	\$2,893	Luling	\$29,421
Bandera County	\$86,815	Lumberton	\$36,609
Bangs	\$3,050	Lyford	\$3,071

Bardwell	\$362	Lynn County	\$6,275
Barry	\$200	Lytle	\$7,223
Barstow	\$61	Mabank	\$19,443
Bartlett	\$3,374	Madison County	\$49,492
Bartonville	\$8,887	Madisonville	\$11,458
Bastrop	\$46,320	Magnolia	\$26,031
Bastrop County	\$343,960	Malakoff	\$12,614
Bay City	\$57,912	Malone	\$439
Baylor County	\$29,832	Manor	\$12,499
Bayou Vista	\$6,240	Mansfield	\$150,788
Bayside	\$242	Manvel	\$12,305
Baytown	\$216,066	Marble Falls	\$37,039
Bayview	\$41	Marfa	\$65
Beach City	\$12,505	Marietta	\$338
Bear Creek	\$906	Marion	\$275
Beasley	\$130	Marion County	\$54,728
Beaumont	\$683,010	Marlin	\$21,634
Beckville	\$1,247	Marquez	\$1,322
Bedford	\$94,314	Marshall	\$108,371
Bedias	\$3,475	Mart	\$928
Bee Cave	\$12,863	Martin County	\$10,862
Bee County	\$97,844	Martindale	\$2,437
Beeville	\$24,027	Mason	\$777
Bell County	\$650,748	Mason County	\$3,134
Bellaire	\$41,264	Matador	\$1,203
Bellevue	\$56	Matagorda County	\$135,239
Bellmead	\$14,487	Mathis	\$15,720
Bells	\$1,891	Maud	\$423
Bellville	\$7,488	Maverick County	\$115,919
Belton	\$72,680	Maypearl	\$986
Benavides	\$152	McAllen	\$364,424
Benbrook	\$43,919	McCamey	\$542
Benjamin	\$951	McGregor	\$9,155
Berryville	\$14,379	McKinney	\$450,383
Bertram	\$182	McLean	\$14
Beverly Hills	\$4,336	McLendon-Chisholm	\$411
Bevil Oaks	\$549	Mcculloch County	\$20,021
Bexar County	\$7,007,152	Mclennan County	\$529,641
Big Lake	\$547	Mcmullen County	\$1,000
Big Sandy	\$4,579	Meadow	\$1,121

Big Spring	\$189,928	Meadowlakes	\$905
Big Wells	\$236	Meadows Place	\$18,148
Bishop	\$8,213	Medina County	\$48,355
Bishop Hills	\$323	Megargel	\$611
Blackwell	\$31	Melissa	\$15,381
Blanco	\$6,191	Melvin	\$345
Blanco County	\$49,223	Memphis	\$7,203
Blanket	\$147	Menard	\$991
Bloomburg	\$1,010	Menard County	\$14,717
Blooming Grove	\$352	Mercedes	\$21,441
Blossom	\$198	Meridian	\$3,546
Blue Mound	\$2,888	Merkel	\$10,117
Blue Ridge	\$1,345	Mertens	\$239
Blum	\$1,622	Mertzon	\$29
Boerne	\$45,576	Mesquite	\$310,709
Bogata	\$3,649	Mexia	\$21,096
Bonham	\$100,909	Miami	\$455
Bonney	\$2,510	Midland County	\$279,927
Booker	\$1,036	Midland	\$521,849
Borden County	\$1,000	Midlothian	\$95,799
Borger	\$69,680	Midway	\$78
Bosque County	\$71,073	Milam County	\$97,386
Bovina	\$173	Milano	\$904
Bowie	\$83,620	Mildred	\$286
Bowie County	\$233,190	Miles	\$93
Boyd	\$6,953	Milford	\$6,177
Brackettville	\$8	Miller's Cove	\$97
Brady	\$27,480	Millican	\$417
Brazoria	\$11,537	Mills County	\$19,931
Brazoria County	\$1,021,090	Millsap	\$34
Brazos Bend	\$462	Mineola	\$48,719
Brazos Country	\$902	Mineral Wells	\$92,061
Brazos County	\$342,087	Mingus	\$189
Breckenridge	\$23,976	Mission	\$124,768
Bremond	\$5,554	Missouri City	\$209,633
Brenham	\$54,750	Mitchell County	\$20,850
Brewster County	\$60,087	Mobeetie	\$52
Briarcliff	\$572	Mobile City	\$2,034
Briaroaks	\$57	Monahans	\$5,849
Bridge City	\$80,756	Mont Belvieu	\$19,669

Bridgeport	\$33,301	Montague County	\$94,796
Briscoe County	\$977	Montgomery	\$1,884
Broadus	\$31	Montgomery County	\$2,700,911
Bronte	\$99	Moody	\$828
Brooks County	\$20,710	Moore County	\$40,627
Brookshire	\$6,406	Moore Station	\$772
Brookside Village	\$1,110	Moran	\$50
Brown County	\$193,417	Morgan	\$605
Browndell	\$152	Morgan's Point	\$3,105
Brownfield	\$14,452	Morgan's Point Resort	\$8,024
Brownsboro	\$3,176	Morris County	\$53,328
Brownsville	\$425,057	Morton	\$167
Brownwood	\$166,572	Motley County	\$3,344
Bruceville-Eddy	\$1,692	Moulton	\$999
Bryan	\$246,897	Mount Calm	\$605
Bryson	\$1,228	Mount Enterprise	\$1,832
Buckholts	\$1,113	Mount Pleasant	\$65,684
Buda	\$10,784	Mount Vernon	\$6,049
Buffalo	\$11,866	Mountain City	\$1,548
Buffalo Gap	\$88	Muenster	\$4,656
Buffalo Springs	\$188	Muleshoe	\$4,910
Bullard	\$7,487	Mullin	\$384
Bulverde	\$14,436	Munday	\$2,047
Bunker Hill Village	\$472	Murchison	\$2,302
Burkburnett	\$37,844	Murphy	\$51,893
Burke	\$1,114	Mustang	\$7
Burleson County	\$70,244	Mustang Ridge	\$2,462
Burleson	\$151,779	Nacogdoches	\$205,992
Burnet	\$33,345	Nacogdoches County	\$198,583
Burnet County	\$189,829	Naples	\$4,224
Burton	\$937	Nash	\$7,999
Byers	\$77	Nassau Bay	\$11,247
Bynum	\$380	Natalia	\$625
Cactus	\$4,779	Navarro	\$334
Caddo Mills	\$43	Navarro County	\$103,513
Caldwell	\$18,245	Navasota	\$37,676
Caldwell County	\$86,413	Nazareth	\$124
Calhoun County	\$127,926	Nederland	\$44,585
Callahan County	\$12,894	Needville	\$10,341
Callisburg	\$101	Nevada	\$237

Calvert	\$772	New Berlin	\$4
Cameron	\$11,091	New Boston	\$6,953
Cameron County	\$537,026	New Braunfels	\$307,313
Camp County	\$28,851	New Chapel Hill	\$288
Camp Wood	\$422	New Deal	\$338
Campbell	\$1,116	New Fairview	\$2,334
Canadian	\$1,090	New Home	\$9
Caney City	\$2,005	New Hope	\$1,024
Canton	\$56,734	New London	\$4,129
Canyon	\$26,251	New Summerfield	\$442
Carbon	\$620	New Waverly	\$2,562
Carl's Corner	\$48	Newark	\$520
Carmine	\$385	Newcastle	\$914
Carrizo Springs	\$1,671	Newton	\$6,102
Carrollton	\$310,255	Newton County	\$158,006
Carson County	\$29,493	Neylandville	\$163
Carthage	\$18,927	Niederwald	\$16
Cashion Community	\$322	Nixon	\$2,283
Cass County	\$93,155	Nocona	\$16,536
Castle Hills	\$12,780	Nolan County	\$50,262
Castro County	\$4,420	Nolanville	\$4,247
Castroville	\$4,525	Nome	\$391
Cedar Hill	\$70,127	Noonday	\$226
Cedar Park	\$185,567	Nordheim	\$697
Celeste	\$1,280	Normangee	\$6,192
Celina	\$18,283	North Cleveland	\$105
Center	\$58,838	North Richland Hills	\$146,419
Centerville	\$385	Northlake	\$8,905
Chambers County	\$153,188	Novice	\$76
Chandler	\$17,364	Nueces County	\$1,367,932
Channing	\$2	O'Brien	\$76
Charlotte	\$4,257	O'Donnell	\$27
Cherokee County	\$156,612	Oak Grove	\$2,769
Chester	\$1,174	Oak Leaf	\$612
Chico	\$2,928	Oak Point	\$9,011
Childress	\$37,916	Oak Ridge	\$358
Childress County	\$50,582	Oak Ridge North	\$33,512
Chillicothe	\$172	Oak Valley	\$7
China	\$522	Oakwood	\$148
China Grove	\$598	Ochiltree County	\$15,476

Chireno	\$1,568	Odem	\$7,420
Christine	\$354	Odessa	\$559,163
Cibolo	\$13,690	Oglesby	\$29
Cisco	\$7,218	Old River-Winfree	\$21,653
Clarendon	\$114	Oldham County	\$10,318
Clarksville	\$20,891	Olmos Park	\$9,801
Clarksville City	\$54	Olney	\$6,088
Claude	\$26	Olton	\$1,197
Clay County	\$72,050	Omaha	\$4,185
Clear Lake Shores	\$6,682	Onalaska	\$31,654
Cleburne	\$228,184	Opdyke West	\$479
Cleveland	\$96,897	Orange	\$311,339
Clifton	\$9,939	Orange County	\$689,818
Clint	\$375	Orange Grove	\$1,677
Clute	\$51,350	Orchard	\$867
Clyde	\$17,287	Ore City	\$6,806
Coahoma	\$2,291	Overton	\$7,900
Cochran County	\$3,389	Ovilla	\$13,391
Cockrell Hill	\$512	Oyster Creek	\$9,633
Coffee City	\$1,087	Paducah	\$125
Coke County	\$5,522	Paint Rock	\$141
Coldspring	\$447	Palacios	\$14,036
Coleman	\$5,442	Palestine	\$178,009
Coleman County	\$4,164	Palisades	\$240
College Station	\$258,147	Palm Valley	\$1,918
Colleyville	\$46,049	Palmer	\$12,666
Collin County	\$1,266,721	Palmhurst	\$4,660
Collingsworth County	\$19,234	Palmview	\$7,577
Collinsville	\$1,831	Palo Pinto County	\$124,621
Colmesneil	\$2,211	Pampa	\$67,227
Colorado City	\$8,405	Panhandle	\$9,536
Colorado County	\$49,084	Panola County	\$80,699
Columbus	\$6,867	Panorama Village	\$1,292
Comal County	\$396,142	Pantego	\$12,898
Comanche	\$16,503	Paradise	\$52
Comanche County	\$50,964	Paris	\$201,180
Combes	\$1,710	Parker	\$10,307
Combine	\$1,892	Parker County	\$476,254
Commerce	\$33,869	Parmer County	\$15,866
Como	\$415	Pasadena	\$356,536

Concho County	\$3,859	Pattison	\$1,148
Conroe	\$466,671	Patton Village	\$9,268
Converse	\$27,693	Payne Springs	\$1,770
Cooke County	\$200,451	Pearland	\$333,752
Cool	\$731	Pearsall	\$11,570
Coolidge	\$243	Pecan Gap	\$719
Cooper	\$362	Pecan Hill	\$229
Coppell	\$86,593	Pecos	\$7,622
Copper Canyon	\$489	Pecos County	\$46,997
Copperas Cove	\$133,492	Pelican Bay	\$1,199
Corinth	\$75,298	Penelope	\$415
Corpus Christi	\$1,812,707	Penitas	\$312
Corral City	\$143	Perryton	\$23,364
Corrigan	\$21,318	Petersburg	\$1,691
Corsicana	\$87,310	Petrolia	\$17
Coryell County	\$123,659	Petronila	\$5
Cottle County	\$875	Pflugerville	\$86,408
Cottonwood	\$289	Pharr	\$144,721
Cottonwood Shores	\$1,203	Pilot Point	\$11,613
Cotulla	\$1,251	Pine Forest	\$3,894
Coupland	\$266	Pine Island	\$3,141
Cove	\$387	Pinehurst	\$32,671
Covington	\$519	Pineland	\$4,138
Coyote Flats	\$1,472	Piney Point Village	\$15,738
Crandall	\$12,094	Pittsburg	\$20,526
Crane	\$10,599	Plains	\$129
Crane County	\$26,146	Plainview	\$60,298
Cranfills Gap	\$128	Plano	\$1,151,608
Crawford	\$383	Pleak	\$270
Creedmoor	\$16	Pleasant Valley	\$308
Cresson	\$1,086	Pleasanton	\$29,011
Crockett	\$23,403	Plum Grove	\$258
Crockett County	\$18,210	Point	\$1,519
Crosby County	\$18,388	Point Blank	\$355
Crosbyton	\$1,498	Point Comfort	\$447
Cross Plains	\$4,877	Point Venture	\$588
Cross Roads	\$244	Polk County	\$370,831
Cross Timber	\$542	Ponder	\$1,282
Crowell	\$6,335	Port Aransas	\$31,022
Crowley	\$22,345	Port Arthur	\$367,945

Crystal City	\$19,412	Port Isabel	\$9,802
Cuero	\$24,689	Port Lavaca	\$11,752
Culberson County	\$789	Port Neches	\$38,849
Cumby	\$5,320	Portland	\$76,517
Cuney	\$606	Post	\$2,332
Cushing	\$1,120	Post Oak Bend City	\$1,034
Cut and Shoot	\$2,141	Poteet	\$6,767
DISH	\$19	Poth	\$3,974
Daingerfield	\$12,476	Potter County	\$371,701
Daisetta	\$5,370	Pottsboro	\$12,302
Dalhart	\$11,609	Powell	\$110
Dallam County	\$21,686	Poynor	\$1,180
Dallas County	\$8,538,291	Prairie View	\$7,600
Dallas	\$2,999,902	Premont	\$3,321
Dalworthington Gardens	\$6,060	Presidio	\$148
Danbury	\$4,231	Presidio County	\$787
Darrouzett	\$101	Primera	\$2,958
Dawson	\$600	Princeton	\$19,245
Dawson County	\$46,911	Progreso	\$8,072
Dayton	\$47,122	Progreso Lakes	\$39
Dayton Lakes	\$38	Prosper	\$22,770
De Kalb	\$1,035	Providence Village	\$508
De Leon	\$8,218	Putnam	\$14
De Witt County	\$68,895	Pyote	\$22
DeCordova	\$13,778	Quanah	\$207
DeSoto	\$72,400	Queen City	\$4,837
Deaf Smith County	\$34,532	Quinlan	\$7,304
Dean	\$141	Quintana	\$492
Decatur	\$56,669	Quitaque	\$8
Deer Park	\$49,388	Quitman	\$15,619
Del Rio	\$59,056	Rains County	\$53,190
Dell City	\$15	Ralls	\$3,967
Delta County	\$30,584	Rancho Viejo	\$3,836
Denison	\$210,426	Randall County	\$278,126
Denton	\$458,334	Ranger	\$12,186
Denton County	\$1,132,298	Rankin	\$1,613
Denver City	\$2,104	Ransom Canyon	\$930
Deport	\$42	Ravenna	\$685
Detroit	\$965	Raymondville	\$7,466
Devers	\$191	Reagan County	\$25,215

Devine	\$4,354	Real County	\$5,073
Diboll	\$25,533	Red Lick	\$23
Dickens	\$71	Red Oak	\$26,843
Dickens County	\$1,873	Red River County	\$29,306
Dickinson	\$83,683	Redwater	\$1,058
Dilley	\$2,633	Reeves County	\$103,350
Dimmit County	\$33,294	Refugio	\$8,839
Dimmitt	\$1,012	Refugio County	\$46,216
Dodd City	\$1,211	Reklaw	\$1,136
Dodson	\$447	Reno	\$3,791
Domino	\$196	Reno	\$11,164
Donley County	\$22,370	Retreat	\$52
Donna	\$13,798	Rhome	\$12,285
Dorchester	\$231	Rice	\$1,972
Double Oak	\$4,765	Richardson	\$260,315
Douglassville	\$574	Richland	\$210
Dripping Springs	\$811	Richland Hills	\$24,438
Driscoll	\$39	Richland Springs	\$2,234
Dublin	\$14,478	Richmond	\$77,606
Dumas	\$26,229	Richwood	\$12,112
Duncanville	\$58,328	Riesel	\$1,118
Duval County	\$49,109	Rio Bravo	\$8,548
Eagle Lake	\$4,882	Rio Grande City	\$25,947
Eagle Pass	\$56,005	Rio Hondo	\$3,550
Early	\$14,838	Rio Vista	\$4,419
Earth	\$242	Rising Star	\$1,933
East Bernard	\$5,554	River Oaks	\$11,917
East Mountain	\$2,494	Riverside	\$858
East Tawakoni	\$2,723	Roanoke	\$275
Eastland	\$15,896	Roaring Springs	\$461
Eastland County	\$52,275	Robert Lee	\$85
Easton	\$329	Roberts County	\$547
Ector	\$1,108	Robertson County	\$44,642
Ector County	\$480,000	Robinson	\$18,002
Edcouch	\$4,101	Robstown	\$40,154
Eden	\$497	Roby	\$428
Edgecliff Village	\$2,232	Rochester	\$674
Edgewood	\$13,154	Rockdale	\$20,973
Edinburg	\$120,884	Rockport	\$54,253
Edmonson	\$136	Rocksprings	\$25

Edna	\$18,194	Rockwall	\$114,308
Edom	\$2,149	Rockwall County	\$168,820
Edwards County	\$975	Rocky Mound	\$280
El Campo	\$31,700	Rogers	\$3,818
El Cenizo	\$621	Rollingwood	\$4,754
El Lago	\$5,604	Roma	\$16,629
El Paso	\$1,224,371	Roman Forest	\$8,610
El Paso County	\$2,592,121	Ropesville	\$2,122
Eldorado	\$50	Roscoe	\$778
Electra	\$15,716	Rose City	\$4,012
Elgin	\$26,284	Rose Hill Acres	\$2,311
Elkhart	\$301	Rosebud	\$1,489
Ellis County	\$315,372	Rosenberg	\$126,593
Elmendorf	\$746	Ross	\$147
Elsa	\$7,720	Rosser	\$549
Emhouse	\$83	Rotan	\$1,493
Emory	\$3,878	Round Mountain	\$454
Enchanted Oaks	\$1,299	Round Rock	\$475,992
Encinal	\$1,515	Round Top	\$140
Ennis	\$81,839	Rowlett	\$99,963
Erath County	\$102,616	Roxton	\$47
Escobares	\$40	Royse City	\$23,494
Estelline	\$909	Rule	\$800
Eules	\$92,824	Runaway Bay	\$6,931
Eureka	\$334	Runge	\$255
Eustace	\$2,089	Runnels County	\$33,831
Evant	\$2,068	Rusk	\$17,991
Everman	\$7,692	Rusk County	\$151,390
Fair Oaks Ranch	\$8,077	Sabinal	\$1,811
Fairchilds	\$81	Sabine County	\$46,479
Fairfield	\$1,245	Sachse	\$23,400
Fairview	\$32,245	Sadler	\$925
Falfurrias	\$2,221	Saginaw	\$31,973
Falls City	\$41	Salado	\$3,210
Falls County	\$34,522	San Angelo	\$536,509
Fannin County	\$131,653	San Antonio	\$4,365,416
Farmers Branch	\$94,532	San Augustine	\$25,182
Farmersville	\$10,532	San Augustine County	\$37,854
Farwell	\$343	San Benito	\$40,015
Fate	\$3,473	San Diego	\$11,771

Fayette County	\$92,440	San Elizario	\$7,831
Fayetteville	\$391	San Felipe	\$1,498
Ferris	\$13,873	San Jacinto County	\$197,398
Fisher County	\$5,518	San Juan	\$28,845
Flatonia	\$5,661	San Leanna	\$36
Florence	\$3,949	San Marcos	\$325,688
Floresville	\$21,699	San Patricio	\$4,213
Flower Mound	\$215,256	San Patricio County	\$271,916
Floyd County	\$9,049	San Perlita	\$2,219
Floydada	\$6,357	San Saba	\$10,057
Foard County	\$5,764	San Saba County	\$17,562
Follett	\$212	Sanctuary	\$17
Forest Hill	\$26,132	Sandy Oaks	\$9,863
Forney	\$80,112	Sandy Point	\$1,637
Forsan	\$576	Sanford	\$308
Fort Bend County	\$1,506,719	Sanger	\$22,237
Fort Stockton	\$4,411	Sansom Park	\$223
Fort Worth	\$2,120,790	Santa Anna	\$329
Franklin	\$3,931	Santa Clara	\$87
Franklin County	\$25,783	Santa Fe	\$33,272
Frankston	\$274	Santa Rosa	\$2,138
Fredericksburg	\$56,486	Savoy	\$2,349
Freeport	\$72,973	Schertz	\$60,110
Freer	\$3,271	Schleicher County	\$5,695
Freestone County	\$50,495	Schulenburg	\$2,560
Friendswood	\$140,330	Scotland	\$148
Frio County	\$19,954	Scottsville	\$708
Friona	\$2,848	Scurry	\$1,110
Frisco	\$405,309	Scurry County	\$73,116
Fritch	\$4,548	Seabrook	\$30,270
Frost	\$321	Seadrift	\$991
Fruitvale	\$2,344	Seagoville	\$17,106
Fulshear	\$5,272	Seagraves	\$7,531
Fulton	\$1,602	Sealy	\$20,637
Gaines County	\$54,347	Seguin	\$376,538
Gainesville	\$153,980	Selma	\$22,429
Galena Park	\$13,093	Seminole	\$16,092
Gallatin	\$1,253	Seven Oaks	\$3,917
Galveston	\$488,187	Seven Points	\$7,452
Galveston County	\$1,124,093	Seymour	\$14,218

Ganado	\$5,510	Shackelford County	\$1,288
Garden Ridge	\$11,351	Shady Shores	\$594
Garland	\$420,244	Shallowater	\$1,907
Garrett	\$2,510	Shamrock	\$4,328
Garrison	\$3,555	Shavano Park	\$3,178
Gary City	\$450	Shelby County	\$109,925
Garza County	\$8,944	Shenandoah	\$47,122
Gatesville	\$26,994	Shepherd	\$147
George West	\$6,207	Sherman	\$330,585
Georgetown	\$225,896	Sherman County	\$7,930
Gholson	\$1,505	Shiner	\$4,042
Giddings	\$12,674	Shoreacres	\$958
Gillespie County	\$63,191	Silsbee	\$66,442
Gilmer	\$33,951	Silverton	\$14
Gladewater	\$24,638	Simonton	\$1,906
Glasscock County	\$1,000	Sinton	\$23,658
Glen Rose	\$540	Skellytown	\$400
Glenn Heights	\$16,593	Slaton	\$154
Godley	\$3,115	Smiley	\$655
Goldsmith	\$677	Smith County	\$758,961
Goldthwaite	\$1,225	Smithville	\$17,009
Goliad	\$3,563	Smyer	\$300
Goliad County	\$34,660	Snook	\$1,422
Golinda	\$100	Snyder	\$9,018
Gonzales	\$14,882	Socorro	\$11,125
Gonzales County	\$33,230	Somerset	\$1,527
Goodlow	\$221	Somervell County	\$57,076
Goodrich	\$9,643	Somerville	\$3,806
Gordon	\$365	Sonora	\$7,337
Goree	\$749	Sour Lake	\$17,856
Gorman	\$3,107	South Houston	\$25,620
Graford	\$23	South Mountain	\$154
Graham	\$235,428	South Padre Island	\$30,629
Granbury	\$71,735	Southlake	\$70,846
Grand Prairie	\$445,439	Southmayd	\$7,096
Grand Saline	\$36,413	Southside Place	\$885
Grandfalls	\$65	Spearman	\$14,000
Grandview	\$6,600	Splendora	\$7,756
Granger	\$2,741	Spofford	\$7
Granite Shoals	\$11,834	Spring Valley Village	\$16,404

Granjeno	\$43	Springlake	\$3
Grapeland	\$7,287	Springtown	\$14,244
Grapevine	\$129,195	Spur	\$427
Gray County	\$65,884	St. Hedwig	\$111
Grays Prairie	\$17	St. Jo	\$7,360
Grayson County	\$539,083	St. Paul	\$21
Greenville	\$203,112	Stafford	\$75,145
Gregg County	\$243,744	Stagecoach	\$3,036
Gregory	\$4,697	Stamford	\$398
Grey Forest	\$474	Stanton	\$3,838
Grimes County	\$94,878	Staples	\$19
Groesbeck	\$5,745	Star Harbor	\$151
Groom	\$965	Starr County	\$99,896
Groves	\$40,752	Stephens County	\$35,244
Groveton	\$8,827	Stephenville	\$83,472
Gruver	\$1,166	Sterling City	\$62
Guadalupe County	\$146,824	Sterling County	\$939
Gun Barrel City	\$36,302	Stinnett	\$4,097
Gunter	\$4,609	Stockdale	\$741
Gustine	\$34	Stonewall County	\$1,822
Hackberry	\$94	Stratford	\$8,378
Hale Center	\$6,042	Strawn	\$987
Hale County	\$79,150	Streetman	\$5
Hall County	\$8,933	Sudan	\$32
Hallettsville	\$6,895	Sugar Land	\$321,561
Hallsburg	\$272	Sullivan City	\$6,121
Hallsville	\$10,239	Sulphur Springs	\$124,603
Haltom City	\$71,800	Sun Valley	\$4
Hamilton	\$3,581	Sundown	\$2,592
Hamilton County	\$66,357	Sunnyvale	\$3,248
Hamlin	\$4,656	Sunray	\$2,571
Hansford County	\$16,416	Sunrise Beach Village	\$2,083
Happy	\$327	Sunset Valley	\$9,425
Hardeman County	\$15,219	Surfside Beach	\$6,530
Hardin	\$100	Sutton County	\$6,541
Hardin County	\$379,800	Sweeny	\$4,503
Harker Heights	\$113,681	Sweetwater	\$68,248
Harlingen	\$165,429	Swisher County	\$7,251
Harris County	\$14,966,202	Taft	\$5,861
Harrison County	\$185,910	Tahoka	\$430

Hart	\$86	Talco	\$372
Hartley County	\$786	Talty	\$9,124
Haskell	\$10,829	Tarrant County	\$6,171,159
Haskell County	\$22,011	Tatum	\$972
Haslet	\$1,908	Taylor	\$57,945
Hawk Cove	\$674	Taylor County	\$351,078
Hawkins	\$7,932	Taylor Lake Village	\$412
Hawley	\$931	Taylor Landing	\$153
Hays	\$506	Teague	\$1,714
Hays County	\$529,489	Tehuacana	\$12
Hearne	\$16,824	Temple	\$280,747
Heath	\$28,751	Tenaha	\$4,718
Hebron	\$687	Terrell	\$148,706
Hedley	\$70	Terrell County	\$5,737
Hedwig Village	\$13,067	Terrell Hills	\$9,858
Helotes	\$15,790	Terry County	\$25,423
Hemphill	\$8,035	Texarkana	\$192,094
Hemphill County	\$14,394	Texas City	\$298,702
Hempstead	\$21,240	Texhoma	\$156
Henderson	\$59,966	Texline	\$865
Henderson County	\$327,965	The Colony	\$114,297
Henrietta	\$2,720	The Hills	\$1,004
Hereford	\$20,423	Thompsons	\$1,897
Hewitt	\$19,776	Thorndale	\$1,595
Hickory Creek	\$16,510	Thornton	\$270
Hico	\$5,534	Thorntonville	\$87
Hidalgo	\$26,621	Thrall	\$825
Hidalgo County	\$1,253,103	Three Rivers	\$4,669
Hideaway	\$922	Throckmorton	\$29
Higgins	\$43	Throckmorton County	\$5,695
Highland Haven	\$320	Tiki Island	\$2,178
Highland Park	\$43,383	Timbercreek Canyon	\$369
Highland Village	\$50,315	Timpson	\$12,642
Hill Country Village	\$6,485	Tioga	\$2,390
Hill County	\$127,477	Tira	\$185
Hillcrest	\$5,345	Titus County	\$70,611
Hillsboro	\$46,609	Toco	\$4
Hilshire Village	\$859	Todd Mission	\$1,680
Hitchcock	\$28,796	Tolar	\$2,369
Hockley County	\$46,407	Tom Bean	\$2,293

Holiday Lakes	\$1,795	Tom Green County	\$282,427
Holland	\$77	Tomball	\$34,620
Holliday	\$5,910	Tool	\$14,787
Hollywood Park	\$9,424	Toyah	\$40
Hondo	\$115,288	Travis County	\$4,703,473
Honey Grove	\$7,196	Trent	\$63
Hood County	\$292,105	Trenton	\$3,089
Hooks	\$2,702	Trinidad	\$5,859
Hopkins County	\$149,518	Trinity	\$23,652
Horizon City	\$7,520	Trinity County	\$105,766
Horseshoe Bay	\$48,173	Trophy Club	\$29,370
Houston County	\$78,648	Troup	\$7,918
Houston	\$7,021,793	Troy	\$5,320
Howard County	\$89,330	Tulia	\$8,911
Howardwick	\$84	Turkey	\$737
Howe	\$9,177	Tuscola	\$138
Hubbard	\$3,635	Tye	\$1,766
Hudson	\$6,840	Tyler	\$723,829
Hudson Oaks	\$15,637	Tyler County	\$131,743
Hudspeth County	\$985	Uhland	\$1,545
Hughes Springs	\$4,442	Uncertain	\$185
Humble	\$73,952	Union Grove	\$994
Hunt County	\$309,851	Union Valley	\$666
Hunters Creek Village	\$14,708	Universal City	\$28,428
Huntington	\$8,792	University Park	\$50,833
Huntsville	\$80,373	Upshur County	\$128,300
Hurst	\$99,187	Upton County	\$8,499
Hutchins	\$9,551	Uvalde	\$18,439
Hutchinson County	\$74,630	Uvalde County	\$36,244
Hutto	\$38,346	Val Verde County	\$117,815
Huxley	\$738	Valentine	\$207
Idalou	\$1,999	Valley Mills	\$2,228
Impact	\$8	Valley View	\$1,824
Indian Lake	\$473	Van	\$6,206
Industry	\$604	Van Alstyne	\$43,749
Ingleside on the Bay	\$142	Van Horn	\$211
Ingleside	\$40,487	Van Zandt County	\$248,747
Ingram	\$5,243	Vega	\$974
Iola	\$3,164	Venus	\$9,792
Iowa Colony	\$4,090	Vernon	\$81,337

Iowa Park	\$23,487	Victoria	\$84,598
Iraan	\$56	Victoria County	\$520,886
Iredell	\$216	Vidor	\$95,620
Irion County	\$9,105	Vinton	\$622
Irving	\$427,818	Volente	\$333
Italy	\$5,349	Von Ormy	\$513
Itasca	\$8,694	Waco	\$512,007
Ivanhoe	\$26	Waelder	\$3,427
Jacinto City	\$14,141	Wake Village	\$174
Jack County	\$14,799	Walker County	\$184,624
Jacksboro	\$23,254	Waller County	\$126,206
Jackson County	\$37,984	Waller	\$11,295
Jacksonville	\$80,179	Wallis	\$2,698
Jamaica Beach	\$4,913	Walnut Springs	\$183
Jarrell	\$2,423	Ward County	\$67,920
Jasper	\$78,422	Warren City	\$66
Jasper County	\$248,855	Washington County	\$83,727
Jayton	\$63	Waskom	\$5,346
Jeff Davis County	\$8,500	Watauga	\$33,216
Jefferson	\$11,194	Waxahachie	\$152,094
Jefferson County	\$756,614	Weatherford	\$207,872
Jersey Village	\$36,347	Webb County	\$505,304
Jewett	\$9,338	Webberville	\$1,280
Jim Hogg County	\$12,718	Webster	\$53,202
Jim Wells County	\$166,539	Weimar	\$5,830
Joaquin	\$810	Weinert	\$234
Johnson City	\$3,581	Weir	\$443
Johnson County	\$408,692	Wellington	\$9,111
Jolly	\$26	Wellman	\$383
Jones County	\$22,001	Wells	\$1,357
Jones Creek	\$5,078	Weslaco	\$73,949
Jonestown	\$6,419	West	\$3,522
Josephine	\$881	West Columbia	\$17,958
Joshua	\$20,619	West Lake Hills	\$17,056
Jourdanton	\$9,600	West Orange	\$42,452
Junction	\$4,825	West Tawakoni	\$6,995
Justin	\$8,575	West University Place	\$34,672
Karnes City	\$11,632	Westbrook	\$43
Karnes County	\$35,249	Westlake	\$41,540
Katy	\$52,467	Weston	\$266

Kaufman	\$27,607	Weston Lakes	\$189
Kaufman County	\$353,047	Westover Hills	\$4,509
Keene	\$38,296	Westworth Village	\$7,842
Keller	\$79,189	Wharton	\$31,700
Kemah	\$28,325	Wharton County	\$72,887
Kemp	\$6,419	Wheeler	\$447
Kempner	\$330	Wheeler County	\$26,273
Kendall County	\$100,643	White Deer	\$1,273
Kendleton	\$13	White Oak	\$15,305
Kenedy	\$676	White Settlement	\$23,304
Kenedy County	\$1,000	Whiteface	\$155
Kenefick	\$416	Whitehouse	\$29,017
Kennard	\$132	Whitesboro	\$18,932
Kennedale	\$21,024	Whitewright	\$7,098
Kent County	\$939	Whitney	\$73
Kerens	\$1,924	Wichita County	\$552,371
Kermit	\$5,652	Wichita Falls	\$832,574
Kerr County	\$218,452	Wickett	\$87
Kerrville	\$190,357	Wilbarger County	\$55,124
Kilgore	\$105,583	Willacy County	\$24,581
Killeen	\$535,650	Williamson County	\$1,195,987
Kimble County	\$20,480	Willis	\$24,384
King County	\$1,000	Willow Park	\$26,737
Kingsville	\$20,083	Wills Point	\$43,765
Kinney County	\$2,142	Wilmer	\$426
Kirby	\$8,752	Wilson	\$12
Kirbyville	\$10,690	Wilson County	\$121,034
Kirvin	\$2	Wimberley	\$724
Kleberg County	\$124,109	Windcrest	\$12,908
Knollwood	\$1,160	Windom	\$1,087
Knox City	\$1,962	Windthorst	\$3,385
Knox County	\$11,730	Winfield	\$290
Kosse	\$2,468	Wink	\$120
Kountze	\$19,716	Winkler County	\$61,163
Kress	\$186	Winnnsboro	\$28,791
Krugerville	\$1,508	Winona	\$319
Krum	\$9,661	Winters	\$6,229
Kurten	\$686	Wise County	\$289,074
Kyle	\$51,835	Wixon Valley	\$441
La Feria	\$10,381	Wolfe City	\$5,466

La Grange	\$9,623	Wolfforth	\$4,022
La Grulla	\$1,708	Wood County	\$267,048
La Joya	\$8,457	Woodbranch	\$9,617
La Marque	\$98,930	Woodcreek	\$358
La Porte	\$91,532	Woodloch	\$1,012
La Salle County	\$14,975	Woodsboro	\$1,130
La Vernia	\$3,217	Woodson	\$122
La Villa	\$572	Woodville	\$20,340
La Ward	\$321	Woodway	\$25,713
LaCoste	\$159	Wortham	\$376
Lacy-Lakeview	\$11,599	Wylie	\$114,708
Ladonia	\$2,011	Yantis	\$2,072
Lago Vista	\$13,768	Yoakum County	\$34,924
Laguna Vista	\$3,689	Yoakum	\$20,210
Lake Bridgeport	\$232	Yorktown	\$5,447
Lake City	\$2,918	Young County	\$44,120
Lake Dallas	\$25,314	Zapata County	\$56,480
Lake Jackson	\$75,781	Zavala County	\$38,147
Lake Tanglewood	\$613	Zavalla	\$1,088
Lake Worth	\$20,051		

EXHIBIT C

Exhibit C: TX Opioid Council & Health Care Region Allocations plus Administrative Costs
70% of Total (\$700 million)

Health Care Region Allocation*: \$693 million; Administrative Costs: \$7 million		
Region	Counties in Health Care Region	Allocation
1	Anderson, Bowie, Camp, Cass, Cherokee, Delta, Fannin, Franklin, Freestone, Gregg, Harrison, Henderson, Hopkins, Houston, Hunt, Lamar, Marion, Morris, Panola, Rains, Red, River, Rusk, Smith, Titus, Trinity, Upshur, Van, Zandt, Wood	\$38,223,336
2	Angelina, Brazoria, Galveston, Hardin, Jasper, Jefferson, Liberty, Nacogdoches, Newton, Orange, Polk, Sabine, San Augustine, San Jacinto, Shelby, Tyler	\$54,149,215
3	Austin, Calhoun, Chambers, Colorado, Fort Bend, Harris, Matagorda, Waller, Wharton	\$120,965,680
4	Aransas, Bee, Brooks, De Witt, Duval, Goliad, Gonzales, Jackson, Jim Wells, Karnes, Kenedy, Kleberg, Lavaca, Live Oak, Nueces, Refugio, San Patricio, Victoria	\$27,047,477
5	Cameron, Hidalgo, Starr, Willacy	\$17,619,875
6	Atascosa, Bandera, Bexar, Comal, Dimmit, Edwards, Frio, Gillespie, Guadalupe, Kendall, Kerr, Kinney, La Salle, McMullen, Medina, Real, Uvalde, Val Verde, Wilson, Zavala	\$68,228,047
7	Bastrop, Caldwell, Fayette, Hays, Lee, Travis	\$50,489,691
8	Bell, Blanco, Burnet, Lampasas, Llano, Milam, Mills, San Saba, Williamson	\$24,220,521
9	Dallas, Kaufman	\$66,492,094
10	Ellis, Erath, Hood, Johnson, Navarro, Parker, Somervell, Tarrant, Wise	\$65,538,414
11	Brown, Callahan, Comanche, Eastland, Fisher, Haskell, Jones, Knox, Mitchell, Nolan, Palo Pinto, Shackelford, Stephens, Stonewall, Taylor	\$9,509,818
12	Armstrong, Bailey, Borden, Briscoe, Carson, Castro, Childress, Cochran, Collingsworth, Cottle, Crosby, Dallam, Dawson, Deaf Smith, Dickens, Donley, Floyd, Gaines, Garza, Gray, Hale, Hall, Hansford, Hartley, Hemphill, Hockley, Hutchinson, Kent, King, Lamb, Lipscomb, Lubbock, Lynn, Moore, Motley, Ochiltree, Oldham, Parmer, Potter, Randall, Roberts, Scurry, Sherman, Swisher, Terry, Wheeler, Yoakum	\$23,498,027
13	Coke, Coleman, Concho, Crockett, Irion, Kimble, Mason, McCulloch, Menard, Pecos, Reagan, Runnels, Schleicher, Sterling, Sutton, Terrell, Tom Green	\$5,195,605
14	Andrews, Brewster, Crane, Culberson, Ector, Glasscock, Howard, Jeff Davis, Loving, Martin, Midland, Presidio, Reeves, Upton, Ward, Winkler	\$12,124,354
15	El Paso, Hudspeth	\$17,994,285
16	Bosque, Coryell, Falls, Hamilton, Hill, Limestone, McLennan	\$9,452,018
17	Brazos, Burleson, Grimes, Leon, Madison, Montgomery, Robertson, Walker, Washington	\$23,042,947
18	Collin, Denton, Grayson, Rockwall	\$39,787,684
19	Archer, Baylor, Clay, Cooke, Foard, Hardeman, Jack, Montague, Throckmorton, Wichita, Wilbarger, Young	\$12,665,268
20	Jim Hogg, Maverick, Webb, Zapata	\$6,755,656
	Administrative Costs	\$7,000,000

* Each Region shall reserve 25% of its allocation for Targeted Funds under the guidelines of Exhibit A.

EXHIBIT K

Settlement Participation Form

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 (“Janssen Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the Janssen Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Janssen Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Janssen Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed.
3. The Governmental Entity agrees to the terms of the Janssen Settlement pertaining to Subdivisions as defined therein.
4. By agreeing to the terms of the Janssen Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Janssen Settlement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Janssen Settlement.
7. The Governmental Entity has the right to enforce the Janssen Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Janssen Settlement, including but not limited to all provisions of

Section IV (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Janssen Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Janssen Settlement shall be a complete bar to any Released Claim.

9. In connection with the releases provided for in the Janssen Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Janssen Settlement.

10. Nothing herein is intended to modify in any way the terms of the Janssen Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Janssen Settlement in any respect, the Janssen Settlement controls.

I have all necessary power and authorization to execute this Election and Release on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

EXHIBIT K

Subdivision Settlement Participation Form

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 (“*Distributor Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Distributor Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Distributor Settlement, understands that all terms in this Participation Form have the meanings defined therein, and agrees that by signing this Participation Form, the Governmental Entity elects to participate in the Distributor Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, secure the dismissal with prejudice of any Released Claims that it has filed.
3. The Governmental Entity agrees to the terms of the Distributor Settlement pertaining to Subdivisions as defined therein.
4. By agreeing to the terms of the Distributor Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Distributor Settlement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Distributor Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Distributor Settlement.

7. The Governmental Entity has the right to enforce the Distributor Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Distributor Settlement, including, but not limited to, all provisions of Part XI, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Distributor Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Distributor Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Distributor Settlement.
10. In connection with the releases provided for in the Distributor Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release, and that if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Distributor Settlement.

11. Nothing herein is intended to modify in any way the terms of the Distributor Settlement, to which Governmental Entity hereby agrees. To the extent this Participation Form is interpreted differently from the Distributor Settlement in any respect, the Distributor Settlement controls.

I have all necessary power and authorization to execute this Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

RESOLUTION NO.

STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF SAN JUAN

BE IT REMEMBERED, at a regular meeting of the Board of Commissioners of the City of San Juan, Texas, held on the, 8th day of February, 2022, on motion made by _____ and seconded by _____, the following Resolution was adopted:

WHEREAS, The City of San Juan, Texas obtained information indicating that certain drug companies and their corporate affiliates, parents, subsidiaries, and such other defendants as may be added to the litigation (collectively, “Defendants”) have engaged in fraudulent and/or reckless marketing and/or distribution of opioids that have resulted in addictions and overdoses; and

WHEREAS, these actions, conduct and misconduct have resulted in significant financial costs to the City; and

WHEREAS, on May 13, 2020, the State of Texas, through the Office of the Attorney General, and a negotiation group for Texas political subdivisions entered into an Agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet (hereafter, the Texas Term Sheet) approving the allocation of any and all opioid settlement funds within the State of Texas. The Texas Term Sheet is attached hereto as Exhibit “A”; and

WHEREAS, Special Counsel and the State of Texas have recommended that the City of San Juan, Texas Board of Commissioners support the adoption and approval the Texas Term Sheet in its entirety.

NOW, THEREFORE, BE IT RESOLVED that we, the Board of Commissioners of The City of San Juan, Texas:

1. Support the adoption and approval the Texas Term Sheet in its entirety; and

2. Finds as follows:

a. There is a substantial need for repayment of opioid-related expenditures and payment to abate opioid-related harms in and about City of San Juan, Texas; and

b. The Board of Commissioners supports in its entirety and hereby adopts the allocation method for opioid settlement proceeds as set forth in the STATE OF TEXAS AND TEXAS POLITICAL SUBDIVISIONS' OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET, attached hereto as Exhibit A. The City Commissioners understand that the purpose of this Texas Term Sheet is to permit collaboration between the State of Texas and Political Subdivisions to explore and potentially effectuate resolution of the Opioid Litigation against Pharmaceutical Supply Chain Participants as defined therein. We also understand that an additional purpose is to create an effective means of distributing any potential settlement funds obtained under this Texas Term Sheet between the State of Texas and Political Subdivisions in a manner and means that would promote an effective and meaningful use of the funds in abating the opioid epidemic in this County and throughout Texas.

PASSED, APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY SAN JUAN, TEXAS on this the 8th day of February, 2022.

Mayor

Mayor Pro-Tem

Commissioner

Commissioner

Commissioner

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 25, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is requesting a conditional use permit to allow a guest house at Valley Ranch Subdivision, a residential subdivision located approximately three quarters of a mile West of Cesar Chavez along the North side of Hall Acres Road. The applicant is proposing a 1,189 square foot guest house in a 21,800 square foot property.

According to Article VIII, Section 8, (e) of the Unified Development Code, all proposed guest houses required a conditional use permit,

The following is a list of requirements:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Lots must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

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

RECOMMENDATION:

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 02/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a guest house 2403 Deion Drive.
APPLICANT:	Los Pingos Construction, LLC.
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 30, Valley Ranch Subdivision
EXISTING LAND USE ADJACENT ZONING:	<i>North</i> – Residential; Single-Family Residence District (R-S) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> - Residential; Single-Family Residence District (R-S) <i>West</i> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access along Deion Drive
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with list of requirements attached on the second page of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a conditional use permit to allow a guest house at Valley Ranch Subdivision, a residential subdivision located approximately three quarters of a mile West of Cesar Chavez along the North side of Hall Acres Road. The applicant is proposing a 1,189 square foot guest house in a 21,800 square foot property.

According to Article VIII, Section 8, (e) of the Unified Development Code, all proposed guest houses required a conditional use permit,

The following is a list of requirements:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Lots must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

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

ATTACHMENTS:

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





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A GUEST HOUSE AT 2403 DEION DRIVE, LEGALLY DESCRIBED AS LOT 30, VALLEY RANCH 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, Los Pingos Construction, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a guest house at 2403 Deion Drive.

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 Los Pingos Construction, LLC. has applied for a Conditional Use Permit to allow a guest house at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, subject to the following conditions:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Lot must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

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 25th day of January, 2022.

PASSED and APPROVED on second and final reading on the 8th day of February, 2022.

CITY OF SAN JUAN

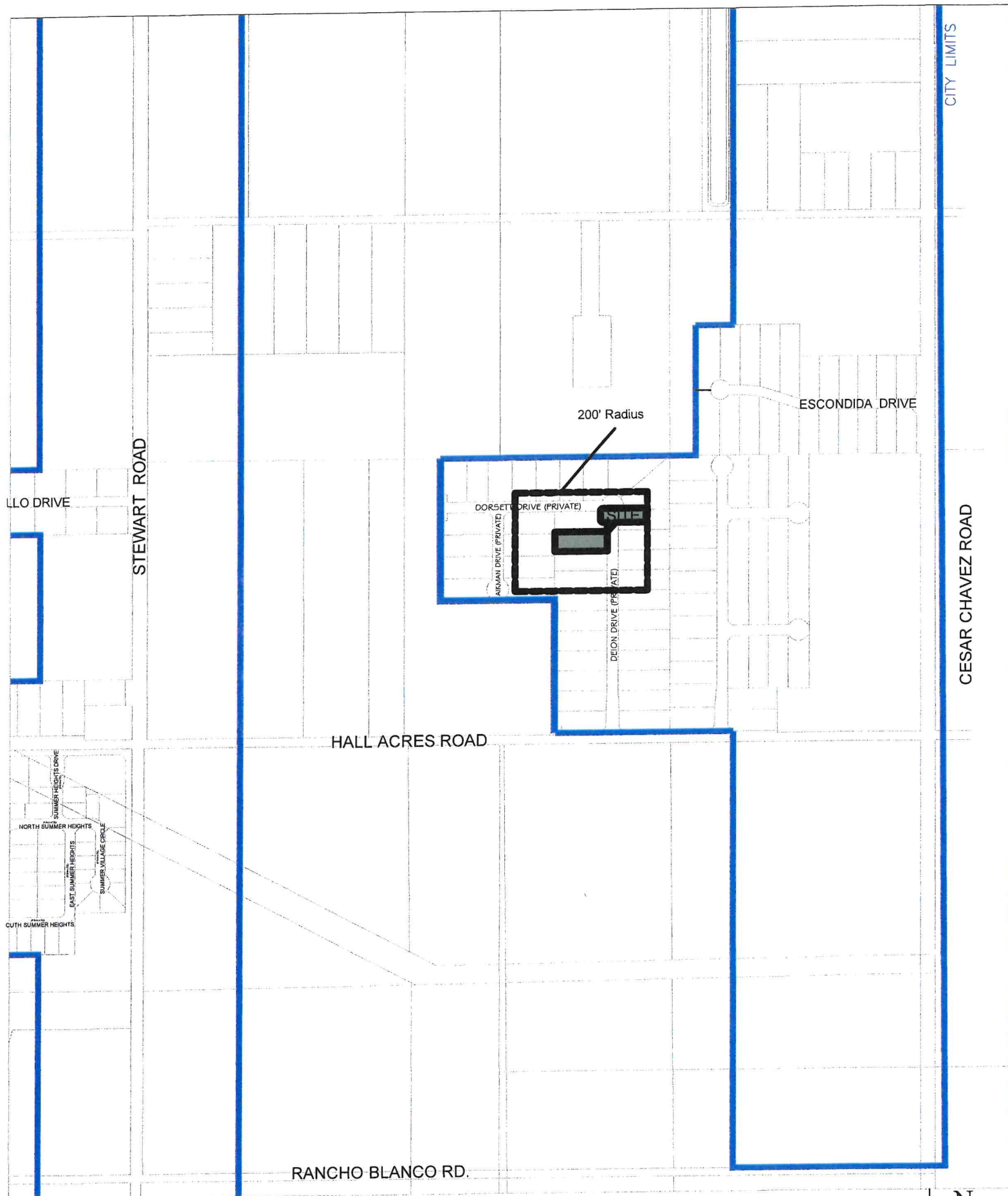
MARIO GARZA, MAYOR

ATTEST:

**BRENDA ESCALANTE
INTERIM CITY SECRETARY**

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

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.



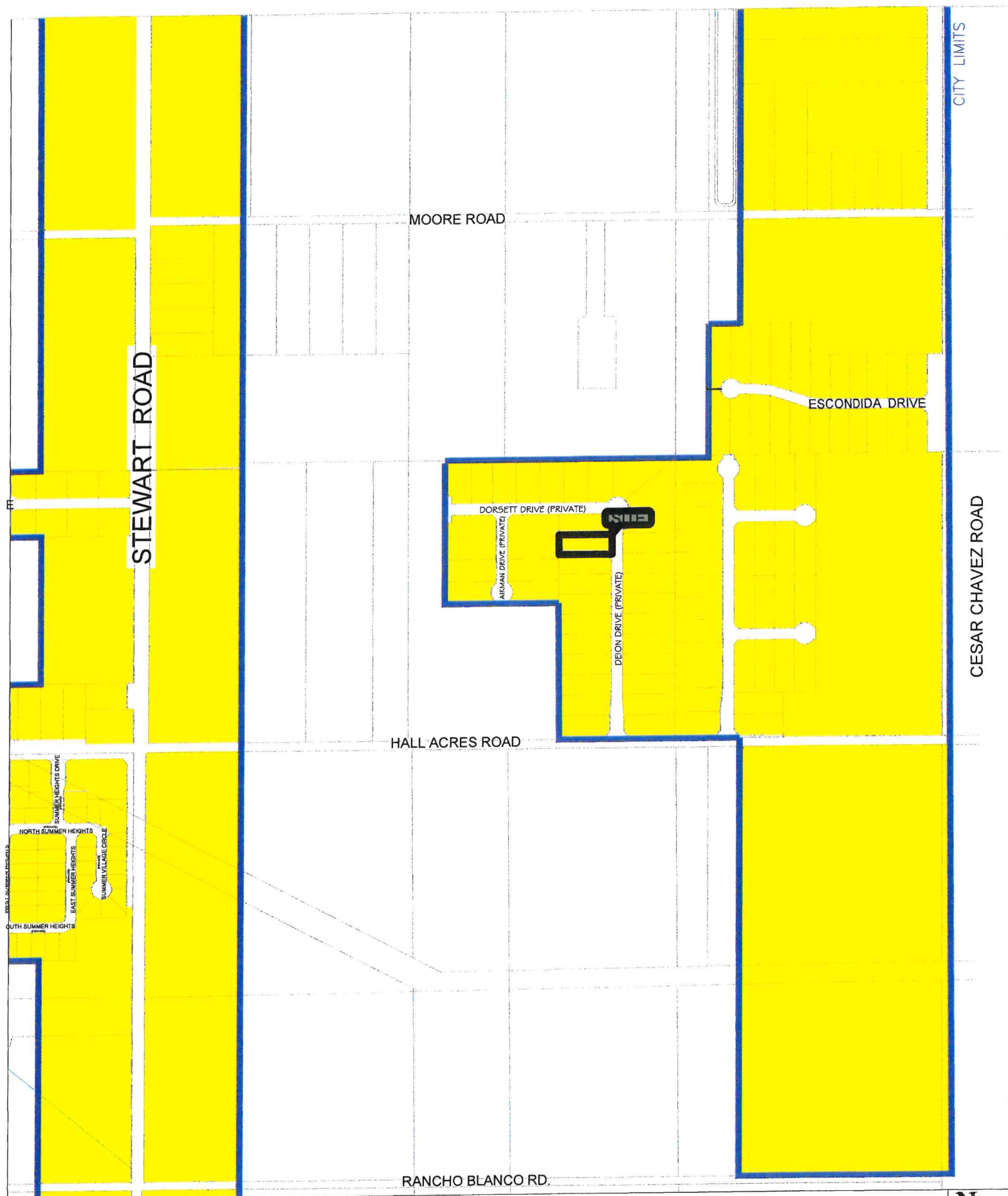


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.



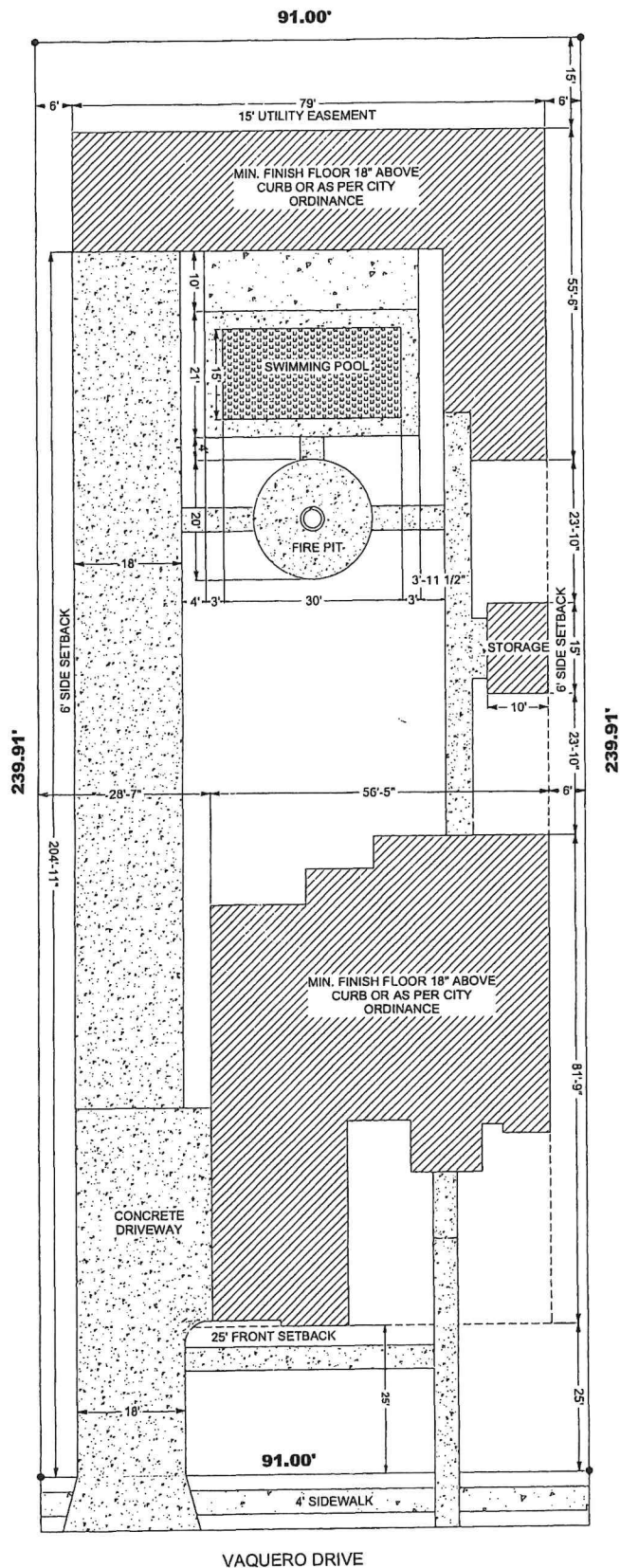


Zoning Districts

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

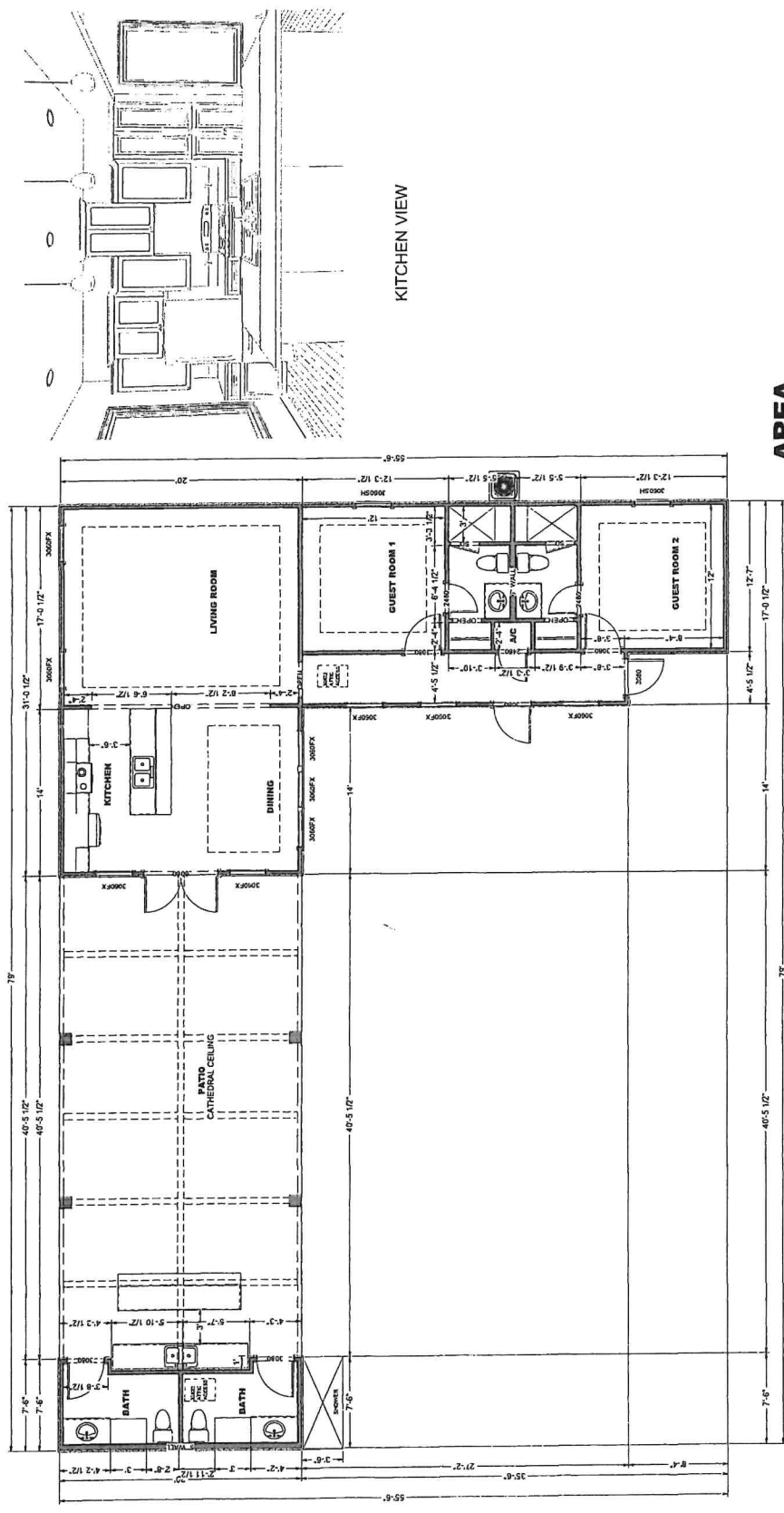
Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.





VAQUERO DRIVE

A-2	SHEET	N.T.S.	SCALE	DATE: 10/29/2021	DRAWINGS PROVIDED BY:	BUILDER/CONTRACTOR:	SHEET TITLE: SITE PLAN	ORDONEZ PLAN DESIGNS 655-363-1691
							ADRIAN RODRIGUEZ LOT 30 VALLEY RANCH SUBDIVISION SAN JUAN TX	



AREA		
LIVING	2233 SQ. FT.	
GARAGE	776 SQ. FT.	
PATIO	210 SQ. FT.	
PORCH	122 SQ. FT.	
GUEST	1189 SQ. FT.	
GUEST PATIO	960 SQ. FT.	
STORAGE	150 SQ. FT.	
TOTAL	5640 SQ. FT.	

(e) Guesthouses or maids: Applicable conditions including but not limited to:

- (1) Only one allowed per lot;
- (2) Must meet setback requirements;
- (3) Must be on same utilities as primary residence on lot;
- (4) Lot must be a minimum of eight thousand (8,000) square feet;
- (5) There can be no separate driveway or garage for the guesthouse;
- (6) It must not be rented out; and
- (7) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.

Los Pingos Construction, LLC.
2119 San Antonio Avenue
San Juan, TX 78589

Saenz, Rene and Navil
2900 Fresno
Hidalgo, TX 78557

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

Ortiz, Nora H. Rodriguez
1808 W. Texas Avenue
San Juan, TX 78589

Alanis, Jorge Arturo
1012 E. 12 ½ Street
San Juan, TX 78589

Gonzalez, Rafael Hector Jr.
1901 Piedras Negras Rd.
San Juan, TX 78589

Trevino, Luis
416 E. 12th Street
San Juan, TX 78589

De Hoyos, Rene and Sulema
Cavazos
103 W. 16th Street
San Juan, TX 78589

Garza, Yolanda and Jesus Antonio
Gonzalez
2203 Cedro Dr.
San Juan, TX 78589

Casa Nuova Construction, LLC.
1004 Tinman Circle
Pharr, TX 78577

Trevino, Rodolfo Jr.
1813 Harvard Avenue
McAllen, TX 78504

Maderas Construction, LLC.
1306 El Presidente Avenue
San Juan, TX 78589

Benavides, Sergio and Maria Luisa
P.O. Box 1845
San Juan, TX 78589

Villagomez, Tomas Gilberto and
Nohemi Saenz
3308 Fresno Avenue
Hidalgo, TX 78557

Garcia, Albert and Monica Gomez
1317 Cynthia Lane
Pharr, TX 78577

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a Pool House at 2800 Richies Circle, legally described as Lot 4, Summer Heights Subdivision as Requested by Ricardo and Esmeralda Renteria.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 25, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is requesting a conditional use permit to allow a pool house at Summer Heights Subdivision, a residential subdivision located at the Southwest corner of Hall Acres and Stewart Road. The applicant is proposing a 370 square foot pool house on a 12,300 square foot lot.

According to Article VIII, Section 8, (e) of the Unified Development Code, all proposed guest houses required a conditional use permit,

The following is a list of requirements:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easement requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Lots must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate driveway or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

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

RECOMMENDATION:

Staff recommends approval subject to compliance with the list of requirements as outlined on the second page of this report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 02/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow a Pool House at 2800 Richies Circle
APPLICANT:	Ricardo and Esmeralda Renteria
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 4, Summer Heights Subdivision
EXISTING LAND USE	<i>North</i> – Residential; Single-Family Residence District (R-S)
ADJACENT ZONING:	<i>South</i> – Residential; Single-Family Residence District (R-S)
	<i>East</i> - Residential; Single-Family Residence District (R-S)
	<i>West</i> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has frontage to Richies Circle.
PUBLIC SERVICES:	Water service is provided by the Military Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the list of requirements as outlined on the second page of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a conditional use permit to allow a pool house at Summer Heights Subdivision, a residential subdivision located at the Southwest corner of Hall Acres and Stewart Road. The applicant is proposing a 370 square foot pool house on a 12,300 square foot lot.

According to Article VIII, Section 8, (e) of the Unified Development Code, all proposed guest houses required a conditional use permit,

The following is a list of requirements:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Lots must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate driveway or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

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

ATTACHMENTS:

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





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A POOL HOUSE AT 2800 RICHIE CIRCLE, LEGALLY DESCRIBED AS LOT 4, SUMMER HEIGHTS 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, Ricardo and Esmeralda Renteria has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a pool house at 2800 Richie Circle.

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 Ricardo and Esmeralda Renteria has applied for a Conditional Use Permit to allow a pool house at 2800 Richie Circle, legally described as Lot 4, Summer Heights Subdivision, subject to the following conditions:

- a) Only one allowed per lot;
- b) Must meet setback requirements;
- c) Must meet easements requirements;
- d) Must be on same utilities as primary residence on lot;
- e) Los must be a minimum of eight thousand (8,000) square feet;
- f) There can be no separate drive or garage for the guesthouse;
- g) It must not be rented out; and
- h) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

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 25th day of January, 2022.

PASSED and APPROVED on second and final reading on the 8th day of February, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

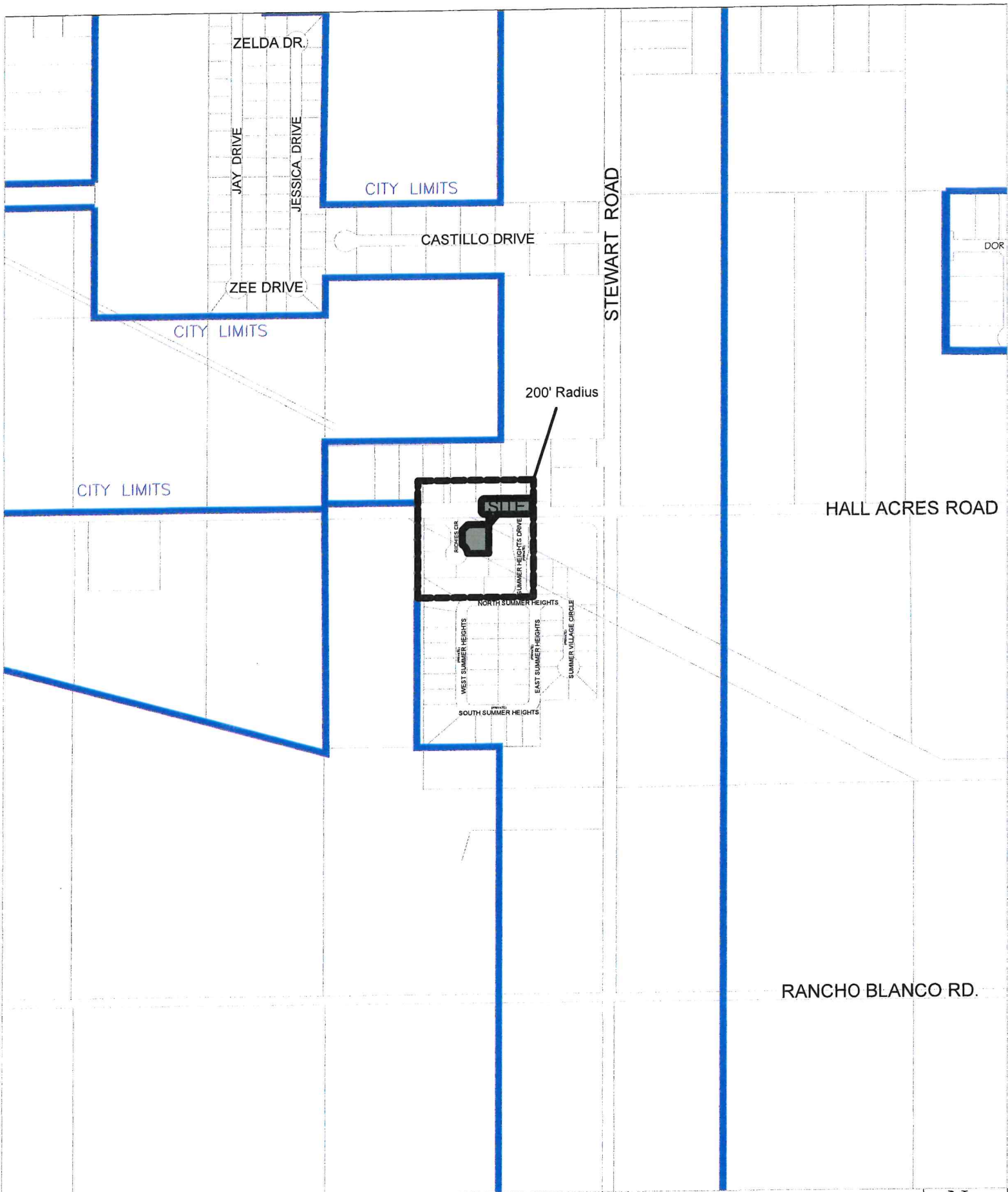
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow a Pool House at 2800 Richie Circle, legally described as Lot 4, Summer Heights Subdivision, as Requested by Ricardo and Esmeralda Renteria.





Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit to allow a Pool House at 2800 Richie Circle, legally described as Lot 4, Summer Heights Subdivision, as Requested by Ricardo and Esmeralda Renteria.





Zoning Districts

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

Conditional Use Permit to allow a Pool House at 2800 Richie Circle, legally described as Lot 4, Summer Heights Subdivision, as Requested by Ricardo and Esmeralda Renteria.



OWNER: RICARDO & ESMERALDA RENTERIA
 LOCATION: 2800 RICHIES CIRCLE
 SAN JUAN, TX 78589

SHEET LEGEND

1. SITE PLAN
2. FLOOR PLAN, FOUNDATION DETAILS & ELEVATIONS

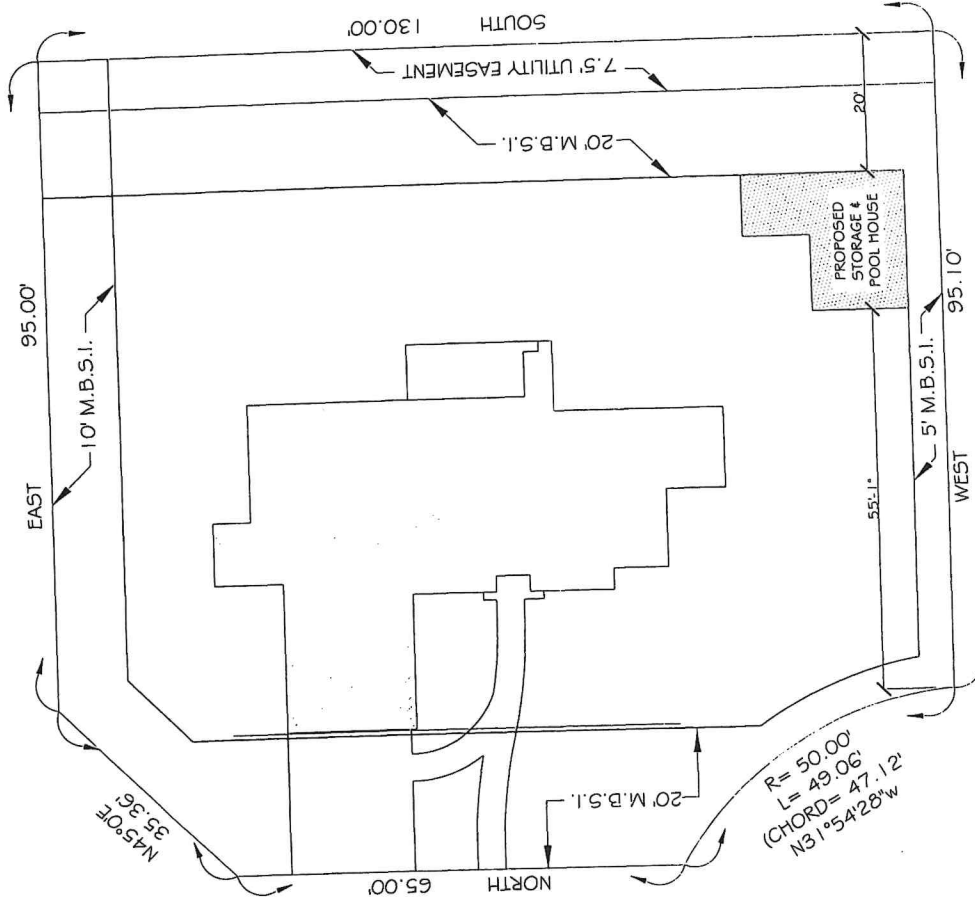
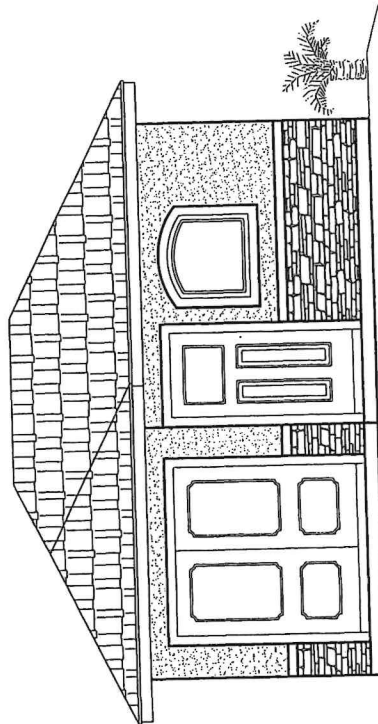
BUILDING AREA	S.F.
LIVING AREA	279
STORAGE SHED	90
TOTAL SQFT.	369

SITE PLAN

OF
 LOT FOUR (4) SUMMER HEIGHTS SUBDIVISION, AN
 ADDITION TO THE CITY OF SAN JUAN, HIDALGO
 COUNTY, TEXAS.

SITE PLAN NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK.
2. FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM 18" ABOVE TOP OF CURB.
3. FIELD VERIFY SIDEWALK REQUIREMENTS AS PER CITY CODE, SUBDIVISION, OR ENGINEERING DPT.



DATE: 08.17.2021	PROJECT TYPE: STORAGE & POOL HOUSE ADDITION
DRAWN: Esmeralda	SHEET TITLE: SITE PLAN
CAD NO: 2021.017	SCALE: AS NOTED
OWNER: RENTERIA RESIDENCE	

ERH DRAFTING AND
 DESIGN SERVICES
 956.622.8036
 erh_dco7@yahoo.com

THIS DRAWING AND DESIGN SERVICES IS NOT AN ARCHITECTURAL OR ENGINEERING PLAN. ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE DRAWING AND DESIGN SERVICES IS NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY. THE DRAWING AND DESIGN SERVICES IS NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY. THE DRAWING AND DESIGN SERVICES IS NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY.

Page 209

Guesthouses or maids: Applicable conditions including but not limited to:

- (1) Only one allowed per lot;
- (2) Must meet setback requirements;
- (3) Must be on same utilities as primary residence on lot;
- (4) Lot must be a minimum of eight thousand (8,000) square feet;
- (5) There can be no separate driveway or garage for the guesthouse;
- (6) It must not be rented out; and
- (7) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

***Conditional Use Permit to allow a Pool House at 2800 Richie Circle, legally described as Lot 4, Summer Heights
Subdivision as Requested by Ricardo and Esmeralda Renteria.***

Renteria, Ricardo and Esmeralda
2800 Richies Circle
San Juan, TX 78589

Worley, Blanca & Guadalupe
Trevino
500 Hall Acres Road
San Juan, TX 78589

Martinez, Elainie M. and Joseph K.
Mensah
2219 Cedro Drive
San Juan, TX 78589

Hernandez, Heliodoro and Maria
420 Hall Acres
San Juan, TX 78589

Sanchez, Fabian and Veronica
2805 Richie's Circle
San Juan, TX 78589

Espino, Hector Jr.
404 Hall Acres
San Juan, TX 78589

Richie, Rita
420 E. Redbud Avenue
McAllen, TX 78504

Espino, Gilberto
400 Hall Acres Rd.
San Juan, TX 78589

El Piloto Enterprises, LLC.
17503 La Cantera Pkwy Suite 104
San Antonio, TX 78257

Mora, Ruben and Patricia
P.O. Box 505
Alamo, TX 78516

Ramirez, Ines D. Garcia and Tanya
Cantu Quintanilla
2805 Summer Heights Drive
San Juan, TX 78589

Brouwen, Alfredo and Maria E.
407 Cameo Circle
Alamo, TX 78516

Perez, Jose Rogelio
229 Nannette Drive
Pharr, TX 78577

Vaca, Marcos and Maria E.
1707 Texas Avenue
San Juan, TX 78589

Perez, Jose Rogelio
229 Nannette Dr.
Pharr, TX 78577

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to operate “YM Events” at 618 E. Nolana Avenue Suite A, legally described as Lot 1-B through 1-D, Wolverine Subdivision, as Requested by Yadith Reyes.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 25, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Ms. Reyes is taking over the event center called Ikers Party Place that was in operation for a couple of years in the commercial plaza located at Wolverine Road and Nolana Avenue. The event center has a total of 3,000 square feet and occupancy load of approximately 120 people. A total of twenty-four (24) common parking spaces are located in the front of the property.

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

RECOMMENDATION:

Staff recommends approval of the conditional use subject to compliance with conditions on the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 02/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “YM Events” in a commercial area.
APPLICANT:	Yadith Reyes
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1-B through 1-D, Wolverine Subdivision
LOCATION:	618 E. Nolana Avenue, Suite A
USE / EXISTING ZONING:	Commercial Plaza / General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Single-Family Residence District (R-S) <i>South</i> – Commercial; General Business District (C-2) <i>East</i> – Commercial; General Business District (C-2) <i>West</i> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access onto Wolverine Road.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the conditional use subject to compliance with conditions on pages 2 and 3 of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Reyes is taking over the event center called Ikers Party Place that was in operation for a couple of years in the commercial plaza located at Wolverine Road and Nolana Avenue. The event center has a total of 3,000 square feet and occupancy load of approximately 120 people. A total of twenty-four (24) common parking spaces are located in the front of the property.

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.
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.

CONDITIONAL USE PERMIT
“YM EVENTS”
FEBRUARY 8, 2022

PAGE 3

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

ATTACHMENTS:

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



YM Events



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A “YM EVENT CENTER” AT 618 E. NOLANA AVENUE, LEGALLY DESCRIBED AS LOT 1-B THROUGH 1-D, WOLVERINE 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, Yadith Reyes has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow an event center at 618 E. Nolana Avenue.

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 Yadith Reyez has applied for a Conditional Use Permit to allow an event center at 618 E. Nolana Avenue, legally described as Lot 1-B through 1-D, Wolverine Subdivision, subject to the following conditions:

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.
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 25th day of January, 2022.

PASSED and APPROVED on second and final reading on the 8th day of February, 2022.

CITY OF SAN JUAN

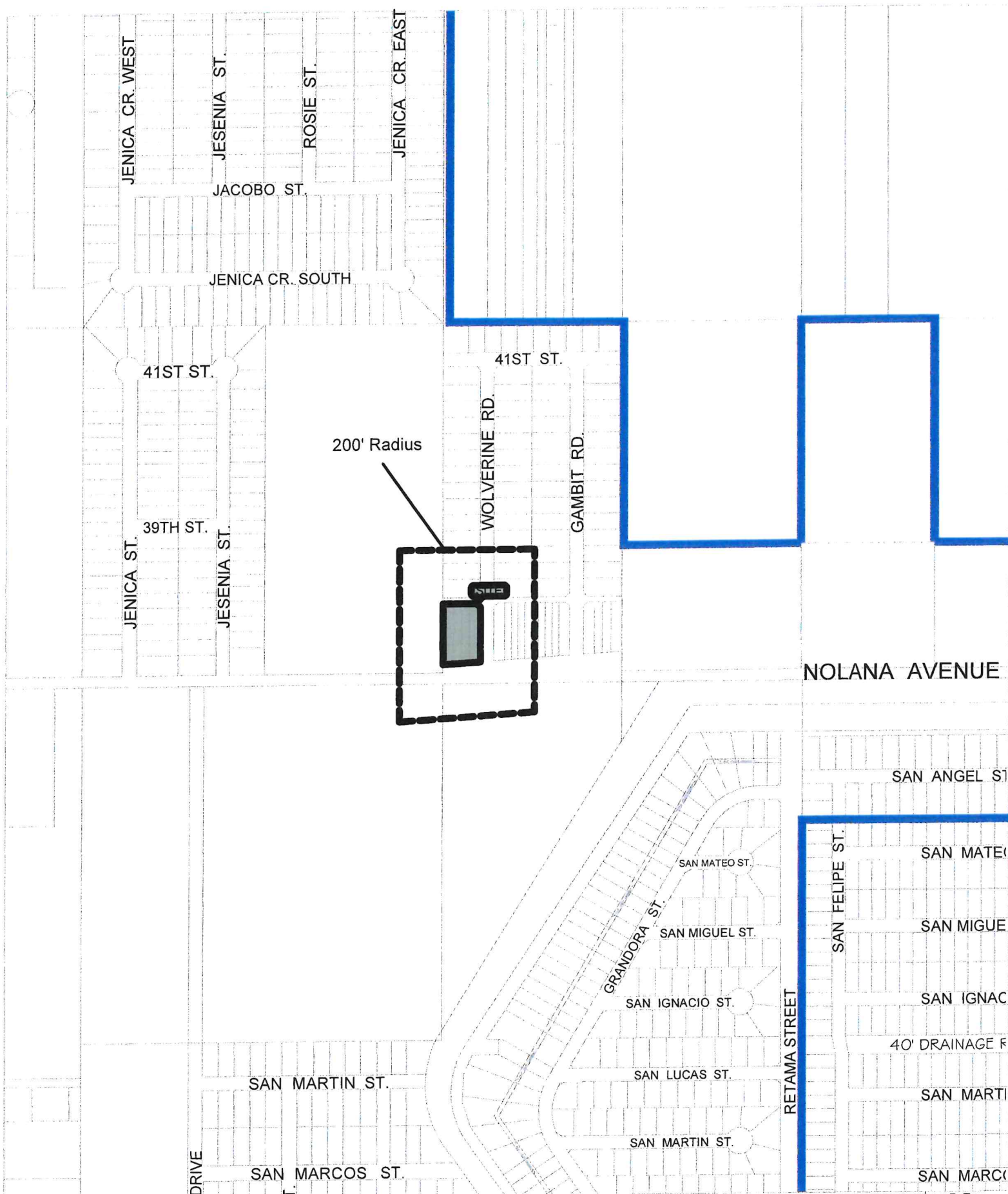
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to operate "YM Events" at 618 E. Nolana Avenue, legally described as Lot 1-B, Wolverine Subdivision, as Requested by Yadith Reyes.



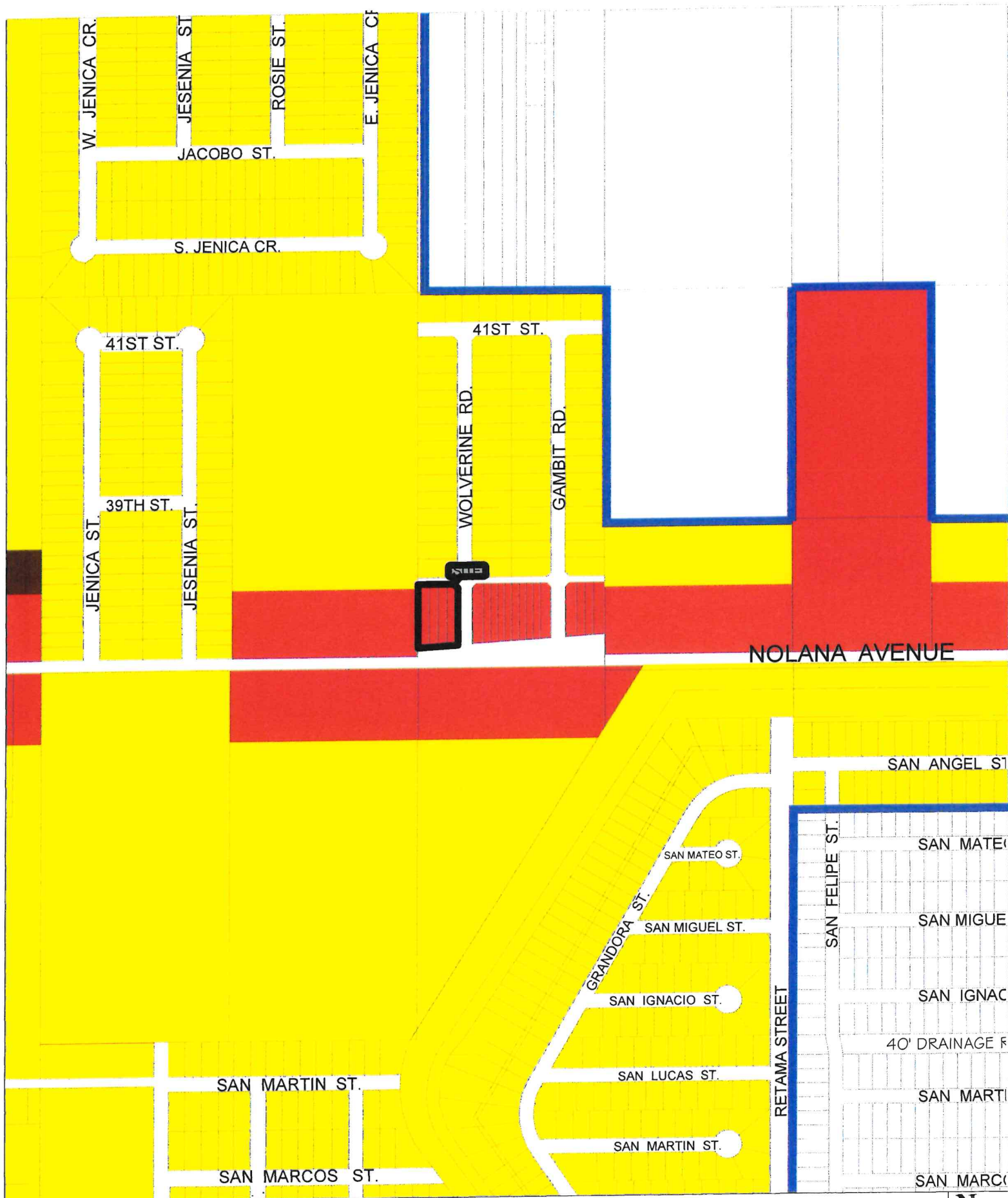


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to operate "YM Events" at 618 E. Nolana Avenue, legally described as Lot 1-B, Wolverine Subdivision, as Requested by Yadith Reyes.





Zoning Districts

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

Conditional Use Permit to operate "YM Events" at 618 E. Nolana Avenue, legally described as Lot 1-B, Wolverine Subdivision, as Requested by Yadith Reyes.



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

- (1) The property line of the lot of any of the above-mentioned businesses, especially those businesses having late hours (after 10:00 p.m.), must be at a minimum three hundred (300) feet from the nearest residence, church, school or publicly owned property, or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential area, and must be designed to prevent disruption of the character of adjacent residential areas;
- (2) The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
- (3) The businesses must provide parking in accordance with the City off-street parking regulations as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking;
- (4) The businesses must do everything possible to prevent the unauthorized parking of its patrons on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- (5) The businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- (6) The businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties; and
- (7) The businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, chief building official and director of planning. This number cannot exceed the number provided for in existing City regulations.

Conditional Use Permit to operate "YM Events" at 618 E. Nolana Avenue, legally described as Lot 1-B, Wolverine Subdivision, as Requested by Yadith Reyes.

Reyes, Yadith
201 E. Vine Avenue
McAllen, TX 78501

Zapata, Cesar and Emilia
3800 Wolverine Rd.
San Juan, TX 78589

Ibarra, Maria J.
13003 Nolana
Alamo, TX 78516

Snowden, Duane C.
413 W. Iris Avenue
McAllen, TX 78501

Hidalgo County
100 E. Cano St. Suite 302
Edinburg, TX 78539

Rio Land, Inc.
Attn. Mrs. Jewell Amyx
9306 Great Hills Trl Unit 165
Austin, TX 78759

Ramirez, Victor A. Vela and
Melissa Ponce
207 Julius Circle
Donna, TX 78537

Avalos, Juan M. and Maria San
Juana Lopez
8511 N. 22nd Ln.
McAllen, TX 78504

Santos, Oscar
711 Toronto Avenue Apt F-2
McAllen, TX 78503

Cantu, Sergio Luis
3804 Wolverine Rd.
San Juan, TX 78589

Landa, Jose L.
205 Sunset Dr.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Second and Final Reading of the Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “El Puerto del Tio Jerry #3” Restaurant located at 111 W. Nolana Avenue, Suites 1 & 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 25, 2022, 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 for On-Premise Consumption at the proposed seafood restaurant “El Puerto del Tio Jerry #3” located at the Southwest corner of Raul Longoria Road and Nolana Avenue, just West of the Stripes. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The applicant is proposing to sell alcohol Monday to Sunday from noon to midnight. He must agree to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

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 the request.

RECOMMENDATION:

Staff recommends approval subject to compliance with the requirements in the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 02/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed “El Puerto del Tio Jerry #3”

APPLICANT: Gerardo Chapa Jr.

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 2, Circle K #9123 Subdivision

LOCATION: 111 W. Nolana Avenue Suites 1 & 2
Located at the Southwest corner of Nolana Avenue and Raul Longoria Road

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

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

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

RECOMMENDATION: Staff recommends approval subject to compliance with the requirements outlined on pages 2 and 3 of this report.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Chapa is applying for a conditional use permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed seafood restaurant “El Puerto del Tio Jerry #3” located at the Southwest corner of Raul Longoria Road and Nolana Avenue, just West of the Stripes. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The applicant is proposing to sell alcohol Monday to Sunday from noon to midnight. He must agree to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

The following is the list of requirements:

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

**CONDITIONAL USE PERMIT
“EL PUERTO DEL TIO JERRY #3”
FEBRUARY 8, 2022**

PAGE 3

8. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements
9. The business must comply with the city’s noise ordinance.
10. The business must comply with the City’s Security Cameras Ordinance.
11. The business must comply with the City to maintain the alcohol license, conditional use, occupational license and health permits.
12. There shall be no smoking inside the premises at any time.
13. No loading or unloading of merchandise in a public street.

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 the request.

ATTACHMENTS:

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



Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE AND ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE AND BEER) AT THE PROPOSED “EL PUERTO DEL TIO JERRY #3” TO BE LOCATED AT 111 W. NOLANA AVENUE SUITES 1 & 2, LEGALLY DESCRIBED AS LOT 2, CIRCLE K #9123 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, Gerardo Chapa Jr. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale and On-Site Consumption of Alcoholic Beverages (Wine and Beer) at the proposed restaurant “El Puerto del Tio Jerry #3” to be located at 111 W. Nolana Avenue Suites 1 & 2.

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 Gerardo Chapa Jr. has applied for a Conditional Use Permit for the Sale and On-Site Consumption at the proposed restaurant “El Puerto del Tio Jerry #3” to be located at 111 W. Nolana Avenue, subject to the following conditions:

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

5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. There shall be no smoking inside the premises at any time.
11. No loading or unloading of merchandise in a public street.

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

PASSED and APPROVED on first reading on the 25th day of January, 2022.

PASSED and APPROVED on second and final reading on the 8th day of February, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

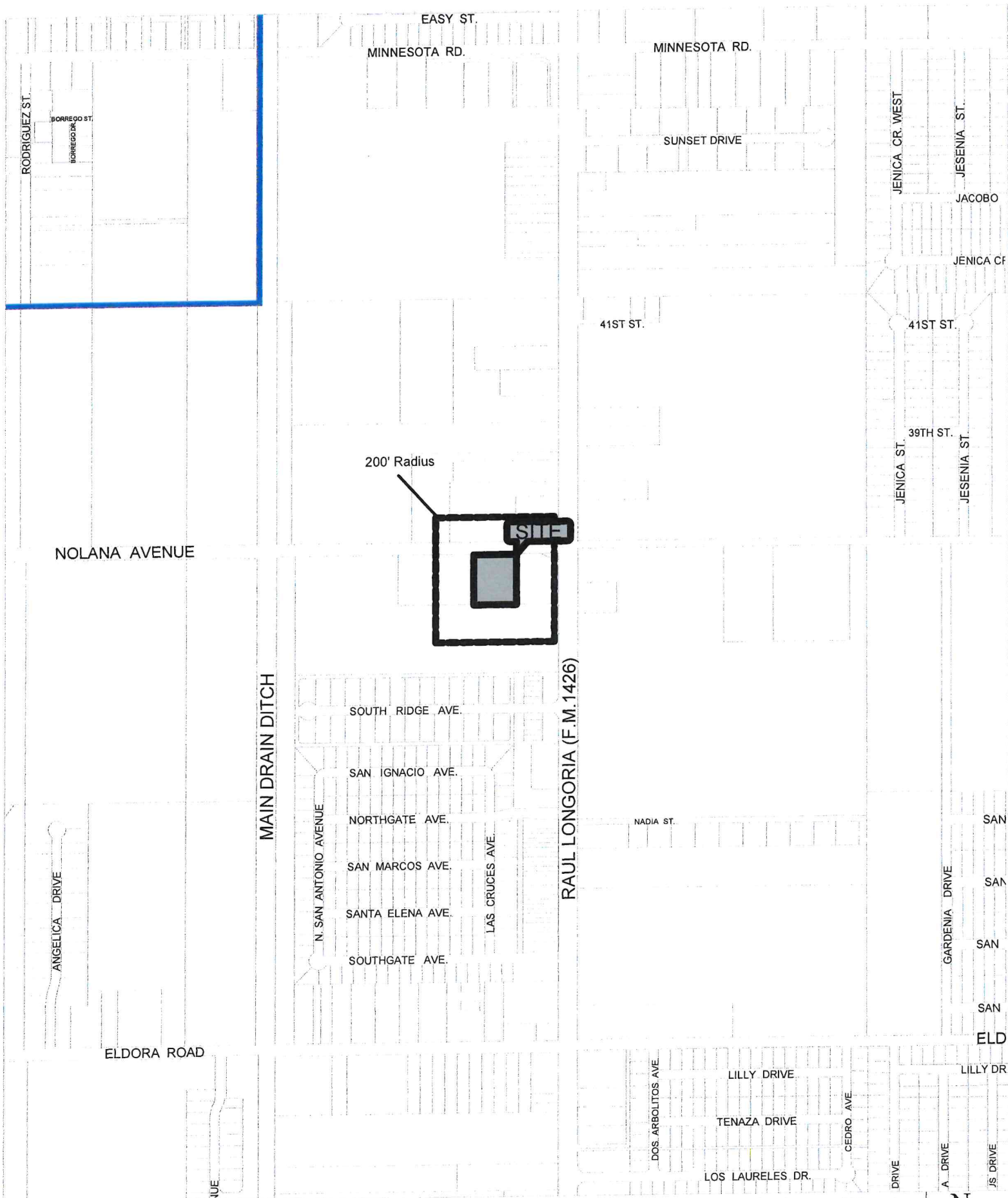
ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY



Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (Wine and Beer) for On-Premise Consumption at "El Puerto del Tio Jerry #3" Restaurant located at 111 W. Nolana Avenue Suites 1-2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.

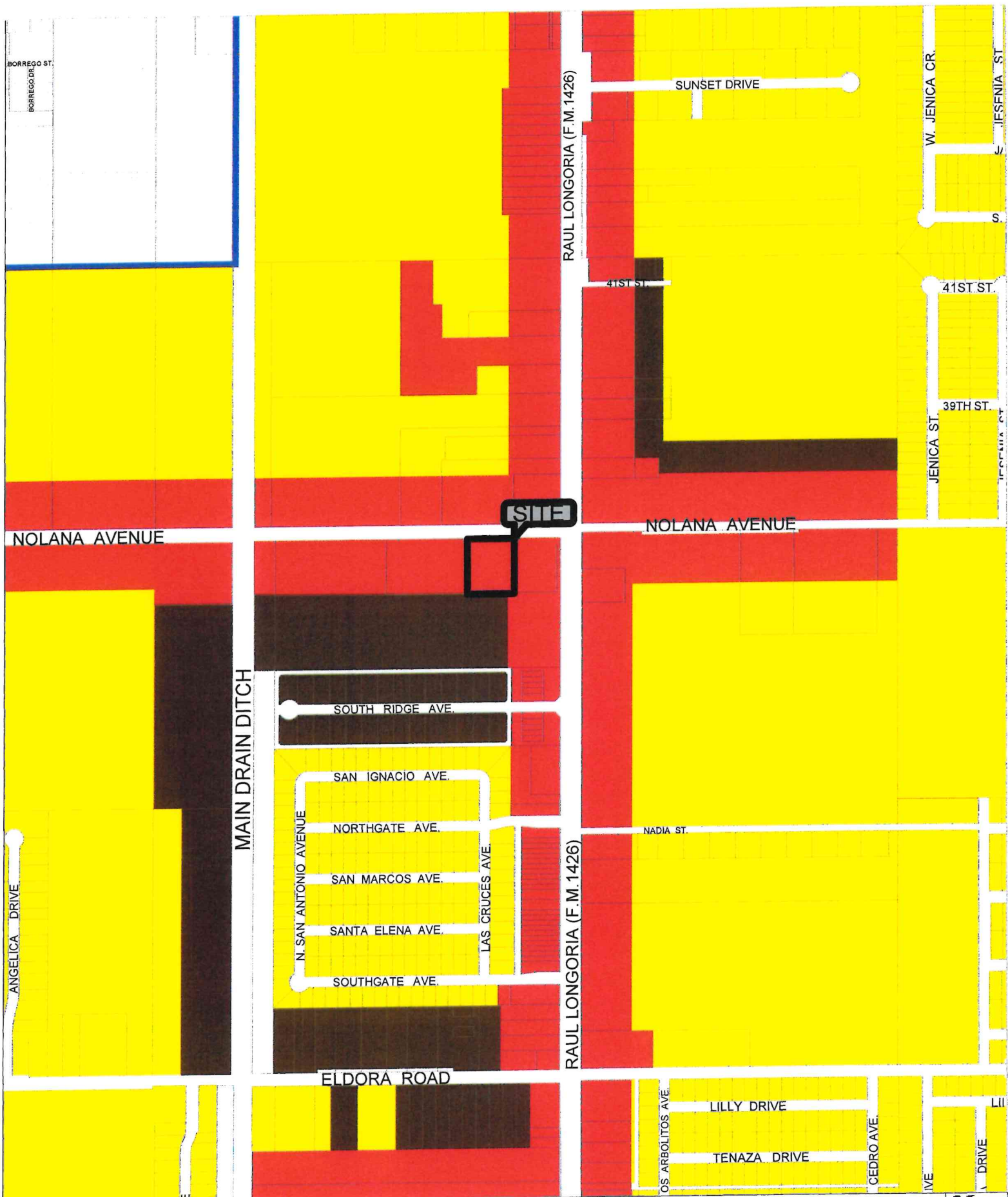


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (Wine and Beer) for On-Premise Consumption at "El Puerto del Tio Jerry #3" Restaurant located at 111 W. Nolana Avenue Suites 1-2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.



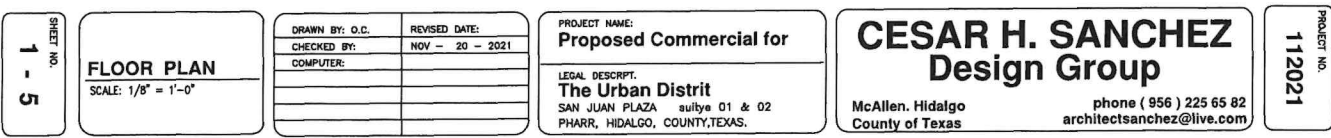


Zoning Districts

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 (Wine and Beer) for On-Premise Consumption at "El Puerto del Tio Jerry #3" Restaurant located at 111 W. Nolana Avenue Suites 1-2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.





Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “El Puerto del Tio Jerry #3” Restaurant located at 111 W. Nolana Avenue, Suites 1 – 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.

Chapa, Gerardo Jr.
1107 Harbor Ln.
La Joya, TX 78560

Valencia, Luis Alberto M. and
Sandra Ruiz
105 W. Utility Dr.
Pharr, TX 78577

National Retail Properties, Inc.
430 S. Orange Avenue, Suite 900
Orlando, FL 32801

Monarca Investments Group, LTD.
105 W. Utility Dr.
Pharr, TX 78577

OC Development, LTD.
2912 S. Jackson Rd.
Edinburg, TX 78539

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

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

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Second and Final Reading of the Ordinance for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal-Nelson Development, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 25, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is proposing to rezone 21.68-acre tract of land located approximately a quarter mile South of Hall Acres Road, along the East side of Veterans Boulevard.

The Future Land Use and Comprehensive Maps designated this property as Single-Family Use. The surrounding properties consist of residential and commercial use along Veterans Boulevard. It is noted, that a residential subdivision, Dominion Place, is adjacent to the property. A subdivision plat was submitted for review with a total of 105 residential properties.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventy-six (76) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 02/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S)
APPLICANT:	Villarreal - Nelson Development, LTD.
AGENT:	N/A
LEGAL:	A 21.68 acre tract of land out of Lot 1, Block 14, John Closner Subdivision
LOCATION:	The property is located approximately a quarter of mile South of Hall Acres Road, along the East side of Veterans Boulevard.
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Residential Subdivision
PROPOSED ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Single-Family Residence District (R-S) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Residential; Single-Family Residence District (R-S) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	The property has access to Veterans Boulevard.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone 21.68-acre tract of land located approximately a quarter mile South of Hall Acres Road, along the East side of Veterans Boulevard.

The Future Land Use and Comprehensive Maps designated this property as Single-Family Use. The surrounding properties consist of residential and commercial use along Veterans Boulevard. It is noted, that a residential subdivision, Dominion Place, is adjacent to the property. A subdivision plat was submitted for review with a total of 105 residential properties.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventy-six (76) 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
Survey with Metes and Bounds Description
List of neighboring property owners receiving notice
Ordinance



Proposed Site



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM MULTI-FAMILY RESIDENCE DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) OF A 21.68 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE SOUTH OF HALL ACRES ROAD, ALONG THE EAST SIDE OF VETERANS BOULEVARD, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging residential district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 21.68 acre tract of land out of Lot 1, block 14, John Closner Subdivision located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 25th day of January, 2022.

PASSED and **APPROVED** on second and final reading on the 8th day of February, 2022.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

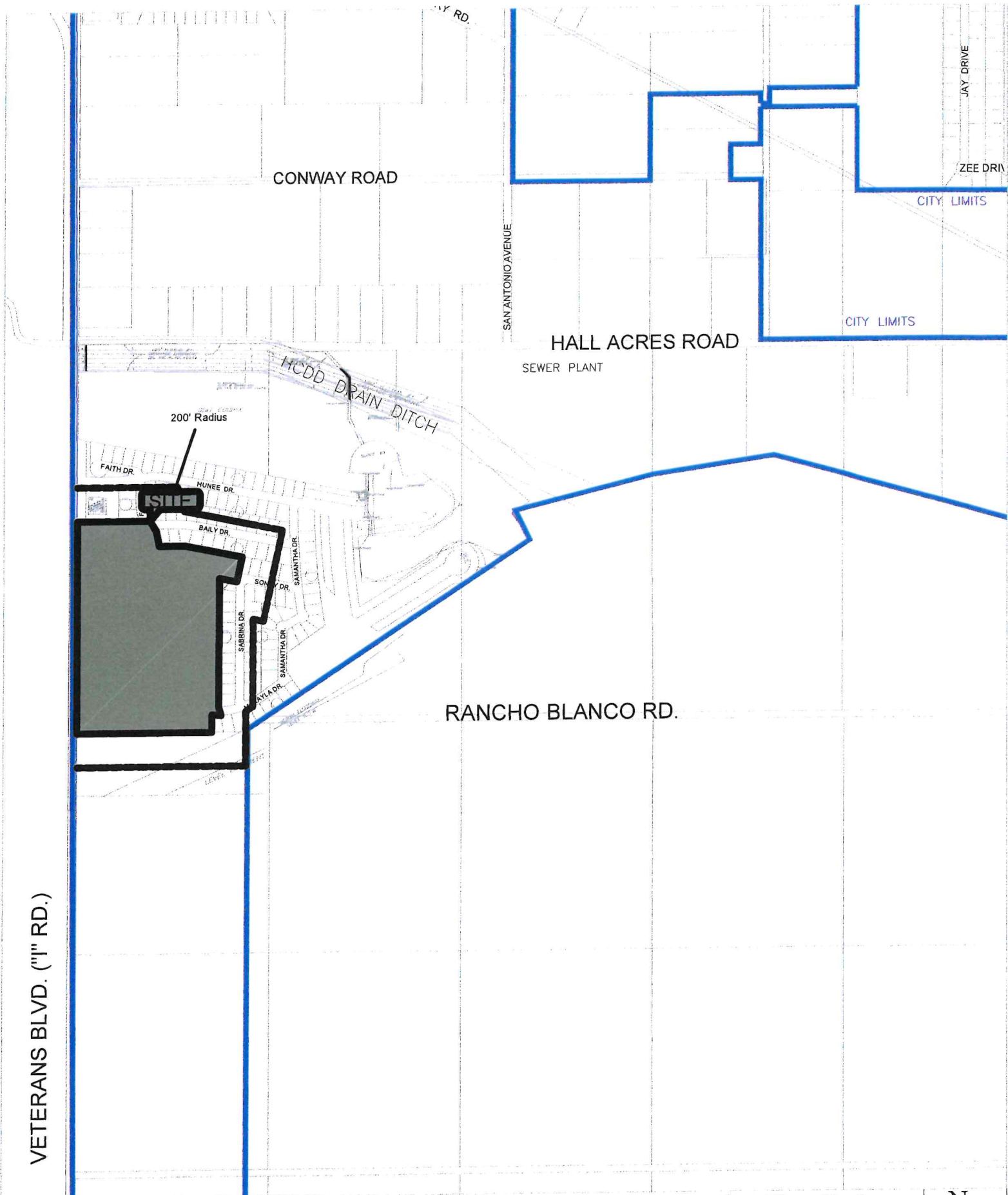
BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY

VETERANS BLVD. ("I" RD.)

- Legend
-  CITY LIMITS
 -  Proposed area

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, as Requested by Villarreal-Nelson Development, LTD.



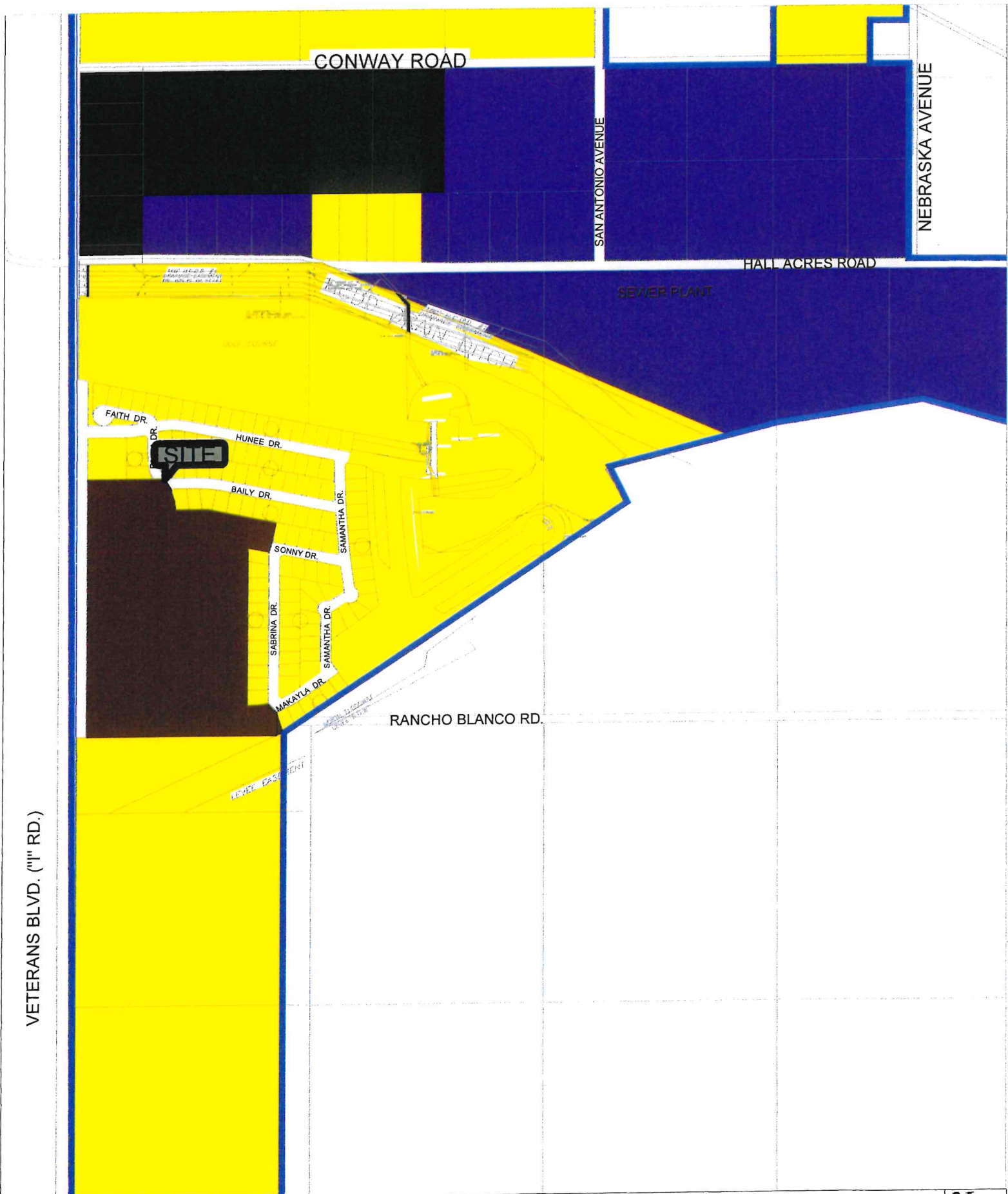


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, as Requested by Villarreal-Nelson Development, LTD.





Zoning Districts

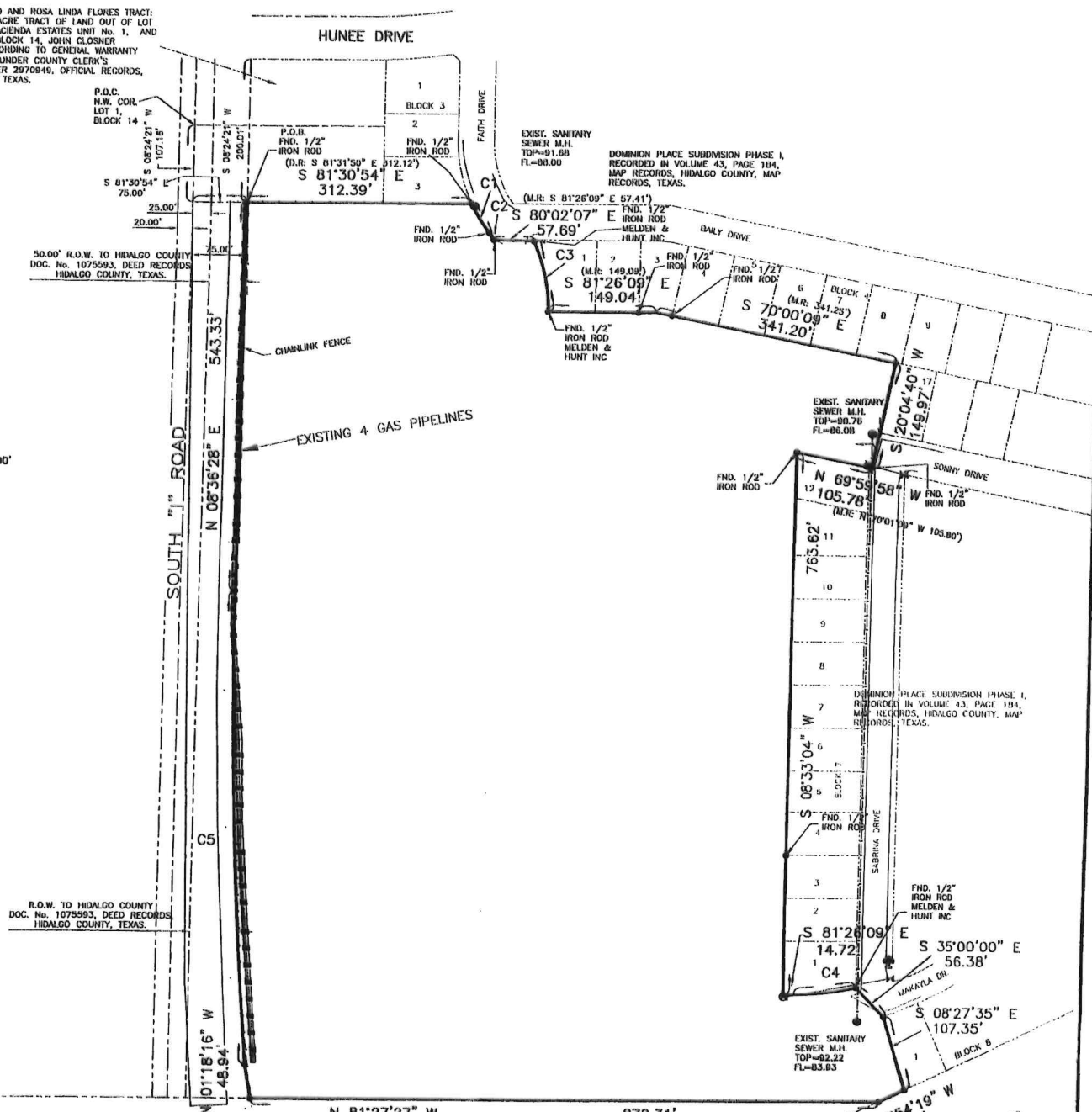
- | | |
|---------------------------------|------------------------|
| Single Family Residential (R-S) | Heavy Commercial (C-3) |
| Manufactured Home (R-MH) | Light Industrial (I-1) |
| Multi-Family Residential (R-MF) | Heavy Industrial (I-2) |
| Neighborhood Commercial (C-1) | Open Space (O) |
| General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

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, as Requested by Villarreal-Nelson Development, LTD.



THE KARINA LUGO AND ROSA LINDA FLORES TRACT:
A 0.868 OF AN ACRE TRACT OF LAND OUT OF LOT
14, SAN JUAN HACIENDA ESTATES UNIT No. 1, AND
OUT OF LOT 1, BLOCK 14, JOHN CLOSER
SUBDIVISION, ACCORDING TO GENERAL WARRANTY
DEED RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 2970849, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'



NOTE:
① - SET 1/2" x 24"
IRON ROD WITH
PLASTIC CAP
STAMPED INPLS 4856
UNLESS OTHERWISE NOTED.

THE MIMO SAN JUAN LLC TRACT: A 1.19 ACRE TRACT OF LAND OUT
OF LOT 1, BLOCK 14, JOHN CLOSER SUBDIVISION, ACCORDING TO
DEED OF CONVEYANCE ASSIGNMENT AND BILL OF SALE RECORDED
UNDER COUNTY CLERK'S DOCUMENT NUMBER 2012071, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.64'	228.40'	11°57'05"	47.56'	S 2°18'23" E
C2	11.79'	176.35'	0°47'18"	11.79'	S 25°53'40" E
C3	101.80'	228.35'	25°34'01"	101.05'	S 0°44'30" E
C4	66.00'	375.00'	13°00'22"	65.81'	S 89°0'27" E
C5	682.26'	7590.42'	05°09'00"	682.03'	N 06°53'4" E

NOTE: THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A TITLE REPORT.

FLOOD ZONE DESIGNATION: ZONE "D"
AREAS BETWEEN LIMITS OF THE 100-
YEAR AND 500-YEAR FLOOD; OR CERTAIN
AREAS SUBJECT TO 100-YEAR FLOODING
WITH AVERAGE DEPTHS LESS THAN ONE
(1) FOOT OR WHERE THE CONTRIBUTING
DRAINAGE AREA IS LESS THAN ONE (1)
SQUARE MILE; OR AREAS PROTECTED BY
LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 10, 1982

PLAT SHOWING
A 21.70 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 14,
JOHN CLOSER SUBDIVISION, HIDALGO COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN
VOLUME 0, PAGES 4 & 5, MAP RECORDS, HIDALGO
COUNTY, MAP RECORDS, TEXAS, AND ACCORDING TO
SPECIAL WARRANTY DEED RECORDED UNDER COUNTY
CLERK'S DOCUMENT NUMBER 3231108, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN
ACCORDANCE WITH SPECIAL WARRANTY DEED RECORDED
UNDER COUNTY CLERK'S DOCUMENT NUMBER 3231108,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT
TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO
AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE
CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING
EXTRA TERRITORIAL JURISDICTION.

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

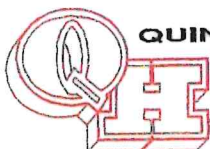
VOL. 0 PAGES 485
SURVEYED
OWNER
ADDRESS
JOB No.
BOOK No. PAGE
Z:\data\SUBDIVISIONS\San Juan\PLANTATION HEIGHTS\PLANTATION HEIGHTS



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QOHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



ALFONSO GUINTELLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

METES AND BOUNDS

A 21.70 ACRE TRACT OF LAND (DEED RECORD: 21.68 ACRES) OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 0, PAGES 4 AND 5, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3231108, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE SOUTH VETERANS BOULEVARD AND THE SOUTH RIGHT OF WAY LINE OF HUNEE DRIVE AS DEPICTED ON THE PLAT OF DOMINION PLACE SUBDIVISION PHASE I, AS RECORDED IN VOLUME 43, PAGE 184, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THENCE; S 08°24'21" W, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 200.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE KARINA LUGO AND ROSA LINDA FLORES TRACT (A 0.868 OF AN ACRE TRACT OF LAND OUT OF LOT 14, SAN JUAN HACINEDA ESTATES UNIT No.1, AND JOHN CLOSNER SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2970949, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING.

THENCE; S 81°30'54" E (DEED RECORD: S 81°31'50" E), ALONG THE SOUTH LINE OF THE KARINA LUGO AND ROSA LINDA FLORES TRACT AND THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 312.39 FEET (DEED RECORD: 312.12 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 11°57'05", RADIUS = 228.40 FEET), A DISTANCE OF 47.64 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 03°47'18", RADIUS = 178.35 FEET), A DISTANCE OF 11.79 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°02'07" E (MAP RECORD: S 81°26'09" E), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 57.69 FEET (MAP RECORD: 57.41 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 25°34'01", RADIUS = 228.35 FEET), A DISTANCE OF 101.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°26'09" E, A DISTANCE OF 149.04 FEET (MAP RECORD: 149.09 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 70°00'09" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 341.20 FEET (MAP RECORD: 341.25 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 20°04'40" W, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 149.97 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 69°59'58" W (MAP RECORD: N 70°01'09" W), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 105.78 FEET (MAP RECORD: 105.80 FEET) TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°33'04" W, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 763.62 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 13°08'22", RADIUS = 375.00 FEET), A DISTANCE OF 86.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AND EXTERIOR CORNER OF THIS TRACT.

THENCE; S 35°00'00" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 56.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°27'35" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 107.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE NORTH FLOODWAY LEVEE RIGHT OF WAY (RECORDED IN VOLUME 383, PAGE 508, VOLUME 467, PAGE 124, VOLUME 461, PAGE 187, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF DOMINION PLACE SUBDIVISION PHASE I AND THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 73°54'19" W, ALONG THE NORTH LINE OF THE NORTH FLOODWAY LEVEE RIGHT OF WAY, A DISTANCE OF 39.16 FEET (DEED RECORD: 39.25 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THE MMGJ SAN JUAN LLC TRACT (A 1.19 ACRE TRACT OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, ACCORDING TO DEED OF CONVEYANCE ASSIGNMENT AND BILL OF SALE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2812871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE WESTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°27'27" W, ALONG THE NORTH LINE OF THE MMGJ SAN JUAN LLC TRACT, A DISTANCE OF 872.31 FEET (DEED RECORD: 872.10 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 01°18'16" W, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 48.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

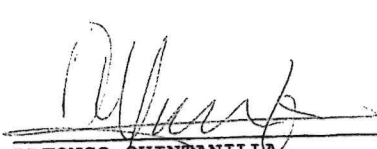
THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 05° 09'00", RADIUS = 7,590.42 FEET), A DISTANCE OF 682.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°36'28" E, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 543.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.70 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DOMINION PLACE SUBDIVISION PHASE I, RECORDED IN VOLUME 43, PAGE 184, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

DATE PREPARED: SEPTEMBER 23, 2021


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal Nelson-Development, LTD.

Villarreal-Nelson Dev. LTD. 4312 S. K Center St. McAllen, TX 78503	Araujo, Moises Aranda and Laura Vargas Montoya 616 Baily Drive San Juan, TX 78589	Castro, Juliza Moreno 601 Baily Dr. San Juan, TX 78589
Lugo, Karina and Rosa Linda Flores 516 Sonny Dr. San Juan, TX 78589	SSB Homes, Inc. 321 S. Main St. McAllen, TX 78501	Guajardo, Michael A. 519 Baily Dr. San Juan, TX 78589
Garcia, Martha E. Tellez 2714 Faith Dr. San Juan, TX 78589	Estevanes, Andra and Raul 612 Baily Dr. San Juan, TX 78589	Fernandez, Hector J. and Sonia L. Pena 600 Sonny Dr. San Juan, TX 78589
Hernandez, Juan Enrique and Leticia 2716 Faith Dr. San Juan, TX 78589	Garcia, Casandra and Jesus Saul 615 Baily Dr. San Juan, TX 78589	Smillie, Joshua E. 518 Sonny Dr. San Juan, TX 78589
Capetillo, Genovevo and Marivel 2718 Faith Dr. San Juan, TX 78589	Goyre, Rafael R. and Nadia 2600 San Marcos Dr. Alamo, TX 78516	Razo, Juan B. and Laurie L. 2812 Sabrina Dr. San Juan, TX 78589
Gonzalez, Angel Francisco G. 619 Hunee Dr. San Juan, TX 78589	Gomez, Diana 611 Baily Dr. San Juan, TX 78589	Ochoa, Cynthia M. 2814 Sabrina Dr. San Juan, TX 78589
De la Merced, Lorenzo H. and Enriqueta Ramirez Gomez 617 Hunee Dr. San Juan, TX 78589	Estevez, Maricruz 609 Baily Dr. San Juan, TX 78589	Venegas, Dora Elia 1001 W 2 nd St. Mercedes, TX 78570
Arellano, Jose J. and Pamela S. Vega 121 E. Moore Rd. Lt 185 Box 111 Pharr, TX 78577	Landez, Gilberto and Leticia 607 Baily Dr. San Juan, TX 78589	Monjaras, Daniel and Mirtha L. 2818 Sabrina Dr. San Juan, TX 78589
Martinez, Miguel Angel and Juana 613 Hunee Dr. San Juan, TX 78589	Morin, Noelia Armando Mercado 605 Baily Dr. San Juan, TX 78589	Arciniega, Maria Josefina 2900 Sabrina Dr. San Juan, TX 78589
Cantu, Belma 618 Baily Dr. San Juan, TX 78589	Rosenbaum, Maby 603 Baily Dr. San Juan, TX 78589	Gutierrez, Rodolfo and Maria 2902 Sabrina Dr. San Juan, TX 78589

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal Nelson-Development, LTD.

Avila, Antonia, and Lorenzo
2904 Sabrina Dr.
San Juan, TX 78589

De la Torre, Marcelino and Margie
2913 Sabrina Dr.
San Juan, TX 78589

Coronado, Isabel A. and Devi G.
Santamaria Fox
516 Sonny Dr.
San Juan, TX 78589

Cerda, Ismael V.
Calle Mante 24 Col.
Tamaulipas Matamoros Tamp
87383 Mexico

Guerra, Gerardo and Alberto
2911 Sabrina Dr.
San Juan, TX 78589

Jota LLC.
14 Resaca Vista
San Benito, TX 78589

Mendoza, Norma L.
422 Arroyo Avenue
Santa Rosa, TX 78593

Gomez, Eduardo T.
2909 Sabrina Dr.
San Juan, TX 78589

Salinas, Vicente M.
Adelfa Rodriguez
517 Sonny Dr.
San Juan, TX 78589

Aldana, Luis Ernesto and Elizabeth
2910 Sabrina Dr.
San Juan, TX 78589

Salinas, Xavier Iban
2907 Sabrina Dr.
San Juan, TX 78589

Valdivia, Salma Daniela
Salomon & Hortencia L. de Salinas
2904 Samantha Dr.
San Juan, TX 78589

Cantu, Oziel A.
2912 Sabrina Dr.
San Juan, TX 78589

Miranda, Mario G. and Maricela
2905 Sabrina Dr.
San Juan, TX 78589

Porras, Antonio Guadalupe
2902 Samantha Dr.
San Juan, TX 78589

Juarez, Juan M.
2914 Sabrina Dr.
San Juan, TX 78589

Salazar, Jesse
2903 Sabrina Dr.
San Juan, TX 78589

Ruiz, Jorge Macias
515 Baily Dr.
San Juan, TX 78589

Ochoa, Omar and Teresa Ann
602 Makayla Dr.
San Juan, TX 78589

Castillo, Yasmin T. and Jose Daniel
Montez
2901 Sabrina Dr.
San Juan, TX 78589

Garza, Claudia Rocha
517 Baily Dr.
San Juan, TX 78589

Vargas, Jose Raul and Irma
600 Makayla Dr.
San Juan, TX 78589

Munoz, Erika Alejandra G.
309 N. Broadway St.
McAllen, TX 78501

Guajardo, Michael A.
519 Baily Dr.
San Juan, TX 78589

Ramirez, Edgardo
518 Makayla Dr.
San Juan, TX 78589

Garza, Jesus
2817 Sabrina Dr.
San Juan, TX 78589

Morin, Noelia
Armando Mercado
605 Baily Dr.
San Juan, TX 78589

Ellis, Paul M. and Karina Rivera
516 Makayla Dr.
San Juan, TX 78589

Martinez, Jose Carlos and Maria E.
601 Sonny Dr.
San Juan, TX 78589

Landez, Gilberto and Leticia
607 Baily Dr.
San Juan, TX 78589

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal Nelson-Development, LTD.

Estevez, Maricruz
609 Baily Dr.
San Juan, TX 78589

Gallegos, David and Leticia
514 Baily Dr.
San Juan, TX 78589

Gomez, Diana
611 Baily Dr.
San Juan, TX 78589

Sustaita, Julio C. and Maria
Antonia
512 Baily Dr.
San Juan, TX 78589

Escobedo, Jesus Maria and
Hortencia G. Vasquez Davila
610 Baily Dr.
San Juan, TX 78589

Gonzalez, Angel Francisco G.
619 Hunne Dr.
San Juan, TX 78589

Salinas, Luis M.
510 W. Falcon Avenue
Pharr, TX 78577

De la Merced, Lorenzo H. and
Enriqueta Ramirez Gomez
617 Hunee Dr.
San Juan, TX 78589

Guerra, San Juanita and Joshua
Salazar
P.O. Box 2074
Edinburg, TX 78540

Arellano, Jose J. and Pamela S.
Vega
121 E. Moore Rd. Lt 185 Box 111
Pharr, TX 78577

Hinojosa, Heriberto and Nohemi
Sanchez
604 Baily Dr.
San Juan, TX 78589

Martinez, Miguel Angel and Juana
613 Hunee Dr.
San Juan, TX 78589

Jackson, Robert W. and Cynthia
618 W. Kelly Avenue
Pharr, TX 78577

Davila, Gilberto Hernandez
805 S. Juniper Circle
Pharr, TX 78577

Casas, Jose Manuel and Maria
Teresa
518 Baily Dr.
San Juan, TX 78589

Coleman, Malcom J.
516 Baily Dr.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Second and Final Reading of the Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on January 25, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is proposing to rezone a 1.42 acre tract of land located at the Northeast corner of Eldora and Raul Longoria Road, next to a Church, from a Single-Family Residence District to a Multi-family Residence in order to build an apartment complex.

The Future Land Use and Comprehensive Maps designate this property for commercial use. The surrounding properties consist of residential and commercial uses along Eldora Road. A subdivision plat shall be required.

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

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/13/2022
CITY COMMISSION – 01/25/2022
DATE PREPARED – 02/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Mosa Development, LLC.
AGENT:	N/A
LEGAL:	A 1.42 acre tract of land out of Lot 14, Block 8, John Closner Subdivision.
LOCATION:	The property is located approximately 500 feet of Raul Longoria Road, along the North side of Eldora Road.
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Apartment complex
PROPOSED ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Institutional; Single-Family Residence District (R-S) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Institutional; Single-Family Residence District (R-S) <i>West</i> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	These properties have access along Eldora Road.
PUBLIC SERVICES:	Water service is provided by North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone 1.42 acre tract of land located at the Northeast corner of Eldora and Raul Longoria Road, next to a Church, from Single-Family Residence District to Multi-family Residence in order to build an apartment complex.

The Future Land Use and Comprehensive Maps designate this property for Commercial Use. The surrounding properties consist of residential and commercial use along Eldora Road. A subdivision plat shall be required.

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

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Survey with Metes and Bounds Description
List of neighboring property owners receiving notice
Ordinance



Proposed Site



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF A 1.42 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, LOCATED APPROXIMATELY 500 FEET OF RAUL LONGORIA ROAD ALONG THE NORTH SIDE OF ELDORA ROAD, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging multi-family development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 1.42 acre tract of land out of Lot 14, block 8, John Closner Subdivision located approximately 500 feet of Raul Longoria Road, along the North side of Eldora Road from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and APPROVED on first reading on the 25th day of January, 2022.

PASSED and APPROVED on second and final reading on the 8th day of February, 2022.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
INTERIM CITY SECRETARY

CITY ATTORNEY



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.



- Legend
-  CITY LIMITS
 -  Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.



MAIN DRAIN DITCH

NAGE DITCH

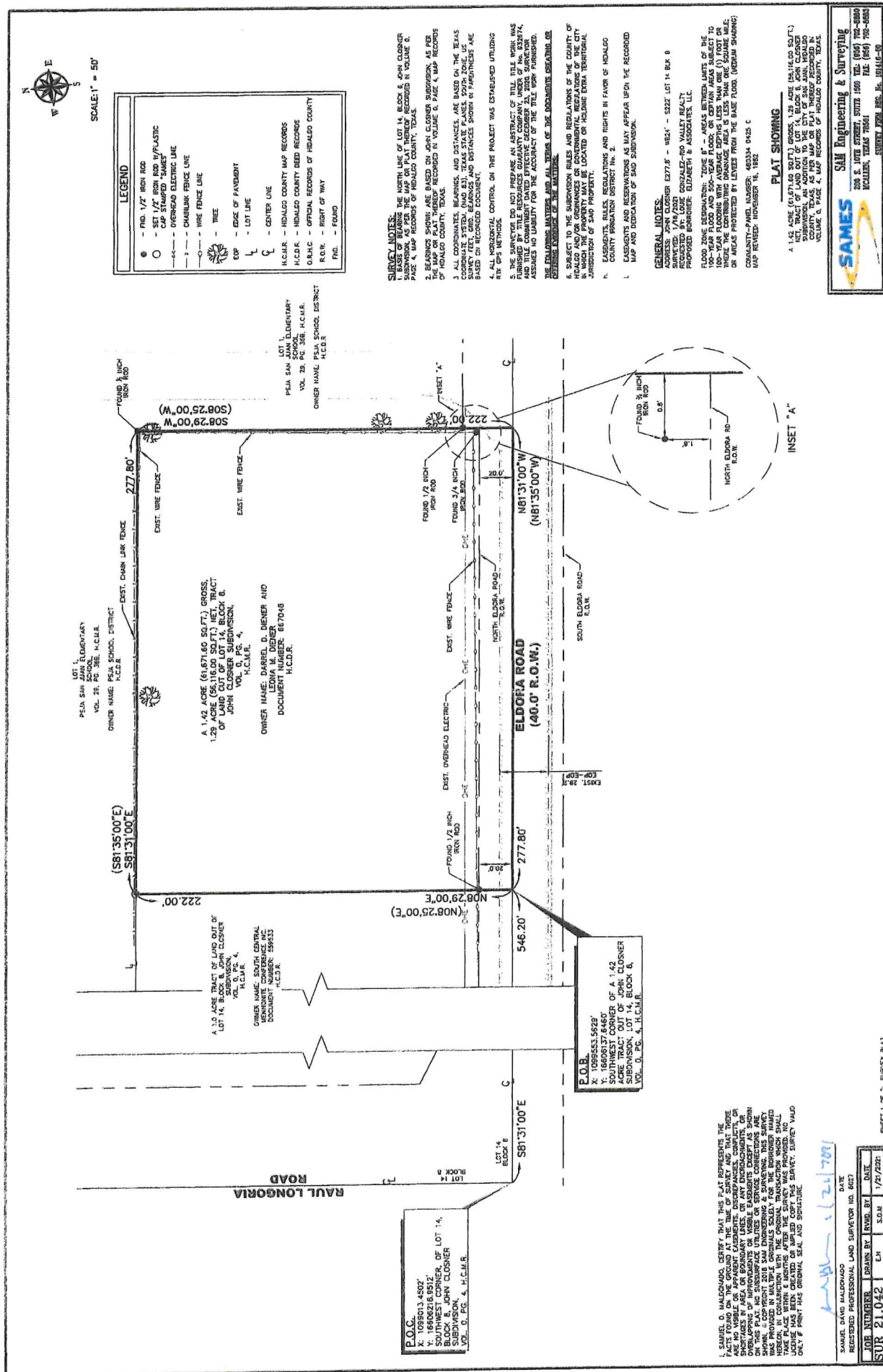
RAUL LONGORIA (F.M. 1426)

ELDORA ROAD

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

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.





SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

METES & BOUNDS DESCRIPTION

A 1.42 ACRE (61,671.60 SQ.FT.) GROSS, 1.29 ACRE (56,116.00 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, AN ADDITION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

A 1.42 ACRE (61,671.60 SQ.FT.) GROSS, 1.29 ACRE (56,116.00 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO DARREL D. DIENER AND LEONA M. DIENER, IN WARRANTY DEED, DOCUMENT NUMBER 667048, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING; AT SOUTHWEST CORNER OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, RECORDED IN VOLUME 0, PAGE 4, ALSO BEING THE CENTER LINE INTERSECTION OF RAUL LONGORIA ROAD AND ELDORA ROAD, **THENCE;** SOUTH 81°31'00" EAST, ALONG THE CENTER LINE OF ELDORA ROAD, A DISTANCE OF 546.20 FEET, TO A POINT, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF N= 16606137.6460', E= 1099553.5629', AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°29'00" EAST (N08°25'00"E), ALONG THE EAST LINE OF A 1.0 ACRE TRACT, THEREOF CONVEYED TO SOUTH CENTRAL MENNONITE CONFERENCE INC., RECORDED IN DOCUMENT NUMBER 559533, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 20.00 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE NORTH RIGHT OF WAY LINE OF SAID ROAD, A TOTAL DISTANCE OF 222.00 FEET, TO A SET HALF (1/2) INCH IRON ROD STAMPED "SAMES", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

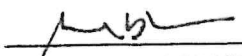
THENCE; SOUTH 81°31'00" EAST (S81°35'00"E), ALONG THE SOUTH LINE OF LOT 1, PSJA SAN JUAN ELEMENTARY SCHOOL, THEREOF CONVEYED TO PSJA SCHOOL DISTRICT, RECORDED IN VOLUME 29, PAGE 36B, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 277.80 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°29'00" WEST (S08°25'00"W), ALONG THE WEST LINE OF LOT 1, OF SAID SUBDIVISION, THEREOF CONVEYED PSJA SCHOOL DISTRICT, A DISTANCE OF 192.00 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE RECORDED NORTH RIGHT OF WAY LINE OF ELDORA ROAD, A DISTANCE OF 202.00 FEET PASS THE NORTH RIGHT OF WAY LINE OF ELDORA ROAD, A TOTAL DISTANCE OF 222.00 FEET, TO A POINT LYING ON THE CENTER LINE OF SAID ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°31'00" WEST (N81°35'00"W), ALONG THE CENTER LINE OF ELDORA ROAD, A DISTANCE OF 277.80 FEET, TO A POINT LYING ON THE CENTER LINE OF SAID ROAD, ALSO BEING THE **POINT OF BEGINNING**, CONTAINING A 1.42 ACRE (61,671.60 SQ.FT.) GROSS, 1.29 ACRE (56,116.00 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, SAMUEL D. MALDONADO, CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.



SAMUEL D. MALDONADO DATE 1/21/2021
REGISTERED PROFESSIONAL LAND SURVEY No. 6027

JOB No. SUR 21.042
SHEET 2 OF 2

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.

Mosa Development, LLC.
1123 Boulder Drive
Alamo, TX 78516

Garcia, Natalia J.
206 Lilly Dr.
San Juan, TX 78589

Mosa Developments, LLC
4101 N. Ebony Dr.
Pharr, TX 78577

Saucedo, Julio and Nelly Gonzalez
208 Lilly Dr.
San Juan, TX 78589

PSJA School District
P.O. Box Y
Pharr, TX 78577

Garza, Juan Pablo
210 Lilly Dr.
San Juan, TX 78589

South Central Mennonite
Conference Inc.
P.O. Box 448
North Newton, KS 67117

Pina, Esperanza
212 Lilly Dr.
San Juan, TX 78589

Bazaldua, Miguel Angel
2709 Dos Arbolitos
San Juan, TX 78589

Lopez, Berenice
214 Lilly Dr.
San Juan, TX 78589

Quiroz, Eliseo and Maria D.
2707 N. Dos Arbolitos Avenue
San Juan, TX 78589

Moreno, Ulises and Elena Garcia
909 W. Caffery Avenue, Apt 5
Pharr, TX 78577

Sanchez, Gilbert and Imelda
8112 N. Expressway 281
Edinburg, TX 78542

Salinas, Priscilla
218 Lilly Dr.
San Juan, TX 78589

Gonzalez, Carlos
200 Lilly Dr.
San Juan, TX 78589

Anzaldua, Humberto and Nereida
Salinas
202 Lilly Dr.
San Juan, TX 78589

Chapa, Carlos A.
Maria V. Miranda
17618 Raven Canyon Ln.
Houston, TX 77095

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Approval of the Budget Expenditure Report-December 2021

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report - December 2021

RECOMMENDATION:

Approve a Submitted

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Adina "Dina" Santillan
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: January 26, 2022
Subject: Budget Expenditure Report – December 31, 2021

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

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

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
i. TDEM Fund	51	35
i. Certificate of Obligation 2007	52	36
j. Capital Projects Fire Station	53	37
k. 2014 Bond	54	38

Component Unit:

• San Juan E.D.C.	24	39
• San Juan Economic Development Corp.	29	40

C: Mayor, Mario Garza

Mayor Pro-Tem,- Leonardo “Lenny” Sanchez

Commissioners:- Adina “Dina” Santillan

Ernesto “Neto” Guajardo

Marco “Markie” Villegas

City of San Juan, Texas
Budget Expenditures Report
December 31, 2021

							Budget Target 25%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	7,231,770	3,766,655	-	(3,465,115)	643,230	3,054,931	52.08
SALES TAX REVENUE	3,547,922	713,917	-	(2,834,005)	398,967	310,654	20.12
FRANCHISE TAX	1,000,000	104,147	-	(895,853)	48,179	42,321	10.41
LICENSES & PERMITS	626,175	164,813	-	(461,362)	46,702	60,696	26.32
FEES & FINES	240,577	32,149	-	(208,428)	11,790	9,158	13.36
INTERGOVERNMENTAL REVENUE	786,897	184,868	-	(602,029)	54,604	53,104	23.49
OTHER REVENUE	399,424	165,062	-	(234,362)	73,586	55,513	41.32
Transfer Inn	3,000,000	-	-	(3,000,000)	-	-	-
TOTAL REVENUES	16,832,765	5,131,610	-	(11,701,155)	1,277,059	3,586,376	30.49
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-		-	-	-	-
PUR PROP SRVS & OTH SRVS	27,800	6,348	410	21,043	3,999	322	24.31
SUPPLIES	7,500	3,542	-	3,958	636	2,552	47.22
MISCELLANEOUS	120,800	91,529	11,218	18,053	47,352	6,008	85.06
LEGISLATIVE	156,100	101,418	11,628	43,054	51,987	8,882	72.42
CITY MANAGER							
SALARIES & WAGES/BENEFIT	188,137	38,365		149,772	13,901	16,270	20.39
PURCHASED PROF/TECH SRVS	169,000	37,000	107,000	25,000	7,000	13,000	85.21
PUR PROP SRVS & OTH SRVS	7,825	2,223	92	5,511	1,279	-	29.58
SUPPLIES	600	93		507	-	93	15.50
CAPITAL OUTLAY	55,000	-		55,000	-	-	-
MISCELLANEOUS	950	-		950	-	-	-
CITY MANAGER	421,512	77,681	107,092	236,740	22,180	29,363	43.84
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	150,179	26,251		123,928	7,055	11,816	17.48
PURCHASED PROF/TECH SRVS	18,500	4,037		14,463	732	2,555	21.82
PUR PROP SRVS & OTH SRVS	7,650	298		7,352	291	4	3.89
SUPPLIES	3,250	186	578	2,486	-	186	23.51
MISCELLANEOUS	45,600	28,782	89	16,729	97	-	63.31
CITY SECRETARY	225,179	59,554	667	164,958	8,174	14,561	26.74
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	208,685	49,534		159,151	16,362	24,519	23.74
PURCHASED PROF/TECH SRVS	66,184	14,159	59,233	(7,208)	121	4,328	110.89
PUR PROP SRVS & OTH SRVS	9,705	381	-	9,324	161	81	3.92
SUPPLIES	6,439	1,557	(235)	5,117	596	506	20.53
MISCELLANEOUS	190	-		190	-	-	-
MUNICIPAL COURT	291,203	65,630	58,998	166,574	17,239	29,435	42.80

City of San Juan, Texas
Budget Expenditures Report
December 31, 2021

							Budget Target 25%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	391,060	92,786	-	298,274	32,343	44,501	23.73
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	13,509	1,811	-	11,698	522	941	13.41
SUPPLIES	4,020	1,429	462	2,129	651	190	47.03
MISCELLANEOUS	17,895	5,663	1,097	11,136	1,793	2,060	37.77
FINANCE	429,984	101,689	1,559	326,737	35,308	47,692	24.01
PLANNING							
SALARIES & WAGES/BENEFIT	545,599	119,053		426,546	33,816	57,488	21.82
PURCHASED PROF/TECH SRVS	24,000	1,480	(195)	22,715	-	500	5.35
PUR PROP SRVS & OTH SRVS	18,200	5,067	-	13,133	255	4,055	27.84
SUPPLIES	28,005	5,087	3,387	19,530	1,916	2,125	30.26
CAPITAL OUTLAY	11,000	(6)	-	11,006	173	(6)	(0.05)
MISCELLANEOUS	19,575	245	-	19,330	245	-	1.25
PLANNING	646,379	130,926	3,192	512,260	36,405	64,162	20.75
POLICE							
SALARIES & WAGES/BENEFIT	3,978,213	776,140		3,202,073	245,351	370,823	19.51
PURCHASED PROF/TECH SRVS	45,020	923	700	43,397	64	792	3.60
PUR PROP SRVS & OTH SRVS	134,258	17,993	5,120	111,145	4,945	10,132	17.22
SUPPLIES	359,569	31,480	56,252	271,837	9,278	14,967	24.40
CAPITAL OUTLAY	29,700	796	-	28,904	796	-	2.68
MISCELLANEOUS	44,065	22,413	15,063	6,589	400	5,510	85.05
POLICE	4,590,825	849,745	77,135	3,663,945	260,834	402,223	20.19
FIRE							
SALARIES & WAGES/BENEFIT	1,913,215	369,775		1,543,440	115,187	183,472	19.33
PURCHASED PROF/TECH SRVS	28,800	7,045	-	21,755	252	6,583	24.46
PUR PROP SRVS & OTH SRVS	86,372	23,238	5,374	57,760	4,982	11,857	33.13
SUPPLIES	120,400	12,091	12,344	95,965	4,904	4,802	20.30
CAPITAL OUTLAY	135,000	-	51,120	83,880	-	-	37.87
DEBT SERVICE	124,579	54,900		69,679	-	-	44.07
MISCELLANEOUS	12,475	2,525	-	9,950	-	800	20.24
FIRE	2,420,841	469,574	68,838	1,882,430	125,325	207,515	22.24
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	350,291	75,612		274,679	22,168	40,443	21.59
PUR PROP SRVS & OTH SRVS	301,350	80,667	1,795	218,888	27,810	26,916	27.36
SUPPLIES	123,136	23,290	6,853	92,994	7,191	5,349	24.48
MISCELLANEOUS	7,550	-		7,550	-	-	-
STREETS, ALLEY, OTHER	782,327	179,568	8,648	594,111	57,169	72,709	24.06

City of San Juan, Texas
Budget Expenditures Report
December 31, 2021

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25% % RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	201,982	47,463		154,519	15,405	23,305	23.50
PUR PROP SRVS & OTH SRVS	5,000	526		4,474	139	54	10.52
SUPPLIES	20,077	6,395	700	12,982	623	4,915	35.34
CAPITAL OUTLAY	12,000	-	2,000	10,000	-	-	16.67
CENTRAL GARAGE	239,059	54,384	2,700	181,975	16,167	28,274	23.88
PARKS							
SALARIES & WAGES/BENEFIT	938,284	205,118		733,166	70,974	96,687	21.86
PURCHASED PROF/TECH SRVS	1,750	705		1,045	180	244	40.29
PUR PROP SRVS & OTH SRVS	112,050	40,137	5,007	66,906	9,631	13,717	40.29
SUPPLIES	41,330	14,881	5,337	21,112	4,870	5,510	48.92
CAPITAL OUTLAY	8,200	-		8,200	-	-	-
DEBT SERVICE	58,394	-		58,394	-	-	-
MISCELLANEOUS	366,045	162,389	7,148	196,508	24,682	102,670	46.32
PARKS	1,526,053	423,230	17,492	1,085,332	110,338	218,827	28.88
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	291,791	63,365	-	228,426	24,459	26,903	21.72
PURCHASED PROF/TECH SRVS	2,500	-	-	2,500	-	-	-
PUR PROP SRVS & OTH SRVS	83,200	9,240	2,582	71,378	(266)	6,693	14.21
SUPPLIES	38,474	12,232	9,883	16,359	3,849	2,027	57.48
BUILDING MAINTENANCE	415,965	84,837	12,465	318,663	28,042	35,623	23.39
LIBRARY							
SALARIES & WAGES/BENEFIT	297,031	60,689	-	236,342	20,254	29,174	20.43
PURCHASED PROF/TECH SRVS	2,600	165	-	2,436	49	63	6.33
PUR PROP SRVS & OTH SRVS	24,300	6,100	-	18,200	2,074	1,810	25.10
SUPPLIES	2,850	837	-	2,013	772	-	29.39
MISCELLANEOUS	9,300	2,907	-	6,393	1,047	330	31.26
LIBRARY	336,081	70,698	-	265,383	24,194	31,377	21.04

City of San Juan, Texas
Budget Expenditures Report
December 31, 2021

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25% % RECEIV. EXPENDED
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	398,724	81,426	-	317,298	8,585	26,952	20.42
PUR PROP SRVS & OTH SRVS	322,497	56,508	-	265,989	18,778	18,790	17.52
SUPPLIES	1,250	429	-	821	33	164	34.34
CAPITAL OUTLAY	2,007,000	-	-	2,007,000	-	-	-
DEBT SERVICE	132,300	-	-	132,300	-	-	-
MISCELLANEOUS	52,000	-	-	52,000	-	-	-
ADMINISTRATION	2,913,771	138,363	-	2,775,408	27,396	45,906	4.75
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	204,675	47,172	-	157,503	15,758	22,750	23.05
PURCHASED PROF/TECH SRVS	10,000	940	4,060	5,000	380	560	50.00
PUR PROP SRVS & OTH SRVS	10,500	1,393	1,617	7,490	13	1,339	28.66
SUPPLIES	2,740	1,268	166	1,307	-	1,268	52.31
MISCELLANEOUS	785	250	-	535	-	250	31.85
HUMAN RESOURCES	228,700	51,022	5,843	171,835	16,151	26,166	24.86
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	434,950	94,905	-	340,045	31,409	46,735	21.82
PURCHASED PROF/TECH SRVS	147,290	45,109	4,493	97,688	34,233	8,878	33.68
PUR PROP SRVS & OTH SRVS	167,120	28,840	6,256	132,024	16,997	11,589	21.00
SUPPLIES	85,755	32,925	926	51,904	3,171	77	39.47
CAPITAL OUTLAY	76,000	2,296	39,991	33,713	-	2,296	55.64
MISCELLANEOUS	49,640	34,414	6,600	8,626	10,557	23,858	82.62
INFORMATION TECHNOLOGY	960,755	238,490	58,265	663,999	96,367	93,432	30.89

City of San Juan, Texas
Budget Expenditures Report
December 31, 2021

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25% % RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	21,500	4,000	-	17,500	2,500	1,500	18.60
PUR PROP SRVS & OTH SRVS	2,800	-	-	2,800	-	-	-
SUPPLIES	15,000	1,732	-	13,268	1,732	-	11.55
CAPITAL OUTLAY	55,000	-	34,649	20,351	-	-	63.00
EMERGENCY MANAGEMENT	94,300	5,732	34,649	53,919	4,232	1,500	42.82
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	82,308	9,868		72,440	3,433	4,559	11.99
PURCHASED PROF/TECH SRVS	3,400	-		3,400	-	-	-
SUPPLIES	19,750	1,156	219	18,375	413	336	6.96
CAPITAL OUTLAY	14,000	-		14,000	-	-	-
MISCELLANEOUS	100,100	22,280	77,720	100	12,570	9,710	99.90
ANIMAL CONTROL	219,558	33,304	77,939	108,315	16,416	14,605	50.67
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	16,898,592	3,135,846	547,110	13,215,637	953,924	1,372,252	21.79
REVENUES OVER/(UNDER) EXPENDITURES	(65,827)	1,995,764	(547,110)	1,514,482	323,135	2,214,125	(2,200.70)

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22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,480,700	749,400	-	(2,731,300)	271,186	270,086	21.53
OTHER REVENUE	30,550	8,017	-	(22,533)	7,818	78	26.24
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	3,511,250	757,417	-	(2,753,833)	279,003	270,163	21.57
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,147,228	182,912	-	964,316	78,938	115,612	15.94
PUR PROF/TECH SRVS	7,200	-	-	7,200	-	-	-
PUR PROP SRVS & OTH SRVS	352,711	63,549	21,394	267,768	18,377	25,970	24.08
SUPPLIES	558,856	88,884	168,186	301,787	32,434	26,763	46.00
MISCELLANEOUS	581,900	115,086	-	466,814	515	114,571	19.78
SANITATION	2,647,895	450,430	189,580	2,007,885	130,264	282,916	24.17
RECYCLING							
SALARIES & WAGES/BENEFIT	153,898	31,313	-	122,585	11,960	16,894	20.35
PUR PROP SRVS & OTH SRVS	5,000	77	-	4,923	-	77	1.54
SUPPLIES	41,314	251	800	40,263	17	166	2.54
MISCELLANEOUS	9,500	550	-	8,950	248	302	5.79
RECYCLING	209,712	32,191	800	176,721	12,226	17,438	15.73
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	85,000	11,872	-	73,128	5,948	5,924	13.97
PUR PROP SRVS & OTH SRVS	52,054	12,780	-	39,274	4,260	4,260	24.55
DEBT SERVICE	318,817	-	-	318,817	-	-	-
MISCELLANEOUS	213,930	55,434	-	158,496	17,619	18,219	25.91
ORGANIZATIONAL	669,801	80,087	-	589,714	27,827	28,404	11.96
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,527,408	562,707	190,380	2,774,321	170,317	328,758	21.35
REVENUES OVER/(UNDER) EXPENDITURES	(16,158)	194,710	(190,380)	20,488	108,686	(58,595)	(26.80)

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56 -UTILITY FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,843,680	669,993	-	(2,173,687)	215,514	219,371	23.56
SEWER SYSTEMS	2,915,200	671,371	-	(2,243,829)	241,857	254,672	23.03
OTHER REVENUES	-	(8)	-	(8)	(58)	-	-
OTHER REVENUES	55,600	58,072	-	2,472	1,559	39,310	104.45
OTHER	(162,264)	(858,943)	-	(696,679)	(286,314)	(286,314)	529.35
TOTAL REVENUES	5,652,216	540,485	-	(5,111,731)	172,557	227,038	9.56
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	291,087	42,552	-	248,535	21,327	33,893	14.62
PURCHASED PROF/TECH SRVS	23,308	488	2,440	20,380	244	-	12.56
PUR PROP SRVS & OTH SRVS	96,715	14,566	3,056	79,094	5,675	4,256	18.22
SUPPLIES	17,682	5,843	7,043	4,796	1,037	3,392	72.88
CAPITAL OUTLAY	10,000	-	-	10,000	-	-	-
MISCELLANEOUS	47,527	14,165	1,097	32,265	5,069	4,631	32.11
UTILITY BILLING & COLLEC	486,319	77,614	13,635	395,070	33,352	46,173	18.76
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	223,043	37,206	-	185,837	13,260	22,126	16.68
PURCHASED PROF/TECH SRVS	12,000	13,671	151,958	(153,628)	505	13,166	1,380.24
PUR PROP SRVS & OTH SRVS	33,620	1,183	350	32,087	1,149	25	4.56
SUPPLIES	12,087	1,062	618	10,407	332	515	13.90
CAPITAL OUTLAY	1,500	-	-	1,500	-	-	-
MISCELLANEOUS	2,415	190	75	2,150	190	-	10.97
UTILITY ADMINISTRATION	284,665	53,311	153,001	78,353	15,436	35,831	72.48
WATER PLANT							
SALARIES & WAGES/BENEFIT	487,902	90,072	-	397,830	38,599	59,824	18.46
PURCHASED PROF/TECH SRVS	40,000	7,553	1,126	31,321	729	2,073	21.70
PUR PROP SRVS & OTH SRVS	354,130	35,176	20,618	298,337	13,042	11,501	15.75
SUPPLIES	291,821	68,775	13,533	209,513	14,706	43,676	28.20
CAPITAL OUTLAY	44,820	-	-	44,820	-	-	-
MISCELLANEOUS	113,476	36,866	16,094	60,516	1,040	31,146	46.67
WATER PLANT	1,332,149	238,441	51,371	1,042,337	68,116	148,220	21.76
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	300,771	39,681	-	261,090	16,450	28,754	13.19
PUR PROP SRVS & OTH SRVS	13,230	2,659	505	10,066	1,637	269	23.91
SUPPLIES	73,885	7,324	1,273	65,288	1,511	4,443	11.64
CAPITAL OUTLAY	722,163	-	-	722,163	-	-	-
MISCELLANEOUS	2,842	-	375	2,467	-	-	13.19
WATER DISTRIBUTION	1,112,891	49,665	2,153	1,061,074	19,598	33,466	4.66
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	340,550	36,520	-	304,030	15,488	23,142	10.72
PURCHASED PROF/TECH SRVS	8,352	5,352	-	3,001	-	5,352	64.07
PUR PROP SRVS & OTH SRVS	270,890	64,619	32,733	173,538	28,398	31,073	35.94
SUPPLIES	173,848	5,724	8,757	159,367	1,680	2,222	8.33
CAPITAL OUTLAY	6,000	-	13,523	(7,523)	-	-	225.38
MISCELLANEOUS	13,670	-	300	13,370	-	-	2.19
SEWER COLLECTION	813,310	112,215	55,313	645,782	45,566	61,788	20.60

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56 - UTILITY FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED	Budget Target 25%
SEWER PLANT								
SALARIES & WAGES/BENEFIT	265,750	39,683	-	226,067	15,090	29,149	14.93	
PURCHASED PROF/TECH SRVS	45,000	15,492	1,100	28,408	7,731	3,875	36.87	
PUR PROP SRVS & OTH SRVS	265,875	64,426	1,350	200,099	20,062	27,584	24.74	
SUPPLIES	122,626	43,208	4,242	75,175	3,167	39,531	38.70	
CAPITAL OUTLAY	40,000	-	-	40,000	-	-	-	
MISCELLANEOUS	151,632	62,225	450	88,957	25,825	23,920	41.33	
SEWER PLANT	890,883	225,034	7,142	658,706	71,874	124,058	26.06	
ORGANIZATIONAL								
PURCHASED PROF/TECH SRVS	71,663	7,996	-	63,667	4,007	3,989	11.16	
PUR PROP SRVS & OTH SRVS	115,723	28,412	-	87,311	9,471	9,471	24.55	
DEBT SERVICE	1,000	-	-	1,000	-	-	-	
MISCELLANEOUS	414,820	102,675	-	312,145	33,265	34,705	24.75	
ORGANIZATIONAL	603,206	139,082	-	464,124	46,742	48,164	23.06	
TOTAL EXPENDITURES	5,523,423	895,362	282,615	4,345,446	300,686	497,700	21.33	
	=====	=====	=====	=====	=====	=====	=====	
REVENUES OVER/(UNDER) EXPENDITURES	128,793	(354,878)	(282,615)	(766,286)	(128,129)	(270,662)	(494.97)	
TRANSFER IN	-	-	-	-	-	-	-	
TRANSFER OUT	-	-	-	-	-	-	-	
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	128,793	(354,878)	(282,615)	(766,286)	(128,129)	(270,662)	(494.97)	
	=====	=====	=====	=====	=====	=====	=====	

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60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,600,889	843,602		(757,287)	281,201	281,200	52.70
TOTAL REVENUES	1,600,889	843,602	-	(757,287)	281,201	281,200	52.70
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,600,889	938,438	-	662,451	-	938,438	58.62
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,600,889	938,438	-	662,451	-	938,438	58.62
TOTAL EXPENDITURES	1,600,889	938,438	-	662,451	-	938,438	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(94,836)	-	(94,836)	-	(657,238)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(94,836)	-	(94,836)	-	(657,238)	-
	=====	=====	=====	=====	=====	=====	=====

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61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	15,353	-	(46,023)	5,117	5,118	25.01
TOTAL REVENUES	61,376	15,353	-	(46,023)	5,117	5,118	25.01
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	15,353	-	(46,023)	5,117	5,118	25.01
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	15,353	-	(46,023)	5,117	5,118	25.01
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 25%

18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY

REVENUE SUMMARY

FEEES & FINES

TOTAL REVENUES

BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
-	996	-	996	358	288	-
-	996	-	996	358	288	-
=====	=====	=====	=====	=====	=====	=====

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	-	20	-	20	7	6	-
TOTAL REVENUES	-	20	-	20	7	6	-
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 25%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	1,102	-	(4,898)	399	312	18.37
TOTAL REVENUES	6,000	1,102	-	(4,898)	399	312	18.37
	=====	=====	=====	=====	=====	=====	=====
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	1,102	-	(4,898)	-	312	18.37

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							Budget Target 25%
21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	898	-	(5,102)	315	258	14.96
TOTAL REVENUES	6,000	898	-	(5,102)	315	258	14.96
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
CAPITAL OUTLAY	4,500	-	-	4,500	-	-	-
MUNICIPAL COURT	4,500	-	-	4,500	-	-	-
TOTAL EXPENDITURES	4,500	-	-	4,500	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,500	898	-	(602)	-	258	59.86

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23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	46	-	46	15	14	-
TOTAL REVENUES	-	46	-	46	15	14	-
EXPENDITURE SUMMARY							
ADMINSTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	46	-	46	15	14	-

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25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	446	-	(554)	227	92	44.59
TOTAL REVENUES	1,000	446	-	(554)	227	92	44.59
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,000	446	-	(554)		-	44.59

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							Budget Target 25%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,010	5,681	-	(19,329)	5,678	2	22.71
TOTAL REVENUES	25,010	5,681	-	(19,329)	5,678	2	22.71
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	5,681	-	5,671	-	2	56,809.50

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							Budget Target 25%
27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	7,900	2,140	-	(5,760)	10	390	27.09
TOTAL REVENUES	7,900	2,140	-	(5,760)	10	390	27.09
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	300	-	-	300	-	-	-
SUPPLIES	10,000	-	-	10,000	-	-	-
MISCELLANEOUS	5,000	(2,000)	2,803	4,197	-	(2,000)	16.07
ADMINSTRATION	20,300	(2,000)	2,803	19,497	-	(2,000)	3.96
TOTAL EXPENDITURES	20,300	(2,000)	2,803	19,497	-	(2,000)	3.96
REVENUES OVER/(UNDER) EXPENDITURES	(12,400)	4,140	(2,803)	13,737	-	2,390	(10.78)

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							Budget Target 25%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,500	35	-	(1,465)	35	-	2.33
FORFEIT LOCAL	7,000	-	-	(7,000)	-	-	-
TOTAL REVENUES	8,500	35	-	(8,465)	35	-	0.41
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	1,500	-	16,050	(14,550)	-	-	1,070.00
SUPPLIES	8,500	-		8,500	-	-	-
POLICE	15,000	-	16,050	(1,050)	-	-	107.00
TOTAL EXPENDITURES	15,000	-	16,050	(1,050)	-	-	107.00
REVENUES OVER/(UNDER) EXPENDITURES	(6,500)	35	(16,050)	(9,515)	-	-	246.38

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30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	475,234	14,863	-	(460,371)	-	-	3.13
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	475,234	14,863	-	(460,371)	-	-	3.13
=====							
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	206,050	33,936	-	172,114	11,141	17,466	16.47
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	28,500	-	-	28,500	-	-	-
CAPITAL OUTLAY	177,452.00	-	56,278	121,174	-	-	31.71
POLICE	412,002.00	33,936	56,278	321,788	11,141	17,466	21.90
FIRE							
SALARIES & WAGES/BENEFIT	36,644	50,578	-	(13,934)	16,180	25,050	138.03
FIRE	36,644	50,578	-	(13,934)	16,180	25,050	138.03
LIBRARY							
PURCHASED PROF/TECH SRVS	2,000	-	-	2,000	-	-	-
PUR PROP SRVS & OTH SRVS	8,713	195	7,441	1,077	43.53	73.14	87.63
SUPPLIES	1,200	-	-	1,200	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	2,950	-	-	2,950	-	-	-
LIBRARY	14,863	195	7,441	7,227	43.53	73.14	51.37
TOTAL EXPENDITURES	463,509.00	84,708	63,719	315,081	27,365	42,589	32.02
=====							
REVENUES OVER/(UNDER) EXPENDITURES	11,725	(69,845)	(63,719)	(145,290)	-	(42,589)	(1,139.15)

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32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% 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, 2021

							Budget Target 25%
33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	24,600	2,163	-	(22,437)	1,241	923	8.79
FINES & FEES	150	14,900	-	14,750	10,700	3,400	9,933.33
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	24,750	17,063	-	(7,687)	11,941	4,323	68.94
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	24,750	17,063	-	(7,687)	-	4,323	68.94
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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Budget Expenditures Report
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							Budget Target 25%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	800	(11)	-	(811)	(4)	(3)	1.34
FORFEIT FEDERAL	140,000	-	-	(140,000)	-	-	-
TOTAL REVENUES	140,800	(11)	-	(140,811)	(4)	(3)	(0.01)
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	27,950	1,398	-	26,552	608	-	5.00
SUPPLIES	47,000	-	2,640	44,360	-	-	5.62
CAPITAL OUTLAY	-	-	36,080	(36,080)	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	74,950	1,398	38,720	34,832	608	-	53.53
TOTAL EXPENDITURES	74,950	1,398	38,720	34,832	608	-	53.53
REVENUES OVER/(UNDER) EXPENDITURES	65,850.00	(1,409)	(38,720)	(105,979)	-	(3)	(60.94)

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Budget Expenditures Report
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							Budget Target 25%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	305,000	67,541	-	(237,460)	24,509	24,585	22.14
TOTAL REVENUES	305,000	67,541	-	(237,460)	24,509	24,585	22.14
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	243,027	44,372	-	198,655	17,407	24,147	18.26
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	18,572	-	-	18,572	-	-	-
SUPPLIES	29,970	1,650	800	27,520	392	833	8.17
CAPITAL OUTLAY	3,800	-	-	3,800	-	-	-
MISCELLANEOUS	12,500	-	100	12,400	-	-	0.80
STORM WATER	307,869	46,022	900	260,947	17,800	24,980	15.24
TOTAL EXPENDITURES	307,869	46,022	900	260,947	17,800	24,980	15.24
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(2,869)	21,519	(900)	23,488	-	(396)	(718.67)

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Budget Expenditures Report
December 31, 2021

							Budget Target 25%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	2,153,734	1,119,545	-	(1,034,189)	192,111	907,750	51.98
OTHER REVENUE	500	1,619	-	1,119	1,599	12	323.81
TOTAL REVENUES	2,154,234	1,121,164	-	(1,033,070)	193,710	907,761	52.04
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,930,788	-	-	1,930,788	-	-	-
MISCELLANEOUS	8,000	-	-	8,000	-	-	-
ORGANIZATIONAL EXPENSE	1,938,788	-	-	1,938,788	-	-	-
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,938,788	-	-	1,938,788	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	215,446	1,121,164	-	905,718	193,710	907,761	520.39
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	215,446	1,121,164	-	905,718	-	907,761	520.39
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
December 31, 2021

							Budget Target 25%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	118	-	118	33.51	47.18	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	118	-	118	34	47	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY	4,382,113	62,271	-	4,319,842	-	5,000	1.42
CITY MANAGER	4,382,113	62,271	-	4,319,842	-	5,000	1.42
PARK AND RECREATION							
CAPITAL OUTLAY	19,994	-	-	19,994	-	-	-
PARK	19,994	-	-	19,994	-	-	-
TOTAL EXPENDITURES	4,402,107	62,271	-	4,339,836	-	5,000	1.41
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(4,402,107)	(62,153)	-	4,339,954	-	(4,953)	1.41

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42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	523	-	523	178	172	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	523	-	523	178	172	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	254,000	(254,000)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	-	254,000	(254,000)	-	-	-
TOTAL EXPENDITURES	-	-	254,000	(254,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	523	(254,000)	(253,477)	-	172	-

City of San Juan, Texas
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December 31, 2021

43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	133	-	133	45	44	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	133	-	133	45	44	-
=====							
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	126,000	(126,000)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	-	126,000	(126,000)	-	-	-
TOTAL EXPENDITURES	-	-	126,000	(126,000)	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	133	(126,000)	(125,867)	45	44	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2021

44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	9	-	9	3	4	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	9	-	9	3	4	-
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	-	-	-	-	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	9	-	9	3	4	-

City of San Juan, Texas
Budget Expenditures
November 30, 2021

45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% 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, 2021

							Budget Target 25%
46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	(37)	-	(37)	(18)	(11)	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	(37)	-	(37)	(18)	(11)	-
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	79,928	21,875	(101,803)	77,872	2,056	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	79,928	21,875	(101,803)	77,872	2,056	-
TOTAL EXPENDITURES	-	79,928	21,875	(101,803)	77,872	2,056	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(79,965)	(21,875)	(101,840)	-	(2,066)	-

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December 31, 2021

							Budget Target 25%
47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	29	-	29	8	12	-
TOTAL REVENUES	-	29	-	29	8	12	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	29	-	29		12	-

City of San Juan, Texas
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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	29	-	29	8	12	-
TOTAL REVENUES	-	29	-	29	8	12	-
EXPENDITURE SUMMARY							
DEBT SERVICE							
STREETS							
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS	-	-	-	-	-	-	-
NEW CITY HALL							
PROF/TECH SRVS	-	-	10,534	(10,534)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
NEW CITY HALL	-	-	10,534	(10,534)	-	-	-
TOTAL EXPENDITURES	-	-	10,534	(10,534)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	29	(10,534)	(10,506)	8	12	-

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49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====							
EXPENDITURE SUMMARY							
CAPITAL OUTLAY		72,982	-	(72,982)	-	72,982	-
UTILITY ADMINISTRATION	-	72,982	-	(72,982)	-	72,982	-
SEWER COLLECTION							
CAPITAL OUTLAY		37,880	-	(37,880)	-	37,880	-
SEWER COLLECTION	-	37,880	-	(37,880)	-	37,880	-
TOTAL EXPENDITURES	-	110,862	-	(110,862)	-	110,862	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	110,862	-	(110,862)	-	110,862	-

City of San Juan, Texas
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December 31, 2021

51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	553	-	553	172	191	-
TOTAL REVENUES	-	553	-	553	172	191	-
=====	=====	=====	=====	=====	=====	=====	=====
PURCHASED PROF/TECH SRVS		-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	553	-	553		191	

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52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	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	-	-	-	-	-	-	-

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Budget Expenditures Report
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Budget
Target
25%

53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	201	-	201	59	82.7	-
TOTAL REVENUES	-	201	-	201	59	83	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY	2,091,000	52,500		2,038,500	-	52,500	2.51
FIRE	2,091,000	52,500	-	2,038,500	-	52,500	2.51
STREETS & ALLEYS							
CAPITAL OUTLAY	1,970,000	539,621	1,189,254	241,125	84,769	454,852	87.76
STREETS & ALLEYS	1,970,000	539,621	1,189,254	241,125	84,769	454,852	87.76
PARKS & RECREATION							
CAPITAL OUTLAY	1,245,173	-	-	1,245,173	-	-	-
PARKS & RECREATION	1,245,173	-	-	1,245,173	-	-	-
SANITATION							
CAPITAL OUTLAY	3,711,000	1,183,580	1,630,245	897,175	-	879,803	75.82
SANITATION	3,711,000	1,183,580	1,630,245	897,175	-	879,803	75.82
ADMINISTRATION	-	-	-	-	-	-	-
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	9,017,173	1,775,701	2,819,500	4,421,973	-	1,387,155	50.96
REVENUES OVER/(UNDER) EXPENDITURES	(9,017,173)	(1,775,500)	(2,819,500)	4,422,174	-	(1,387,073)	50.96

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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	6	-	6	2	2	-
TOTAL REVENUES	-	6	-	6	2	2	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	6	-	6	-	2	-

City of San Juan, Texas
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							Budget Target 25%
24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,301,000	237,341	-	(1,063,659)	132,925	103,226	18.24
OTHER REVENUE	1,400	33	-	(1,367)	16	6	2.33
OTHR FINANCING SOURCES/U	(104,593)	(26,557)	-	78,036	(8,852)	(8,852)	25.39
TOTAL REVENUES	1,197,807	210,816	-	(986,991)	124,089	94,380	17.60
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	208,957	53,209	-	155,748	15,812	19,564	25.46
PURCHASED PROF/TECH SRVS	289,100	36,671	-	252,429	9,750	18,875	12.68
PUR PROP SRVS & OTH SRVS	91,800	25,640	-	66,160	8,326	9,340	27.93
SUPPLIES	25,800	4,601	-	21,199	236	1,738	17.83
CAPITAL OUTLAY	10,000	330	-	9,670	165	112	3.30
DEBT SERVICE	212,475	-	-	212,475	-	-	-
MISCELLANEOUS	359,675	57,435	-	302,240	2,909	1,327	15.97
SAN JUAN ECONOMIC DEV	1,197,807	177,886	-	1,019,921	37,198	50,957	14.85
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,197,807	177,886	-	1,019,921	37,198	50,957	14.85
REVENUES OVER/(UNDER) EXPENDITURES	-	32,930	-	32,930	-	43,423	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2021

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-21	Dec-21	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		(21)	-	(21)	(7)	(7)	-
OTHR FINANCING SOURCES/U	104,827	26,557	-	(78,270)	8,852	8,852	25.33
TOTAL REVENUES	104,827	26,536	-	(78,291)	8,845	8,846	25.31
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	104,827	-	-	104,827	-	-	-
ORGANIZATIONAL EXPENSES	104,827	-	-	104,827	-	-	-
TOTAL EXPENDITURES	104,827	-	-	104,827	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	26,536	-	26,536	8,845	8,846	-

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Consider Approval of the Tax Collection Report - December 2021

STAFF COMMENTS AND RECOMMENDATIONS:

Approve as submitted

RECOMMENDATION:

Approve as submitted

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



Mayor: Mario Garza
 Mayor Pro-Tem: Leonardo "Lenny" Sanchez
 Commissioners: Ernesto "Neto" Guajardo
 Marco "Markie" Villegas
 Adina "Dina" Santillan

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance 
Date: January 31, 2022
Subject: Monthly Collection Report – December, 2021

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:

SUMMARY OF TAX LEVY COLLECTIONS					
Tax Year	2021	2020	2019	2018	2017
Tax Levy	9,088,383.56	7,793,728.78	7,286,363.64	7,112,363.88	6,638,277.981
Adjustment to date	96,189.28	(31,767.84)	(16,319.15)	(4,985.64)	(19,259.27)
Adjusted Tax Levy	9,184,572.84	7,761,960.94	7,270,044.49	7,107,378.24	6,619,018.74
Collections to date	4,817,789.68	7,396,436.76	6,913,739.06	6,751,777.82	6,232,308.52
Percentage Collected	52.46%	96.30%	95.29%	95.10%	95.00%

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: Ernesto "Neto" Guajardo
 Marco "Markie" Villegas
 Adina "Dina" Santillan

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 2021**

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
2021 TAX ROLL	9,088,383.56	4,817,789.68		96,189.28	4,366,783.16	52.46%	46.70%
2020 & PRIOR YRS	1,310,937.78	96,749.48		(12,630.63)	1,201,557.67	7.45%	8.17%
ROLLBACK	8,033.72	5,196.14		11,264.86	14,102.44	26.92%	0.00%
TOTALS	10,407,355.06	4,919,735.30	-	94,823.51	5,582,443.27		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF DECEMBER 2021

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	3,928,358.80	(6,014.96) CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	20,588.69	(1,766.21) PRIOR
PRIOR YEARS-P&I	8,536.93	
ROLLBACK	5,196.14	11,264.86 ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	3,927.37	PURGED
TOTAL COLLECTIONS	3,966,607.93	3,483.69
LESS TRANSFERRED	1,361,427.76	
LESS IN TRANSIT	2,601,723.16	
LESS DUE TO HCAD COMM. FEE	81.01	
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 2021 IS CORRECT.

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



SWORN AND SUBSCRIBED BEFORE ME THIS 20TH DAY OF JANUARY 2022 A.D.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF DECEMBER 2021

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2021-2022</u>	<u>2020-2021</u>	<u>DIFFERENCE</u>
<u>2021 CURRENT</u>			
ORIGINAL LEVY	9,088,383.56	8,178,632.23	909,751.33
MODIFICATIONS	96,189.28	287,434.23	(191,244.95)
CURRENT LEVY	9,184,572.84	8,466,066.46	718,506.38
CURRENT COLLECTIONS THIS MONTH	3,928,358.80	3,269,693.79	658,665.01
CURRENT COLLECTIONS TO DATE	4,817,789.68	3,953,871.77	863,917.91
OUTSTANDING TO DATE	4,366,783.16	4,512,194.69	(145,411.53)
PERCENT COLLECTED/ORIGINAL	53.01%	48.34%	4.67%
PERCENT COLLECTED/MODIFIED	52.46%	46.70%	5.76%
TOTAL COLLECTIONS FISCAL YEAR	4,817,789.68	3,953,871.77	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,310,937.78	1,400,520.59	(89,582.81)
MODIFICATIONS	(12,630.63)	(1,158.49)	(11,472.14)
DELINQUENT LEVY	1,298,307.15	1,399,362.10	(101,054.95)
DELINQUENT COLLECTIONS THIS MONTH	20,588.69	33,743.32	(13,154.63)
DELINQUENT COLLECTIONS TO DATE	96,749.48	114,333.43	(17,583.95)
OUTSTANDING TO DATE	1,201,557.67	1,285,028.67	(83,471.00)
PERCENT COLLECTED/ORIGINAL	7.38%	8.16%	-0.78%
PERCENT COLLECTED/MODIFIED	7.45%	8.17%	-0.72%
TOTAL COLLECTIONS FISCAL YEAR	96,749.48	114,333.43	
<u>ROLLBACK</u>			
ORIGINAL LEVY	8,033.72	0.00	8,033.72
MODIFICATIONS	11,264.86	826.90	10,437.96
ROLLBACK LEVY	19,298.58	826.90	18,471.68
ROLLBACK COLLECTIONS THIS MONTH	5,196.14	0.00	5,196.14
ROLLBACK COLLECTIONS TO DATE	5,196.14	0.00	5,196.14
OUTSTANDING TO DATE	14,102.44	826.90	13,275.54
PERCENT COLLECTED/ORIGINAL	64.68%	#DIV/0!	#DIV/0!
PERCENT COLLECTED/MODIFIED	26.92%	0.00%	26.92%
TOTAL COLLECTIONS FISCAL YEAR	5,196.14	0.00	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: DECEMBER 2021

37 - CSJ

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	PRIOR RB P&I	ATTY FEES	ATTY RBFEEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
1-Dec	12,638.16				20.91	7.32			4.23		12,670.62		12,670.62	
2-Dec	50,120.68				1,406.43	396.24			266.64		52,189.99		52,189.99	
3-Dec	40,785.65				2,196.61	711.85			391.26		44,085.37	105,569.98	(61,484.61)	9-Dec
6-Dec	49,184.09				1,081.49	349.58			199.30		50,794.46	50,794.46	-	10-Dec
7-Dec	29,827.10				1,672.02	670.56			350.76		32,520.44	32,520.44	-	13-Dec
8-Dec	52,352.95				246.29	61.90			24.15		52,685.29	52,685.29	-	14-Dec
8-Dec							1,999.17				1,999.17	1,999.17	-	14-Dec
9-Dec	166,315.78				353.94	114.92			70.32		166,854.96	166,854.96	0.00	15-Dec
9-Dec							3,196.97				3,196.97	3,196.97	-	15-Dec
10-Dec	25,255.24				822.25	366.39			166.37		26,610.25	26,610.25	-	16-Dec
11-Dec	(529.72)				(1,554.17)	(26.03)			-		(2,109.92)	(2,109.92)	SUPP	
13-Dec	32,257.54				572.37	144.31			107.50		33,081.72	30,971.80	2,109.92	17-Dec
14-Dec	52,988.60				892.44	386.01			174.03		54,441.08	54,441.08	-	20-Dec
15-Dec	28,031.06				589.49	141.99			109.73		28,872.27	28,872.27	0.00	21-Dec
16-Dec	82,205.41				190.61	30.16			9.79		82,435.97	82,435.97	-	22-Dec
17-Dec	33,922.09				806.15	227.31			151.93		35,107.48	35,107.48	(0.00)	23-Dec
20-Dec	417,109.54				903.37	231.55			92.01		418,336.47	418,336.47	-	28-Dec
21-Dec	71,180.43				2,110.67	2,097.55			430.97		75,819.62	75,819.62	-	29-Dec
22-Dec	104,780.95				1,374.83	378.48			263.00		106,797.26	106,797.26	-	30-Dec
27-Dec	85,725.72				2,030.10	431.26			227.21		88,414.29	88,414.29	0.00	31-Dec
28-Dec	66,114.12				381.15	294.94			45.30		66,835.51	66,835.51	-	6-Jan
29-Dec	2,088,423.37				420.66	105.13			78.87		2,089,028.03	2,089,028.03	-	10-Jan
30-Dec	439,690.04				4,071.08	1,415.51			764.00		445,940.63	445,940.63	81.01	18-Jan
TTL	3,928,358.80	0.00	0.00	0.00	20,588.69	8,536.93	5,196.14	0.00	3,927.37	0.00	3,966,607.93	3,963,150.92	3,457.01	

OVERALL TOTAL	3,966,607.93
LESS REFUNDS	0.00
LESS HCAD COMM FEES	81.01
LESS COMM/COST	3,376.00
BALANCE	3,963,150.92
LESS TRANSFERRED	1,361,427.76
LESS TRANSF IN TRANSIT	2,601,723.16
BALANCE PENDING	0.00

CITY OF SAN JUAN, TEXAS
AS OF December 2021

Levy 2021 (21-22 YR)

9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	-	9,088,383.56	8,178,632.23	8,178,632.23	8,178,632.23	8,178,632.23	8,178,632.23	8,178,632.23	8,178,632.23
Adjstid Levy	9,191,852.10	9,190,387.80	9,184,572.84	9,088,383.56	9,088,383.56	8,178,632.23	8,178,632.23	8,178,632.23	8,178,632.23	8,178,632.23	8,178,632.23	8,178,632.23
Collections	117,479.56	889,430.88	4,817,789.68	6,761,511.71	7,363,117.19	7,730,743.55	7,883,151.58	7,958,400.88	8,038,910.70	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.28	9.68	52.46	74.40	81.02	94.52	96.39	97.31	98.29	98.90	99.19	99.45

Levy 2020 (20-21 YR)

8,178,632.23	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
Adjustments	286,189.51	287,603.92	287,434.23	281,486.41	277,644.91	269,697.34	268,515.52	268,245.14	267,796.38	267,796.38	267,480.56	267,480.56
Adjstid Levy	8,464,821.74	8,466,236.15	8,466,066.46	8,460,118.64	8,456,277.14	8,448,329.57	8,447,147.75	8,446,877.37	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79
Collections	130,555.94	684,177.98	3,953,871.77	6,761,511.71	7,363,117.19	7,730,743.55	7,883,151.58	7,958,400.88	8,038,910.70	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.54	8.08	46.70	79.92	87.07	91.51	93.32	94.22	95.18	95.77	96.05	96.30

Levy 2019 (19-20 YR)

7,793,728.78	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	(2,881.83)	(8,307.53)	(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	15,376.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(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	6,061,246.26	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
Adjusted 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
Adjusted 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)
Adjusted Levy	6,026,934.98	6,031,309.71	6,029,560.60	6,021,591.62	6,020,954.00	6,018,709.25	6,015,150.08	6,018,594.01	6,014,086.29	6,011,910.58	6,011,621.04	6,010,470.94
Collections	32,279.62	601,876.01	2,596,943.90	4,373,398.17	4,986,813.44	5,265,476.99	5,363,199.71	5,431,795.38	5,510,781.54	5,573,532.08	5,598,332.25	5,620,809.41
Percentage	0.54	9.98	43.07	72.63	82.82	87.49	89.16	90.25	91.63	92.71	93.13	93.52

Levy 2012 (12-13 YR)

5,863,668.66	OCT 2012	NOV 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
Adjusted Levy	5,863,668.66	5,863,668.66	5,871,293.29	5,871,740.31	5,870,005.80	5,889,235.73	5,856,813.66	5,856,561.36	5,849,999.30	5,849,999.30	5,849,138.37	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)												
4,465,376.42	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	5,077,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.38	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	4,555,940.11	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	4476.77	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	3,311,258.82	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	3,122,142.83	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												February 1, 2022

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 8, 2022

Approval of City Commission Meeting Minutes:

- February 23, 2021
- March 1, 2021
- March 9, 2021
- March 29, 2021
- July 27, 2021
- August 10, 2021
- August 24, 2021
- November 8, 2021
- November 9, 2021

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of City Commission Meeting Minutes.

RECOMMENDATION:

Approve as submitted.

PREPARED BY:

Nayeli Guerrero,
Records Manager

APPROVED BY:

Benjamin Arjona, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 23, 2021

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
Ruben Morin, 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 MEETING TO ORDER:

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

II. INVOCATION:

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

- A. It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established 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, February 19, 2021 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 23, 2021**

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, February 23, 2021. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

No Public Comments from the public.

V. PRESENTATIONS:

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

DISCUSSION: Commissioner Jesús "Jesse" Ramirez asked Mr. Pat Karr, Director of Information Technology regarding the live streaming meetings not working for the past two meetings. Karr responded that they are available if he needs them. Mayor Mario Garza asked Mr. Tirso Garza, Chief of Fire why Medicare didn't submit a report, to which Chief Garza responded they responded afterwards and I've been told its not a good idea to give it during the meeting. Mayor Mario Garza added maybe they were backed up with work. Chief Garza stated correct yes Sir, we usually request them to get it by the 5th or 6th of each month and they were late and we have a dead line to submit for our agenda. Mayor Garza added they are pretty backlogged. Chief Garza added its commitment that I have to submit the report for you on the meeting at a monthly basis but I did receive it late. Mayor Mario Garza asked Mr. Ruben Morin, Chief of Police that he noticed that on his report he reported that the two units for animal control are out of service. He added that he's also received concerns from our citizens in reference to trying to get a hold of the animal control, he asked if they needed to call the main line or is there a specific line that they can dial. Chief Morin responded they can call the police department and they will send an animal control officer over the location needed. Commissioner Ernesto "Neto" Guajardo stated its was brought to my attention that a resident called regarding 9th street and Kansas, can you please check on that, to which Chief Morin responded yes Sir. Mayor Pro Tem Leonardo "Lenny" Sanchez added as the commission, we get calls that are important, very impressive for us to report that immediately and notified the department as soon as possible. Mayor Mario Garza asked Ms. Mary Enriquez, Court Administrator how many of the warrants reported in the monthly report were actually served at home or walk ins that went in to the court to pay to which Ms. Enriquez responded they are walk-ins.

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

- A. Discussion and Possible Action Regarding Quotes for the Upcoming General Election on May 1, 2021 for Mayor Place 1, City Commissioner Place 2 and Place 3.

DISCUSSION: Diana Cavazos, City Secretary stated on the previous meeting the issue a notice of election for May 1st 2021 was approved setting the polling locations and times of early voting ad election day. We requested a quote from Hidalgo County, ESNS, and Hard Inner Civic. We received an email from Dard Inner Civic saying that they were no longer leasing equipment but they did offer to give us a quote for a purchase. Other than that, I did receive one from ESNS, which is attached in your packet. Ms. Cavazos added they did provide me with the one they gave us last time which was in 2017 more less for an estimate. Mayor Mario Garza stated I'm assuming renting the machines over having the county run, I'm assuming it gone up. Mayor Mario Garza asked how soon do we have to make a decision because I would like to have the correct information for 2021, to which Ms. Cavazos responded we don't have to make a decision today because so far, we are meeting all our deadlines and we are doing it ahead of time so we still have a little bit of time. Commissioner Jesus "Jesse" Ramirez stated when we do the comparison, I noticed that Hidalgo County included the employee payment and all of that and was posted in the monitor and advance. But this one is just based on the machines itself. Ms. Cavazos responded that is correct, it would be on top of that the payroll, the supplies and everything else. Commissioner Ramirez asked Ms. Cavazos if she can please include all those extras that are included in the county on the next meeting so that we can get an accurate total. Ms.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 23, 2021**

Cavazos added with the county the San Juan residents have the option of presenting their vote at any different city as long as its within the county, its something we ca not offer with ESNS.

Mayor Mario Garza made motion to table this item and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).

- B.** Consider Appointment of Election Judges and Setting Maximum Number of Election Clerks for the Upcoming City's Special Municipal Election for Place One (1), Two (2) and Three (3) to be Held on May 1, 2021.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated obviously since the other previous item was tabled, I'm recommending to tabled this item as well.

Commissioner Marco "Markie" Villegas made motion to tabled item and was seconded by Commissioner Ernesto "Neto" Guajardo (5-0).

- C.** Discussion and Possible Action Regarding Hidalgo County Election Department Request of Polling Locations for the May 1, 2021 Cities/School Election.

DISCUSSION: Mr. Benjamin Arjona, City Manager, I'm recommending to table this item as well.

Commissioner Jesus "Jesse" Ramirez made motion to table this item and seconded by Commissioner Commissioner Marco "Markie" Motion Passed (5-0).

- D.** Discussion and Possible Action to Approve a Budget Amendment for the Utility Fund in the Amount of \$135,000.00 to Pay Schnieder Electric for the Investment Grade Audit of the Utility System for a AMR/AMI Meter Project and Authorize the Mayor to Execute all Related Documents.

DISCUSSION: Mr. Benjamin Arjona, City Manager, I'm recommending to table this item because I would like to include more information on this particular item such as minutes, discussion that was taken at the last meeting.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to table item and was seconded by Commissioner Marco "Markie" Motion Passed (5-0).

VII. CONSENT AGENDA:

- A.** Consider Second and Final Reading of an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Micheladas y Mariscos El Primo" located at 1209 E. FM 495, legally described as Lot 30, Morning Wood Subdivision, located at the Northwest corner of FM 495 and Cesar Chavez Road, as Requested by Georgina Garza de Luna.
- B.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow a Portable Food Concession Stand at 2023 N. Veterans Boulevard, legally described as the West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Sioux Road and Veterans Boulevard, as Requested by Leticia and Juan Rodriguez.
- C.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Wacky Snacks" at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, located at the Northwest corner of 41st Street and Veterans Boulevard, as Requested by Merced Leal.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 23, 2021**

D. Quarterly Investment Report - December 2020

E. Budget Expenditure Report - Jan. 2021

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

VIII. EXECUTIVE SESSION: 6:22 p.m.

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 Legal Issues Concerning the Police Department Comprehensive Assessment Report.**

DISCUSSION: Commissioner Jesús “Jesse” Ramirez stated referring to that plan itself at a previous meeting, I never got a copy of that plan, I know it was discussed but we never received a hard copy on it to view and that’s why I’m asking about this one because I would like to and discuss something that we are paying for in executive session. Mr. Ricardo Palacios added he will determine what can be discussed to the public once we are done.

Commissioner Marco “Markie” Villegas made motion to enter executive session at 6:22 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo (5-0).

IX. RECONVENE: 6:53 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 6:53 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

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

- 1. Discussion and Action on Police Department Comprehensive Assessment Report.**

No Action

X. ADJOURNMENT 6:54 p.m.

Commissioner Marco “Markie” Villegas made motion to adjourn at 6:54 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo (5-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 23, 2021**

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim City Secretary

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

DATE: Monday, March 01, 2021

TIME: 12:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo "Lenny" Sanchez, Mayor Pro-Tempore
Jesus "Jesse" Ramirez, Commissioner
Marco "Markie" Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:

Mayor Mario Garza called meeting to order at 12:05 p.m.

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

- A.** Discussion and Possible Action Regarding Quotes for the Upcoming General Election on May 1, 2021 for Mayor Place 1, City Commissioner Place 2 and Place 3.

DISCUSSION: Ms. Diana Cavazos, City Secretary stated as you may recall this item was tabled at the last meeting because we were missing a quote. As stated, before Hart Intercivic is no longer leasing equipment therefore attached you may find the quotes from ES&S and Hidalgo County. The quote received from ES&S is \$23,088.65 for lease of equipment only and the quote received from Hidalgo County is for \$29,111.69, which includes equipment, supplies, mail & ballots services, advertisements payroll for election workers which includes training, payroll for ballot board, insurance and cell phones. She further added attached you may find the comparison requested of both. Ms. Cavazos stated I did ask the Hidalgo County Elections Department the questions that were brought up at the previous meeting regarding the quote which is attached. I also asked about the appointment of judges to which they responded they were willing to take recommendations and work with the City Commission, as far as for the approval of the polling locations they responded that the department needed to know the latest by tomorrow if the polling locations can be used.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve the Hidalgo County contractor and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (4-0).

- B.** Consider Appointment of Election Judges and Setting Maximum Number of Election Clerks for the Upcoming City's Special Municipal Election for Place One (1), Two (2) and Three (3) to be Held on May 1, 2021.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to un tabled item and was seconded by Mayor Mario Garza. Motion Passed (4-0).

**CITY OF SAN JUAN
SPECIAL CALLED MEETING
MONDAY, MARCH 1, 2021**

DISCUSSION: Ms. Diana Cavazos, City Secretary stated as mentioned earlier for the upcoming May 1st, 2021 General Election for Place 1,2 and 3 there must be two presiding judges and two alternate judges to be appointed for election day and one presiding judge and one alternate judge for early voting and as stated previously Hidalgo County said we could recommend and they are willing to work with the City Commission. Mayor Mario Garza asked if for early voting 1 judge and 1 alternate were needed to which Ms. Cavazos responded yes of which can also serve for election day. Mayor Mario Garza asked if the judges appoint the clerks to which Ms. Cavazos responded yes. Mayor Mario Garza stated he had noticed there was no list of names who actually have experience and certified to be an election judge to which Ms. Cavazos responded I have a list of the last judges that were used for the 2018 election and the 2016 election. Ms. Cavazos added the list was not included because it had been received that morning. Mayor Pro Tem Leonardo "Lenny" Sanchez stated that the names didn't have to be approved only the number to which Mayor Mario Garza stated it was to approve the names to which Ms. Cavazos responded yes. Commissioner Marco "Markie" Villegas asked if we have sufficient time if we tabled the item for the next meeting to which Ms. Cavazos responded yes.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to table the item and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (4-0).

C. Discussion and Possible Action Regarding Hidalgo County Election Department Request of Polling Locations for the May 1, 2021 Cities/School Election.

Mayor Po Tem Leonardo "Lenny" Sanchez made motion to untable the item and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

DISCUSSION: Ms. Diana Cavazos, City Secretary stated as mentioned previously the Hidalgo County Elections Department is requesting the use of the San Juan Memorial Library and the Fire Station No.2 for the May 1, 2021 Election for early voting and election day. Ms. Cavazos added in the past the City Commission has approved for the County to use the facilities. Mayor Mario Garza stated early voting polling location would be at the San Juan Memorial Library and Election Day polling locations would be at the San Juan Memorial Library and Fire Station No.2.

Mayor Po Tem Leonardo "Lenny" Sanchez made motion to untable the item and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

III. RESOLUTIONS:

- A. Consider Approval of Resolution Acknowledging the Findings and Approving Proposed Contingent Fee Legal Services Contract with O'Hanlon, Demerath & Castillo PC and Raizner Slania, LLP, Requesting for Expedited Review and Authorizing the Mayor to Execute All Documents Related Thereto.**

DISCUSSION: Benjamin Arjona, City Manager stated this item was discussed in executive session in reference to the Hannah storm and to his understanding insurance monies had been received, but since staff are not experts with the visual pictures on the damages, they were looking into hiring a company to come over and do an assessment of the buildings that could have been affected and assets as well. Mr. Arjona further stated there could be more adequate findings submitted to the insurance for insurance purposes and claims. Mr. Ricardo Palacios, City Attorney stated the agreement needed to be vetted and forwarded to the Attorney General's Office for approval and they would have 90 days to respond. Mr. Arjona stated there was a new law that was implemented in December to which Mr. Rocio Garcia, Attorney with O'Hanlon, Demerath & Castillo responded back on 2019 the legislative passed a law stating any governmental entity signing a contingency contract needed to be approved by the Attorney General first. Attorney Garcia further stated in the past with other localities they've had the resolution approved first, then a contractor would be available tailored to San Juan specifically along with a notice that was provided as well. Mr. Rico Garcia added the law wants all elected officials to know exactly what they are getting into since in the past

**CITY OF SAN JUAN
SPECIAL CALLED MEETING
MONDAY, MARCH 1, 2021**

there were agreements municipalities all over the state would enter into without fully knowing everything therefore this process is intended to have more transparency between the public and the elected officials.

Mayor Po Tem Leonardo “Lenny” Sanchez made motion to untable the item and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

IV. ADJOURNMENT 12:21 p.m.

Mayor Po Tem Leonardo “Lenny” Sanchez made motion to adjourn at 12:21 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 09, 2021

TIME: 6:00 p.m.

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

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

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzalez, Director of Finance
Armandina Seson, Library Director
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:

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

II. INVOCATION:

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

- 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, March 5, 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, March 9, 2021. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

**CITY OF SAN JUAN
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No Public Comments from the public.

V. PRESENTATIONS:

- A. Presentation by Community Loan Center Small Dollar Loans, to Provide Loans to our City Employees at a Lower Cost, other Financial Counseling, and other Financial Programs.

DISCUSSION: Ms. Rosa Jaramillo, Associate Business Relations stated this is an alternate payday loans and tittle loans with low interest loans from \$400-\$1,000, up to 12 months to pay payments as low as \$23 weekly, online origination and service, easy payment through payroll deduction and free financial counseling available.

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

DISCUSSION: Mayor Mario Garza asked Mr. Roel Garza, Director of Sanitation/Public Works in reference to the freeze we had 2-3 weeks ago, are you able to pick up the brush to which Mr. Garza responded we are on schedule and we will have a neighborhood cleanup. Mayor Mario Garza asked Mr. Patrick Willingham where are we with the varsity league to which Mr. Willingham responded we have been advertising and putting it out on social media. Commissioner Ernesto "Neto" Guajardo asked Mr. Willingham do we have anything going on for the kids to which Mr. Willingham responded we will start in May. Mayor Mario Garza asked what kind of restrictions are we following to which Mr. Willingham responded we are limiting parents and still wearing masks.

VI. PUBLIC HEARINGS:

- A. Hold First Public Hearing for the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-Acre Tract of Land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, Located at the Southwest Corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, Ltd.

No Action

- B. Hold First Public Hearing of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Tract I – the 5.43Acre Tract of Land of the South 500 Feet of the West 495 Feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision. Tract II - the 9.32-Acre Tract of Land of the West 495 Feet of the North 820 Feet of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Three Quarter of a Mile East of Raul Longoria Road, Along the North Side of Nolana Avenue, as Requested by Juan Maldonado.

No Action

- C. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Proposed Meadows on Ridge being a 5.42 Acre Tract of Land Out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, as per Map Recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, Located at the Southwest Corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, LTD.

No Action

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- D.** Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Being a 23.70-Acre Tract of Land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per Map Recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, Located at the Northwest Corner of Hall Acres and Cesar Chavez Road, as Requested by OC Development, LTD.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the Planning Department is processing a residential 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 January 12, 2021 the City Commission approved a Resolution 21-03 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. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Drainage Canal Being 5.68 Acre Tract of Land out of Lot 4, 5 and 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per Map Recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, Located at the Northwest Corner of Hall Acres and Cesar Chavez Road, as Requested by the Hidalgo County Drainage District.

Mayor Mario Garza opened the public hearing at 6:13 p.m. There being no comments from the public, the public hearing was closed at 6:13 p.m.

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

- E.** Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Drainage Canal Being 5.68 Acre Tract of Land out of Lot 4, 5 and 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per Map Recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, Located at the Northwest Corner of Hall Acres and Cesar Chavez Road, as Requested by the Hidalgo County Drainage District.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the Planning Department is processing a residential subdivision located at the Southwest corner of Ridge and Cesar Chavez Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. In January 12, 2021, the City Commission approved a Resolution 21-04 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.

Mayor Mario Garza opened the public hearing at 6:14 p.m. There being no comments from the public, the public hearing was closed at 6:14 p.m.

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

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

- A. Preliminary and Final Plat Approval of the Sioux Coves Subdivision being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Sioux Road and Retama Street, as Requested by Javier Hinojosa Engineering.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the applicant is proposing to subdivide 20.0-acre tract of land into one hundred and two (102) residential subdivision. The property is located at the Southwest corner of Sioux Road and Retama Street. The proposed subdivision is located in a flood zone "B" according to the FEMA Map. It is noted, that the project engineer is requesting the following variances:

1. To not comply with the 6-foot side setback for all non-corner lots. They are proposing 5-foot side setback.
2. To not comply with the minimum width size for all lots.
3. To not comply with the 20-foot rear setbacks for all lots. They are proposing 10-foot instead of the 20-foot required by code. Water service will be provided by the North Alamo Water Supply Corporation and sewer service will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (4-0).

- B. Consider Recommendation of Election Judges for the Upcoming City's Municipal Election for Place One (1), Two (2) and Three (3) to be Held on May 1, 2021 to Hidalgo County Elections Department.

DISCUSSION: Mrs. Diana Cavazos, City Secretary stated in our previous meetings the Hidalgo County Election Department responded that they are willing to work with the City of San Juan with the recommendation of judges for the upcoming May 1st 2021 general election for place 1, 2 and 3. We will need two presiding judges and two alternate judges must be appointed for election day and one presiding judge and one alternate judge for early voting/ Mrs. Cavazos stated also the same judges that will serve on early voting can possibly serve for election day.

Mayor Mario Garza made motion for early vote at the San Juan Memorial Library facility to appoint Ruben Navarro as judge and alternate Jennifer Villarreal and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

For election day on May 1st Mayor Mario Garza made motion to appoint judge Ricardo Martinez Jr. and the alternate heather Guerrero. Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

VIII. RESOLUTIONS:

- A. Consider Resolution for a Voluntary Annexation Petition of the Valley Ranch Phase 2 Subdivision, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan of the 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by OC Development, LTD.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated The Planning and Zoning Department is proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearings for a proposed Valley Ranch Phase 2 Subdivision, being 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision. The property owner of the subject property has submitted a petition for voluntary annexation to the City of San Juan. Annexation of this

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property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexations, Section 43.028 and the City Charter.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

- B. Consider Amendment of Resolution 21-05 Issuing Order and Notice of City Election to Correct the Statement of Applications by Mail to be Sent to Hidalgo County Instead of City Secretary.**

DISCUSSION: Mrs. Diana Cavazos, City Secretary stated resolution 2105 Issuing Order and Notice of City Election for Mayor Place 1 and Commissioner Place 2 and 3 was approved by the City Commission however, in the previous meetings the city commission voted unanimously on having Hidalgo County run the city election on May 1st 2021. Since Hidalgo County will be handling the election it is best for all materials pertaining to said election be mailed to Ivonne Ramon, Election Administrator.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (4-0).

IX. CONTRACTUALS:

- A. Considering Entering into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Service to County Residents.**

DISCUSSION: Ms. Amandina Sesin, Library Director stated The Interlocal Cooperation Agreement is a yearly agreement between the City of San Juan and Hidalgo County. Hidalgo County has established the Hidalgo County Library System (HCLS) to acquire library materials, supplies, services, electronic databases, audiovisual equipment, computer hardware, software and other resources for library services for the use of the City’s library by residents of San Juan and residents of the County of Hidalgo. The amount the City of San Juan/San Juan Memorial Library will receive is \$14,863.00. These funds will be used to provide library services to about 54,000 county residents.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

X. CONSENT AGENDA:

- A. Tax Collection Report - January 2021**
- B. Meeting Minutes:
- December 14, 2020**

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

XI. EXECUTIVE SESSION: 6:28 p.m.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to enter into executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

**CITY OF SAN JUAN
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- 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 et seq. and §551.071 Consultation with Attorney.
1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project SC.
 2. Pursuant to Section 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan, San Juan EDC and The Shops at San Juan, LLC.

XII. RECONVENE: 6:45 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 6:45 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
1. Discussion and Possible Action Regarding Economic Development Negotiations and Possible Agreements Regarding Financial Incentives to Project SC.

Mayor Mario Garza made motion to proceed as directed and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

2. Discussion and Possible Action Regarding Amendment to the Economic Development and Incentive Agreement between the City of San Juan, San Juan EDC and The Shops at San Juan, LLC.

No Action

XIII. ADJOURNMENT 6:46 p.m.

Commissioner Marco “Markie” Villegas made motion to adjourn at 6:46 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim City Secretary

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

DATE: Monday, March 29, 2021

TIME: 5:15 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo "Lenny" Sanchez, Mayor Pro-Tempore
Ernesto "Neto" Guajardo, Commissioner
Marco "Markie" Villegas, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Leroy Gonzalez, Director of Finance
Maria Beltran, Assistant Finance Director
Adelaida Cordero, Director of Human Resources

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:

Mayor Mario Garza called meeting to order at 5:15 p.m.

II. DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING MATTERS:

- A. Consideration and Approval of the Annual Audited Financial Report for the City of San Juan, Texas for Fiscal Year Ending September 30, 2020

DISCUSSION: Mr. Benjamin Arjona, City Manager presented the item and stated Mr. Manuel Garcia was present. MR. Garcia stated we have a breakdown of what we just went through on the governmental funds such as assets, liabilities and fund balance all on one page. Then we have the general fund then we have the debt service fund, the EDC fund and the non-governmental funds. Garcia stated we have some reserves on the general fund for inventories and then we have a reserve for \$4,000,372.00 and in the economic development, the edc fund we have investments of \$301,000.00 and \$1,000,137.00 and \$219,000.00. Down below we show debt, which is very little on this one with \$14,000 and has an economic development fund balance of \$2,000,208.00. On the non-major funds, we have assets of \$13,000,000.00 most of it in cash and investments and then below we have due to others \$3,000,019.00 and then below we have the reserves and the assign fund balances.mr. Garcia further stated at the very top we have economic development, municipal court, federal state plan restriction, other purposes. All of it is used up; because we sent you a special revenue. Mr. Garcia stated on the next two pages, pages 10 and 11, we have a more detail on the different funds and the different revenues and expenditures that they had. On the revenues, on page 11 we have a comparison between 20 and 19 and if you look at the column for 2020, on the left side we have property taxes and sales taxes and franchise all of those items increased from last year. Property taxes \$7,500,000.00, \$8.056,000 this year, we have \$4,000,500.00 on sales taxes vs \$4,000,199.00 last year, franchise taxes \$959 vs \$951, All of the major revenues increased from last year. The other item here is the inter-governmental revenues of \$6,000,106.00

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compared to \$1,000,184.00 the previous year so in total you have \$21,000,00.00 coming in. Mr. Garcia stated down below we have the expenditures and expenditures also went up, last year we had \$16, 000, this year you have \$20,000 and most of the categories went up beginning with the general government, public safety had a major increase, public works, parks and recreation and non-departmental expenditures and below that are your capital outlay and debt service. On the debt service we paid \$3,000,424.00 in physical payments \$818,000. next we have the non-governmental funds \$3,325,000, edc had \$1,100,000. Mr. Garcia further stated in this section we have an excess of revenues expense of \$7,000,000 and we had \$11,000,000 fund balance of \$18,000,000 this year, this is all in governmental funds. Mr. Garcia further stated in page 14, we have the utility fund, sewer and then the solid waste and the non-major enterprise funds and the total for the year 2020 and 2019. On the top you have the cash balances investments, and restricted cash investments, this year we have \$11,000,000 vs \$13,000,000 and as you spend the money on the project, it reduces also. We have the utility receivable \$1,700,000 to \$13,000,000 and due from others \$1,721,000 and solid waste \$2,053,000. Then we have the non-depreciable assets and construction progressed then we have the principal assets, last year we have \$29,000,000 in the principal assets, this year we have \$33,000,00 we have \$16,000,000 last year on non-depreciable assets and this year we have \$13,000,000 down below we have the liabilities, accounts payable and we go down to the long-term debt, we have \$1,600,000 and \$1,500,000 this year. Mr. Garcia stated down below we have the capital assets which pretty much follows the front page as far as the numbers, we have the deposits, the service and it's the same as the accountant that we use here. On page 15 we have the statement of income and this gives you more detail information than the one we had because we have it in a format that everybody is used to, we have the revenues on top and the expenditures down below and the utility fund, we start with the water sale of \$2,400,000 and last year was \$2,300,000 sewer of \$2,700,000 vs \$2,500,000 and then we have the fees on the garbage \$3,100,000 vs \$3,104,000, all the revenues went up this year. Mr. Garcia added we have the operated expenses if you look at the personnel expenses, we have the totals of 2020 and 2019 and see that they all went up \$2,600,000. Mr. Garcia further stated if we go to page 67 -68 that will give you more detail breakdown on non-major enterprise and you can understand all the activities that are taking place and have all the funds. Garcia also went over the activity for the year and stated most of these funds don't have a lot of activity right now as far as coming in we have \$14,000; we have expenditures total of \$924,000 for the year. On page 63 and 64 are the activities for this fund this year, at the very top are the revenues over all you have \$1,620,000 and the expenditures were \$1,055,000 with a total balance of 1,213,000. Mr. Garcia stated we issue two reports with compliance issues and in the back on page 77 you have the federal schedule and the federal schedule we are listing all the federal monies, state monies that the city gets. We have the federal expenses for the year and then on page 78 we have a total on federal and state expenditures \$5,963,000 for the year. On page 81 and 82 we have the schedule of finance responses on page 83 and then we have a financial section of the year, here we have what the city needs to work with, we have a new one this year, debt recording and unrecording transaction. Basically, the city didn't record any of the debt transactions this year. We had to come in and finish it off and this is the only reason this year and that was the main reason for that but it's not the cities' fault. Mr. Garcia added that I know it's a lot of information to take in at once but if you feel that you need more time to review it, we can always come back and go through it again.

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

Mayor Mario Garza made motion to for Recess at 5:20 p.m. and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0)

Commissioner Ernesto "Neto" Guajardo made motion to reconvene at 5:39 p.m. and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

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III. APPOINTMENT:

A. Appointment of Legal Services to Represent Civil Service Commission.

Mayor Mario Garza made motion to recommend Allen T. Ozuna and was seconded by Commissioner Marco "Markie" Villegas. (4-0).

IV. ADJOURMENT 6:25 p.m.

Commissioner Ernesto "Neto" Guajardo made motion to Adjourn at 6:25 p.m. and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 10, 2021

TIME: 6:00 p.m.

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

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

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Carlos Alaniz, Assistant Chief
Ruben Morin, 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
Juan Soto, Sanitation Supervisor
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

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

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

Mario Mario Garza led the Pledge of Allegiance

IV. PUBLIC COMMENTS:

DISCUSSION: Mr. Rene Jaime, Purchasing Clerk stated I just want to let you all know here in person that 2 weeks ago I turned in my resignation and tomorrow’s my last day. I want to let you know that I really appreciated working for the City of San Juan for the past 10 ½ years, I just grew up just down the road right here, I appreciate all the support and help I got from my coworkers and I was really was touched by the very positive and supportive responses that I’ve gotten from my coworkers I make plans to leave. Additionally, I want to take this opportunity to thank each member of the commission that reached out to me when my mother and father passed away back in July 2020,

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you know that really meant a lot to me and it meant a lot to my family and my father would've really appreciated it being a former elected official. It's just been a great experience; great learning experience and I just want to let you all know in person. Mayor Mario Garza stated thank you, for your service, we really appreciated.

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: Mayor Mario Garza asked Mr. Patrick Willingham, Director of Parks and Recreation were we able to modify the ordinance and all that, to which Mr. Willingham responded yes, it's been modified the changes that we talked about.

VI. PUBLIC HEARINGS

- A. Hold a Public Hearing for a Conditional Use Permit to Allow "The Industrial Ballroom" Event Center located at 1200 E. Business 83 Suite 1201, legally described as Lots 122 – 125, VIP East Subdivision, as Requested by Johnny Rodriguez.

DISCUSSION: Mr. Robert Escobar, Director of Planning and Zoning stated Mr. Rodriguez is applying for a conditional use permit to operate an event center at a commercial plaza located at Business 83 and Sunchase Street. The commercial plaza was built in 2005 with approximately 20,000 square feet. A rehabilitation center and Premier High School are located in the same plaza. Parking lot is available along the North and East side of the building; a total of 75 parking lots are available. 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 Thirty-one (31) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

Mayor Mario Garza opened the public hearing at 6:06 p.m. There being no comments from the public, the public hearing was closed at 6:07 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 on the Rezoning Request from Single-Family Residence District (R-S) to the Expressway Corridor District (EC) of the following properties:

- M.L. Woods Co. Tract No. 3 E165'-N200' Lot 6 and W10'-N200' Lot 7 0.80 AC GR 0.72 AC NET
- M.L. Woods Co. Tract No. 3 E115.35'-W125.36'-N100' Lot 7, 0.26 AC
- M.L. Woods Co. Tract No. 3 S100'-E115.35'-W125.36'-N200' Lot 7, 0.26 AC
- M.L. Woods Co. Tract No. 3 E151.64'-N200' Lot 7 & W14.43'-N200' Lot 8, 0.76 AC GR, 0.69 AC NET
- M.L. Woods Co. Tract No. 3 N290.4'-E75'-W89.43' Lot 8, 0.50 AC GR 0.47 AC NET
- M.L. Woods Co. Tract No. 3 E5.35 AC Lot 10 EXC 0.53 AC 4.82 AC NET
- Alamo Land and Sugar Co. 4.54 AC AN IRR TRBEING E 502'-N788.5' Lot 2 Block 35, 4.13 AC NET
- Alamo Land and Sugar Co. AN IRR TR S140.2'-N356.05'-W178'E188' Lot 2 & NEC 0.29 Lot 2 & W118'-N229' Lot 3 Block 35, 1.20 AC NET

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- Alamo Land and Sugar Co. E87'-W250'-N280' & S71'-N300'-W118' Lot 3, Block 35, 0.75 AC
- Alamo Land and Sugar Co. E100'W305'-N300' Lot 3, Block 35
- Alamo Land and Sugar Co. E60'-W660' Lot 3, Block 35, 1.82 AC GR, 1.79 AC NET, as Requested by the City of San Juan.

DISCUSSION: Mr. Robert Escobar, Director of Planning and Zoning stated It's 11 properties related to changing from Single-Family residential to Expressway Corridor District, pretty much all the properties were rezoned changed to expressway corridor but there was these 11 that were left out. They were also part of the study and at that time nobody really came to the public hearing to say that they didn't want it, I believe they just left them out because there was open land and there were some homes in those properties but as the cities developed the city wants to go ahead to move that to phase 2 to don't change these properties to expressway corridor district and I'm going to go through all 11 properties just so you know what's on the properties right now. So, the first one, there's an existing home which is dilapidated and it was actually recently demolished at this time, property 2 Emerald Woods 0.26 that's an existing home, property 3 that's a 0.26 -acre that's also an existing home, number 4 Emerald Woods 0.76-acres that's an existing home as well, property number 5 that's a 0.472-acres that's an existing home, property 6 4.82-acres that's an existing home with also farmland its open land, property number 7 4.13-acres that's existing home and also brush land so there's mesquite trees, property 8 that's 1.20-acres that's farmland as well, property 9 0.75-acres that's actually owned by the City of San Juan, property 10 lot 3 block 35 that's also farmland and then property 11 4.79-acres and that's Fireman's Park currently today. Also, what we're doing when one of the zone changes to expressway corridor district to open it for commercial development, currently these homes that are existing since they're already there, they're grandfathered so the city can't touch them they stay as is. It's just in the future when it does develop if 10-15 years down the road when they do purchase it, they buy that out if the property owners want to sell and all that will be for expressway corridor district and there's a public hearing I don't know if anyone is here at the time.

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

Mr. Herbert Wesling, Owner of Lot 2 Block 35, stated we have a Single-Family home and as he said its brush land, that I manage for wildlife on the 4 acres, he asked Mr. Escobar, who is requesting these changes to which Mr. Escobar, responded the city. Mr. Herbert Wesling, Owner of Lot 2 Block 35, asked so it's not an individual landowner, there's no plans for any construction or anything to which Mr. Escobar responded, at this time, no. Mr. Herbert Wesling, stated we're going to be grandfathered in on our current use of our property for the house. I guess I have a couple of questions if my house burned down would I be able to rebuild a house on its exact location to which Mr. Escobar, responded the city would make an exception on that. Mayor Mario Garza asked in reference to his question, if his house were to burn down God forbid right, well the commission come in and decide whether they can grant him I'm speaking on my behalf if his house were to burn down, I really think that we can come in or my opinion I feel like we need to go ahead and continue giving him the grandfathered clause deal to where he can just go up and build. But to answer your question the Commission has the authority to determine whether we can. Mr. Rick Palacios, City Attorney stated If that were to happen the commission can grant variance and allow you to rebuild your residential home. Herbert Wesling, asked would it remain the same with future commissioners. Mayor Pro Tem Leonardo "Lenny" Sanchez, added That's the question I was going to ask, can we make it official or come back by motion. Mayor Pro Tem Leonardo "Lenny" Sanchez, added I would say if we do something we do it all together as one if something of natural disaster, house fire it should be up to the point where it's rebuilt the same way anything extra like you said, like a bigger building additional to the actual structure that you have or the foundation and then understand would default the grandfather clause but if it's a natural disaster I don't think all these properties should be held at that point where they lose out. Emilio Villanueva Jr. Resident stated I have the first property actually the one that Mr. Escobar is aware and his cooperation I'm on the demolition I have completed demolition of the house and I'm in the process of starting my new home going through the city with the parliament and everything been working on the plan looking forward to making some changes and to build my dream home, gotten any letters or anything from the city about the plans that the city had and it was mentioned in the Planning and Zoning meeting. So, I just wanted to emphasize that is what is happening right now on my particular land and I'm aware that once I build my home then whatever happens after that might be different. Mr. Escobar, stated what he's basically saying is before we did the zone change, he submitted plans to construct so he's allowed to build because he submitted before the zone change. Mayor Mario

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Garza, added this doesn't pertain to him. Mr. Robert Escobar, stated well Block 1 is his and it's in the zone change expressway corridor but since he submitted plans before we changed it, he's allowed to build his home.

Mayor Mario Garza close the public hearing at 6:19 p.m.

Mayor Pro Tem Leonardo "Lenny" Sanchez made to motion to approve with the conditions we specified on, such as on the grandfather clause and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

VII. ORDINANCES

- A. Reconsideration of the Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) at the property located at 315 W. 1st Street, legally described as Lot 3, Block 6, San Juan Original Townsite Subdivision, as Requested by Maria Guadalupe Garcia.

DISCUSSION: Mr. Robert Escobar, Director of Planning and Zoning stated the applicant is trying to rezone her lot into Neighborhood Commercial District (C-1). The Comprehensive Plan establishes this property as residential use. If approved, the building would need to comply with the city's requirements, as applicable. The surrounding properties consist of mixture of residential and commercial uses. Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-seven (27) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

Mr. Robert Escobar stated this is located on 1st Sinopole and Raul Longoria so they actually appealed the decision that the city commission had at the last meeting, they're requesting that review it again due to parking and some of the issues that were discussed on the traffic they submitted a new plan. Mayor Mario Garza asked what difference was it from the first time to now, to which Mr. Escobar responded one issue was that they were talking about parking, and also that traffic she thought that the city is kind of not discriminating but saying that since there's traffic there, she can't have her business she's wanting to appeal that. Mr. Benjamin Arjona, City Manager added the only way we can bring this back is if there's a legitimate reason that something was not discussed during the discussion and he's speaking about the parking area that was not discussed as far as parking area in the so that's why he brought before you all. Mr. Escobar stated there's room for more parking but once she applies for a book if it does get zone changed when she applies for the building permit, she's going to have to build a parking. Commissioner Marco "Markie" Villegas asked if we pass this and nothing gets done, we want businesses going with making sure that we make the motion that those things will be covered that way everybody's taking care of. Commissioner Adina "Dina" Santillan stated the problem with that street is that there's only a certain amount of time and there's no shoulder so that during school hours we just had an issue and a couple of complaints in the last few days regarding, that's separate. The thing with that road that there's no shoulder so during those peak hours, so say she has a high peak hour during that time now we have normal traffic going east and west then we have the school traffic stalled then we already have people blocking entrances to recycling we don't have any type of individuals directing traffic so now she's going to have that issue plus the city's issue on top of that plus the school issues. So, it's a safety issue on top of that so I'm looking at the picture so I'm not sure how she's going to be having going in and out, I don't want her not having to open up her business. Mayor Mario Garza asked Mr. Escobar to please guide them to what they are going to need and meet their requirements.

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

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- B. Consider Adoption of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.006 San Juan Memorial Park, Section 1.05.007 Mayfield Park, and Section 1.05.009 Parks and Recreation of the City Of San Juan's Code of Ordinances to Consolidate all Provisions Related to Parks and Recreation Fees Under Section 1.005.006, to be Renamed as Parks and Recreation Fees and to Include Additional Related Fees for the San Juan Sports Complex and the San Juan Municipal Park; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

DISCUSSION: Mr. Patrick Willingham, Director of Parks and Recreation stated basically, what it has is the updates or the changes that were asked to go back in and review from the last meeting, which was under park facility rental fees number 3 on San Juan Municipal Park, we had it at \$300 per field per day and that went up to \$500 on a tournament rental. And then down under the multi-purpose field if it's a ticketed or private event that one went from \$1500 to \$3000 so we can ensure that the place the fields are clean, trash is picked up, everything is taken care of without adding fees, its our park its our facility so we just get it done right away by the next morning its clean.

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

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

- A. Preliminary and Final Plat Approval of the Plaza San Juan Subdivision being an 8.41-acre tract of land and part of Lot 1, Acura Subdivision and part of Lot 6, San Juan Corners/St. Ives Subdivision, as Requested by Javier Hinojosa Engineering.

DISCUSSION: Robert Escobar, Planning and Zoning Director stated the developer is proposing to subdivide 8.41-acre tract along East Interstate Highway 2, just East of the Acura Dealership, into four (4) commercial subdivision. The proposed subdivision is located in a flood zone "C" according to the FEMA Map. Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet of existing fire hydrant and water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

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

- B. Discussion and Consider Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2021 to September 30, 2022 and Set Public a Hearing.

DISCUSSION: Benjamin Arjona, City Manager stated we're very proud to present tonight at after extensive talks, Mayor united had something back actually a year ago the plan was to lower half cent in property taxes it was something that Mr. Leroy was nervous about but it came down to the point where actually the cities went extremely well. Mr. Leroy Gonzalez, Director of Finance stated we were able to bring the sales tax down to about half a cent and there's a correction on propose tax rate 0.6876 which will exceed the effective tax rate of 0.6928 so in that case if it does succeed, we need to schedule a public hearing which is scheduled for the next meeting of August 24th at 6:00 pm do notice that last year we had to have two public hearings this year would just be one public hearing." Benjamin Arjona, City Manager added last year the city would be 503, 099 if you lower than half cent, we would be recouping 442,059 which is a difference of maybe about 60,000 and we should be in good financial stability for this coming fiscal. Mayor Mario Garza stated next year we're doing another half a cent if we're standing so we're crossing our fingers the way we're going it sees we may be able to do that next year another half a cent.

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

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- C. Consider Awarding RFP No. 21-08-08-02 for the Purchase of Sodium Chlorite to JCS Industries, Inc., from Houston, Texas in the Amount of \$6.87 per gallon, in an Amount Not to Exceed \$30,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: Mr. David Salinas, Director of Utilities stated we went out for bids as part of the annual renewal for the contracts unfortunately, this year the chemicals at the end of September so we had to call for renewals which will take effect October 1st, we are recommending JCS Industries they are cheaper plus they deliver in short time periods 72 hours but they're also willing to deliver on weekends, our current vendor is Iboga they were just a cent over but they are 120 hour delivery time so we decided to go with JCS.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0).

- D. Consider Authorizing the City Manager to Declare Surplus and Salvage Property of Scrap Metal and Brass Consisting of Old Valves, Fire Hydrants, Check Valves, Sheet Metal, Water Meters, and C Channel Metal.

DISCUSSION: Mr. David Salinas, Director of Utilities stated we are requesting that the items that are listed, we'll get more money off of trying to auction off as brass rather than try to salvage it along with some of the vehicle listed in there and some of the pumps.

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

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance on the Negotiated Resolution Between the City of San Juan and Texas Gas Service "TGS" Regarding the Company's April 29, 2021 Cost of Service Adjustment Filing; Declaring Existing Rates to be Unreasonable.
- B. Budget Expenditure Report-June 2021
- C. Quarterly Investment Report-June 2021

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

X. ADJOURMENT 6:36 p.m.

Commissioner Marco "Markie" Villegas made motion to adjourn at 6:36 p.m. and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 24, 2021

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
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Ricardo Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Reymundo Casarez, Captain of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Patrick Willingham, Director of Parks & Recreation
Monica Gomez, Planner II
Roel Garza, Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Mario Garza called the meeting 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

DISCUSSION: Resident Graciela Coriel stated there was two incidents on 308 Silvia Circle, and is requesting the City Commission’s help for speed bumps and stated she is willing to get signatures from her neighbors if necessary. Mr. Benjamin Arjona, City Manager stated we will take care of it.

**CITY OF SAN JUAN
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V. PRESENTATIONS

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

DISCUSSION: Commissioner Adina “Dina” Santillan asked Mr. Tirso Garza, Chief of Fire regarding the store that wasn’t in compliance with the code, what’s the status on that, to which Chief Garza responded we are waiting for a response from the corporate office.

- B. Update Presentation on City Hall/Transit terminal Building.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated this item has to do with the status on the new city hall, last week on Friday, we met with the architect and the department staff, the prints that they presented to us, we have already submitted that back to the architect. However, I just want you all to know that later on in this meeting there’s an approved item that is going to be advertised on the newspaper and then brought up the following week September 22nd and on the 28th for you all’s approval. Hopefully if everything goes well, one of the permits will be having a substantial completion by September 30th of next year but hopefully before that. Mr. Arjona stated we’ve been working with the AEP and with the utility department for a sewer line along with the engineer. They are also here within this meeting; we’re going to ask for permission to offer based on relocating or resolving. Mayor Mario Garza stated I would like to make a comment as far as I think this is good information, not only for us but for the community, I think what we should do is maybe upload that on our website because I’m pretty sure all of us here on the commissions part, the question is when are we going to start breaking ground so if we were to please upload that on our website so that the citizens can see where we’re at with the city hall and as the project happens, go along with it. Mayor Mario Garza asked Mr. Arjona as far as the projected time, you say about anywhere between 12 to 15 months to which Mr. Arjona responded yes, no longer than 16 months.

VI. PUBLIC HEARINGS

- A. Hold Public Hearing on the Adopting the Proposed Tax Rate and Levy for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022.

DISCUSSION: Mr. Leroy Gonzalez, Director of Finance stated On Tuesday, August 10, 2021 the city commission voted and proposed a tax rate of .6076 for fiscal year October 1, 2021 and ending in September 30, 2022 and scheduled one public hearing on August 24th. however, with the property law in the proposed tax rate of .6876 the new revenue for tax rate of .650911 or were not adjusted and unused increment rates of 0.6621. therefore, the public hearing will be required by before this completes the tax rate. Mr. Gonzalez added it was published on the advance for the 24th and also on our website

Mayor Mario Garza opened the public hearing at 6:15 p. m. Mayor Mario Garza stated hopefully we can continue this trend and help out our citizens. Mayor Mario Garza closed the public hearing at 6:15 p.m.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (5-0).

VII. ORDINANCES

- A. Consideration and Approval of an Ordinance Authorizing the Issuance of “City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2021” ; Providing for the Payment of Said Certificates by the Levy of an Ad Valorem Tax Upon all

**CITY OF SAN JUAN
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Taxable Property within the City and Further Securing said Certificates by a Lien on and Pledge of the Pledged Revenues of the System; Providing the Terms and Conditions of said Certificates and Resolving other Matters Incident and Related Thereto.

DISCUSSION: Mr. Benjamin Arjona, City Manager presented the item and stated Mr. Vela was available to give presentation. Mr. Cris Vela stated I would like to focus on the presentation that you have before you, I'm not going to go through the whole presentation. Starting on page 3, the City of San Juan will finance various projects and equipment with the issuance of combination tax and limited plit certificate of obligation series 221 certificates, certificates will find a total of \$9,017,173 in projects, sanitation equipment, fire station, equipment for streets and alleys, parks and recreation facility for the total of \$9,017,173. Mr. Vela added the general obligation debt rating was affirmed on August 13, 2021 by standard reporters of a stable outlook for the city. Moving on to page 6, we have two bids for the transaction was sold competitively and we had two bids, the low bid was 1.6960, we are going to talk about the closeness of these two bids. The second bid, the cover bid coming in at 1.7052, both Robert Baird and Raymond James are outstanding national firms so they look an interest in the City of San Juan provided very good abilities for you. Mr. Vela went over the last page and stated I want to go over page 8 under the green banner and the average annual debt service would have in the plan of finance that we presented to the commission was \$538,705 the actual is \$532,928 with saving of \$577 per year. Mr. Vela further stated under the total debt service you have \$10,774,102.00 and ended up with \$10,658, 550 or a savings of \$115,552. The rates that were quoted and taken are fixed for 20 years, so they're not very racist etc. Assuming that the city council, commission approves it, we will be moving forward with closing on September 21, 202. Mr. Arjona added we had a rating conference call and are very blessed Mr. Vela was there, the city is doing very stable, very good. Mayor Mario Garza thanked Mr. Vela. Mr. Vela added a lot of the times, we don't spend enough time, there's a lot of work that goes into these documents and a lot of this work is done by the city staff, so on our behalf we want to thank you for your help. Mr. Arnold Cantu, Attorney stated there's a lot of work that goes into this and a lot of documents, the regal requirement and the tremendous effort that the consultants take.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0).

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

- A. Discussion and Possible Action Regarding Hidalgo County Elections Department Request of the San Juan Memorial Library Multipurpose Room for the November 2, 2021 Constitutional Amendment Election for Early Voting and Election Day.

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

- B. Discussion and Possible Action to Authorize City Manager to Solicit Bids for the Construction of the New City Hall / Transit Terminal.

DISCUSSION: Mr. Benjamin Arjona stated as discussed earlier this is just to allow us to go out for bids.

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

**CITY OF SAN JUAN
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- C. Discussion and Possible Action to Authorize City Manager to Solicit Bids for Sewer Line Infrastructure Improvements at the New City Hall / Transit Terminal Building.

DISCUSSION: Mr. Benjamin Arjona stated this is for the sewer line for the new city hall, we are asking to solicit bids for this project.

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

IX. RESOLUTIONS

- A. Consider and Approve a Resolution by the City Commission of the City of San Juan to Accept Allocation of the American Rescue Plan Act Funds 2021.

DISCUSSION: Mr. Benjamin Arjona stated this is the money that we’ve been waiting on.

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

- B. Consider Authorizing the City Manager to Submit a Grant Application to the Texas Parks and Wildlife for Participating in the Local Park Grant Program and to Execute all Grant Documents Relating Thereto.

DISCUSSION: Mr. Benjamin Arjona stated as er remember we visited Austin, Texas parks and wildlife and the thing that they are asking for is there’s got to be a resolution in place before we actually participate, allowing us to go out and solicit for this particular grant and this is just so that we can apply for the grant.

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

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow “The Industrial Ballroom” Event Center located at 1200 E. Business 83 Suite 1201, legally described as Lots 122 – 125, VIP East Subdivision, as Requested by Johnny Rodriguez.

- B. Consider Second and Final Reading of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to the Expressway Corridor District (E-C) of the following properties:

- M.L. Woods Co. Tract No. 3 E165’-N200’ Lot 6 and W10’-N200’ Lot 7 0.80 AC GR 0.72 AC NET
- M.L. Woods Co. Tract No. 3 E115.35’-W125.36’-N100’ Lot 7, 0.26 AC
- M.L. Woods Co. Tract No. 3 S100’-E115.35’-W125.36’-N200’ Lot 7, 0.26 AC
- M.L. Woods Co. Tract No. 3 E151.64’-N200’ Lot 7 & W14.43’-N200’ Lot 8, 0.76 AC GR, 0.69 AC NET
- M.L. Woods Co. Tract No. 3 N290.4’-E75’-W89.43’ Lot 8, 0.50 AC GR 0.47 AC NET
- M.L. Woods Co. Tract No. 3 E5.35 AC Lot 10 EXC 0.53 AC 4.82 AC NET
- Alamo Land and Sugar Co. 4.54 AC AN IRR TRBEING E 502’-N788.5’ Lot 2 Block 35, 4.13 AC NET
- Alamo Land and Sugar Co. AN IRR TR S140.2’-N356.05’-W178’-E188’ Lot 2 & NEC 0.29 Lot 2 & W118’-N229’ Lot 3 Block 35, 1.20 AC NET
- Alamo Land and Sugar Co. E87’-W250’-N280’ & S71’-N300’-W118’ Lot 3, Block 35, 0.75 AC
- Alamo Land and Sugar Co. E100’-W305’-N300’ Lot 3, Block 35

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• Alamo Land and Sugar Co. E60'-W660' Lot 3, Block 35, 1.82 AC GR, 1.79 AC NET, as Requested by the City of San Juan.

- C. Consider Second and Final Reading of an Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) at the property located at 315 W. 1st Street, legally described as Lot 3, Block 6, San Juan Original Townsite Subdivision, as Requested by Maria Guadalupe Garcia.
- D. Consider Second and Final Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.006 San Juan Memorial Park, Section 1.05.007 Mayfield Park, and Section 1.05.009 Parks and Recreation of the City Of San Juan's Code of Ordinances to Consolidate all Provisions Related to Parks and Recreation Fees Under Section 1.005.006, to be Renamed as Parks and Recreation Fees and to Include Additional Related Fees for the San Juan Sports Complex and the San Juan Municipal Park; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.
- E. Tax Collection Report -July 2021

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

XI. EXECUTIVE SESSION 6:27 p.m.

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 and §551.072 (Consultation with Attorney and Deliberation Regarding Real Property).
 - 1. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, or Value of Real Property on a Tract of Land Containing 1.59 Acres of Land, Situated in Hidalgo County, Texas, Being Part or Portion of Lot 8, Block 35, Alamo Land Sugar Company Subdivision.
 - 2. Discussion and Possible Action Regarding Issues Concerning a Festival Event to take Place on December 17, 2021.

Commissioner Marco "Markie" Villegas made motion to enter into executive session at 6:27 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0).

XII. RECONVENE 7:43 p.m.

Commissioner Ernesto "Neto" Guajardo made motion to reconvene at 7:43 p.m. and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

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

**CITY OF SAN JUAN
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1. Possible Action Regarding Real Property on a Tract of Land Containing 1.59 Acres of Land, Situated in Hidalgo County, Texas, Being Part or Portion of Lot 8, Block 35, Alamo Land Sugar Company Subdivision.

Mayor Mario Garza made motion as discussed in executive session and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

2. Possible Action Concerning Festival Event to take Place on December 17, 2021.

No. Action

XIII. ADJOURNMENT 7:43 p.m.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to adjourn at 7:43 p.m. and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Monday, November 8, 2021

TIME: 5:30 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
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Ricardo Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, Executive Administrative Assistant
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Monica Gomez, Interim 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 5:30 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

No public comments.

V. PRESENTATIONS

A. City Manager's Report

DISCUSSION: Benjamin Arjona, City Manager stated he had received a call from Eddie Sanchez with the Marine Corporation, Mr. Sanchez is asking to drop off a couple of empty boxes for their Christmas toy collection. Mayor Mario Garza commented it was fine. Mr. Arjona informed the City Commission of the upcoming events for November and December. He also mentioned that the City of McAllen had invited them to participate in their Christmas Parade. Mayor Garza asked the Commission to move December's City Commission Meeting from December 14th to December 8th due to upcoming holidays, to which the City Commission agreed.

B. H-E-B/Central Market Green Bag Grant Program Award Notification.

DISCUSSION: David Salinas, Director of Utilities introduced Cynthia Puente and stated that with her help and through the Keep San Juan Beautiful they were able to submit a grant application to beautify the City of San Juan and have a Public Outreach Campaign for Water Conservation. He also mentioned Sonny Hinojosa from the Irrigation District No. 2 had authorized the standpipe paintings around the city and this grant would help pay for the art contest which would be held in schools within the City of San Juan. Cynthia Puente, Environmental Specialist/Water Conservation Coordinator stated that on November 1st the city was awarded the maximum amount of \$3,000. She added they would be having school water conservation presentations to get the students creativity going for the contest and once the top three winners are selected, they will start painting the standpipes. She also mentioned the unveiling of the paintings would take place the first week of May. Mr. Salinas chimed in stating the unveiling would take place the first week of May because that week is National Drinking Water Week. Mayor Mario Garza stated they had answered his question and thanked them for the information.

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

1. Planning and Zoning Monthly Report.
2. Parks and Recreation Monthly Report.
3. Department of Sanitation Monthly Report.
4. San Juan Memorial Library Monthly Report.

DISCUSSION: Benjamin Arjona, City Manager introduced the item and stated all Directors were present should the City Commission have any questions. Mayor Mario Garza asked Mr. Arjona for an update on the vacant position for Director of Planning and Zoning. Mr. Arjona responded they were reviewing all applications to select the top three applicants to begin the interview process. Mayor Garza asked who would be present during the interviews. Mr. Arjona responded Mr. Cordero, himself and a couple of other individuals.

VI. PUBLIC HEARINGS/ORDINANCES

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 35 (2022).

DISCUSSION: No Action Taken.

**CITY OF SAN JUAN
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- B. Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block Veterans Boulevard, as Requested by Perla Castillo. TABLED.

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

DISCUSSION: Mayor Mario Garza asked Mr. Arjona for an update regarding the traffic study that was requested in the last meeting. Mr. Arjona responded he had not received any information and was hoping to receive the information no later than next week. Mayor Garza stated the traffic study would play a big factor and recommended taking no action. Commissioner Marco “Markie” Villegas asked for more information in reference to the request. Monica Gomez, Interim Planning and Zoning Director stated the property owner wants to build a commercial plaza, but they don’t know what type of businesses would be opening. Mayor Garza stated once the information is received, they would call a meeting to take care of this matter. No Action Taken.

- C. Hold Second Public Hearing for a Voluntary Annexation Petition of the 10.28-acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company’s Subdivision, located approximately 800 feet South of Sam Houston Boulevard, along the East side of Stewart Road, as per map recorded in Volume 1, Pages 24 thru 26 Map Records, Hidalgo County, Texas as Requested by 193 S. Heathwood Drive, LLC.

DISCUSSION: No Action Taken.

VII. APPOINTMENT

- A. Consider the Removal and/or Appointment of Board Members related to the Civil Service Board.

DISCUSSION: Mayor Mario Garza asked if any of the individuals whose term expired had resubmitted their application. Ms. Adelaida Cordero, Human Resources Director responded yes, both members had reached out to her. Mayor Garza recommended taking no action and asked to include the meeting attendance record on the next meeting. No Action Taken.

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

- A. Discussion and Possible Action to Accept the City of San Juan Fire Station Preliminary Design & Conceptual Plan and Authorize City Manager to Proceed with ERO on the Schematic Design Phase Contract.

DISCUSSION: No Action Taken.

IX. CONTRACTUALS/RESOLUTIONS

- A. Consider Resolution Adopting the Hidalgo County, Texas Multi-Jurisdiction Hazard Mitigation Plan.

DISCUSSION: Benjamin Arjona, City Manager stated the city has a plan in action on file and this was an update for the next five years to continue with the plan.

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

- B. Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearing and Directing the Planning Department to Prepare Service for the 13.41 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24 thru 26, Map Records, as Requested by AAAR Family, LTD.

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning stated this item was to accept the voluntary annexation petition of a 13.41 acre tract along Nolana Avenue. She further stated they are proposing a residential subdivision and half of the subdivision is inside the city limits and the other half is outside the city limits. She mentioned the property is located a quarter mile East of Cesar Chavez Road along the Northside of Nolana Avenue.

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

- C. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC) and the City of San Juan for the Sioux Coves Subdivision.

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning stated this is an agreement between the North Alamo Water Supply Corporation and the City of San Juan for the installation of waterlines and fire hydrants at the proposed Sioux Coves Subdivision located at Sioux Road and Retama. She mentioned the contract was submitted for legal counsel for review and was approved.

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

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow “Verdin Snacks” at 2100 N. Raul Longoria Road, legally described as Lot 61, Ebano Heights Phase 1 Subdivision, located at the Northwest corner of Raul Longoria and Sioux Roads, as Requested by Javier Verdin.

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- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Street, legally described as Lot 1, Cedillo Subdivision, located approximately 500 feet East of Veterans Boulevard, along the South side of Hackberry Avenue, as Requested by Norma Cedillo.
- 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 (Richard's Fence and Backyards Unlimited" located at 302 W. IH 2, legally described as Lot 1, Block 2, Santa Fe Subdivision, located at the Northeast corner of Santa Fe Drive and Frontage Road, as Requested by Raquel Cardenas.

DISCUSSION: There were no comments or questions.

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

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 (Consultation with Attorney).
 - 1. Discussion and Possible Action Regarding Cause No. C-2414-20-A Styled, Hall-Mark Fire Apparatus- Texas, LLC v. City of San Juan, Texas in the 92nd District Court, Hidalgo County, Texas.
 - 2. Pursuant to Section 551.074 Personnel Matter, Discussion and Possible Action Regarding a Complaint Against the Parks and Recreation Director.
 - 3. Pursuant to Section 551.074 Personnel Matters, Discussion and Possible Action Reappointment of an Interim City Secretary.

Commissioner Ernesto "Neto" Guajardo made motion to enter executive session at 5:53 p.m. and was seconded by Mayor Pro-Tempore Leonardo "Lenny" Sanchez. Motion passed (5-0).

XII. RECONVENE

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

Commissioner Ernesto "Neto" Guajardo made motion to reconvene at 7:17 p.m. and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (5-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
MONDAY, NOVEMBER 8, 2021**

1. Discussion and Possible Action Regarding Cause No. C-2414-20-A Styled, Hall-Mark Fire Apparatus- Texas, LLC v. City of San Juan, Texas in the 92nd District Court, Hidalgo County, Texas.

DISCUSSION: Mayor Mario Garza made motion for City Manager and City Attorney to proceed as directed in executive session.

Mayor Mario Garza made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

2. Pursuant to Section 551.074 Personnel Matter, Discussion and Possible Action Regarding a Complaint Against the Parks and Recreation Director.

DISCUSSION: No Action Taken.

3. Pursuant to Section 551.074 Personnel Matters, Discussion and Possible Action Reappointment of an Interim City Secretary.

DISCUSSION: Mayor Mario Garza motioned to appoint Brenda Escalante as Interim City Secretary. Adina “Dina” Santillan noted for the record is as Interim City Secretary with a monthly stipend as discussed in executive session.

Mayor Mario Garza made motion to appoint Brenda Escalante as Interim City Secretary and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0).

XIII. ADJOURNMENT

Commissioner Ernesto “Neto” Guajardo made motion to adjourn at 7:18 p.m. and was seconded by Mayor Mario Garza. Motion passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim City Secretary

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

DATE: Tuesday, November 9, 2021

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Leonardo Sanchez, Mayor Pro-Tempore
Ernesto Guajardo, Commissioner
Adina Santillan, Commissioner
Marco Villegas, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, Interim City Secretary
Monica Gomez, Interim Director of Planning
Armandina Segin, Library Director

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Pro – Tempore Leonardo Sanchez called meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Mayor Pro – Tempore Leonardo Sanchez led the Pledge of Allegiance.

III. PUBLIC HEARING

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 35 (2022).

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning Department, stated this was a public hearing for the Urban County work Plan 35 (2022). Mrs. Gomez, noted that the Hidalgo County requires the City of San Juan to conduct a Public Hearing and that the available funds are \$300,037.00. She also mentioned the three interested organizations that came forward requesting funds; Amigos Del Valle, Nuestra Clinica del Valle and CASA of Hidalgo. Mrs. Gomez provided the commission with a list of eligible activities that can be worked on for example street improvements and public service needs.

Benjamin Arjona, City Manager introduced the proposed project list and the requested amounts.

General Administration	\$3,000.00
Street Improvements	\$283,037.00
Amigos Del Valle	\$5,000.00
Nuestra Clinica del Valle	\$7,000.00
CASA of Hidalgo	\$2,000.00

**CITY OF SAN JUAN
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Mayor Pro-Tempore Leonardo Sanchez opened the public hearing at 6:01 p.m.

Mayor Pro-Tempore Leonardo Sanchez closed the public hearing at 6:01 p.m.

Commissioner Marco Villegas Motioned to Approve as recommended and Seconded by Commissioner Ernesto Guajardo. Motion Passed (4-0)

VII. ADJOURNMENT 6:03 p.m.

Commissioner Ernesto Guajardo Motioned to Adjourn and Seconded by Commissioner Marco Villegas. Motion Passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, Interim City Secretary