



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

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 St.
San Juan, Texas 78589
Tuesday, June 13, 2023

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A.** Presentations on the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period of Fiscal Year 2022-2023. [Leroy Gonzales, Director of Finance]
- B.** 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. [Daniel Tijerina, Director of Planning]
 - 2.** Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]

3. Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

4. San Juan Memorial Library Monthly Report. [Armandina Sesin, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for the Voluntary Annexation Petition of the 33.774-acre tract of land out of Lots 34, 37 and 38, San Juan Hacienda Estates Unit No. 1, located at the Northeast corner of Nebraska and Hall Acres Road, as Requested by Espino Construction, LLC. [Daniel Tijerina, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at Guadalajara Express Restaurant located at 205 W. Nolana Avenue Suite 8, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Guadalajara Express Restaurant, LLC. [Daniel Tijerina, Director of Planning]
- C. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from General Business District (C-2) to the Multi-Family Residence District (R-MF) of a 1.21 acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza. [Daniel Tijerina, Director of Planning]
- D. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 4.87-acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza. [Daniel Tijerina, Director of Planning]
- E. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of Lots 5, 6 and 7, Block 1, Granada Village Subdivision, as Requested by Camarillo Construction, LLC. [Daniel Tijerina, Director of Planning]
- F. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate a Drive-Thru Business at 902 W. IH 2, legally described as Lot 3A, Re-plat of Lots 3 and 4, Texas National Subdivision, as Requested by Whataburger Restaurant. [Daniel Tijerina, Director of Planning]
- G. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from a Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF) of the property legally described as 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates Unit No.

1 Subdivision, as Requested by Mario Anaya. [Daniel Tijerina, Director of Planning]

VII. APPOINTMENTS

- A. Consideration and Action to Appoint, Re-appoint and/or Remove one (1) Board Member of the San Juan Police Athletic Board. **Tabled** [Brenda Escalante, City Secretary]

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

- A. Discussion and Possible Action to Extend the City of San Juan Municipal Court Amnesty Program from June 19 to September 29, 2023 [Mary Enriquez, Court Administrator]

IX. CONTRACTUALS

- A. Consideration and Action, if any, to Enter Into a Memorandum of Understanding and Policy Between the City of San Juan and the City of McAllen, Texas Anti-Gang (TAG) Center Rio Grande Valley, for the Transfer of Equipment Purchased with Grant Funds. [Leandro Sifuentes, Interim Chief of Police]

X. RESOLUTIONS

- A. Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare a Service Plan for the Proposed Valley Ranch Subdivision No. 5, 6 and 7; Tract 1: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision. Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]
- B. Consideration and Approval of a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving the Publication of a Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.

XI. CONSENT AGENDA

- A. Consider Approval of City Commission Meeting Minutes:
 - September 27, 2022
 - April 25, 2023
- B. Consider Approval of the Budget Expenditure for the Month of April 2023. [Leroy Gonzales, Director of Finance]

XII. 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 et seq., and §551.071 Consultation with Attorney.
1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Non-911 Emergency Ambulance Services.

XIII. RECONVENE

- 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 Meetings, and Requirements to Vote or Take Final Action in Open Meeting.
1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Non-911 Emergency Ambulance Services.

XIV. 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 9th day of June, 2023 at 5:30 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
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 _____ of _____, 2023.

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: Leroy Gonzales, Director of Finance

DATE: 06/05/2023

SUBJECT: Presentations on the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period of Fiscal Year 2022-2023. [Leroy Gonzales, Director of Finance]

February 17, 2023

Leroy Gonzales
Director of Finance
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Dear Mr. Gonzales:

A panel of independent reviewers has completed its examination of your budget document. We are pleased to inform you that the panel has voted to award your budget document the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) for the current fiscal period on a qualified basis. As you know, certain criteria of the Budget Awards Program are mandatory. Normally, failure to satisfy one of the mandatory criteria as determined by two or all three reviewers would preclude an organization from obtaining the award. Our review indicated that your budget document failed to satisfy the following criteria:

Communications Overall
Financial #8
Communications Overall
Financial #8
Policy #1

Because of your organization's past participation in the Budget Awards Program, this deficiency will not disqualify your budget document from receiving the award this year. However, we encourage your entity to correct this deficiency by your next budget submission, or within two budget cycles at the latest, in order to continue to be eligible to receive the GFOA's Distinguished Budget Presentation Award.

The Distinguished Budget Presentation Award is valid for one year. To continue your participation in the program, it will be necessary to submit your next annual budget document to GFOA within 90 days of the proposed budget's submission to the legislature or within 90 days of the budget's final adoption. Information about how to submit an application for the Distinguished Budget Program application is posted on GFOA's website.

Each program participant is provided with confidential comments and suggestions for possible improvements to the budget document. Your comments are enclosed. We urge you to carefully consider the suggestions offered by our reviewers as you prepare your next budget.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award. Enclosed is a Certificate of Recognition for Budget Preparation for:

City of San Juan

Continuing participants will receive a brass medallion that will be mailed separately. First-time recipients will receive an award plaque within eight to ten weeks. Also enclosed is a camera-ready reproduction of the award for inclusion in your next budget. If you reproduce the camera-ready image in your next budget,

it should be accompanied by a statement indicating continued compliance with program criteria. The following standardized text should be used:

Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to **City of San Juan, Texas**, for its Annual Budget for the fiscal year beginning **October 01, 2022**. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

A press release is enclosed.

Upon request, GFOA can provide a video from its Executive Director congratulating your specific entity for winning the Budget Award.

We appreciate your participation in this program, and we sincerely hope that your example will encourage others in their efforts to achieve and maintain excellence in governmental budgeting. The most current list of award recipients can be found on GFOA's website at www.gfoa.org. If we can be of further assistance, please contact the Technical Services Center at (312) 977-9700.

Sincerely,

A handwritten signature in black ink, reading "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services Center

Enclosure

FOR IMMEDIATE RELEASE

February 17, 2023

For more information, contact:

Technical Services Center

Phone: (312) 977-9700

Fax: (312) 977-4806

E-mail: budgetawards@gfoa.org

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **City of San Juan, Texas**, has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **City of San Juan**.

There are over 1,700 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources and practical research for more than 22,500 members and the communities they serve.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of San Juan
Texas**

For the Fiscal Year Beginning

October 01, 2022

Christopher P. Morill

Executive Director



**The Government Finance Officers Association
of the United States and Canada**

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

**City of San Juan
City of San Juan, Texas**



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards

Executive Director

Christopher P. Morill

Date: **February 17, 2023**



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: 06/01/2023

SUBJECT: Planning and Zoning Monthly Report. [Daniel Tijerina, Director of Planning]

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.

- 100 building permits were issued during the month of May with a \$3,811,943.00 in total valuation.
- 133 garage sale permits were issued for \$1995.00 in total valuation.
- Provide customer service and support to 1,105 people and handled approximately 1,920 calls.
- The building inspectors made approximately 540 inspections.
- 16 building permits were issued for new houses for \$2,775,354.00 in total valuation.
- 1 building permits were issued for four-plexes \$345,000.00 in total validation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational licenses and health permits were up to date. A total of eighteen (18) letters were sent out to existing businesses to renew their licenses. A total of twenty-two (22) business permits were renewed for \$1,100.00 in total revenue and twelve (12) health inspections were issued during the month of May with \$1,125.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- | | |
|--------------------------------|----------------------------|
| • Aracely Gonzalez Insurance | 302 E. Business Hwy 83 |
| • Cazadores Bar & Grill | 901 N. Raul Longoria Road |
| • Cobra Auto Sales, LLC | 110 W. IH 2 |
| • Dagosa Equipment, LLC | 2506 N. Raul Longoria Road |
| • El Ronco Distribution Center | 2506 N. Raul Longoria Road |
| • House of Bins | 2506 N. Raul Longoria Road |
| • Mercadito La Loba | 2506 N. Raul Longoria Road |

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

- Strikker Enterprises, LLC 302 E. Bus Hwy 83
- Grand Slam Quick 2411 N. Veterans Blvd. Building #8

CODE ENFORCEMENT

Code Enforcement Inspectors issued twenty-five (25) work orders, three (3) junk vehicles, five (5) garage sales without a permit, two (2) buildings without a building permit, forty-three (43) certified letters were sent out and two (2) people conducting business in a residence.

SUBDIVISIONS IN PROCESS

- McDonald's Subdivision
- Valley Ranch No. 5 Subdivision
- Valley Ranch No. 6 Subdivision
- Shops at Chavez, Lots 6
- San Juan Oaks
- Parks and Recreation Center Subdivision
- Lucero Estates
- Valley Ranch Phase 4
- Black Hills Subdivision
- Twin Subdivision
- Giants Subdivision
- Mosa Multi-Family Subdivision
- Oakland Properties
- Westview IV Subdivision
- Plantation Heights
- Oakridge Estates
- La Paloma Subdivision
- Cantu Subdivision
- Arguello Subdivision
- Hinojosa Subdivision
- Starlite Subdivision
- Paraiso Subdivision
- Espana Subdivision
- Artic Ice 1 Subdivision

ITEMS REVIEWED BY THE PLANNING AND ZONING COMMISSION

Conditional Use Permit for Guadalajara Express Restaurant

Rezoning Request from General Business District (C-2) to Multi-Family Residence District (R-MF) for Rafael Mendoza

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for Rafael Mendoza

Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) for Camarillo Constriction, LLC.

Conditional Use Permit to allow a drive-thru window at the proposed Whataburger Restaurant.

MEETINGS ATTENDED IN MAY

Meeting with AEC Engineering for a McDonald's Restaurant

Special Called Meeting - Thunderstorm Assessment

Meeting for the San Juan Parks and Recreation Phase I Project

Final Walk-Through on Lot 5, Texas National Subdivision

Emergency Management Meeting

Meeting with Rio Fresh for Water Improvements

Meeting for the I-2 / I-69 Coordination Meeting

Bi-weekly meeting for the San Juan Fire Station Project
TML Region Training
Meeting with Francisco Flores
Meeting with RGV Cycles



**PLANNING AND ZONING COMMISSION
MAY 4, 2023
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Mark Salinas
Cesar Cantu
Valerie Cardenas
Luis Mancillas

P&Z ABSENT

Eliza Yzaguirre

STAFF PRESENT

Daniel Tijerina
Veronica Escobedo

GUESTS PRESENT

Angelica Neira, Halff Asse.
Luis Arambula

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

Commissioner Magallan made a motion to approve the minutes as presented. Commissioner Mancillas seconded the motion. The motion passed unanimously with a 6-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Conditional Use Permit

The Sale of Alcoholic Beverages for On-Premise
Consumption
Guadalajara Express Restaurant
205 W. Nolana Avenue, Suite #8
Lot 1, San Juan Plaza
Applicant : Guadalajara Express Restaurant, LLC.

REVIEW COMMENTS: Mr. Tijerina explained this request is to sell alcoholic beverages at Guadalajara Express located at 205 W. Nolana Avenue, Suite 8, which was opened in October 2020. He mentioned the applicant must comply with TABC and the City of San Juan requirements. Operation hours are every day from 10:00 a.m. to 10:00 p.m.

RECOMMENDATION: Staff recommended approval.

Chairwoman Castillo opened the public hearing at 6:01 p.m.

She asked if he was up to date with all permits. Mr. Tijerina said yes.

Luis Arambula, applicant, said that he is aware of the process and requirements from city and TABC.

Chairwoman Castillo closed the public hearing at 6:06 p.m.

Commissioner Cardenas made a motion to approve the conditional use permit as presented. Commissioner Cantu seconded the motion. The motion passed unanimously with a 6-0 vote.

4. SUBDIVISIONS

Item 4.1

Preliminary and Final Plat

Shops at Chavez, Lot 6
Being a 2.422-acre tract of land out of Lots 4 and 5, Block
35, Alamo Land and Sugar Company's Subdivisions
Developer: Merit Commercial Real Estate
Engineer: Halff Associates

REVIEW COMMENTS: Mr. Tijerina explained the Preliminary and Final Plat approval for Shops at Chavez, Lot 6 which is 2.422-acres located at the Northwest corner of Frontage and Cesar Chavez Road. The developer is proposing to subdivide the property into a one commercial lot. The proposed subdivision is located in a flood zone "C" according to FEMA MAP, areas of minimum flooding.

RECOMMENDATION: Staff recommended approval.

Angelica Neira, with Halff Associates, was present in the audience.

Commissioner Magallan asked if the main entrance would be through Cesar Chavez Road. Mr. Tijerina, said yes, and there is also an access along Frontage Road.

Commissioner Cardenas made a motion to approve the Preliminary and Final Plat as presented. Commissioner Cantu seconded the motion. The motion passed unanimously with a 6-0 vote.

NEXT MEETING – May 18, 2023.

5. ADJOURNMENT

There being no further items to discuss, Commissioner Cardenas made a motion to adjourn; Commissioner Magallan seconded the motion. Meeting was adjourned at 6:15 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



**PLANNING AND ZONING COMMISSION
MAY 18, 2023
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Adan Magallan
Mark Salinas
Eliza Yzaguirre
Valerie Cardenas
Luis Mancillas

P&Z ABSENT

Cesar Cantu

STAFF PRESENT

Monica Gomez
Veronica Escobedo

GUESTS PRESENT

Jennifer Vasquez
Con Eastwood
Kay Eastwood
Luis Ramirez
Jorge Camarrillo
Diana Martinez
Danny Hernandez
Alfredo Martinez
Pedro Guerra
Andre Trejo Jr.
Cynthia Trejo
Hilda Lopez
Ilda Loera
Armandina Guerrero
Gabriela Godoy
Margarita Garcia
Amanda Vasquez
Maria Martinez
Irma Hernandez
Roberto Hernandez
Rafael Mendoza
Rafael Mendoza Sr.

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

Commissioner Cardenas made a motion to approve the minutes as presented. Commissioner Magallan seconded the motion. The motion passed unanimously with a 6-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Rezoning Request

From General Business District (C-2) to Multi Family
Residence District (R-MF)
Being a 1.21-acre tract of land out of Lot 11, Block 6,
John Closner Subdivision
Applicant: Rafael Mendoza

REVIEW COMMENTS: Mrs. Gomez explained a little bit of the property. She said that applicant purchased 6.36 acres to the West of the Rio Bank, on FM 495. The property has 2 different zonings, commercial on the front and residential to the back. The applicant is proposing to rezone the whole property to multi-family resident district.

The first item on the agenda, a rezoning request of the front part of the property, which is 1.21 acres from commercial to multi-family district. The property is 210 feet by 250 feet, the predominant zoning in the area is commercial along both side of FM 495. Staff mailed notices of the public hearing and advertisement was on the newspaper.

RECOMMENDATION: Staff recommendation is to denial the rezoning request and keep the commercial area along FM 495.

Chairwoman Castillo opened the public hearing at 6:03 p.m.

Chairwoman Castillo asked if the applicant was present and if anyone was to comment about this request.

Diana Martinez, resident of 1805 Buffalo Avenue, spoke against the rezoning request. She said that neighborhood is very peaceful and don't want new people to disturb their peaceful. She was also concern about raising taxes to their properties.

Cynthia Trejo, resident of 1801 Buffalo Avenue, spoke against the request and she had the same concerns of the previous property owner.

Alfredo Martinez, resident of 1803 Buffalo Avenue, expressed his opposition regarding this rezoning. His main concerns are the property taxes, crime rate and the privacy having apartments next door.

Armandina Guerrero, resident of 1809 Buffalo Avenue, spoke against the request.

Maria Martinez, resident of 301 W. Los Ebanos Street, expressed their opposition and stated the same reasons as previous property owners: taxes, privacy, crime rate, trash and infestation of rodents.

Robert Hernandez, resident of 410 Tiger Avenue, expressed his opposition to this request due to no privacy in having apartments next door.

Rafael Mendoza, applicant, stated that he does not have any plans to show since first, he needs to rezone the property. He said that he has apartment complexes on a different cities and background check was conducted to all tenants.

Chairwoman Castillo closed the public hearing at 6:26 p.m.

Commissioner Cardenas made a motion to deny the rezoning request as presented by Staff. Commissioner Salinas seconded the motion. The motion passed unanimously with a 6-0 vote.

Item 3.2
Rezoning Request

From Single-Family Residence District (R-S) to Multi
Family Residence District (R-MF)
Being a 4.87-acre tract of land out of Lot 11, Block 6,
John Closner Subdivision
Applicant: Rafael Mendoza

REVIEW COMMENTS: Mrs. Gomez explained the second item on the agenda The rezoning of the back part of the property, which is 4.87 acres from residential to multi-family district. The property is 210 feet by 1,010 feet.

RECOMMENDATION: Staff recommendation is for approval following the stair step approach to zoning, which is commercial, multi-family and residential.

Chairwoman Castillo opened the public hearing at 6:26 p.m.

No discussion took place in this item.

Chairwoman Castillo closed the public hearing at 6:28 p.m.

Commissioner Mancillas made a motion to approved the rezoning as presented. Commission Salinas seconded the motion. Commissioners Magallan, Yzaguirre, Cardenas and Chairwoman Castillo voting nay. Motion dies with a 4-2 vote.

Commissioner Cardenas made a motion to deny the rezoning request since it is considered a spot zoning. Commissioner Magallan seconded the motion. The motion passed unanimously with a 6-0 vote.

Item 3.3
Rezoning Request

From Neighborhood Commercial District (C-1) to General
Business District (C-2)
Lots 5, 6 and 7, Block 1, Granada Village Subdivision
Applicant: Camarillo Construction, LLC.

REVIEW COMMENTS: Mrs. Gomez explained the rezoning request is to rezone the three corner lots at the Southwest corner of Standard Avenue and FM 495, from neighborhood commercial to general business district. Each lot is 60 x 120 (21,600 square feet total) which is in compliance with 20,000 square feet required for commercial lots. The property was rezone to Neighborhood Commercial District on 2018.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Chairwoman Castillo opened public hearing at 6:33 p.m.

Hilda Lopez and Hilda Loera, residents of 308 W. Los Ebanos Street, had concerns of what was the rezoning request going to bring in the future, safety on the neighborhood since most of the people are elderly persons and traffic that would increase due to new business coming in to the area.

Chairwoman Castillo advised her that FM 495 is a commercial street and traffic would be inevitable.

Pedro Guerra, resident of 303 W. Los Ebanos Street, spoke against this rezoning request, he wants to see the future plans of the property.

Mrs. Gomez responded that we were just discussing the rezoning request at this moment and no future plans can be discussed.

Chairwoman Castillo closed public hearing at 6:39 p.m.

Commissioner Magallan made a motion to approved the rezoning request as presented. Commissioner Mancillas seconded the motion. The motion passed unanimously with a 6-0 vote.

Item 3.4

Conditional Use Permit

To allow a drive-thru window at a proposed Whataburger
902 W. IH 2
Lot 3A, Re-plat of Lots 3 and 4, Texas National Sub.
Applicant: Whataburger

REVIEW COMMENTS: Mrs. Gomez explained the conditional use permit is to allow a drive-thru window at the proposed Whataburger Restaurant located East to the Texas National Bank, on Frontage Road. They are proposing a drive-thru window along the West side of building. They are proposing a 3,305 square foot building with double stack drive-thru, operation hours are 7 days a week, 24 hours. They will have 78 employees at the restaurant.

RECOMMENDATION: Staff recommends approval.

Chairwoman Castillo opened public hearing at 6:40 p.m.

Jennifer Vasquez, Manager of Bluewave, was present in the audience.

No discussion took place on this item.

Commissioner Cardenas made a motion to approved the conditional use permit as presented. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 6-0 vote.

4. SUBDIVISIONS

Item 4.1

Final Plat Approval

Stewart Coves Subdivision
Being a 37.258-acre tract of land out of Lots 1 and 6,
Stewart's Addition to the Conway Gardens
Located at the Northwest corner of Moore and Stewart
Road
Developer: Rhodes Development, Inc.
Engineer: Melden & Hunt, Inc.

No action took place on this item.

NEXT MEETING – June 1, 2023.

5. ADJOURNMENT

There being no further items to discuss, Commissioner Yzaguirre made a motion to adjourn; Commissioner Cardenas seconded the motion. Meeting was adjourned at 6:41 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: Patrick Willingham, Director of Parks and Recreation

DATE: 06/06/2023

SUBJECT: Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]

For the month of May 2023, 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.

- The staff continues to maintain parks and city offices.
- Parks crew has been working on the wetlands along with the public works crew.
- The park staff has been maintaining the parks grounds as our spring baseball/softball season is in full swing.
- Staff assisted with the putting up and taking down our city tent for end of the year events at Austin Middle School and PSJA North High School.

Recreation Division,

PONY BASEBALL/SOFTBALL- PONY BASEBALL/SOFTBALL-

PONY Baseball/Softball came to an end in mid-May. There were a total of 28 baseball teams with 382 players and 14 softball teams with 189 players in the City of San Juan Parks & Recreation Department PONY Baseball/Softball League. We interlocked baseball leagues in 4U and 14U with Alamo and Pharr. In baseball, Alamo will be interlocking with us for in the 6U, 8U, 10U and 12U divisions.

All-Star team coaches and players selections were made for baseball and softball. There will be six baseball all-star teams and five softball all-star teams. All all-star teams have been practicing and the uniforms have been ordered.

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

SUMMER PROGRAM GUIDE-

On May 8, 2023, Alex Lopez delivered the Summer Program Guides and summer registration forms to all PSJA ISD Elementary School, Middle School and High School plus IDEA and Vanguard for the upcoming summer programs.

SUMMER PROGRAMS-

Our department is currently planning some exciting programs for Summer Track and Tennis starting on May 22, 2023. The T-Ball Camp, Soccer Camp, Swim and Softball Pitching & Hitting Camp which are scheduled to start on Monday, June 5. The Summer Volleyball Middle School League will start on Tuesday, June 6 at Austin Middle School. Municipal Park and PSJA ISD facilities will be used for the summer programs. Registration is open online.

REGION ONE JOB FAIR-

Staff attended two Region One Job Fairs on Wednesday, May 10 & 17, 2023 from 9 am to 1 pm. We promoted the City of San Juan job openings and summer programs with a booth display, registration forms, promotional items were given and a QR Code was provided to apply for the Job Openings and view the Summer Program Guide online.

RECREATION STAFF MEETINGS- On May 31, 2023 at 4 pm, Ramiro Moreno and Alex Lopez held a staff meeting in preparation for the upcoming summer programs with current staff.

SCHOOL PRESENTATIONS- On May 31, 2023 at the City Commissioners Meeting, our department presented Carman Elementary and Austin Middle School with a trophy for having the highest percentage of registered students in the San Juan Parks & Recreation Department Leagues throughout the school year. The trophy will be a traveling trophy for a year.

PARK RENTALS - Staff opened and closed the Parks Rentals.

Parks and Recreation Board-

The meeting will be held at 12:30pm on June 6th, 2023. Summary of this meeting will be included in the next Parks and Recreation Report.

Upcoming Events

June 6th, 2023 Phase 1 Northside Park Meeting

July 3rd, 2023 Fourth of July Festival



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: Israel Garza, Sanitation Director

DATE: 06/06/2023

SUBJECT: Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

Sanitation Department (May 2023)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 1,334 Residents
- Residential: 1,265.10 Tons
- Commercial: 985.80 Tons
- Roll-Off Containers: 260.02 Tons/43 loads
- Brush: 831.40 Tons/240 loads of brush
- Brush (Storm) May 86.81Tons/31 loads

Central Garage (May 2023)

- Tickets Open: 108
- Tickets Closed: 86
- 5 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 3 Brush Trucks operating
- 1 Brush Tractor (grapple) operating
- 4 Brush Grapple Trucks operating
- 2 Roll- Off Trucks operating

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Recycling (May 2023)

- Cardboard: 11.99 tons/\$710.00
- Mix White Paper: 1.75 tons/\$43.75
- Newspaper: 0.53 tons/\$53.00
- Curbside: 4.83 tons/\$0.00
- Total Tons/Revenue: 19.10 tons/\$806.75
- Savings of \$382.00
- Walk-Ins: 395

Code Enforcement (May 2023)

- Violation Notices Issued: 27
- Illegal Dumping: 40
- Residents contacted: 58
- Construction Material: 18
- Tires: 38



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: Armandina Sesin, Director of Library

DATE: 06/06/2023

SUBJECT: San Juan Memorial Library Monthly Report. [Armandina Sesin, Library Director]

Enclosed is the May monthly report including statistics and programs:

For the month of May, we had, 1,592 visitors. Out of those visitors, 496 were here for computer use only. The library checked out a total of 597 items both adult and children. We had 26 in-house circulation items. We requested and received twenty-four (24) Interlibrary Loans (ILL). We had 54 new patrons added to our circulation system. We helped the public with an estimated 253 reference/informational questions. We had 31 fax transactions. The monthly amount deposited was \$965.87 both fines and fees.

Please see the attached statistical report.

During the month of May

- Attended the City Commission meetings
- Attended the Directors’ meetings
- Attended the HCLS meeting at the Hidalgo Public Library
- Attended the Polaris Integrated Library System Demonstration
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in June 2023

Multipurpose Room

Directors’ Meeting, June 1st, 14th, & 28th

Planning & Zoning, June 1st & 15th

Civil Service Exam, June 2nd & 29th

Civil Service Meeting, June 2nd

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HR Meeting, June 6th
EDC June 7th & 20th
HR Fire CBA, June 8th
Customer Service Training, June 12th
Civil Service Workshop, June 13th
City Commission, June 13th & 27th
Summer Reading Program, 16th, 20th, 21st, 26th, and 30th
Bid Opening, June 18th
HR Drugs and Alcohol Supervisor Training, June 19th
HR Defensive Driving, June 22nd & 23rd
Health Talks Session, June 27th

Training Room:

Prebid Conference, June 6th
Parks and Recreation Meeting, June 6th
Summer Reading Program, June 12th, 13th, 14th, 15th, 19th, 22nd, 23rd, 27th, 28th, and 29th

**San Juan Memorial Library
May 2023 Statistics**

Statistics	
Total Visitors	1,592
Computer Users	496
Total Checkouts	597
In-House Use	26
Inter-Library Loans	24
New Patrons	54
Reference\ Informational Questions	253
FAX transactions	31
Children's Programs	2
Attendance	87

Multipurpose Room Reservations	Attendance
1st Early Voting	144
2nd Early Voting	256
6th Election Day	384
9th Directors Meeting	14
10th Mother's Day Event	69
11th STC Education Fair	104
13th Stewart Place Estates HOA Meeting	12
15th Rio Fresh Improvements	9
16th Special Called Meeting	68
17th TWC Hearing	6
18th San Juan Head Start Graduation	74
18th Planning and Zoning Meeting	30
19th DHR Lunch and Learn	53
22nd Civil Service Exam	14
22nd Civil Service Meeting	5
26th DHR Mental Health Awareness Sessions	63
30th STC GED for Residents	13
31st Civil Service Exam	9
31st Special Called Meeting	26
Total	1,353

Training Room Reservations	Attendance
2nd EDC	10
4th Planing and Zoning Meeting	8
16th IT Training	7
18th Civil Service Meeting	17
19th Saucedo Middle School Visit	29
19th IT Training	6
Total	77

Checkouts	
DVDs	64
Books Juvenile	380
Books Adult	153
Total	597

WiFi Usage	
LibGuest	1,569
LibStaff	1,804
Total	3,373

Study Room Attendance	
Study Rooms	92

Facebook Page	
Likes	28
Visitors	6409

SJML Homepage	
Visitors	14,377

Deposits	
Fines	\$ 185.66
Copies	\$ 776.30
Surcharges	\$ 3.91
Total without Surcharges	\$961.96
Total with Surcharges	\$965.87

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday May 1, 2023	*	60
Tuesday, May 2, 2023	0	0
Wednesday, May 3, 2023	0	0
Thursday, May 4, 2023	0	0
Friday, May 5, 2023	0	0
Monday, May 8, 2023	0	0
Tuesday, May 9, 2023	0	0
Wednesday, May 10, 2023	0	0
Thursday, May 11, 2023	0	0
Friday, May 12, 2023	0	0
Monday, May 15, 2023	0	0
Tuesday, May 16, 2023	0	0
Wednesday, May 17, 2023	0	0
Thursday, May 18, 2023	0	0
Friday, May 19, 2023	**	27
Monday, May 22, 2023	0	0
Tuesday, May 23, 2023	0	0
Wednesday May 24, 2023	0	0
Thursday, May 25, 2023	0	0
Friday, May 26, 2023	0	0
Tuesday, May 30, 2023	0	0
Wednesday, May 31, 2023	0	0
Total	0	87
*Dia de los Niños		
**Sauceda Middle School Visit		

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Hold a Public Hearing for the Voluntary Annexation Petition of the 33.774-acre tract of land out of Lots 34, 37 and 38, San Juan Hacienda Estates Unit No. 1, located at the Northeast corner of Nebraska and Hall Acres Road, as Requested by Espino Construction, LLC. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at the Northeast corner of Nebraska and Hall Acres Road. It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On April 25, 2023, the City Commission approved Resolution 2023-17 accepting the petition for voluntary annexation and setting dates and times for public hearings.

Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Hold the First Public Hearing for a Voluntary Annexation Petition.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

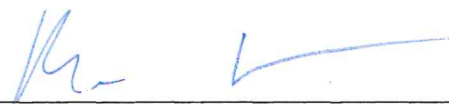
Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

To the Mayor and City Council, City of San Juan:

The undersigned, owner of land or representative of the majority of landowners hereby petitions the Mayor and City Council of the City of San Juan, Texas to annex a tract of land being the 33.774 acres out of lots 34,37, and 38, San Juan Hacienda Estates Unit Mo.1, Volume 6, Page 35, H.C.M.R City of San Juan, Hidalgo County, Texas.

Espino's Development LLC



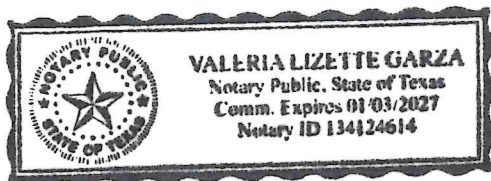
Mario A. Reyna - Authorized Agent

STATE OF TEXAS §

COUNTY OF HIDALGO §

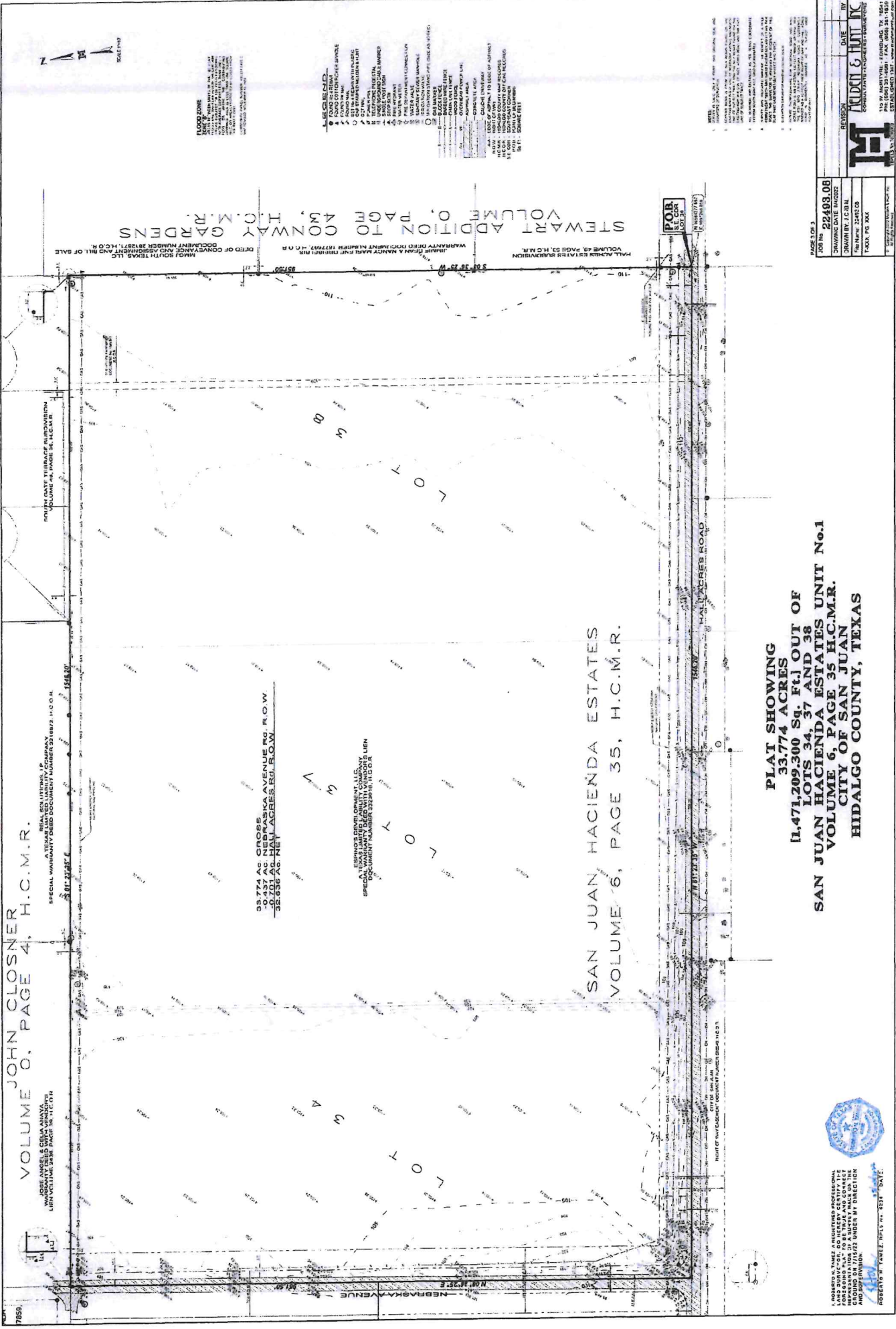
Before me, the undersigned authority, on this day personally appeared Mario A. Reyna, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 17th day of April 2023.





Notary Public, State of Texas



VOLUME 0, PAGE 4, H.C.M.R.

JOHN CLOSNER
SPECIAL WARRANTY DEED DOCUMENT NUMBER 2318872 H.C.M.R.

JOSE ANGEL & CELIA ANAYA
LBN VOLUME 0, PAGE 5, H.C.M.R.

33.774 AC CROSS
-0.437 AC NEBRASKA AVENUE R.O.W.
-32.456 AC NEW ADDED R.O.W.

ESPINOZA DEVELOPMENT, L.L.C.
SPECIAL WARRANTY DEED WITH CUMULATIVE LIEN
DOCUMENT NUMBER 33230 H.C.M.R.

SAN JUAN HACIENDA ESTATES
VOLUME 6, PAGE 35, H.C.M.R.

PLAT SHOWING
33.774 ACRES
IL 471,209.300 Sq. Ft. OUT OF
SAN JUAN HACIENDA ESTATES UNIT No.1
VOLUME 6, PAGE 35 H.C.M.R.
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS



ROBERTO A. TORRES, A REGISTERED PROFESSIONAL
SURVEYOR, HAS PREPARED AND CORRECTED
THIS PLAT TO BE TRUE AND CORRECT
ACCORDING TO THE BEST OF HIS KNOWLEDGE
AND BELIEF.
ROBERTO A. TORRES, S.W. 1/4, SEC. 23, T. 10N, R. 10E, S. 10E, H.C.M.R.

STEWART ADDITION TO CONWAY GARDENS
VOLUME 0, PAGE 43, H.C.M.R.

FOR
RECORD

PAGE 3 OF 3
JOB NO. 22493.06
DRAWING DATE 04/02/22
DRAWN BY J.C.B.M.
BY NAME J.C.B.M.
DATE 04/02/22



REVISION
DATE
BY
M. J. TORRES
04/02/22
J.C.B.M.

133 W. ANHONY - FIDELITY, TEXAS 75154
PH: (940) 231-1081 - FAX: (940) 231-1050
E: M. J. TORRES@MJDENGINEERING.COM

- LEGEND
- 1. BOUNDARY LINE
 - 2. EASEMENT
 - 3. RIGHT-OF-WAY
 - 4. ADJACENT PROPERTY
 - 5. SURVEYOR'S OFFICE
 - 6. SURVEYOR'S NAME
 - 7. SURVEYOR'S NO.
 - 8. SURVEYOR'S STATE
 - 9. SURVEYOR'S EXPIRATION DATE
 - 10. SURVEYOR'S SIGNATURE
 - 11. SURVEYOR'S SEAL
 - 12. SURVEYOR'S ADDRESS
 - 13. SURVEYOR'S PHONE NUMBER
 - 14. SURVEYOR'S FAX NUMBER
 - 15. SURVEYOR'S E-MAIL ADDRESS
 - 16. SURVEYOR'S WEBSITE
 - 17. SURVEYOR'S SOCIAL MEDIA
 - 18. SURVEYOR'S OTHER INFORMATION
 - 19. SURVEYOR'S NOTES
 - 20. SURVEYOR'S COMMENTS
 - 21. SURVEYOR'S REVISIONS
 - 22. SURVEYOR'S APPROVALS
 - 23. SURVEYOR'S CANCELLATIONS
 - 24. SURVEYOR'S RESIGNATIONS
 - 25. SURVEYOR'S DEATHS
 - 26. SURVEYOR'S OTHER ACTIONS
 - 27. SURVEYOR'S OTHER DOCUMENTS
 - 28. SURVEYOR'S OTHER RECORDS
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 - 96. SURVEYOR'S OTHER RESIGNATIONS
 - 97. SURVEYOR'S OTHER DEATHS
 - 98. SURVEYOR'S OTHER ACTIONS
 - 99. SURVEYOR'S OTHER DOCUMENTS
 - 100. SURVEYOR'S OTHER RECORDS

August 5, 2022

**METES AND BOUNDS DESCRIPTION
33.774 ACRES BEING ALL OF
LOTS 34, 37 AND 38,
SAN JUAN HACIENDA ESTATES UNIT 1,
CITY OF SAN JUAN,
HIDALGO COUNTY, TEXAS**

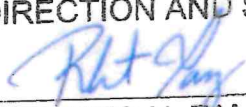
A tract of land containing 33.774 acres situated in the City of San Juan, Hidalgo County, Texas, being all of Lots 34, 37 and 38, San Juan Hacienda Estates, Unit No. 1, according to the plat thereof recorded in Volume 6, Page 35, Hidalgo County Map Records, said 33.774 acres were conveyed to Espino's Development, LLC, by virtue of a Special Warranty Deed with Vendor's Lien recorded under Document Number 3323016, Hidalgo County Official Records, said 33.774 acres also being more particularly described as follows;

BEGINNING at a Nail set [Northing: 16,584,277.657, Easting: 1,097,268.858] at the Southeast corner of said Lot 38, for the POINT OF BEGINNING, and Southeast corner of this herein described tract;

1. THENCE, N 81° 23' 35" W along the South line of said Lots 34, 37 and 38, at a distance of 570.00 feet pass the Southwest corner of said Lot 38 and the Southeast corner of said Lot 37, at a distance of 1,125.00 feet pass the Southwest corner of said Lot 37 and the Southwest corner of said Lot 34, continuing a total distance of 1,546.20 feet to a Nail set at the Southwest corner of said Lot 34 for the Southwest corner of this tract;
2. THENCE, N 08° 36' 25" E along the West line of said Lot 34, a distance of 951.50 feet to a Nail found at the Northwest corner of said Lot 34 and the Southwest corner of a certain tract conveyed to Jose Angel and Celia Anaya by virtue of a Warranty Deed with Vendor's Lien recorded in Volume 2436, Page 39, Hidalgo County Official Records, for the Northwest corner of this tract;
3. THENCE, S 81° 23' 35" E along the North line of said Lots 34, 37 and 38, at a distance of 20.00 feet pass a No. 4 rebar found on the existing East right-of-way line of Nebraska Avenue, at a distance 421.20 feet pass the Northeast corner of said Lot 34 and the Northwest corner of said Lot 37, at a distance of 526.88 feet pass the Southeast corner of said certain tract conveyed to Jose Angel and Celia Anaya and the Southwest corner of a certain tract conveyed to Real Solutions, LP, a Texas limited liability company by virtue of a Special Warranty Deed recorded under Document Number 3218872, Hidalgo County Official Records, at a distance of 976.20 feet pass the Northeast corner of said Lot 37 and the Northwest corner of said Lot 38, at a distance of 1,017.34 feet pass the Southeast corner of said certain tract conveyed to Real Solutions LP, a Texas limited liability company and the Southwest corner of South Gate Terrace Subdivision according to the plat thereof recorded in Volume 48, Page 36, Hidalgo County Map Records, continuing a total distance of 1,546.20 feet to a No. 4 rebar set at the Northeast corner of said Lot 38 and West line of Stewart Addition to Conway Gardens according to the plat thereof recorded in Volume 0, Page 43, Hidalgo County Map Records, from which a No. 4 rebar found bears N 65° 56' 51" W, a distance of 3.27 feet for the Northeast corner of this tract;

4. THENCE, S 08° 36' 25" W along the East line of said Lot 38 and West line of said Stewart Addition to Conway Gardens at a distance of 291.50 feet pass the Southwest corner of a certain tract conveyed to MMGJ South Texas, LLC by virtue of a Deed of Conveyance and Assignment and Bill of Sale recorded under Document Number 2812871 Hidalgo County Official Records and the northwest corner of a certain tract conveyed to Jimmie Dean and Nancy Marlene Dreibelbis by virtue of a Warranty Deed recorded under Document Number 1877607, Hidalgo County Official Records, at a distance of 621.50 feet pass the Southwest corner of said certain tract conveyed to Jimmie Dean and Nancy Marlene Dreibelbis and the Northwest corner of Hall Acres Estates Subdivision according to the plat thereof recorded in Volume 49, Page 53, Hidalgo County Map Records, at a distance of 901.50 feet pass the existing North right-of-way of Hall Acres Road for said Hall Acres Estates Subdivision, at a distance of 931.50 feet pass a No. 4 rebar found on the existing North right-of-way line of Hall Acres Road, continuing a total distance of 951.50 feet to the POINT OF BEGINNING and containing 33.774 acres of which 0.437 of one acre lies withing the right-of-way of Nebraska Avenue and 0.701 of one acre lies withing the right-of-way of Hall Acres Road, leaving a net of 32.636 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 07/16/2022 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

08/08/2022
DATE:





RESOLUTION NO. 2023-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE PROPOSED LA CANTERA SUBDIVISION BEING 33.774 ACRE TRACT OF LAND OUT OF LOTS 34, 37, AND 38, SAN JUAN HACIENDA ESTATES UNIT NO. 1 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:

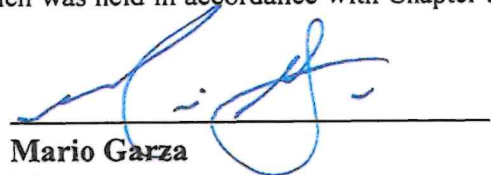
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described 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 Amigos de Valle located at 600 W. 1st Street, San Juan, Texas 78589 at 6:00 p.m. on May 9, 2023. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on May 23, 2023 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 25th of April, 2023 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: 
Brenda Escalante
City Secretary



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	La Cantera Subdivision Being 33.774-acre tract of land out of Lots 34, 37, and 38, San Juan Hacienda Estates Unit No. 1 as per map recorded in Volume 6, Page 35, Map Records, Hidalgo County, Texas.
Wednesday, April 19, 2023	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, April 19, 2023	Negotiate written service agreement with property owner and City.
Tuesday, April 25, 2023	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, May 9, 2023	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, February 14, 2023	City Commission holds public hearing on Voluntary Annexation.
Wednesday, May 31, 2023	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, June 13, 2023	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, June 27, 2023	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, July 11, 2023	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at Guadalajara Express Restaurant located at 205 W. Nolana Avenue Suite 8, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Guadalajara Express Restaurant, LLC.
[Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Conditional Use Permit Application is for the Sale of Alcoholic Beverages for On-Premise Consumption at Guadalajara Express Restaurant, which opened in October 2020. The restaurant is located in the commercial plaza that is located in front of the Spirit Truck Lines.

Operating hours are every day from 10:00 a.m. to 10:00 p.m. and Wednesday and Sundays from 10:00 a.m. to 4:00 p.m.

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) and City requirements. Additional permits may be required by the City of San Juan for different alcohol permits.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) 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 on the attached report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/04/2023
CITY COMMISSION – 06/13/2023
DATE PREPARED – 06/05/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the Guadalajara Express Restaurant.

APPLICANT: Guadalajara Express Restaurant, LLC.

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, San Juan Plaza Subdivision

LOCATION: 205 W. Nolana Avenue, Suite 8

**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 – Residence; General Business District (C-2)

ACCESS AND CIRCULATION: This property has access along 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 the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

The Conditional Use Permit Application is for the Sale of Alcoholic Beverages for On-Premise Consumption at Guadalajara Express Restaurant that was open on October 2020. The restaurant is located in the commercial plaza that is located in front of the Spirit Truck Lines.

Operation hours are every day from 10:00 a.m. to 10:00 p.m. and Wednesday and Sundays from 10:00 a.m. to 4:00 p.m.

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) and City requirements. Additional permits may be required with the City of San Juan for different alcohol 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.
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.
12. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

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

ATTACHMENTS:

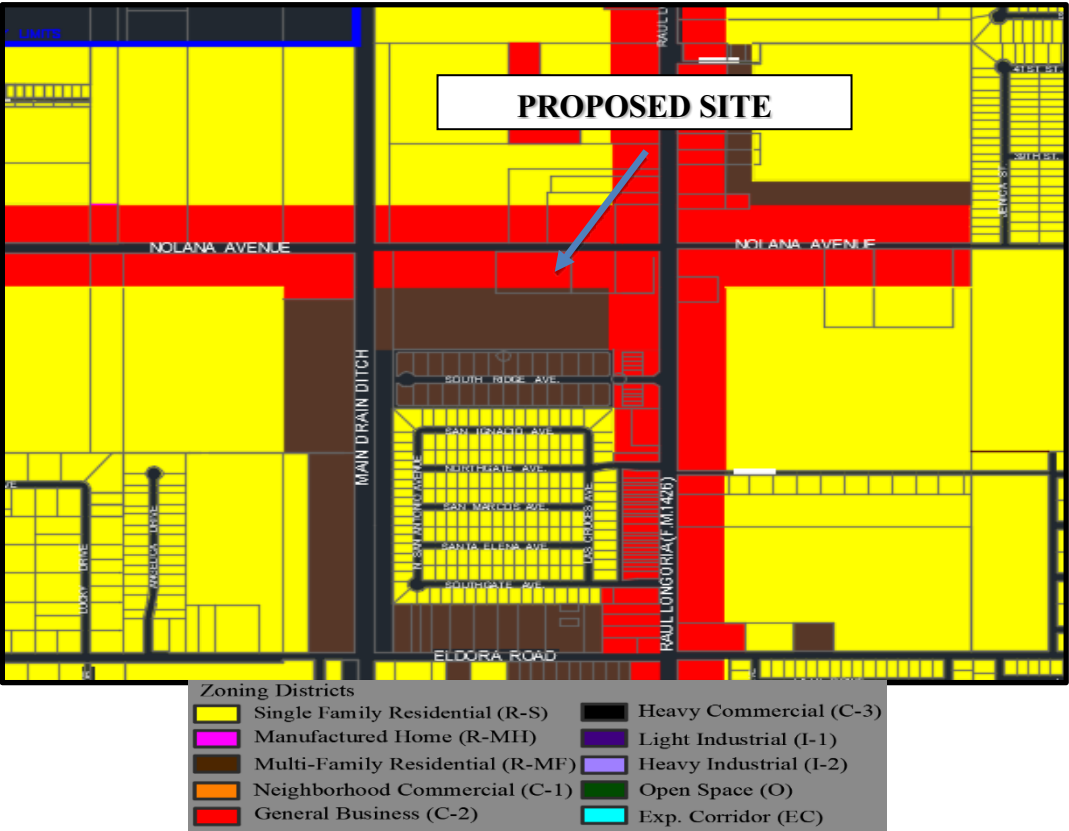
- Location Map
- Aerial Photo
- Zoning Map
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Aerial Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (BG – WINE AND BEER RETAIL’S PERMIT) FOR ON-PREMISE CONSUMPTION AT “GUADALAJARA EXPRESS” RESTAURANT LOCATED AT 205 W. NOLANA AVENUE SUITE 8, LEGALLY DESCRIBED AS LOT 1, SAN JUAN PLAZA SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Guadalajara Express Restaurant, LLC. has applied for a Conditional Use Permit at Guadalajara Express Restaurant under Article IV; of the Zoning Ordinance for the Sale of Alcoholic Beverages for On-Premise Consumption at Guadalajara Express Restaurant located at 205 W. Nolana Avenue Suite 8.

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 Guadalajara Express Restaurant for the Sale of Alcoholic Beverages for On-Premise Consumption at “Guadalajara Express” located at 205 W. Nolana Avenue Suite 8, subject 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.
12. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

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 13th day of June, 2023.

PASSED and **APPROVED** on second and final reading on the _____ day _____, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Conditional Use Permit for the Sale of Alcoholic Beverages (BG-Wine and Beer Retailer's Permit) for On-Premise Consumption at Guadalajara Express Restaurant located at 205 W. Nolana Avenue Suite #8, legally described as Lot 1, San Juan Plaza Subdivision.

Guadalajara Express LLC.
3401 Fresno Avenue
Hidalgo, Texas 78557

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

Perez, Heriberto & Hortencia
1013 Vanessa Avenue
McAllen, Texas 78503

Monarca Investments Group, LTD.
4101 Palmetto Palm Dr.
Mission, Texas 78573

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

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

Guadalajara Express LLC
205 W. Nolana Suite 8
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from General Business District (C-2) to the Multi-Family Residence District (R-MF) of a 1.21 acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Mendoza is applying for a rezoning of the front part of the property, from General Business District (C-2) to the Multi-Family Residence District (R-MF). The property is 210.16 feet by 250.00 feet total (1.21 acres).

The predominant zoning is the General Business District (C-2) along both sides of FM 495.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty (20) property owners within a two hundred (200) foot radius and received three calls against this request.

RECOMMENDATION:

Staff recommends denial of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/18/2023
CITY COMMISSION – 06/13/2023
DATE PREPARED – 06/05/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from General Business District (C-2) to Multi-Family Residence District (R-MF)
APPLICANT:	Rafael Mendoza on behalf of Iris Elizabeth Rojas
SURVEYOR/ENGINEER:	Rio Delta Surveying
LEGAL:	Being a 1.21-acre tract of land out of the Lot 11, Block 6, John Closner Subdivision
LOCATION:	The property is located approximately 600 feet West of Oblate Street, along the North side of FM 495
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Vacant; Single-Family Residence District (R-S) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Commercial; General Business District (C-2) <i>West</i> – Residence; General Business District (C-2)
ACCESS AND CIRCULATION:	The property has access along FM 495
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends denial of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant purchased a 6.36-acre tract located to the West of the Rio Bank, along FM 495. The property has two different zonings, commercial to the front and residential to the back of the property. The applicant is proposing to rezone the whole property to multi-family district.

Mr. Mendoza is applying for a rezoning of the front part of the property, from General Business District (C-2) to Multi-Family Residence District (R-MF). The property is 210.16 feet by 250.00 feet total (1.21 acres).

The predominant zoning is General Business District (C-2) along both sides of FM 495.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty (20) property owners within a two hundred (200) foot radius and received three calls against this request.

ATTACHMENTS:

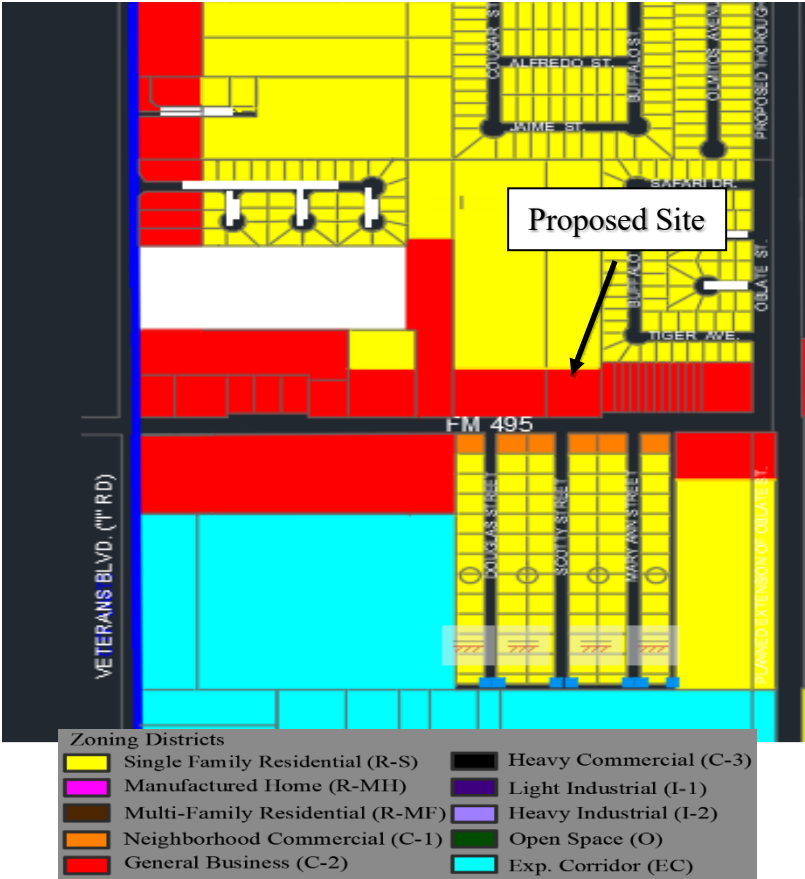
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM GENERAL BUSINESS DISTRICT (C-2) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF A PROPERTY LEGALLY DESCRIBED AS 1.21-ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSER SUBDIVISION, 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 district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 1.21-acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, 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 13th day of June, 2023.

PASSED and **APPROVED** on second and final reading on the ____ of ____, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

DOC # 338813 O.R.

S 81°31'00" E
210.16'

EASTWOOD TRACT
DOC # 2978606 O.R.

LOT 11 BLOCK 6
JOHN CLOSNER ET AL

1.21 ACRES

N 08°29'00" E
250.00'

P.O.B.
S.W.C. LOT 13

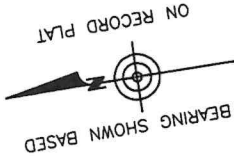
60.0' R.O.W.
N 81°31'00" W
210.16'
60.0' R.O.W.

RIO NATIONAL BANK SUBD
VOL. 44 PG 14 M.R.
S 08°29'00" W
250.00'

13 12
S.E.C.
LOT 11
BLK 6
272.7'

F.M. 495
(PUBLIC R.O.W.)

DEERFIELD ESTATES
VOL. 42 PG 101 M.R.

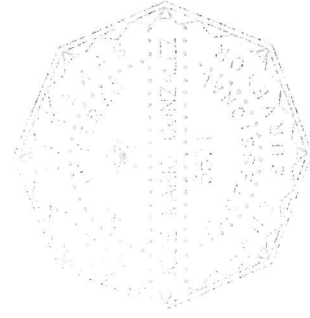


SCALE: 1" = 60'

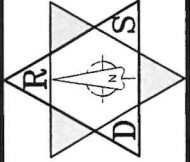
EXHIBIT SHOWING

A 1.21 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 0 PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS)

NOTE:
THIS IS NOT A BOUNDARY SURVEY,
BOUNDARY SHOWN IS FOR REZONING
PURPOSES ONLY.



04-26-23



RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

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IMPLIED TO COPY THIS SURVEY.

JOB NUMBER

RIO 23 125

RIO-DELTA SURVEYING

24593 FM 88

Monte Alto, Texas 78538

956-380-5154 956-262-0222

TBPLS FIRM # 10013900

Metes and Bounds Description

A 1.21 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 0 PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 1.21 ACRE TRACT OF LAND BEING OUT OF THE SAME LAND DESCRIBED IN DOC # 3388813 O.R. AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING ON THE NORTH RIGHT OF WAY LINE OF F.M. 495, AT SOUTHWEST CORNER OF LOT 13, RIO BANK SUBDIVISION (VOL. 44 PG. 14 M.R.) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 81°31'00" W, WITH THE NORTH RIGHT OF WAY LINE OF SAID F.M. 495, A DISTANCE OF 210.16' TO THE WEST LINE OF THIS TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°29'00" E, WITH THE WEST LINE OF THIS TRACT, A DISTANCE OF 250.00' TO THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°31'00" E, ACROSS THIS TRACT, A DISTANCE OF 210.16' TO THE NORTHWEST CORNER OF SAID LOT 13 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°29'00" W, WITH THE WEST LINE OF SAID LOT 13, THE EAST LINE OF THIS TRACT, A DISTANCE OF 250.00' TO THE POINT OF BEGINNING, CONTAINING 1.21 ACRES OF LAND, MORE OR LESS.

A plat of even date herewith accompanies this description.

THIS IS NOT A BOUNDARY SURVEY, BOUNDARY DESCRIBED IS FOR REZONING PURPOSES ONLY.



04-26-23



Rezoning Request from General Business District (C-2) to Multi-Family Residence District (R-MF) of a 1.21-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.

Rojas, Iris Elizabeth
2542 Deer Trl.
Brownsville, TX 78521

Eastwood, Conn C.
P.O. Box 14
San Juan, TX 78589

We Are the Future Child Dev. LLC.
505 W. FM 495
San Juan, TX 78589

Zuniga, Leticia
P.O. Box 1843
San Juan, TX 78589

Yucca Street Investments, LLC.
1301 E. 8th Street Unit 201
Mission, TX 78572

Medina, Rebecca
5321 E. Owassa Road
Edinburg, TX 78542

Stone Master Funding XXII, LLC.
8377 E. Hartford Dr. Suite 100
Scottsdale, AZ 85255-5686

Martinez, Casimiro
1615 Scotty St.
San Juan, TX 78589

ILM Investments, LLC.
1510 Maravilla Dr.
Edinburg, TX 78539

Immaculata Pre-Primary, LLC.
212 N. Sugar Rd.
Pharr, TX 78577

JWH & WJH, LP.
350 Secretariat Dr.
Austin, TX 78737-2612

Cantu, Bertha Alicia
1614 Scotty St.
San Juan, TX 78589

De la Torre, Alan G. and Dalia
411 Tiger Avenue
San Juan, TX 78589

Cantu, Jose Luis and Bertha A.
1614 Scotty St.
San Juan, TX 78589

Ibarra, Daniel
501 Tiger Avenue
San Juan, TX 78589

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

Avilez, Romaldo and Christina
Loera
503 Tiger Avenue
San Juan, TX 78589

Tenants Choice Rental and
Investments, LLC.
1302 N. Tower Road
San Juan, TX 78589

Trejo, Cynthia and Andres
1801 Buffalo Avenue
San Juan, TX 78589

Mendoza, Rafael
3613 Notre Dame Ave.
McAllen, TX 78504

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 4.87-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Mendoza is applying for a rezoning of the back part of the property, from a Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF). The property is 210.16 feet by 1,010.00 feet total (4.87 acres).

The predominant zoning behind the 250 feet of commercial strip along FM 495 is the Single-Family Residence District (R-S).

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-eight (48) property owners within a two hundred (200) foot radius and received three calls against this 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 – 05/18/2023
CITY COMMISSION – 06/13/2023
DATE PREPARED – 06/05/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Rafael Mendoza on behalf of Iris Elizabeth Rojas
SURVEYOR/ENGINEER:	Rio Delta Surveying
LEGAL:	Being a 4.87-acre tract of land, out of Lot 11, Block 6, John Closner Subdivision
LOCATION:	The property is located approximately 600 feet West of Oblate Street, along the North side of FM 495
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Vacant; General Business District (C-2) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Residence; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along FM 495
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 purchased a 6.36-acre tract located to the West of the Rio Bank, along FM 495. The property has two different zoning, commercial to the front and residential to the back of the property. The applicant is proposing to rezone the whole property into multi-family district and two rezoning requests were submitted as follows.

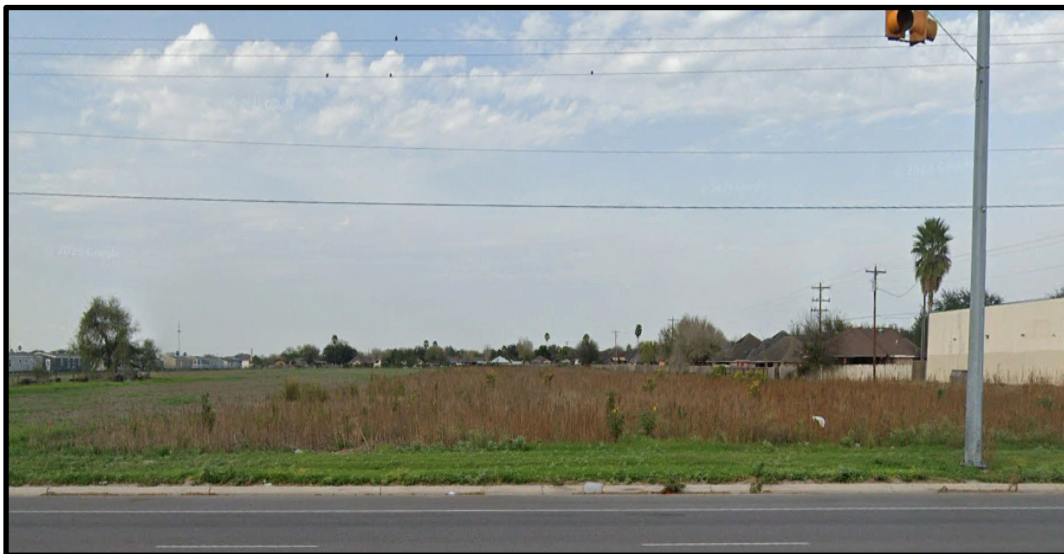
Mr. Mendoza is applying for a rezoning of the back part of the property, from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF). The property is 210.16 feet by 1,010.00 feet total (4.87 acres).

The predominant zoning behind the 250 feet of commercial strip along FM 495 is Single-Family Residence District (R-S).

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-eight (48) property owners within a two hundred (200) foot radius and received three calls against this request.

ATTACHMENTS:

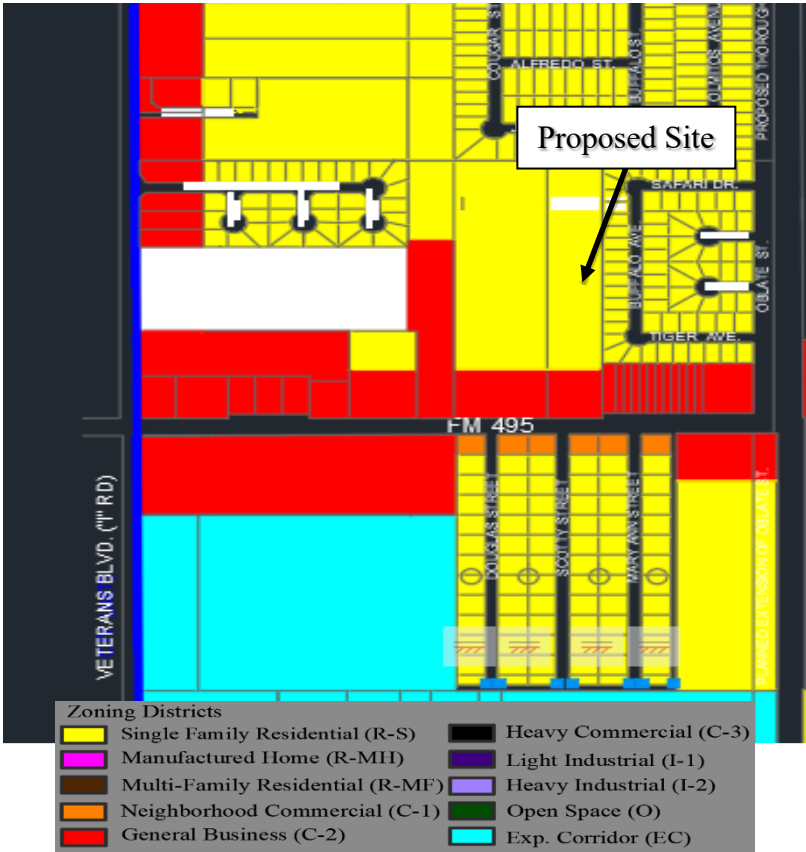
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 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 PROPERTY LEGALLY DESCRIBED AS 4.87-ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSER SUBDIVISION, 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 district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 4.87-acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, 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 13th day of June, 2023.

PASSED and **APPROVED** on second and final reading on the ____ of _____, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

SIoux TERRACE SOUTH
VOL. 25 PG 21B M.R.

S 81°31'00" E
210.16'

P.O.B.
N.W.C.
DEERFIELD ESTATES

1010.00'

1010.00'

EASTWOOD TRACT
DOC # 2978606 O.R.

LOT 11 BLOCK 6
JOHN CLOSNER ET AL

4.87 ACRES

DEERFIELD ESTATES
VOL. 42 PG 101 M.R.

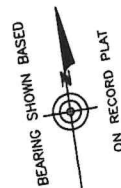
N 08°29'00" E

S 08°29'00" W

210.16'
N 81°31'00" W

DOC # 3388813 O.R.

RIO NATIONAL BANK SUBD
VOL. 44 PG 14 M.R.



SCALE: 1" = 100'

EXHIBIT SHOWING

A 4.87 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 0 PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS)

NOTE:

THIS IS NOT A BOUNDARY SURVEY,
BOUNDARY SHOWN IS FOR REZONING
PURPOSES ONLY.

[Signature]

04-26-23



JOB NUMBER

RIO 23 125B

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THIS SURVEY WAS PROVIDED IN MULTIPLE
ORIGINALS SOLELY FOR THE USE OF THE
BORROWER NAMES HEREON. NO LICENSE
HAS BEEN CREATED, EXPRESSED OR
IMPLIED TO COPY THIS SURVEY.



Page 58

RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

RIO-DELTA SURVEYING

24593 FM 88

Monte Alto, Texas 78538

956-380-5154 956-262-0222

TBPLS FIRM # 10013900

Metes and Bounds Description

A 4.87 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 6, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 0 PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 4.87 ACRE TRACT OF LAND BEING OUT OF THE SAME LAND DESCRIBED IN DOC # 3388813 O.R. AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF DEERFIELD ESTATES (VOL. 42 PG. 101 M.R.) FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 08°29'00" W, WITH THE WEST LINE OF SAID DEERFIELD ESTATES, THE EAST LINE OF THIS TRACT, A DISTANCE OF 1010.00' TO THE NORTHWEST CORNER OF THE RIO BANK SUBDIVISION (VOL. 44 PG 14 M.R.) SAME BEING THE SOUTHWEST CORNER OF SAID DEERFIELD ESTATES AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°31'00" W, ACROSS THIS TRACT, A DISTANCE OF 210.16' TO THE EAST LINE OF THE EASTWOOD TRACT (DOC # 2978606 O.R.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°29'00" E, WITH THE EAST LINE OF SAID EASTWOOD TRACT, A DISTANCE OF 1010.00' TO THE SOUTH LINE OF SIOUX TERRACE SOUTH (VOL. 25 PG 21-B M.R.) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°31'00" E, WITH THE SOUTH LINE OF SAID SIOUX TERRACE SOUTH, A DISTANCE OF 210.16' TO THE POINT OF BEGINNING, CONTAINING 4.87 ACRES OF LAND, MORE OR LESS.

A plat of even date herewith accompanies this description.

THIS IS NOT A BOUNDARY SURVEY, BOUNDARY DESCRIBED IS FOR REZONING PURPOSES ONLY.



04-26-23

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 4.87-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.

Mendoza, Rafael
3613 Notre Dame Ave.
McAllen, Texas 78501

Rojas, Iris Elizabeth
2542 Deer Trail
Brownsville, Tx 78521

Eastwood Conn C
P.O. Box 14
San Juan, Texas 78589

MHS My Place LLC.
5301 N. Veterans Blvd
Pharr, Texas 78577

Garza, Maria Del Carmen
2712 S 28th Street
McAllen, Texas 78503

Pena, Javier
607 Jaime Street
San Juan, Texas 78589

Iglesia De Dios Vivo
3813 Bluebird Ave.
McAllen, Texas 78504

Tijerina, Isaias
601 Jaime Street
San Juan, Texas 78589

Banda Alvaro Javier
505 Jaime Street
San Juan, Texas 78589

Martinez, Norma
501 Jaime Street
San Juan, Texas 78589

Ruiz, Ricardo
120 Gonzalez Dr.
San Juan, Texas 78589

Quintanilla, Jesus & Martha
606 Jaime Steet
San Juan, Texas 78589

Flores Juan C. & Dora M.
P.O. Box 2542
San Juan, Texas 78589

Cazares, Florinda
502 Jaime Street
San Juan, Texas 78589

We are the Future Child Dep.
505 W. FM 495
San Juan, Texas 78589

Store Master Funding LLC
8377 E. Hartford Dr. Ste 100
Scottsdale, AZ 85255

Nomi Properties LLC
31926 Spinnaker Run
Magnolia, Texas 77354

Cisneros, Erasmo
502 Safari Dr
San Juan, Texas 78589

Garza, Magdalena Gomez
412 Safari Dr.
San Juan, Texas 78589

Espinoza Sergio & Griselda
408 Safari Dr
San Juan, Texas 78589

Gonzalez, Rosa E.
3824 Warbler Ave.
McAllen, Texas 78504

Ybanez Diana Rosa
1906 Buffalo Ave
San Juan, Texas 78589

Herrera, Randy M.
1904 Buffalo Ave.
San Juan, Texas 78589

Ramirez, Jose A.
1902 Buffalo Ave.
San Juan, Texas 78589

Garcia, Jose A.
1900 Buffalo Ave.
San Juan, Texas 78589

Hawks, Laura
1812 Buffalo Ave
San Juan, Texas 78589

Pineda, Efrain P
1808 Buffalo Ave.
San Juan, Texas 78589

De La Torre, Alan & Dalia
411 Tiger Ave.
San Juan, Texas 78589

Ibarra, Daniel
501 Tiger Dr
San Juan, Texas 78589

Avilez, Romaldo & Christina Loera
503 Tiger Ave.
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of Lots 5, 6 and 7, Block 1, Granada Village Subdivision, as Requested by Camarillo Construction, LLC. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting to rezone Lots 5, 6 and 7, Block 1, Granada Village Subdivision Neighborhood Commercial District (C-1) to the General Business District (C-2). The property is located at the Southwest corner of Standard Avenue and FM 495. Each lot is 60 feet wide by 120 feet deep (21, 600 square feet). It is noted, that the property was rezoned Neighborhood Commercial in 2018.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty (30) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/18/2023
CITY COMMISSION – 06/13/2023
DATE PREPARED – 06/05/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2)
APPLICANT:	Camarillo Construction, LLC.
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lots 5, 6 and 7, Block 1, Granada Village Subdivision
LOCATION:	The property is located at the Southwest corner of Standard Avenue and FM 495.
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Commercial District (C-2) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Los Ebanos Street
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

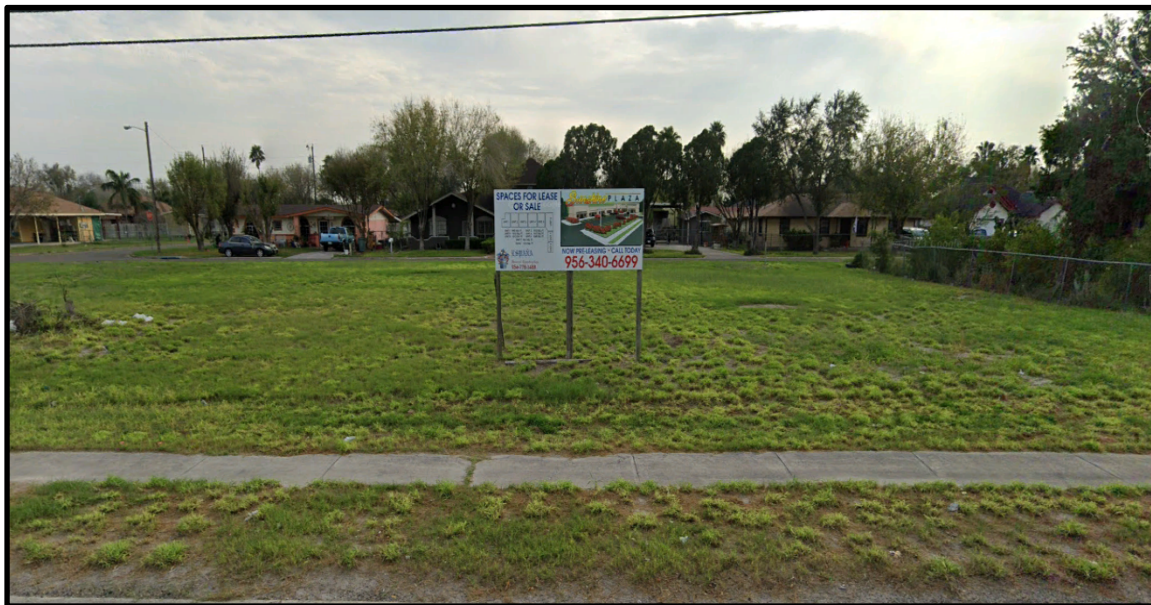
EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is trying to rezone three lots from Neighborhood Commercial District (C-1) to General Business District (C-2) of Lots 5, 6 and 7, Block 1, Granada Village Subdivision, which is located at the Southwest corner of Standard Avenue and FM 495. Each lot is 60 feet by 120 feet total (21, 600 square feet). It is noted, that property was rezoned into Neighborhood Commercial District in 2018.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty (30) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

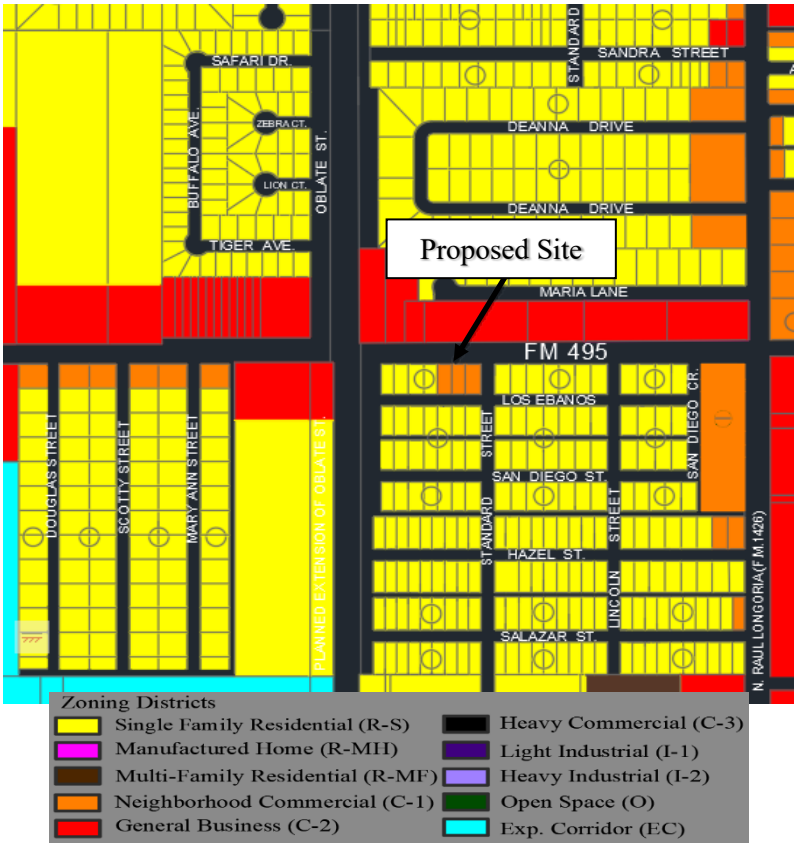
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO GENERAL BUSINESS DISTRICT (C-2) OF A PROPERTY LEGALLY DESCRIBED AS LOTS 5, 6 AND 7, BLOCK 1, GRANADA VILLAGE SUBDIVISION, 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 commercial district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as Lots 5, 6 and 7, Block 1, Granada Village Subdivision 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 13th day of June, 2023.

PASSED and **APPROVED** on second and final reading on the ____ of ____, 2023.

CITY OF SAN JUAN

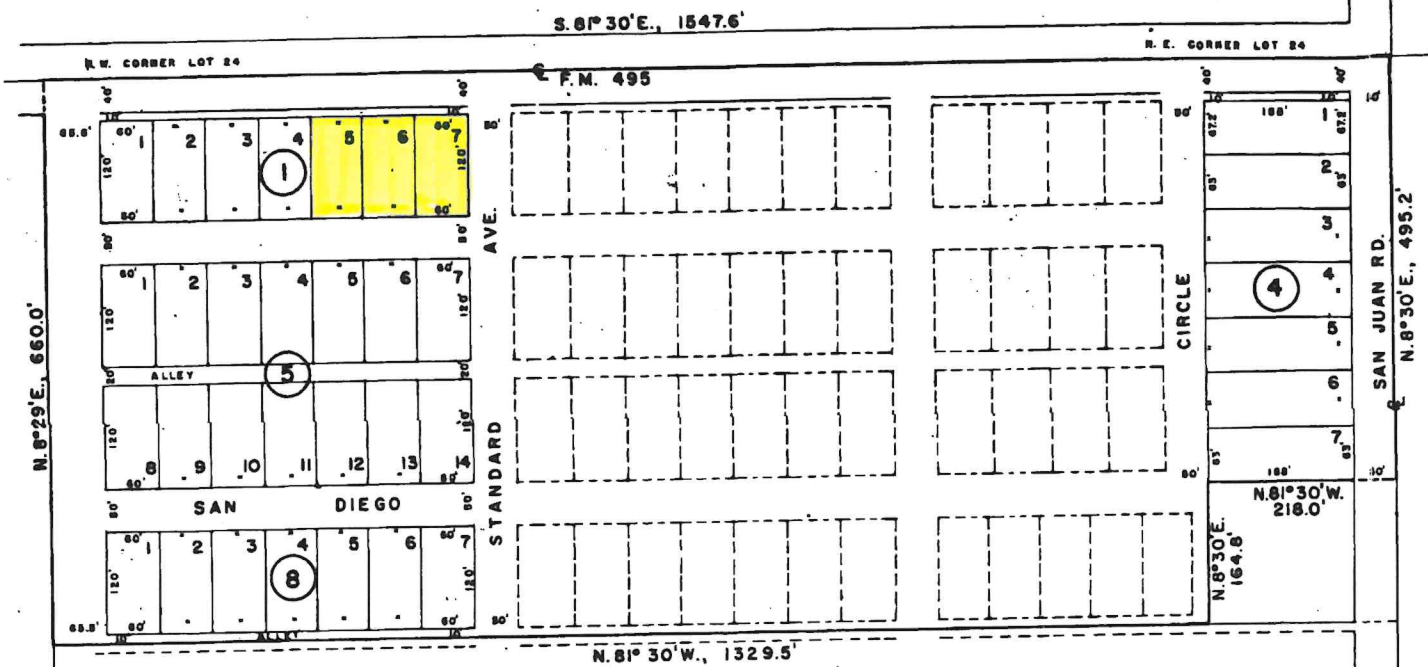
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



AMENDED MAP OF
BLOCKS 1, 4, 5 & 8
GRANADA VILLAGE

Being A Resubdivision Of The North 1/2 Of Lot 24, Block 8, John Clesner et al Subdivision.
Hidalgo County, Texas

SCALE
1" = 100'

I, JOHN V. MIKELS, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM A SURVEY ON THE GROUND OF THE OUTSIDE BOUNDARIES OF SAME.

John V. Mikels
January 17, 1973
Mission, Texas



Know all men by these presents that Granada Village, Inc., owner of the above described property, does hereby adopt and confirm the above Map and does hereby dedicate to the public the use of the streets and alleys thereon shown.

Attest: *J. V. Spence*
Secretary

John Clesner
President

Before me, the undersigned authority, on this day personally appeared *John Clesner*, President of Granada Village, Inc., to me known to both and known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

James A. Carr
Notary Public in and for Hidalgo County, Texas

This Map accepted by the Hidalgo County Water Improvement District No. 2 on this 25th day of January A.D. 1973.

A. E. Farias
President

This Map accepted by the City Commission of San Juan, Texas on this 1st day of Feb. A.D. 1973.

John Clesner
Mayor

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 1st day of April, 1973
SANTOS BALDANA, County Clerk
Hidalgo County, Texas
Santos Baldana

10084

Attest: *John Clesner*
City Clerk

FILED FOR RECORD THIS DATE
At 1:56 o'clock P.M.

APR 24 1973
SANTOS BALDANA
County Clerk
Santos Baldana

APPROVED
FOR RECORDING
Hidalgo County, Texas
By *Santos Baldana*
Date - 4-16-73

Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of Lots 5,6, and 7, Granada Village, as Requested by Camarillo Construction, LLC.

Camarillo Construction LLC. 917 E. Jersey Meadow Ave. McAllen, Texas 78503	Alvarado, Noe 210 N. Los Ebanos St San Juan ,Texas 78589	Guerra, Pedro & Raquel 303 W. Los Ebanos Street San Juan ,Texas 78589
Hidalgo Co. Drainage Distrct#1 902 N. Dolittle Road Edinburg, Texas 78542	Alvarado, Guadalupe 210 W. Los Ebanos Street San Juan, Texas 78589	Beltran, Noe 220 Justice Lane San Juan, Texas 78589
Templo El Admirable Attn: Benjamin Quintanilla 223 E. Gomez San Juan, Texas 78589	Rodriguez, Manuel & Aurora 208 W. Los Ebanos Street San Juan, Texas 78589	Cantu, Natalia 308 W. San Diego St San Juan, Texas 78589
Templo El Admirable Attn: Benjaimin Quintanilla 219 E. Gomez Dr. San Juan, Texas 78589	Seawell William P.O. Box 506 Pharr, Texas 78577	Palacios, Aurora 821 W. 7 th Street San Juan, Texas 78589
Tenorio, Rosa M. Flores 2845 Melanie Dr. Pharr, Texas 78589	Garza, Marin 3601 N. Bicentennial Blvd. Apt. 83 McAllen, Texas 78511	Cantu, Alicia 210 W. San Diego St San Juan, Texas 78589
ACJ LLC 501 E. Ridge Road Pharr, Texas 78577	Vasquez, Amanda M. 2905 Fortune Ave. San Juan, Texas 78589	Monreal, Jorge & Maria 307 W. Los Ebanos Street San Juan ,Texas 78589
Rose Real Estate 1105 East Main St Stigler, OK 74462	Zambrano, Alicia 309 W. Los Ebanos San Juan, Texas 78589	Pedraza, Francisco 312 W. San Diego Street San Juan, Texas 78589
Loera, Hilda 308 W. Los Ebanos Street San Juan, Texas 78589	Menchaca, Velisa 310 San Diego Street San Juan ,Texas 78589	Jimenez, Fernando & Norma P.O. Box 2505 San Juan, Texas 78589
Vela, Josefina & Teresa Rincon 310 W. Los Ebanos San Juan, Texas 78589	Martinez, Rosa & Juan 304 W. San Diego Street San Juan, Texas 78589	Ledesma, Roxanne 300 W. San Diego Street San Juan, Texas 78589
Edmundo Bocanegra 312 W. Los Ebanos San Juan, Texas 78589	Garcia, Raul & Maria De Jesus 212 W San Diego Street San Juan ,Texas 78589	Garcia, Barbarita 208 W. San Diego Street San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate a Drive-Thru Business at 902 W. IH 2, legally described as Lot 3A, Re-plat of Lots 3 and 4, Texas National Subdivision, as Requested by Whataburger Restaurant. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit to allow a drive-thru window at the proposed Whataburger. The proposed building is a 3,305 square feet building. The hours of operation are seven (7) days a week, 24 hours per day. They are proposing to have 78 employees, which will be prepare and serve menu items to guests in a double-stacked drive-thru. They are proposing a drive-thru window for pick-up along the West side of the building.

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

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/18/2023
CITY COMMISSION – 06/13/2023
DATE PREPARED – 06/05/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: To allow a drive-thru window at a proposed Whataburger Restaurant

APPLICANT: Whataburger

SURVEYOR/ENGINEER: Halff Associates

LEGAL: Lot 3A, Re-plat of Lots 3 and 4 of the Texas National Subdivision

LOCATION: 902 W. IH 2

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

ACCESS AND CIRCULATION: This property has access along Frontage Road.

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

RECOMMENDATION: Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a Conditional Use Permit to allow a drive-thru window at the proposed Whataburger. The proposed building is 3,305 square feet building. The hours of operation are seven (7) days a week, 24 hours per day. They are proposing to have 78 employees, which will be prepare and serve menu items to guest in a double stack drive-thru. They are proposing a drive-thru window to pick-up along the West side of the building.

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

ATTACHMENTS:

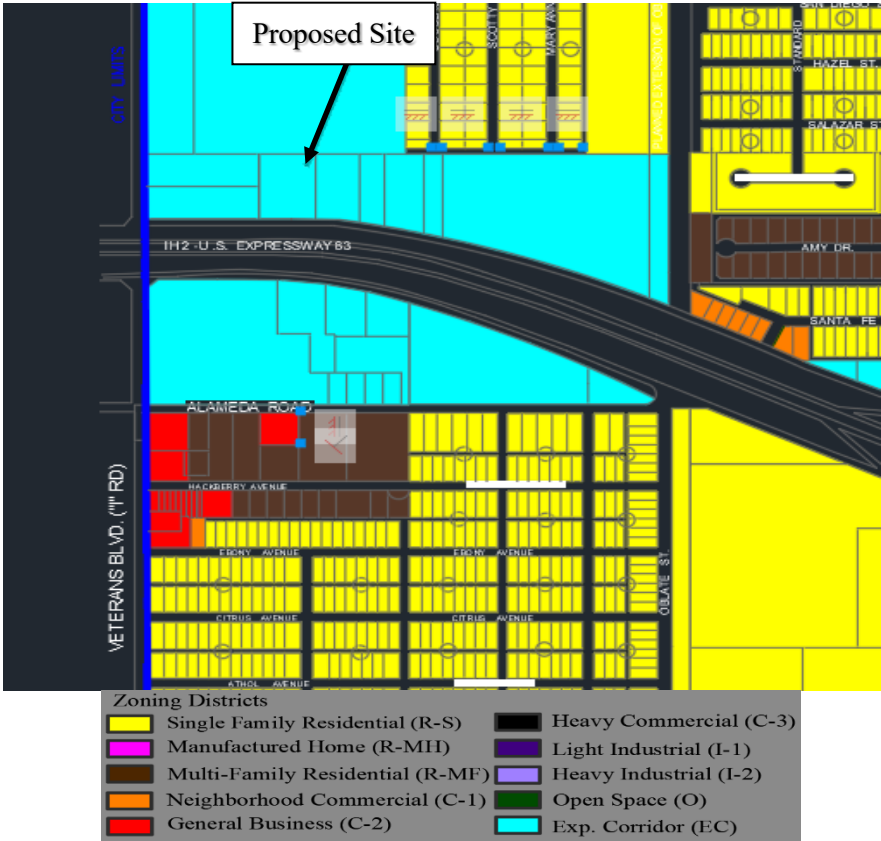
- Location Map
- Aerial Photo
- Zoning Map
- Site Plan
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THRU WINDOW AT THE PROPOSED WHATABURGER RESTAURANT LOCATED AT 902 W. IH 2, LEGALLY DESCRIBED AS LOT 3A, RE-PLAT OF LOTS 3 AND 4, TEXAS NATIONAL 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, Whataburger, has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a Drive-Thru Window at “Whataburger” Restaurant.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Whataburger for a Conditional Use Permit to allow a Drive-Thru Window at “Whataburger” located at 902 W. IH 2.

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 13th day of Junehy, 2023.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Plot Date/Time: Apr. 21, 23 - 11:51:02

Drawing: I:\46000s\46926\003\CADD\References\HOU\Exhibits\CUP Exhibit.dwg

SITE DATA

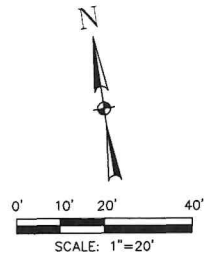
LOT AREA	=	81,893 SF	1.879 AC.
PARKS	=	40 (34 REQ'D @ 1 PER 100)	
CAR STACK	=	LANE A : 10 VEHICLE STACK LANE B : 12 VEHICLE STACK	

WHATABURGER INFORMATION

1. NUMBER OF EMPLOYEES - 78
2. HOURS OF OPERATION - 7 DAYS A WEEK, 24 HOURS PER DAY
3. PROPERTY ADDRESS - 806 W I-2, SAN JUAN, TX 78589
4. LEGAL DESCRIPTION - BEING ALL OF LOT 3A OUT OF THE RE-PLAT OF LOTS 3 AND 4 TEXAS NATIONAL SUBDIVISION PLAT

KEYNOTES

- 1 6" CONCRETE CURB, SEE SHEET C7.00 FOR DETAILS
- 2 6' LONG PRECAST CONCRETE WHEEL STOP (TYP), SEE SHEET C7.01 FOR DETAILS
- 3 DUMPSTER ENCLOSURE, SEE SHEET S6.1 AND A6.6 FOR DETAILS
- 4 ADA CURB RAMP, SEE SHEET C7.00 FOR DETAILS
- 5 90° PARKING & PAVEMENT STRIPING, SEE SHEET C7.01 FOR DETAILS
- 6 BUILDING PERIMETER SIDEWALK, SEE SHEET C7.00 FOR DETAILS
- 7 AREA LIGHT WITH POLE AND BASE, SEE SHEET D4/S5.1 FOR DETAILS
- 8 ADA SIGN AND POST, SEE SHEET C7.01 FOR DETAILS
- 9 ADA PARKING, SEE SHEET C7.01 FOR DETAILS
- 10 LANDSCAPE AREA, SEE SHEET L1.01 AND L1.02 FOR DETAILS
- 11 MENU BOARD CANOPY, SEE SHEETS A01.1 FOR DETAILS
- 12 EXTERIOR MENU BOARD, SEE SHEET A7.0 AND A7.1 FOR DETAIL
- 13 HEADACHE BAR, SEE SHEET A7.0 AND A7.1 FOR DETAIL
- 14 CONCRETE SIDEWALK/ISLAND NOSE (TYP), SEE SHEET C7.00 FOR DETAIL
- 15 FLAG POLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER OR APPROVED EQUAL, 30' X 5'X .125" WALL THICKNESS. 1-PC TAPERED ALUMINUM COMMERCIAL FLAGPOLE. BRUSHED SATIN ALUMINUM FINISH WITH 14 GAUGE ALUMINUM BALL FINIAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARD. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFIRM TO APPLICABLE CODES, INCLUDING WIND LOADS. SEE DETAILS D5/S5.1 FOR FOUNDATION DETAIL AND SEE DETAIL A01.1/KEYNOTE 155 FOR LIGHT DETAILS.
- 16 CONCRETE PAVEMENT, SEE SHEET C7.00 FOR DETAILS
- 17 LOADING RAMP, SEE SHEET C3.00 FOR GRADING AND SHEET C7.00 FOR DETAILS
- 18 MONUMENT SIGN, SEE SIGNING PACKAGE FOR DETAILS
- 19 4" DUMPSTER DRAIN, SEE MEP SHEETS AND UTILITY PLAN FOR DETAILS
- 20 HEAVY DUTY PAVEMENT FOR DUMPSTER APPROACH APRON
- 21 6" STEEL BOLLARD, SEE SHEET D3/S5.1 FOR DETAILS
- 22 LIMITS OF ON-SITE PAVEMENT CONSTRUCTION. MATCH EXISTING PAVEMENT ELEVATIONS
- 23 EXISTING CURB INLET TO REMAIN
- 24 PROPOSED SANITARY SEWER SYSTEM, SEE SHEET C5.00 FOR MORE INFORMATION
- 25 EXISTING STORM MANHOLE TO REMAIN
- 26 EXISTING CURB INLET TO BE CONVERTED TO GRATE INLET. SEE SHEET C4.00 FOR DETAILS
- 27 PROPOSED TRANSFORMER
- 28 PROPOSED 1" DECOMPOSED GRANITE STRIP, SEE SHEET C7.00 FOR DETAILS
- 29 PROPOSED BUILDING CANOPY
- 30 FIRE LANE STRIPING, SEE SHEET C6.00 FOR LOCATION AND C7.01 FOR DETAILS
- 31 TIE INTO EXISTING PAVEMENT/CURB
- 32 EXISTING CURB TO REMAIN
- 33 EXISTING PAVEMENT TO REMAIN
- 34 PROPOSED STORM SEWER SYSTEM, SEE SHEET C4.00 FOR MORE INFORMATION
- 35 EXISTING WATER LINE SYSTEM
- 36 EXISTING SANITARY SEWER SYSTEM
- 37 EXISTING BILLBOARD SIGN TO REMAIN
- 38 EXISTING STORM SEWER SYSTEM
- 39 EXISTING UNDERGROUND TELECOM LINE
- 40 EXISTING UNDERGROUND ELECTRICAL LINE
- 41 BUILDING FOUNDATION. SEE SHEET S1.1 FOR DETAILS
- 42 EXISTING DRAINAGE/DETENTION AREA
- 43 EXISTING FIRE HYDRANT
- 44 PROPOSED CROSSWALK, SEE SHEET C7.00 FOR DETAILS



LEGEND

- (#) NUMBER OF PARKING SPACES
- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING TELECOM LINE
- EXISTING ELETRICAL LINE
- PROPOSED EASEMENT LINE
- CONCRETE CURB
- [Rectangle] BUILDING
- [Circle with cross] AREA LIGHT POLE & BASE
- [Square with X] PROPOSED STORM INLET
- [Circle] PROPOSED MANHOLE
- [Thick arrow] PROPOSED TRAFFIC DIRECTION
- [Dotted area] PROPOSED LANDSCAPE AREA

NOTES

1. SEE SHEET C0.01 FOR APPLICABLE NOTES.
2. SEE SHEET C7.00 - C7.04 FOR ALL APPLICABLE STANDARD DETAILS.

EASEMENTS AND SETBACKS

- (A) 15' UTILITY EASEMENT INST. NO. 2807156 O.R.H.C.T.
- (B) 40' COMMON ACCESS & UTILITY EASEMENT INST. NO. 2899985 M.R.H.C.T.
- (C) 30' COMMON ACCESS & UTILITY EASEMENT INST. NO. 2899985 M.R.H.C.T.
- (D) 29' COMMON ACCESS & UTILITY EASEMENT INST. NO. 2899985 M.R.H.C.T.
- (E) 33' DRAINAGE EASEMENT INST. NO. 3345092 M.R.H.C.T.
- (F) PROPOSED 10'X20' WATER METER EASEMENT

SITE BENCHMARK NOTES: SURVEY AND BENCHMARK PROVIDED BY MELDEN & HUNT INC., MAY 2022

SQUARE CUT TOP OF INLET LOCATED 317 FEET EAST OF THE NORTHEAST CORNER INTERSECTION US EXPRESSWAY 83 AND VETERANS BOULEVARD ELEVATION = 103.56.

REVISIONS:	SYMBOL	DATE	DESCRIPTION

PROJECT: 806 W I-2
SAN JUAN, TX 78589

half
5908 WEST MILITARY, SUITE 100
MCALLEN, TX 78503
(956) 664-0286
TBEPLS Engineering Firm #512

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:
OVERALL SITE PLAN

PROJECT # 46926.003
DATE: 4/21/2023
SCALE: AS NOTED
DRAWN BY: AB
APPROVED BY: KL/BC

SHEET NO:
EXHIBIT



Conditional Use Permit to Open a Drive-Thru Window at 902 W. IH 2, legally described as Lot 3A, Re-plat of Lots 3 and 4, Texas National Subdivision., as Requested by Whataburger Restaurant.

Texas National Bank
4908 S. Jackson Road
Edinburg, Texas 78539

WB Real Estate LLC
300 Concord Plaza Drive
San Antonio, Texas 78216-6903

BW San Juan Investment LLC
2175 Francisco Blvd. East Ste. G
San Rafael, CA 94901-3580

Sanchez, Maria L.
802 N. Oblate
San Juan, Texas 78589

Sanchez, Esteban
1402 N. Veterans Blvd.
San Juan, Texas 78589

Halff Associates, Inc.
1201 N. Bowser Road
Richardson, Texas 75081

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from a Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF) of the property legally described as 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates Unit No. 1 Subdivision, as Requested by Mario Anaya. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Anaya is applying for a rezoning from a Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF) on a 9.591-acre property located on Veterans Boulevard and Moore Road, just South of Hacienda Palms Subdivision. The property is 530.50 feet by 825.35 feet total.

The surrounding properties consist of commercial and residential uses along Veterans Boulevard; Heavy Commercial and Light Industrial along Conway Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) foot radius and received one call against this request.

RECOMMENDATION:

Staff recommends denial.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/01/2023
CITY COMMISSION – 06/13/2023
DATE PREPARED – 06/05/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF).

APPLICANT: Mario Anaya

SURVEYOR/ENGINEER: Carrizales Land Surveying, LLC.

LEGAL: Being a 9.591-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates Subdivision

LOCATION: The property is located at Veterans Boulevard and Conway Road.

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

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

ACCESS AND CIRCULATION: This property has access along Veterans Boulevard

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

RECOMMENDATION: Staff recommends denial.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Anaya is applying for a rezoning from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.591-acre property located on Veterans Boulevard and Moore Road, just South of Hacienda Palms Subdivision. The property is 530.50 feet by 825.35 feet total.

The surrounding properties consist of Commercial and Residential uses along Veterans Boulevard; Heavy Commercial and Light Industrial along Conway Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) foot radius and received one call against this request.

ATTACHMENTS:

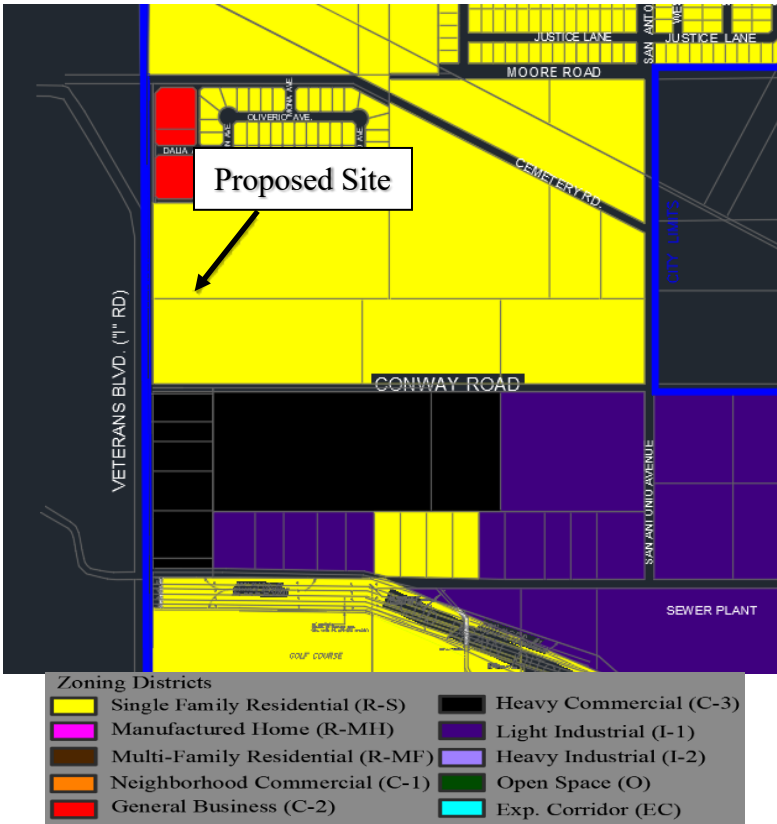
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 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 PROPERTY LEGALLY DESCRIBED AS 9.59-ACRE TRACT OF LAND OUT OF LOTS 9, 10 AND 11, SAN JUAN HACIENDA ESTATES UNIT NO. 1, 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 district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates Unit No. 1 Subdivision shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 13th day of June, 2023.

PASSED and **APPROVED** on second and final reading on the ____ of _____, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION

A 9.591 ACRE TRACT

A MEASURED 9.591 ACRE TRACT OF LAND, MORE OF LESS, BEING OUT OF LOTS 9, 10, AND 11, OF THE SAN JUAN HACIENDA ESTATES SUBDIVISION, UNIT 1, A MAP OF WHICH IS RECORDED IN VOLUME 6, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS (MRHCT), ALL BEING OUT OF THE NARCISO CABAZOS SURVEY "PORCION 71", ABSTRACT 30, IN HIDALGO COUNTY, TEXAS, SAME BEING THE CALLED 9.57 ACRE TRACT AS DESCRIBED AND CONVEYED TO TEYSHA GROUP, LLC, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3316407, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 9.591 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a calculated point within the right of way of S. Veterans Boulevard ("I" Road) for the northwest corner of said Lot 9; Thence South 81 degrees 26 minutes 27 seconds East, along the north line of said Lot 9, a distance of 49.28 feet (Record ~ 50.00 feet) to a half (1/2)-inch iron rod with a cap stamped "CVQ" found [N:16587103.6800, E:1092055.7990] on the east right of way line of said S. Veterans Boulevard ("I" Road) being the southwest corner of Hacienda Palms Subdivision recorded in Volume 50, Page 6, MRHCT, for the Northwest corner of this tract of land and the **POINT OF BEGINNING**;

THENCE South 81 degrees 26 minutes 27 seconds East, along the south line of said Hacienda Palms Subdivision and the north line of said Lot 9, a distance of 552.45 feet to a calculated point for the Northeast corner of this tract of land;

THENCE South 8 degrees 33 minutes 39 seconds West, a distance of 825.35 feet to a half (1/2)-inch iron rod found for the Southeast corner of this tract of land;

THENCE North 81 degrees 26 minutes 27 seconds West, parallel to the south line of said Lot 11, a distance of 530.51 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found on the east right of way line of said S. Veterans Boulevard ("I" Road) for the beginning of a non-tangent curve concave westerly, said curve has a radius of 7,689.00 feet, a chord bearing of South 83 degrees 17 minutes 35 seconds East a chord length of 122.66 feet, for the Southwest corner of this tract of land;

THENCE northerly along said curve and the east right of way line of said S. Veterans Boulevard ("I" Road) through a central angle of 0 degrees 54 minutes 51 seconds, an arc distance of 122.66 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found on the south line of a called 0.58 acre tract of land conveyed to Guadalupe and Antonia Cano by virtue of Warranty Deed with Vendor's Lien recorded in Document Number 121882, ORHCT, for an Exterior corner of this tract of land;

THENCE South 81 degrees 26 minutes 27 seconds East, along the south line of said 0.58-acre tract of land, a distance of 139.56 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found at the southeast corner of said 0.58 acre tract of land for the an Interior corner of this tract of land;

THENCE North 8 degrees 33 minutes 39 seconds East, along the east line of said 0.58-acre tract of land, a distance of 122.31 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found at the northeast corner of said 0.58-acre tract of land for an Interior corner of this tract of land;

THENCE North 81 degrees 26 minutes 27 seconds West, along the north line of said 0.58-acre tract of land a distance of 146.16 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found on the east right of way line of said S. Veterans Boulevard ("I" Road) for the beginning of a non-tangent curve concave easterly, said curve has a radius of 7,589.00 feet, a chord bearing of North 84 degrees 18 minutes 36 seconds West, and a chord length of 320.56 feet, for an Exterior corner of this tract of land;

THENCE northerly along said curve and the east right of way line of said S. Veterans Boulevard ("I" Road) through a central angle of 2 degrees 25 minutes 13 seconds, an arc distance of 320.58 feet to a half (1/2)-inch iron rod with a pink cap stamped "CLS RPLS #6388" set on the south line of a called 0.49-acre tract of land conveyed to Rogelio and Felipa Cano by virtue of Warranty Deed recorded in Document Number 356120, ORHCT, for an Exterior corner of this tract of land;

THENCE South 81 degrees 26 minutes 27 seconds East, along the south line of said 0.49-acre tract of land, a distance of 120.19 feet to a half (1/2)-inch iron rod with a pink cap stamped "CLS RPLS #6388" set at the southeast corner of said 0.49-acre tract of land for an Interior corner of this tract of land;

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No:10194417

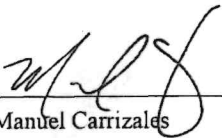
THENCE North 8 degrees 33 minutes 39 seconds East, along the east line of said 0.49-acre tract of land a distance of 125.00 feet a half (1/2)-inch iron rod with a pink cap stamped "CLS RPLS #6388" set at the northeast corner of said 0.49-acre tract of land for an Interior corner of this tract of land;

THENCE North 81 degrees 26 minutes 27 seconds West, along the north line of said 0.49-acre tract of land a distance of 121.30 feet to a five eighths (5/8)-inch iron rod with an aluminum cap stamped "Ardurra" found on the east right of way line of said S. Veterans Boulevard ("I" Road) for an Exterior corner of this tract of land;

THENCE North 8 degrees 33 minutes 39 seconds East, along the east right of way line of said S. Veterans Boulevard ("I" Road) 135.05 feet to the **POINT OF BEGINNING**; containing 9.591 acres of land, more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.


Manuel Carrizales
Registered Professional Land Surveyor
Texas Registration Number 6388

5-11-2023
Date



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates, as Requested by Mario R. Anaya.

Anaya R. Mario
1013 Cimarron Dr
Mission, Texas 78572

Enriquez, Jose
2210 Justin Avenue
San Juan, Texas 78589

Lozano, Francisco
704 Beatrice Avenue
San Juan, Texas 78589

Teysha Group LLC
4121 N. 10th Street
Box 209
McAllen, Texas 78504

Tobar, Oscar
C/O Jennifer Del Carmen
811 Beatrice Avenue
San Juan, Texas 78589

Cano, Guadalupe & Antonia
P.O. Box 1388
San Juan, Texas 78589

Mendoza, Juan Jose
809 Beatrice Avenue
San Juan, Texas 78589

Cano, Rogelio & Felipa
P.O. Box 661
San Juan, Texas 78589

Lopez, Carlos & Angelica S
807 Beatrice Avenue
San Juan, Texas 78589

MMGJ South Texas LLC
401 W. Dallas Avenue
McAllen, Texas 78501

Cortez, Guadalupe
801 Beatrice Avenue
San Juan, Texas 78589

Richey, Florence
2105 W. Ridge Circle
Kerrville, Texas 78028

Orta, Sandra & Miguel A
709 Beatrice Avenue
San Juan, Texas 78589

Area Holdings LTD
2121 Umar Avenue
McAllen, Texas 78504

Garcia, Roberto & Gloria
705 Beatrice Avenue
San Juan, Texas 78589

Cano, Lupe
P.O. Box 661
San Juan, Texas 78589

Vela, Juan & Dayana
804 Beatrice Avenue
San Juan, Texas 78589

Gonzalez, Epigmenio & Liliana
P.O. Box 2535
Edinburg, Texas 78540

Cano, Ramona & Reynaldo G.
800 Beatrice Avenue
San Juan, Texas 78589

Munoz, Erik P & Karla P
2208 Justin Avenue
San Juan, Texas 78589

Garza, Heriberto & Janet Lopez
802 Beatrice Avenue
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Consideration and Action to Appoint, Re-appoint and/or Remove one (1) Board Member of the San Juan Police Athletic Board. ***Tabled*** [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan PAL Board has received Mr. Andrew Garza's resignation letter. Currently, staff is requesting the nomination of a new member be taken into consideration in order to fill out his remaining term until April 25, 2024.

RECOMMENDATION:

Consider the appointment of one member to the San Juan Police Athletic League Board.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

BYLAWS FOR CITY OF SAN JUAN POLICE ATHLETIC LEAGUE

ARTICLE I

These bylaws constitute the code of rules adopted by the *City of San Juan Police Athletic League (PAL)* for the regulation and management of its affairs a Texas nonprofit corporation with an EIN #.

Section 1. Principal Office.

The principal office of the Corporation shall be located at 301 E. Ridge Road, San Juan, Texas 78589.

Section 2. Registered Office.

The registered office of the Corporation required by the Texas Nonprofit Corporation Act shall be maintained in the State of Texas and it may be, but need not be, identical with the principal office if located in the State of Texas. The address of the registered office of the Corporation may be changed from time to time as provided in the Texas Nonprofit Corporation Act.

Section 3. Registered Agent.

The Corporation shall maintain a registered agent in the State of Texas as required by the Texas Nonprofit Corporation Act. Such registered agent may be changed from time to time as provided by the Texas Nonprofit Corporation Act. The Corporation shall maintain a registered agent in such other states as may be required by applicable law.

ARTICLE II

Section 4. Purpose.

The Corporation is organized exclusively for charitable and educational purposes within the meaning of Section 501© (3) of the Internal Revenue Code of 1986, as amended. The specific purpose and objectives of the Corporation shall include, but not be limited to, the following:

Mission Statement:

The City of San Juan Police Athletic League (PAL) is a youth crime prevention program that relies on providing civic, athletic, recreational, and educational opportunities and resources to cement a bond and create trust and understanding between police officers and youth.

A. The objectives of the PAL shall be to:

1. Provide opportunities for all youth(s) to participate in team sports in a safe, well-supervised environment.
2. Promote the ideals of a healthy lifestyle through reasonable exercise, good sportsmanship, fair play, teamwork and healthy eating habits in order to combat issues of child obesity
3. Aid in the spirit of compassion, friendship, sociability, good will and charity among the youth of the community.
4. Educate and train youth in the knowledge of various forms of art, both physical, athletic, and cultural, in literature, music, sports and public speaking etc.
5. Maintain a strong-non-competitive program for all beginning, special needs and skilled players.
6. Provide situations where players are competing within an appropriate skill level.
7. Provide opportunities for higher level competition for players whose skills can benefit from such competition.

B. All funds and property of PAL shall be used to promote the philanthropic, educational and physical objectives of PAL as herein set forth, and no part of the funds, income, net earnings or net profits of PAL (except for payment of necessary and reasonable expenses to carry out the objectives of PAL) shall ever inure to the benefit of any member, or the benefit of any private individual or private organization.

C. No substantial part of the activities of PAL shall be the carrying on of propaganda/misinformation, or otherwise attempting to influence legislation, and PAL shall not participate in, or intervene in (including the publishing or

distribution of statements) any political campaign on behalf of any candidate for public office.

ARTICLE III

Section 5. Board of Directors

(1) Powers

The Board of Directors (Directors) of this Corporation is vested with the management of the business and affairs of this Corporation, subject to the Texas Business Organizations Code, the Certificate of Formation, and these bylaws.

(2) Qualifications

Directorships shall not be denied to any person on the basis of race, creed, sex, religion, or national origin. Employees of the Corporation are ineligible to serve on the Board of Directors.

(3) Number of Directors

The business affairs, activities, and property of the Corporation shall be managed, directed, governed, and controlled, and the powers of the Corporation shall be vested in and exercised by a Board of Directors composed of not less than three (3) nor more than eleven (11) members.

Upon majority resolution of the Board of Directors, the number of Directors may be increased or decreased from time to time, but in no event shall a decrease have the effect of shortening the term of an incumbent Director, or decreasing the total number of Directors to less than three Directors. Until the first meeting for electing the Directors occurs, the initial Board of Directors shall consist of the persons listed in the Certificate of Formation as constituting the initial Board.

(4) Term of Directors

Members of the Board of Directors shall serve for two (2) years and shall be eligible for reappointment for a total of no more than six (6) consecutive years. A Director may succeed himself for only one consecutive term.

(5) Election of Directors

Elections for Directors filling expired terms shall be held at the last meeting of the fiscal year. Any directorship to be filled by reason of an increase in the number of Directors shall be filled at the next regular meeting of the Board of Directors or at a special meeting called for that purpose. When a re-appointment or replacement is made, the re-appointment or replacement shall be considered effective on the date that the prior term expired (i.e., the new term does not begin on the date of the election). Board members whose terms have expired may continue serving until they are either re-appointed or until their successors are chosen.

(6) Staggered Terms *(optional)*

There shall be staggered terms of office for Directors so that one-third of the directorships shall be up for election each year (or if the number does not evenly divide by thirds, the board shall be divided as close to thirds as possible). The system for staggered terms of office shall be implemented as follows: At the meeting of the Board of Directors at which these bylaws are adopted there shall be a drawing in order to determine the initial terms of the Directors.

[The following clause is for boards with five original members, adjust accordingly for boards with more members]. After the drawing, one board member shall have an initial term of one year, two board members shall have terms of two years, and two board members shall have terms of three years. The minutes of this board meeting shall show the results of the drawing. Initial directors serving less than a full three-year term as their initial term (i.e., directors who draw a one-year term or two-year term), shall be considered to have served a full three-year term for purposes of the limits on more than two successive terms.

(7) Resignation

Any Director may resign at any time by delivering written notice to the Secretary or President of the Board of Directors. Such resignation shall take effect upon receipt or, if later, at the time specified in the notice by a majority of the entire Board of Directors, at a Regular or Special Meeting called for that purpose.

(8) Removal

Any Director may be removed without cause, at any time, by a majority of the entire Board of Directors, at a Regular or Special Meeting called for that purpose. Any Director under consideration of removal must first be notified about the consideration by written notice at least five days prior to the meeting at which the vote takes place.

(9) Vacancies

Vacancies shall be filled by majority vote of the remaining members of the Board of Directors, though less than a quorum and the Director filling the vacancy shall serve for the remainder of the term of the directorship that was vacated. Vacancies shall be filled as soon as practical. Any Director may make nominations to fill vacant directorships.

(10) Compensation

Directors shall not receive any salaries or other compensation for their services, but, by resolution of the Board of Directors, may be reimbursed for any actual expenses incurred in the performance of their duties for the Corporation, as long as a majority of disinterested Board of Directors approves the reimbursement. The Corporation shall not loan money or property to, or guarantee the obligation of, any Director.

ARTICLE IV

Section 6. Committees

(1) Executive Committee

The President, Vice President, Treasurer, and Secretary of the Corporation shall constitute the executive committee. The executive committee shall have the authority to act on behalf of the Corporation in between Regular Meetings of the Board of Directors. The Board of Directors must validate the actions of the executive committee at its next Regular or Special Meeting. Any such action not so validated will not be legally binding on the Corporation. The President shall act as chairperson of the executive committee. A majority of the Executive Committee shall constitute a quorum for the transaction of business, and all decisions shall be by majority vote of those present.

(2) Standing Committees & Memberships

The Corporation shall have three standing committees which shall assist the Board of Directors in carrying out the management of the Corporation: The Finance and Resource Management Committee, the Development Committee, and the Nomination or Program Committee.

The Board of Directors shall appoint the members of each committee. Each standing committee shall have at least 1 Directors as members, and the Directors must comprise a majority of the committee membership. Employees of the Corporation and members of the community may also be appointed to serve as committee members. Committees shall meet upon call of the Board of Directors or the chair of the Committee, review the activities of the Corporation in the Committee's respective areas, and make recommendations to the Board of Directors for the Board's final approval.

The Treasurer of the Corporation shall serve as the Chair of the Finance and Resource Management Committee. Other standing committees shall elect a Chair by a majority vote. The Chair of each committee shall ensure that minutes of the committee meetings are taken and present a copy of the minutes to the Secretary within the two weeks following the meeting. Committee meetings shall be open to all members of the Board of Directors.

- (a) The Finance and Resource Management Committee shall assist the Executive Director in preparing and presenting the annual budget to the Board of Directors, make necessary investment choices, and generally protect the soundness of the corporation's finances and fiscal operations.
- (b) The Development Committee shall be responsible for fundraising and capital campaigns, public relations, maintaining the visibility of the corporation, and governmental relations.
- (c) The Nomination or Program Committee shall be responsible for planning, developing, and evaluating the Corporation's programs and nomination of new members.

(3) Youth Membership for Participating

Regular Membership:

Any person who is a parent or guardian of a child registered in a sports program, or who acts as a head coach or assistant coach, or who holds an elected or appointed position in PAL, shall be a member of PAL for a period of twelve (12) months following registration, election or appointment by the board of directors.

2. Participating Membership:

- a) Youth Member(s) – Any youth from 4 to 5 years of age inclusive.
- b) Juniors Member(s) – Any youth 6 to 10 years of age inclusive.
- c) Senior Member(s) – Any youth 10 to 18 years of age inclusive.

3. Honorary Membership:

- a) Any distinguished person, or one who has performed an outstanding service to PAL, may be granted an Honorary Membership on approval of the Board of Directors.

B. Each class of membership shall receive a suitable certificate or insignia.

C. All fees for the above memberships (if applicable) shall be determined by the Board of Directors.

D. Rules/Guidelines Committee:

The Board of Directors may from time to time designate and appoint additional standing or temporary committees by majority vote of the Board of Directors. Such committees shall have and exercise such prescribed authority as is designated by the Board of Directors. The Directors may authorize these committees to exercise any powers, responsibilities, and duties consistent with the Certificate of Formation and these bylaws.

- 1. The Rules/Guidelines Committee can establish, interpret and enforce rules and guidelines as long as they are consistent with these By-Laws.
- 2. Rules and guidelines should be put in writing and should be presented to the Board of Directors at the next monthly meeting.

3. Whenever rules or guidelines conflict with the By-laws, the By-laws shall apply.

The following sports/recreational programs and associated with educational crime prevention activities will be offered by PAL Annually but not limit to:

- Sports and Activities – PAL gives children the opportunity to become involved in team sports and activities as early as the age of 4 years old, and up to the age of 18. There are various choices for the children to select from, each of which promotes healthy interaction between youth, law enforcement, and the community.
- Baseball/Softball/T-Ball – PAL provides competitive and instructional programs for baseball, softball, and T-ball for boys and girls ages 4 to 18 years old. T-ball is a co-ed sport available to children ages 4 to 6 years old. Baseball is available for boy's ages 7 to 16 years old. Softball is available to girl's ages 7 to 18 years old. Registration for T-ball, Baseball, and Softball begins February 1st of each year.
- Track and Field – PAL track and field registration begins every May 1st. The track and field program is made up of both competitive and instructional levels. The boys and girls age group ranges from ages 4 to 18 years old. Both boys and girls will under the (TAAF) Texas Amateur Athletic Federation with the opportunity to advance to the Games of Texas.
- Boxing – PAL boxing is open to boys and girls ranging in ages from 9 years old through 18 years old. This program is run from our state of the art boxing facility located at TBA. This program runs year round. The program is instructed by volunteers with years of boxing experience.

Flag Football – The PAL Flag Football program is open to boys and girls ranging in ages from 6 to 14 years old. Registration for this program begins August 1st of every year.

Golf – The PAL golf program is associated with the First Tee of Spring Time in Pharr, Texas. This program is open to members ranging in ages from 8 to 14 years old. The program is run at various locations in the city. Registration for this program begins February 1st of every year. For more information please contact the PAL office.

Swimming – This program is offered to youth ranging in ages 4-18 years old. This program runs during the summer. Certified swim instructors along with life guards provide safe learn to swim lessons. Participants will also have the opportunity to compete in the TAAF (Texas Amateur Athletic Federation) program with the opportunity to advance to the Games of Texas.

Special Olympics Unified Sports and Artistic Youth – PAL, in partnership with RGV Special Olympics, offers a variety of sports for special needs children ages 8 to 18. Along with the athletes, this program also registers non-special needs children as partners, who play alongside the athlete as a mentor. Our Special Olympics Unified Sports Program offers basketball, volleyball, softball, track and field etc. Registration for this program is open year round.

ARTICLE V

Section 7. Code of Ethics.

The corporation and its Directors and Employees will comply with the Corporations Code of Ethics, attached as Exhibit A.

ARTICLE VI

Section 8. Board Meetings.

(1) Place of Board Meetings

The annual, regular, or special meetings of the Board of Directors or any committee designated by the Board shall be held at the principal office of the Corporation or at any other place within city of San Juan, Texas that the Board of Directors or any such committee, as the case may be, may designate from time to time.

(2) Annual, Regular and Special Meetings

Annual Meetings

The annual meeting of the Board of Directors shall be held on the second Monday in September of each year unless the Directors by resolution designate a different time.

Regular Meetings

In addition to the annual meeting, regular meetings of the Board of Directors or any committee designated by the Board shall be held at least eleven (11) times annually and at such more frequent intervals as the Board of Directors or any such committee, as the case may be, may designate as deemed necessary by the Board of Directors.

Special Meetings

Special meetings of the Board of Directors or any committee designated by the Board may be called at any time by the President of the Board of Directors, and shall be called by the President upon receipt of the written request of any two (2) of the directors. In addition, the chairperson of any committee designated by the Board or the President may call a special meeting of such committee and a special meeting shall be called by

the chairperson of such committee upon receipt of the written request of two of the members of such committees.

(3) Notice of Board Meetings

Written notice of the Regular Membership shall be given either personally, personally by telephone, email, or by sending a copy of the notice through the United States mail or by facsimile or other electronically transmitted messaging, to the address of each director appearing on the books of the Corporation. The business to be transacted at or the purpose of, any annual, regular, or special meeting of the Board of Directors or any committee shall be specified in the notice of such meeting.

- A. Notice of each annual meeting of the Board of Directors, setting forth the time and place of the meeting, shall be given to each director not less than ten (10) days prior to the time fixed for the meeting.
- B. Notice of the regular meetings of the Board of Directors or any committee designated by the Board need not be given.
- C. Notice of each special meeting of the Board of Directors or any such committee, setting forth the time and the place of the meeting, shall be given to each director not less than no more than three (3) days, nor less than twenty-four (24) hours prior to the time fixed for the meeting

The Board of Directors, in the alternative, may provide notice through other means such as by posting notice in a conspicuous place at the principal office of the Corporation, newsletter, newspaper, church bulletins, or such additional means as the Board of Directors shall deem effective.

(4) Waiver of Notice

Attendance by a Director at any meeting of the Board of Directors for which the Director did not receive the required notice will constitute a waiver of notice of such meeting unless the Director objects at the beginning of the meeting to the transaction of business on the grounds that the meeting was not lawfully called or convened.

(5) Quorum

Meetings of the Board shall be a quorum when at least one-third (1/3) of the voting members of the Board are present for the purposes of convening a meeting or conducting business. At Board meetings where a quorum is present, a majority vote of the Directors attending shall constitute an act of the Board unless a greater number is required by the Certificate of Formation or by any provision of these bylaws.

(6) Actions without a Meeting

Any action required or permitted to be taken by the Board of Directors under the Texas Non-Profit Corporation Act, the Certificate of Formation, and these bylaws may be taken without a meeting, if *[enter either all or a majority of Directors]* individually and collectively consent in writing, setting forth the action to be taken. Such written consent shall have the same force and effect as a unanimous vote of the Board.

(7) Open Meetings

Meetings shall be open to the general public, except when personnel, real estate, or litigation matters are being discussed.

(8) Proxy Voting Prohibited

Voting by proxy shall be permitted for issues deemed appropriate by the Board. The absent voting member shall cast a written vote and deliver it to the chairperson in advance of the meeting. If the absent member can ultimately attend, or if the issues at the meeting differ from that voted upon by the written proxy, the proxy becomes ineffective. Board members may also grant authority to individuals whom they feel will represent their interests. Such proxies are revocable until they are voted, unless there is a specific contractual agreement to the contrary.

ARTICLE VII

Section 9. Officers.

(1) Roster of Officers

The Corporation shall have a President, Vice President, Secretary, and Treasurer. The Corporation may have, at the discretion of the Board of Directors, such other officers as may be appointed by the Directors. One person may hold two or more offices, except those serving as President or Secretary.

(2) Election and Removal of Officers

All officers shall serve one-year terms. The election shall be conducted at the Board of Directors' first meeting of the fiscal year and following the election of the new Board of Directors filling expired terms, or as soon as practical thereafter. Officers shall remain in office until their successors have been selected. Officers may serve consecutive terms without limit. The election of officers shall be by majority vote of the Board of Directors attending the meeting.

(3) Vacancies

If a vacancy occurs during the term of office for any elected officer, the Board of Directors shall elect a new officer to fill the remainder of the term as soon as practical, by majority vote of Directors present.

(4) President

- The San Juan PAL Board President will always be the >>>>>>>>>who will supervise and control the affairs of the Corporation and shall exercise such supervisory powers as may be given by the Board of Directors.
- The President will perform all duties incident to such office and such other duties as may be provided in these bylaws or as may be prescribed from time to time by the Board of Directors. The President shall preside at all board meetings and shall exercise parliamentary control in accordance with **Roberts Rules of Order**.
- The President shall serve as an ex-officio member of all standing committees, unless otherwise provided by the Board of Directors or these bylaws.
- The President shall, with the advice of the Board of Directors and in accordance with the requirements of these bylaws, set the agenda for each meeting of the Board of Directors.

(5) Vice President

- The Vice President shall act in place of the President in the event of the President's absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required by the board.
- The Vice President shall serve as the parliamentarian and interpret any ambiguities of the bylaws.

(6) Secretary

- The Secretary will perform all duties incident to the office of Secretary and such other duties as may be required by law, by the Certificate of Formation, or by these bylaws.
- The Secretary shall attest to and keep the bylaws and other legal records of the Corporation, or copies thereof, at the principal office of the Corporation.
- The Secretary shall take or ensure that someone takes minutes of all meetings of the committees and Board of Directors, and shall keep copies of all minutes at the principal office of the Corporation.

- The Secretary shall keep a record of the names and addresses of the Directors at the principal office of the Corporation.
- The Secretary shall, with the approval of the Board of Directors, set up procedures for any elections held by the Corporation. The Secretary shall keep a record of all votes cast in such elections.
- The Secretary shall ensure that all records of the Corporation, minutes of all official meetings, and records of all votes, are made available for inspection by any member of the Board of Directors at the principal office of the Corporation during regular business hours.
- The Secretary shall see that all notices are duly given in accordance with these bylaws or as required by law.
- The Secretary shall see that all books, reports, statements, certificates, and other documents and records of the Corporation are properly kept and filed.
- In the case of the absence or disability of the Secretary, or the Secretary's refusal or neglect to fulfill the duties of Secretary, the Vice President shall perform the functions of the Secretary.

(7) Treasurer

- * The Treasurer will have charge and custody of all funds of the Corporation, will oversee and supervise the financial business of the Corporation, will render reports and accountings to the Directors as required by the Board of Directors, and will perform in general all duties incident to the office of Treasurer and such other duties as may be required by law, by the Certificate of Formation, or by these bylaws, or which may be assigned from time to time by the Board of Directors.
- * The Treasurer shall give to the Corporation a bond with one or more sureties for the faithful performance of the duties of the office and for the restoration to the Corporation--in the case of his or her death, resignation, retirement, or removal from office--all books, papers, vouchers, money, and other property of whatever kind in his or her possession or under his control belonging to the Corporation. The amount of the bond shall be determined by the Board of Directors.
- * The Treasurer and the staff of the Corporation shall devise a plan providing for the acceptance and disbursement of all funds of the Corporation which shall be approved by the Board of Directors.

- * The Treasurer, with the approval of the Board of Directors, shall set up all checking, savings, and investment accounts of the Corporation and deposit all such funds in the name of the Corporation in such accounts.
- * The Treasurer's signature shall be the authorized signature for all checking, savings, and investment accounts of the Corporation unless the Treasurer, with the approval of the Board of Directors, designates another member of the Board of Directors or employee of the Corporation as the authorized signatory for a particular type of disbursement.
- * The Treasurer shall prepare a monthly report for the Board of Directors, providing an accounting of all transactions and of the financial conditions of the Corporation.
- * The Treasurer shall keep all financing records, books, and annual reports of the financial activities of the Corporation at the principal office of the Corporation and make them available at the request of any Director or member of the public during regular business hours for inspection and copying.

ARTICLE VIII

Section 10. Members

(1) Eligibility

All residents or employees of the City of San Juan, Texas who are eighteen years of age or older are eligible for membership in the Corporation when nominated by a member of the Board of Directors.

(2) Rights of Members

Each member of the Corporation shall be entitled to one vote on each matter submitted by the Board of Directors to a vote at a Regular or Special Membership meeting, except to the extent that the voting rights are limited or denied by the Certificate of Formation. No member shall be entitled to any dividend or any part of the income of the Corporation or to share in the distribution of the corporate assets upon dissolution. The Board of Directors has the discretion to decide which, if any, matters shall be submitted to the members for a vote, except that the following decisions will always be submitted to the membership for a vote: dissolution of the corporation, merger or consolidation with another corporation, sale of substantially all the corporations assets, and most amendments to the corporations certificate of formation. *[Under Texas law, the above items must be submitted to members for a vote, except that some minor amendments to*

The certificate of formation does not require a vote by the members. See the Texas Business Organizations Code for more information].

(3) How the Membership can legally Act

The membership may act only at a properly called meeting of the membership where a quorum is present. At such a meeting, a vote of a majority of the members in attendance shall be an act of the membership, except that a two-thirds majority of the members in attendance shall be required for the following: dissolution of the corporation, merger or consolidation with another corporation, sale of substantially all the corporations assets, and most amendments to the corporations certificate of formation *[state law requires two-thirds vote for these items unless the percent is changed in the certificate of formation]*. The attendance of *[2/3 board percent here]* members shall constitute a quorum for the conduct of business at either a Regular or Special Membership Meeting.

(4) Enrollment of Members

The Board of Directors shall adopt a membership application form. The application form shall require the name, address, and telephone number of each applicant. There shall be a space for the secretary to sign certifying that the secretary believes the applicant to be eligible for membership. The applicant becomes a member upon the secretary's signature of the application form. The secretary shall keep an up-to-date membership list.

Section 11. Rules of Procedure

ARTICLE IX

The proceedings and business of the Board of Directors shall be governed by **Robert's Rules of Parliamentary Procedure** unless otherwise provided herein.

ARTICLE X

Section 12. Executive/Athletic Director

The Board of Directors may, upon resolution, appoint an Executive/Athletic Director to serve at the board's discretion and to carry out whatever tasks the board from time to time resolves. The Executive/Athletic Director shall be paid an annual salary set by the Board of Directors. Subject to such supervisory powers as are vested in the Board of Directors, the Executive Director shall hire, supervise, direct, and control the business of the Corporation and actively manage its business, and shall have such other powers and duties as may be prescribed by the Board of Directors or by these bylaws. The Executive/Athletic Director may engage in negotiations

involving commitments of the resources of the Corporation or the acceptance of money or resources by the Corporation in furtherance of the purposes of the Corporation as set out in the Articles of Incorporation and these bylaws. The Executive/Athletic Director shall generally be expected to attend all meetings of the Board of Directors and meetings of the general membership.

ARTICLE XI

Section 13. Indemnification

(1) Insurance

The Corporation will provide indemnification insurance for its Board members, and the Board shall select the amount and limits of such insurance policy.

(2) Indemnification

To the extent permitted by law, any person (and the heirs, executors, and administrators of such person) made or threatened to be made a party to any action, suit, or proceeding by reason of the fact that he is or was a Director or Officer of the Corporation shall be indemnified by the Corporation against any and all liability and the reasonable expenses, including attorney's fees and disbursements, incurred by him (or by his heirs, executors or administrators) in connection with the defense or settlement of such action, suit, or proceeding, or in connection with any appearance therein.

(3) Limits on Indemnification

Notwithstanding the above, the corporation will indemnify a person only if he acted in good faith and reasonably believed that his conduct was in the corporation=s best interests. In the case of a criminal proceeding, the person may be indemnified only if he had no reasonable cause to believe his conduct was unlawful.

ARTICLE XII

Section 14. Operations

(1) Execution of Documents

Unless specifically authorized by the Board of Directors or as otherwise required by law, all final contracts, deeds, conveyances, leases, promissory notes, or legal written instruments executed in the name of and on behalf of the Corporation shall be signed and executed by the Executive Director and the President (or such other person designated by the Board of Directors), pursuant to the general authorization of the Board.

All conveyances of land by deed shall be signed by the President or two other members of Executive Committee and must be approved by a resolution of the Board of Directors.

(2) Disbursement of Funds

Financial Transactions which have a value of *[insert value here]* or more shall require majority approval of the Board of Directors or Executive Committee if a majority of the Board of Directors is not immediately available to vote on the transaction. In all other transactions, the Executive Director may dispense with the funds of the Corporation in accordance with the annual budget approved by the Board of Directors and the purposes of the Corporation as set out in the Certificate of Formation and these bylaws.

Notwithstanding the above, all checks of more than \$500 disbursing funds from any of the Corporations accounts shall require the signatures of at least two of the following: the Executive/Athletic Director, President, Vice President, Secretary, or Treasurer.

(3) Procurement Policy

The Corporation shall abide by its procurement policy, set forth in Financial Policies____.

(4) Records

The Corporation will keep correct and complete records of account and will also keep minutes of the proceedings of the Board meetings and Committees. The Corporation will keep at its principal place of business the original or a copy of its bylaws, including amendments to date certified by the Texas Secretary of the Corporation *[add if members: and a membership roster giving the names and addresses of members.]*.

(5) Inspection of Books and Records

All books and records of this Corporation may be inspected by any Director for any purpose at any reasonable time on written demand. The corporation shall keep correct

and complete books and records of account and shall keep minutes of the proceedings of all meetings of its board of directors, a record of all actions taken by board of directors without a meeting, and a record of all actions taken by committees of the board. In addition, the corporation shall keep a copy of the corporation's Articles of Incorporation and Bylaws as amended to date.

(6) Loans to Management

The Corporation will make no loans to any of its Directors or Officers.

(7) Amendments

The Board of Directors may adopt amendments to the Certificate of Formation by a vote of two-thirds of Directors present at a meeting where a quorum is present. The bylaws may be amended at any time by a vote of the majority of Directors at a meeting where a quorum is present.

(8) Fiscal Year

The fiscal year for the Corporation will be *October 1 to September 30*.

(9) Audit

The Corporation shall have an annual audit to be completed by *September 30* of each year for the previous fiscal year.

(10) Dissolution

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of by the District Court of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine which are organized and operated exclusively for such purposes.

Section 15: Certification

I hereby certify that these bylaws were adopted by the Board of Directors of the *City of San Juan Police Athletic League (PAL)* at its meeting held on *TBA*.

PAL Director

Board President

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

From: **Mario Garza** <mgarza@sjtx.us>

Date: Fri, Mar 31, 2023 at 5:27 PM

Subject: Fwd: PAL

To: Ruben Guajardo <rguajardo@sjtx.us>

Sent from my iPhone

Begin forwarded message:

From: Drew

<drewg1187@hotmail.com>

Date: March 31, 2023 at 5:20:59 PM
CDT

To: mgarza@sjtx.us

Subject: PAL

Good evening, thank you for the opportunity to serve as PAL board member. Effective 3/31/23, I will be resigning.

Thank you,
Drew



City of San Juan

Application for Appointment

RECEIVED
MAY 09 2023
BY: Brenda E. J.

Date: May 8, 2023

Board / Commission / Committee: SAN JUAN Police Athletic League

Name: Diana Almaguer

Mailing Address: 2108 Sunset Drive, San Juan, TX 78589

Preferred Phone and Fax: 956-588-6993

Employer: BCHS HHS / UTREGV

Occupation: Regional Director / Professor

Email Address: dpalmaguer@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 24 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Palmer Drug Abuse Program - board member
Pharr Sunrise Kuranis - member
San Juan Community Lions Club

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Current and past board experience
experience in strategic planning and fundraising

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment

RECEIVED
MAY 09 2023
BY: Brenda E.

Date: May 8, 2023

Board / Commission / Committee: San Juan Police Athletic League

Name: Ignacio Almaguer

Mailing Address: 2108 Sunset Drive, San Juan, TX 78589

Preferred Phone and Fax: 956-961-8917

Employer: Kemper Life

Occupation: Insurance Agent

Email Address: iaalmaguera@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? ☒ Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 45 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Prior Sunrise Kiwanis
Lt Governor Region 11 Kiwanis International
San Juan Community Lions Club

Asst. Rabban-Shriners International

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Assisted in the opening of wrestling team with P.A.L. Athletic League
Have served in various boards including the RGV Food Bank as Board President
Have fundraising experience - Familiar with strategic planning

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment

Date: 6-07-2023

Board / Commission / Committee: Committee

Name: Raul Martinez

Mailing Address: 409 Tiger Ave

Preferred Phone and Fax: 956-289-9242

Employer: Pro Tech

Occupation: Sales

Email Address: rauljrmartinez@icloud.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 18 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

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Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

San Juan Police atheletic league

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

San Juan Police Athletic League

#	NAME	POSITION	EMPLOYMENT/ BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	MOBILE NUMBER	EMAIL ADDRESS	ADDRESS
1	Gilbert Garza	President	PSJA ISD	2 Yrs.	12/10/2019	4/25/2024	(b)(6) (b)(7)(C)	gilbertgarza1267@hotmail.com	(b)(6) (b)(7)(C)
2	Andrew Garza	Vice-President	PSJA ISD	2 Yrs.	12/10/2019	4/25/2024	(b)(6) (b)(7)(C)	drewg1187@hotmail.com	(b)(6) (b)(7)(C)
3	Moy Vazaldua	Secretary	CITY OF PHARR	2 Yrs.	12/10/2019	4/25/2024	(b)(6) (b)(7)(C)	vazaldua309@yahoo.com	(b)(6) (b)(7)(C)
4	Charlie Villegas	Treasure	PSJA ISD	2 Yrs.	12/10/2019	4/25/2024	(b)(6) (b)(7)(C)	cv0409@yahoo.com	(b)(6) (b)(7)(C)
5	Pablo Trevino	Member	RAY'S AUTO PARTS	2 Yrs.	12/10/2019	4/25/2024	(b)(6) (b)(7)(C)	pablotrevino99@yahoo.com	(b)(6) (b)(7)(C)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Discussion and Possible Action to Extend the City of San Juan Municipal Court Amnesty Program from June 19 to September 29, 2023 [Mary Enriquez, Court Administrator]

STAFF COMMENTS AND RECOMMENDATIONS:

The Municipal Court is extending the Amnesty Program starting June 19 through September 29, 2023. Individuals with outstanding warrants are urged to make arrangements with the court to resolve their delinquent fines. During the Amnesty Program, the failure to appear will be waived on each warrant.

RECOMMENDATION:

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

PREPARED BY:

Mary Enriquez, Court
Administrator

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Consideration and Action, if any, to Enter Into a Memorandum of Understanding and Policy Between the City of San Juan and the City of McAllen, Texas Anti-Gang (TAG) Center Rio Grande Valley, for the Transfer of Equipment Purchased with Grant Funds. [Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of McAllen RGV TAG received grants to purchase Automatic License Plate reader (ALPR) equipment (22 units) M500 Dash Camera system built into patrol units for agencies that are part of the Rio Grande Valley Texas Anti-Gang. The City of San Juan Police Department is a participating agency of the Rio Grande Valley Texas Anti Gang known as RGV TAG. The San Juan Police Department was granted 22 dash camera systems for our patrol units, including all equipment, installation, and cloud-based services, for 5 years to access the dash camera videos when officers conduct traffic stops.

The License Plate Reader is included in the dash camera system (M500 models). These LPRs will help maintain public safety and assist police officers in locating vehicles that are entered in the system as stolen in connection with an AMBER or SILVER Alert or other law enforcement alert in which a license plate number is part of the broadcast and /or when authorized for legitimate law enforcement purposes.

The equipment is 100% federally funded and at no cost to the City of San Juan.

RECOMMENDATION:

Authorize the City Manager to accept the equipment transfer to the City of San Juan Police Department.

PREPARED BY:

Leandro Sifuentes,
Interim Police Chief

APPROVED BY:

Benjamin Arjona, City
Manager



City of McAllen

RGV TAG

**TRANSFER OF EQUIPMENT PURCHASED WITH GRANT FUNDS
MEMORANDUM OF UNDERSTANDING (MOU) AND POLICY
BETWEEN THE CONSTITUENT AGENCIES OF THE TEXAS ANTI-
GANG (TAG) CENTER RIO GRANDE VALLEY**

March 28, 2023

Addendum To
MEMORANDUM OF UNDERSTANDING
BETWEEN THE CONSTITUENT AGENCIES OF THE TEXAS ANTI-
GANG (TAG) CENTER RIO GRANDE VALLEY

Purpose.

1. This Addendum amends, modifies, and revises the Memorandum of Understanding Between The Constituent Agencies of the Texas Anti-Gang (TAG) Center Rio Grande Valley;
2. This Addendum sets forth the policies, terms, conditions and understanding between The City of McAllen, State or Federal Funds Recipient and Fiduciary, and the Receiving Jurisdiction/Agency in regard to TRANSFER and RECEIPT of equipment purchased with State and/or Federal grant funds; and
3. Policies herein, including transfer and receipt of equipment, duration, certification, sub-recipient responsibilities, and receiving agency/jurisdiction responsibilities shall apply to transfer and receipt of equipment.

Transfer and Receipt of Equipment.

The City of McAllen, State or Federal Funds Recipient and Fiduciary, and the Constituent Agencies in regard to transfer and receipt of equipment purchased with State and/or Federal grant funds agree that:

This Memorandum of Understanding (MOU) sets forth the terms, conditions and understanding between the City of McAllen, Sub-Recipient, and the _____, Receiving Jurisdiction/Agency, in regard to transferring and receiving equipment purchased with State and/or Federal grant funds.

Duration.

This MOU shall become effective upon signature by the authorized officials from each party and may be modified, and/or terminated, upon mutual consent of both authorized officials.

Certification.

This is to certify that the equipment being transferred was acquired by the expenditure of grant funds awarded to the Sub-recipient.

The Receiving Jurisdiction/Agency certifies that they have received a copy of the Grantee Conditions and Responsibilities Memo (Attachment A) and have knowledge of, and are in compliance with the laws, rules and regulations of the grant, including compliance with all state and federal grant eligibility requirements.

The Receiving Jurisdiction/Agency further certifies that they have received a copy of the Sub-Recipient's Grant Award (Attachment B) and agrees to be bound by all the contract covenants and exhibits to the Sub-Recipient's award and any modifications or amendments to that award. Sub-Recipient certifies that all Grant Award documents and amendments are included in Attachment B.

The Sub-Recipient and Receiving Jurisdiction/Agency further certify that they are duly authorized and empowered by their governing body to enter into this agreement.

Transfer and Receipt of Equipment Policy:

Sub-Recipient: The City of McAllen.

Receiving Jurisdiction/Agency (Partner/Participating Agency): _____.

Certification Requirements: The receiving entity shall certify that it meets the following requirements.

- Local units of governments must comply with the Cybersecurity Training requirements described in Section 772.012 and Section 2054.5191 of the Texas Government Code. Local governments determined to not be in compliance with the cybersecurity requirements required by Section 2054.5191 of the Texas Government Code are ineligible for OOG grant funds until the second anniversary of the date the local government is determined ineligible. Government entities must annually certify their compliance with the training requirements using the Cybersecurity Training Certification for State and Local Governments. A copy of the Training Certification must be uploaded to your eGrants application. For more information or to access available training programs, visit the Texas Department of Information Resources Statewide Cybersecurity Awareness Training page.
- Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the Texas Code of Criminal Procedure, Chapter 66. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system. Counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90% of convictions within five business days to the Criminal Justice Information System at the Department of Public Safety.
- Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered Funding Announcement: FY23 TAG Page 3 | 4 eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted.
- Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code. Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the CEO/Law

Enforcement Certifications and Assurances Form certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to OOG and is active until August 31, 2021 or the end of the grant period, whichever is later.

- Eligible applicants must have a DUNS (Data Universal Numbering System) number assigned to its agency (to request a DUNS number, go to <https://fedgov.dnb.com/webform>).
- Eligible applicants must be registered in the federal System for Award Management (SAM) database located at <https://sam.gov/>; and
- All law enforcement agencies receiving an award under this grant must agree to comply with TXGANG reporting requirements relating to criminal combinations and criminal street gang activity, as required by Sec. 61.02, Code of Criminal Procedure. Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds

Transfer of Equipment Procedure.

- The Receiving Jurisdiction/Agency shall submit a request for transfer of equipment purchased with State and/or Federal grant funds that is intended for assignment to that participating agency.
- Transfer and Receipt of equipment purchased with State and/or Federal grant funds shall become effective upon signature by the authorized officials of the transfer and receiving partner/participating agency.
- The City of McAllen, State or Federal Funds Recipient and Fiduciary, certifies that the equipment being transferred was acquired by the expenditure of grant funds awarded to the recipient.
- The City of McAllen further certifies that it is duly authorized and empowered by their governing body to enter into this agreement.
- The Receiving Jurisdiction/Agency shall certify that it is duly authorized and empowered by the Receiving Jurisdiction/Agency's governing body to enter into this agreement.

Required partner/participating agency participation under MOU.

- The partner/participating agency has designated a staff person(s) of that agency to the TX RGV TAG Supervisor's Work Group.
- The partner/participating agency has designated a staff person(s) of that agency to the TX RGV TAG as Participating Agency Personnel.
- The partner/participating agency personnel of the Constituent Agencies of the Texas Anti-Gang (TAG) Center Rio Grande Valley shall perform not less than 50% of his/her duties at the Texas Anti-Gang (TAG) Center Rio Grande Valley.
- The partner/participating agency shall use equipment transferred pursuant to this MOU for the use and benefit of all TX RGV TAG participating agencies.

Failure to abide by Transfer and Receipt of Equipment MOU.

- Failure to abide by Transfer and Receipt of equipment policy and responsibilities pursuant to this MOU may result in a request by the Sub-recipient to return transferred equipment to the Sub-recipient.

Equipment being transferred:

(Note: When transferring multiple equipment items under this MOU, it is acceptable to append an attachment to this agreement containing the information noted below for each item.)

Item Description: _____
Inventory Number: _____
Serial Number/VIN: _____
Model Number: _____
Acquisition Date: _____
Unit Cost/Fair Market Value: _____
% of Cost Federally Funded: 100% _____
Grant Year/Program: TX FY '23 _____
FAIN: _____
eGrants Grant Number: 3060508 _____

Sub-recipient Responsibilities:

The Sub-recipient agrees to: Notify receiving jurisdiction/agency of any known modifications to applicable award requirements within 15 business days of receipt.

Receiving Jurisdiction/Partner Agency Responsibilities:

The Receiving Jurisdiction/Agency agrees to:

- Maintain compliance with the requirements of federal and state granting agencies;
- Maintain all aspects of the asset including property records, physical inventory, control system, maintenance procedures, records retention, disposition, and comply with all grant requirements;
- Make available to federal and state granting agencies or the Texas State Auditor's Office, or designees of these agencies, any equipment items and related records upon request;
- Ensure the Sub-recipient, City of McAllen, is notified when pass-through equipment is disposed of by the receiving entity in accordance with 2 CFR 200.313 (e) and the Uniform Grant Management System (UGMS), Subpart C, Section 32 (e) Disposition;
 - This notification shall be in the form of email or regular mail to the City of McAllen through and including ALL the following persons:
 - Victor Rodriguez, City of McAllen Police Department.
 - vrodriquez@mcallenpd.net
 - 1601 N. Bicentennial Blvd. McAllen, Texas 78501.
 - Yvette M. Balderas, City of McAllen Grants Administration.
 - ybalderas@mcallen.net
 - 1300 Houston Avenue (P.O. Box 220, 78505) McAllen, Texas 78504.
 - Sergio Villasana, City of McAllen Finance Department.

- svillasana@mcallen.net
- 1300 Houston Avenue (P.O. Box 220, 78505) McAllen, Texas 78504.
- Ensure the equipment is maintained in good working order;
- Ensure a physical inventory is conducted every 2 years;
- Ensure the equipment is used only as allowable under the grant; and
- Ensure any deployable equipment will be made available during an event requiring a regional, statewide, or national response.

This constitutes the sole, entire, and only agreement between the Constituent Agencies concerning the subject matter and supersedes any prior agreements and understandings, whether written or oral. All prior agreements, discussions, representations, warranties, and covenants are merged and no course of prior dealings, no usage of trade, and no course of performance will be used to modify, supplement, or explain any terms or conditions used in this MOU. There are no warranties, representations, covenants, or agreements, express or implied, between the Constituent Agencies except those expressly set forth in the MOU and addendum. The MOU and addendum may not be amended or changed except by written instrument signed by each Constituent Agency. The invalidity of any portion of this MOU and addendum shall not have any effect on the balance thereof.

It is understood and agreed that each Constituent Agency has reviewed and negotiated the terms and provisions of this MOU and addendum and has had the opportunity to contribute to its revision. Accordingly, the rule of construction that ambiguities are resolved against the drafting party shall not be employed in the interpretation of this MOU and addendums. Rather, the terms of this MOU and addendums shall be interpreted to its fair meaning and not strictly in favor or against either party.

Certified & Agreed by:

City of McAllen
Name of Sub-Recipient

1601 N. Bicentennial Blvd.
Street/Mailing Address, City, County, Zip

Printed Name and Title

Signature

Date

Certified & Agreed by:

Name of Receiving Jurisdiction/Agency

Street/Mailing Address, City, County, Zip

Printed Name and Title

Signature

Date

Date of Transfer: _____

Sub-Recipient Signature

Receiving Jurisdiction Signature

Printed Name and Title

Printed Name and Title



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, APRIL 10, 2023 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER - Mayor Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Mayor Pro Tem Joaquin Zamora

PRESENTATION - It's Time Texas Community Challenge Award-Xochitl Mora

PROCLAMATION - CDBG Week and Fair Housing Month-Yvette Balderas

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm).

1. PUBLIC HEARING:

- A) ROUTINE ITEMS:** *(All Rezonings and Conditional Use Permits listed under this section come with a favorable recommendation from the Planning & Zoning Commission and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)*

1. Rezone from R-1 (single-family residential) District to R-3T (multi-family townhouse residential) District: 3.96 acres out of the west one-half (1/2) of the north 20 acres of Lot 3, Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 1200 East Yuma Avenue. **APPROVED R-3T**
2. Rezone from R-3-T (multi-family townhouse residential) District to C-3 (general business) District: 1.96 acres out of Block 1, Whitewing Addition Unit No. 1, Hidalgo County, Texas; 2600 North 24th Street. **APPROVED C-3**
3. Request of Turbo Lube, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an automotive service and repair, at Lot 1, Copperfield Estates Phase 1A, Hidalgo County, Texas; 4201 Pecan Boulevard. **APPROVED**

B) REZONINGS:

1. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 33.894 acres consisting of 2.214 acres of Lot 8, McAllen First Citrus Groves Subdivision and 31.68 acres out of Lots 185 and 188, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2800 South Ware Road. **(WITHDRAWN)**
2. Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: 63.86 acres consisting of 23.86 acres out of Lot 5, Block 1 and all of Lot 6, Block 1, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3500 South Ware Road. **(WITHDRAWN)**

C) CONDITIONAL USE PERMITS:

1. Request of La Tambora Sinaloense LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas; 2022 Nolana Avenue. **APPROVED**
2. Request of Melissa Burton, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Dog Kennel at a 1.00 acre tract of land out of the south 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas; 6820 North Taylor Road. **(TABLED) REMOVED FROM TABLE AND APPROVED**

D) Amending the Zoning Ordinance of the City of McAllen. **ADOPTED**

END OF PUBLIC HEARING

2. **CONSENT AGENDA:** *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*
 - A) Approval of Minutes for Workshop and Regular Joint Meetings held March 27, 2023. **APPROVED**
 - B) Ordinance providing for a budget amendment to add a new position at Champion Lakes Golf Course. **ADOPTED**

- C) Consideration and Approval of Change Order No. 4 & Final for MYBC Parking Lot Project. **APPROVED**
- D) Consideration and Authorization of a contract amendment to sunset the contract with the McAllen Chamber of Commerce for the American Rescue Plan Act (ARPA) Small Business Program. **APPROVED**
- E) Resolution to authorize the submission of a grant application to the Office of the Attorney General of Texas, Crime Victim Services Division, for funding under the Fiscal Years 2024-2025 Victim Coordinator and Liaison Grant Program. **APPROVED**
- F) Consideration and Approval of Transfer of Equipment Purchased with Grant Funds Memorandum of Understanding and Policy between the Constituent Agencies of the Texas Anti-Gang Center Rio Grande Valley. **APPROVED**
- G) Consideration and Approval of Interlocal Cooperation for the continued operation of the Texas Transnational Intelligence Center (TTIC). **APPROVED**
- H) Award of Contract for City of McAllen Employee Basic Life, Voluntary Life and Disability Plans. **AWARDED TO LINCOLN FINANCIAL**
- I) Award of Contract for City of McAllen Employee Dental Plan. **AWARDED TO DELTA DENTAL**
- J) Award of Contract for City of McAllen Employee Vision Plan. **AWARDED TO DAVIS VISION**
- K) Discussion and Possible action to Approve Delinquent Tax Service Agreement with Linebarger Goggan Blair & Sampson, LLP. **APPROVED**
- L) Discussion and possible action to Approve Resolution regarding Linebarger Goggan Blair & Sampson, LLP Delinquent Tax Service Agreement pursuant to Tex. Gov't Code Section 2254.1036 and Notice Provided to the Public for legal services necessary to collect delinquent property taxes. **APPROVED**
- M) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of one (1) current year model roll-off refuse truck through cooperative pricing. **AWARDED TO CHASTANG ENTERPRISES, INC.**
 - 2. Award of Contract for Library AV Upgrades through BuyBoard. **AWARDED TO AISYS CONSULTING, LLC**
- N) Approval of Tax Refunds over \$500.00. **APPROVED**
 - 1. Adryca Properties LLC (2 refunds)
 - 2. Autozone Parts Inc.
 - 3. Bam River Valley LP
 - 4. Chic Fil A Inc.
 - 5. Costco Wholesale Logistics #4087
 - 6. Kare Landholdings LLC
 - 7. LKQ Central Inc.
 - 8. McAllen GSA LLC
 - 9. McAllen TX I MG LLC
 - 10. North Villa Cantera LLC
 - 11. Gillespie, Jon H
 - 12. Mahler, Robert W & Guadalupe
 - 13. Martinez, David A Jr. & Maria J
 - 14. Huntington National Bank
 - 15. Lereta LLC
 - 16. Wonderful Citrus Packing LLC

3. **BIDS/CONTRACTS:**

- A) Consideration and Approval of License Agreement for the Installation of a Private Storm Line Across City Right-of-Way. **APPROVED**
- B) Consideration and Approval of Developer's Contract for Participation in the Roadway Expansion of Freddy Gonzalez Road between 23rd Street and 25th Street. **APPROVED**
- C) Consideration and approval of Change Order No. 2 for the Quince Avenue & 27th Street Drainage Improvements. **APPROVED**
- D) Consideration and Approval of Change Order No. 2 for the McAllen-Hidalgo International Bridge Pedestrian Improvements. **APPROVED**
- E) Consideration and Approval of Change Order No. 6 for Parks and Recreation Administration. **APPROVED**
- F) Award of Contract for the McAllen Convention Center HVAC Upgrades. **AWARDED TO CLIMATEC MERGING BUILDINGS & TECHNOLOGY**
- G) Award of Contract for the Champion Lakes Golf Course Erosion Control Project. **AWARDED TO 4MA CONSTRUCTION, LLC**
- H) Award of Contract for Champions Lake West Bridge Repairs. **AWARDED TO JJ BUILDS**
- I) Award of Contract for the High Density Mineral Bond Pavement Preservation Project. **AWARDED TO ANDALE CONSTRUCTION INC.**
- J) Award of Contract for raised Median Pavers and Landscaping FM 2220 from SH 107 to Monte Cristo Road. **TABLED**
- K) Award of Contract for the Purchase and Delivery of Three (3) New 2023 Police Motorcycles. **AWARDED TO JIMENEZ MOTORSPORTS LLC DBA RGV CYCLES**

4. **ORDINANCES:**

- A) Consideration and Approval of an ordinance updating the City's fireworks regulations. **ADOPTED**
- B) Ordinance Providing for a Budget Amendment in the General Depreciation Fund for the Purchase of Three (3) Police Motorcycles (EC2315). **ADOPTED**

5. **RESOLUTIONS:**

- A) Resolution to Authorize Land Acquisition of Dove Avenue Improvements -Bentsen Road to 41st Street -Pride O' Texas, Lot 238. **APPROVED**
- B) Resolution to Authorize Land Acquisition for Dove Avenue Improvements -Bentsen Road to 41st Street -Blossom Ridge, Lot 47. **APPROVED**

6. **MANAGER'S REPORT:**

- A) Consideration of a Roundabout at 33rd Street and Oxford Avenue. **APPROVED**
- B) Immigration and Respite Center Report. **REPORT ONLY**

- C) Future Agenda Items. **RANCHO RD. RDF PARK, JUNE 12TH DATE PALM VALLEY ANIMAL SHELTER**

7. TABLED ITEM(S):

- A) Consideration and Approval of a license agreement to allow a fence and existing palm trees on City Right-of-Way at the proposed Olive Grove Estates Subdivision, Hidalgo County, Texas; 3900 Lark Avenue. **WITHDRAWN**

8. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

- A) Consultation with City Attorney regarding Appeal of Attorney General Ruling. (Section 551.071, TGC) **AUTHORIZED THE CITY ATTORNEY TO FILE THE LAWSUIT DESCRIBED IN EXECUTIVE SESSION**
- B) Consultation with City Attorney regarding possible condemnation of a 313 sq. ft. tract out of Lot 47, Blossom Ridge Subdivision. (Section 551.071, TGC) **BY RECORD VOTE – RECOMMEND CITY COMMISSION ENTERTAIN A MOTION WHEREBY THE CITY COMMISSION MOVES THAT THE CITY OF MCALLEN AUTHORIZE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE THE FOLLOWING PARCEL OF LAND: A 313 SQUARE FOOT TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS BEING A PART OR PORTION OF LOT 47, BLOSSOM RIDGE SUBDIVISION, MAP REFERENCE: VOLUME 42, PAGE 174, HIDALGO COUNTY MAP RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THE PRESENTED EXHIBIT "A" ATTACHED TO THE RESOLUTION AND INCORPORATED HEREIN FOR ALL PURPOSES AND PRESENTED TO THE CITY COMMISSION, SAVE AND EXCEPT ALL OIL, GAS, MINERAL AND SULFUR RIGHTS AND MADE PART HEREOF FOR ALL PURPOSES FOR THE UTILITY CONNECTIONS IN MCALLEN, TEXAS, AND OTHER NECESSARY AND RELATED PUBLIC PURPOSE**
- C) Consultation with City Attorney regarding possible condemnation of a 313 sq. ft. tract out of Lot 238, Pride O' Texas Subdivision. (Section 551.071, TGC) **BY RECORD VOTE – RECOMMEND CITY COMMISSION ENTERTAIN A MOTION WHEREBY THE CITY COMMISSION MOVES THAT THE CITY OF MCALLEN AUTHORIZE THE USE OF THE POWER OF EMINENT DOMAIN TO ACQUIRE THE FOLLOWING PARCEL OF LAND: A 313 SQUARE FOOT TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS BEING A PART OR PORTION OF LOT 238, PRIDE O'TEXAS SUBDIVISION, MAP REFERENCE: VOLUME 5, PAGES 58-59, HIDALGO COUNTY MAP RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THE PRESENTED EXHIBIT "A" ATTACHED TO THE RESOLUTION AND INCORPORATED HEREIN FOR ALL PURPOSES AND PRESENTED TO THE CITY COMMISSION, SAVE AND EXCEPT ALL OIL, GAS, MINERAL AND SULFUR RIGHTS AND MADE PART HEREOF FOR ALL**

**PURPOSES FOR THE UTILITY CONNECTIONS IN MCALLEN, TEXAS, AND
OTHER NECESSARY AND RELATED PUBLIC PURPOSE**

- D) Consideration of Economic Development Matters. (Section 551.087, T.G.C.) **AUTHORIZED THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE THE ECONOMIC DEVELOPMENT INCENTIVES DESCRIBED IN EXECUTIVE SESSION**
- E) Consultation with City Attorney regarding legal issues with contract. (Section 551.071, T.G.C) **AUTHORIZED THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE THE CONTRACT ISSUES DESCRIBED IN EXECUTIVE SESSION**

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

CERTIFICATION

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on April 7, 2023 at 10:45 AM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/
Perla Lara, TRMC/CMC, CPM
City Secretary



City of McAllen

RGV TAG

**TRANSFER OF EQUIPMENT PURCHASED WITH GRANT FUNDS
BETWEEN THE CONSTITUENT AGENCIES OF THE TEXAS ANTI-
GANG (TAG) CENTER RIO GRANDE VALLEY**

March 28, 2023

APPENDED ATTACHMENT

TRANSFER OF EQUIPMENT PURCHASED WITH GRANT FUNDS BETWEEN THE CONSTITUENT AGENCIES OF THE TEXAS ANTI- GANG (TAG) CENTER RIO GRANDE VALLEY

Equipment being transferred:

Item Description: _____
Inventory Number: _____
Serial Number/VIN: _____
Model Number: _____
Acquisition Date: _____
Unit Cost/Fair Market Value: _____
% of Cost Federally Funded: 100% _____
Grant Year/Program: TXFY '23 _____
FAIN: _____
eGrants Grant Number: 3060508 _____

Item Description: _____
Inventory Number: _____
Serial Number/VIN: _____
Model Number: _____
Acquisition Date: _____
Unit Cost/Fair Market Value: _____
% of Cost Federally Funded: 100% _____
Grant Year/Program: TXFY '23 _____
FAIN: _____
eGrants Grant Number: 3060508 _____

Item Description: _____
Inventory Number: _____
Serial Number/VIN: _____
Model Number: _____
Acquisition Date: _____
Unit Cost/Fair Market Value: _____
% of Cost Federally Funded: 100% _____
Grant Year/Program: TX FY '23 _____
FAIN: _____
eGrants Grant Number: 3060508 _____

Item Description: _____
Inventory Number: _____
Serial Number/VIN: _____
Model Number: _____
Acquisition Date: _____
Unit Cost/Fair Market Value: _____
% of Cost Federally Funded: 100% _____
Grant Year/Program: TX FY '23 _____
FAIN: _____
eGrants Grant Number: 3060508 _____

Certified & Agreed by:

City of McAllen _____

Name of Sub-Recipient

1601 N. Bicentennial Blvd. _____
Street/Mailing Address, City, County, Zip

Printed Name and Title

Signature

Date

Certified & Agreed by:

Name of Receiving Jurisdiction/Agency

Street/Mailing Address, City, County, Zip

Printed Name and Title

Signature

Date

Date of Transfer: _____

Sub-Recipient Signature

Receiving Jurisdiction Signature

Printed Name and Title

Printed Name and Title

Item Description:	<u>M500 ICV/LPR</u>
Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007376</u>
DIS-M5-REP Serial #:	<u>M5D1-006990</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-016448</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-007594</u>
SIM PHONE #:	<u>9566629606</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007441</u>
DIS-M5-REP Serial #:	<u>M5D1-006999</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-016458</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006291</u>
SIM PHONE #:	<u>9566629607</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007464</u>
DIS-M5-REP Serial #:	<u>M5D1-007872</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014921</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006216</u>
SIM PHONE #:	<u>9566629611</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007453</u>
DIS-M5-REP Serial #:	<u>M5D1-012310</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014823</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006406</u>
SIM PHONE #:	<u>9566629630</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007359</u>
DIS-M5-REP Serial #:	<u>M5D1-012315</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014930</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006219</u>
SIM PHONE #:	<u>9566629700</u>

Item Description:	<u>M500 ICV/LPR</u>
Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007270</u>
DIS-M5-REP Serial #:	<u>M5D1-012317</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-016454</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006321</u>
SIM PHONE #:	<u>9566629701</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007404</u>
DIS-M5-REP Serial #:	<u>M5D1-012343</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-015029</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006217</u>
SIM PHONE #:	<u>9566629702</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-004216</u>
DIS-M5-REP Serial #:	<u>M5D1-012350</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014916</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006159</u>
SIM PHONE #:	<u>9566629788</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007417</u>
DIS-M5-REP Serial #:	<u>M5D1-012357</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-015086</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-007822</u>
SIM PHONE #:	<u>9566629789</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007415</u>
DIS-M5-REP Serial #:	<u>M5D1-012359</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014905</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006276</u>
SIM PHONE #:	<u>9566629791</u>

Item Description:	<u>M500 ICV/LPR</u>
Inventory Number:	
DVR-M5-3CAM-SSD Serial #:	<u>M500-007229</u>
DIS-M5-REP Serial #:	<u>M5D1-012364</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014900</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006381</u>
SIM PHONE #:	<u>9566629792</u>

Inventory Number:	
DVR-M5-3CAM-SSD Serial #:	<u>M500-003671</u>
DIS-M5-REP Serial #:	<u>M5D1-012375</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-015072</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006330</u>
SIM PHONE #:	<u>9566629798</u>

Inventory Number:	
DVR-M5-3CAM-SSD Serial #:	<u>M500-007337</u>
DIS-M5-REP Serial #:	<u>M5D1-012379</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-015213</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006339</u>
SIM PHONE #:	<u>9566629810</u>

Inventory Number:	
DVR-M5-3CAM-SSD Serial #:	<u>M500-007328</u>
DIS-M5-REP Serial #:	<u>M5D1-012386</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014927</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006340</u>
SIM PHONE #:	<u>9566629811</u>

Inventory Number:	
DVR-M5-3CAM-SSD Serial #:	<u>M500-007325</u>
DIS-M5-REP Serial #:	<u>M5D1-012388</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-016475</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006319</u>
SIM PHONE #:	<u>9566629825</u>

Item Description:	<u>M500 ICV/LPR</u>
Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007401</u>
DIS-M5-REP Serial #:	<u>M5D1-012396</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014918</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006379</u>
SIM PHONE #:	<u>9566629829</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007371</u>
DIS-M5-REP Serial #:	<u>M5D1-012397</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-015210</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006386</u>
SIM PHONE #:	<u>9566629844</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007466</u>
DIS-M5-REP Serial #:	<u>M5D1-012435</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014954</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006251</u>
SIM PHONE #:	<u>9566629847</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007456</u>
DIS-M5-REP Serial #:	<u>M5D1-012448</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014944</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006243</u>
SIM PHONE #:	<u>9566629856</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007449</u>
DIS-M5-REP Serial #:	<u>M5D1-012455</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-015631</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006206</u>
SIM PHONE #:	<u>9566741173</u>

Item Description:	<u>M500 ICV/LPR</u>
Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007480</u>
DIS-M5-REP Serial #:	<u>M5D1-016040</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-015655</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-006233</u>
SIM PHONE #:	<u>9566741174</u>

Inventory Number:	<u></u>
DVR-M5-3CAM-SSD Serial #:	<u>M500-007412</u>
DIS-M5-REP Serial #:	<u>M5D1-016102</u>
CAM-5M-FWD-MNT Serial #:	<u>M5F1-014964</u>
CAM-5M-PAS-MNT Serial #:	<u>M5P1-009528</u>
SIM PHONE #:	<u>9566741175</u>

Item Description:
Inventory Number:

CAB-M5-INST-KIT
WGA00750-KIT
BRK-WRL-MIC-402
WGP02225-201
WGA00510-005
VIS-300-VEH
HDW-ETH-SPS-M5
BRK-M5-CNSL-001
BRK-ICV-DCM-T21
BRK-ICV-DCM-T21
BRK-ICV-DCM-T21
BRK-ICV-DCM-T21
BRK-4RE-DCM-CT1

MATERIAL

M500 INSTALL KIT CBLS, BRKTS, GPS, CABMIC KIT - 22 Total
HiFi Microphone Kit, Bluetooth - 22 total
Bracket, HiFi Microphone, Universal - 22 total
BRKT HiFi Mic (used with - 100-102-200 - 22 total
Cable Assembly, DVR to Hi-Fi MIC, 180" - 22 total
V300, WiFi Dock, D330 Vhcl Chgr/Upld Kit - 22 total
Smart PoE Switch (SPS), M500 - 22 total
Install Kit, M500 DVR, Console Mount - 22 total
Brkt Kit Disp/Hmic/Cam Tahoe/Silv - 12 total
Brkt Kit Disp/Hmic/Cam F150 - 4 total
Brkt Kit Disp/Hmic/Cam Charger - 4 total
Brkt Kit Disp/Hmic/Cam Expl - 1 total
Brkt4RE Disp/Hmic/Cam VR - 1 total



McAllen Police Department-RGV TAG ALPR Program

Approved by TX RGV TAG by Participating Agency Principals
January 25, 2023

McAllen Police Department – RGV TAG

LICENSE PLATE READER

I. PURPOSE

The purpose of this policy is to provide the personnel of the McAllen Police Department and RGV TAG User Agencies with guidelines and principles for the collection, access, use, dissemination, retention, and purging of LPR information to ensure that the information is used for legitimate law enforcement purposes only and that privacy, civil rights, and civil liberties of individuals are not violated.

II. POLICY

The provisions of this policy are provided to support authorized uses of LPR information. Authorized uses include use of LPR resources to enhance the McAllen Police Department, RGV TAG User Agencies or other law enforcement personnel with real-time response capability by deploying and networking LPRs to more rapidly identify and locate vehicles related to serious crimes and/or public safety concerns.

III. DEFINITIONS

Refer to Appendix A: Glossary of Terms and Definitions.

IV. PROCEDURES

1. Acquiring and Receiving LPR Information.

- a. The McAllen Police Department and RGV TAG User Agencies, through its RGV TAG LPR program, will collect and retain LPR information that is based on a potential threat to public safety or the enforcement of the criminal law, based on reasonable suspicion that an identifiable individual or organization has committed a criminal offense or is involved in or planning criminal conduct or activity that presents a threat to any individual, the community, or the nation and that the information is relevant to the investigation and prosecution of suspected criminal incident.
- b. The McAllen Police Department and RGV TAG User Agencies may acquire LPR information from the RGV TAG LPR Program in accordance with The RGV TAG MOU and RGV TAG Addendum MOU.

- c. Personnel of the McAllen Police Department and RGV TAG User Agencies may query the RGV TAG LPR information that is based on a possible threat to public safety or the enforcement of the criminal law, or is based on reasonable suspicion that an identifiable individual or organization has committed a criminal offense or is involved in or planning criminal conduct or activity that presents a threat to the community, or the nation and that the information is relevant to the criminal conduct or activity, is relevant to the investigation and prosecution of suspected criminal incidents and the source of the information is reliable and verifiable.
- d. Hot-list information is considered confidential information to the extent permitted by law.
- e. Officers assigned an LPR unit are responsible for ensuring they are operating with a current hot-list.
- f. Officers assigned an LPR unit will query their LPR system to ascertain whether there is a prior read of the license plate that is the subject of the particular alert, bulletin, or alarm.
- g. Manual entry of LPR hot lists in the field is permitted for: Dispatched reports of crimes—"Be On the Lookouts" (BOLOs) or AMBER, SILVER, or other law enforcement alerts in which a license plate number is part of the broadcast and/or when authorized for legitimate law enforcement purposes.
- h. The McAllen Police Department and the RGV TAG User Agencies and any information-originating entities will not seek, submit, or retain LPR information about individuals or organizations based solely on their religious, political, or social views or activities; their participation in a particular noncriminal organization or lawful event; or their race, ethnicity, citizenship, place of origin, age, disability, gender, gender identity, sexual orientation, or other classification protected by law.
- i. The McAllen Police Department and the RGV TAG LPR Program cameras may be mobile (mounted on vehicles) or stationary (mounted to a structure).
- j. A standard LPR record contains, at a minimum, an optical character recognition (OCR) interpretation of the captured image, a photo of the license plate and a contextual photo of an

area surrounding the plate that could range from a few inches to a larger area around the entire vehicle, the geographic coordinates of where the image was captured, the date and time of the recording, and the specific camera/unit that captured the image.

- k. The McAllen Police Department and the RGV TAG LPR information contains images of license plates that are available to public view (e.g., vehicles whose license plates[s] are visible from a public road, street, or place to which members of the public have access, such as the parking lot of a shop or other business establishment) and that identify specific vehicles.
- l. Retained LPR information does not include specific identification of individuals.
- m. License plate numbers and date/time location collected through an LPR may not be, when taken alone, sufficient to identify the individual associated with the vehicle. The McAllen Police Department and the RGV TAG may be able to link the LPR information to an individual through additional use and combination with other information, such as a check of vehicle registration. Thus, even though the LPR information the McAllen Police Department and the RGV TAG User Agencies accesses may be the result of an LPR system's automated collection of license plate numbers, it is the investigation process that identifies individuals.
- n. Databases of LPR information do not contain alert lists based on strictly civil matters. Additionally, LPR information does not contain audio recordings.
- o. The pattern and frequency of stationary camera placement will be assessed periodically to confirm nondiscriminatory placement.
- p. The hardware and software licenses associated with the McAllen Police Department and the RGV TAG LPR system are the property of the City of McAllen Police Department regardless of whether the system has been purchased, leased, or acquired as a service.
- q. All deployments of the LPR system are for official use only (FOUO).

- r. All information captured, stored, generated, or otherwise produced by an LPR system is the property of the McAllen Police Department and RGV TAG LPR Program subject to the information retention and purging provisions provided herein.
- s. LPR information collection and investigative techniques used by the McAllen Police Department and RGV TAG User Agencies must be the least intrusive as necessary in the particular circumstances to collect LPR information the McAllen Police Department and the RGV TAG User Agencies are authorized to seek or retain.
- t. The McAllen Police Department and the RGV TAG will contract only with commercial LPR database companies that provide an assurance that their methods for collecting, receiving, accessing, disseminating, retaining, and purging LPR information comply with applicable local, state, tribal, territorial, and federal laws, statutes, regulations, and policies and that these methods are not based on misleading information collection practices.
- u. The McAllen Police Department and the RGV TAG will not directly or indirectly seek, receive, accept, or retain LPR information from an individual who or nongovernmental agency that may receive a fee or benefit for providing the LPR information, except as expressly authorized by law, and/or an individual who or information provider that is legally prohibited from obtaining or disclosing the LPR information.

2. Use of LPR Information.

- a. Access to or disclosure of LPR information will be limited to personnel of the McAllen Police Department, the RGV TAG User Agencies, or law enforcement personnel of other governmental agencies who are authorized to have access to LPR information.
- b. Access to or disclosure of LPR information will be limited to legitimate law enforcement purposes and to IT personnel charged with the responsibility for system administration and maintenance.
- c. Queries and dissemination of LPR information are permitted only if there is a legal basis requiring these actions, or there is reasonable suspicion that an individual or enterprise is involved in criminal conduct or activity, and

the LPR information is relevant to that suspected criminal conduct or activity and the requestor has a legitimate need to know.

- d. The McAllen Police Department and the RGV TAG User Agencies will prohibit access, use, or dissemination of LPR information for any purpose that violates the Constitution or laws of the United States, including the protections of the Fourth Amendment, non-law enforcement or personal purposes, and discriminatory purposes.

3. Sharing and Dissemination of LPR Information.

- a. The McAllen Police Department requirements for any external agency requesting access to the McAllen Police Department and the RGV TAG LPR information include an assurance from the external agency that it complies with the laws and rules governing those individual agencies, including applicable federal and state laws; and that
- b. The McAllen Police Department and the RGV TAG LPR information will not be sold, published, exchanged, or disclosed to commercial or private entities or individuals.

4. Information Quality.

- a. In order to protect the integrity of the data, original LPR information will not be altered, changed, or modified.
- b. Record of any changes will be maintained as a separate and additional record, and such record will be identified as having been modified.
- c. Whenever a license plate reader alerts on license plate information, prior to taking any law enforcement action, officers will be required, to the fullest extent possible, to visually verify that the actual vehicle license plate information matches the license plate information used and alerted upon by the LPR system, including the alphanumeric characters of the license plate and the state of issuance; verify the current status of the plate as active and confirm whether the alert pertains to the registrant of the car or the car itself.
- d. Receipt of an LPR alert for a stolen or felony vehicle may not rise to the level of reasonable suspicion and is not

sufficient probable cause to arrest without confirmation that the alert is still valid and active.

- e. If the alert is for another type of transaction, the officer will read the description of the alert and follow the appropriate action or reporting method.
- f. If an LPR alert cannot be verified both visually and for validity, then the officer should not act on the alert and it should be rejected.
- g. On each resulting alert, the officer is required to enter a disposition indicating the action taken or not taken on the alert.
- h. The McAllen Police Department and the RGV TAG User Agencies will perform routine maintenance, upgrades, calibration, and refreshes of all LPR equipment and components to ensure accuracy and sufficiency to the extent possible.

5. Disclosure.

- a. LPR information will be disclosed in accordance with applicable public record laws.
- b. A record will be kept of all requests.

6. Corrections.

- a. Where applicable, if an individual requests correction of LPR information originating with the McAllen Police Department and the RGV TAG LPR Program, the Director of the McAllen Police Department Crime Records Bureau will inform the individual of the procedure for requesting corrections, including procedures for requests that are denied in whole or in part.
- b. A record will be kept of all requests.
- c. The individual who has requested disclosure or to whom LPR information has been disclosed will be informed of the reason(s) why the McAllen Police Department or RGV TAG LPR User Agencies denied the request for disclosure or correction.

- d. The individual will also be informed of the procedure for appeal when the McAllen Police Department, RGV TAG LPR User Agencies or Originating Agency has cited an exemption for the type of information requested or has declined to correct challenged LPR information.

7. Security and Maintenance.

- a. The McAllen Police Department and the RGV TAG will operate in a secure facility protected from external intrusion and will utilize secure internal and external safeguards against network intrusions.
- b. Access to the McAllen Police Department and the RGV TAG LPR information from outside the facility will be allowed only over secure networks.
- c. All LPR equipment, software, and components will be properly maintained in accordance with the manufacturer's recommendations and/or any published industry standards.
- d. The McAllen Police Department and the RGV TAG LPR's vendor will store LPR information in a manner that ensures that it cannot be added to, modified, accessed, or purged except by personnel authorized to take such actions.
- e. Access to the McAllen Police Department and the RGV TAG LPR information will be granted only to personnel whose positions and job duties require such access and who have successfully completed required training.
- f. Usernames and passwords to LPR information are not transferrable, must not be shared by the McAllen Police Department or the RGV TAG User Agency personnel, and must be kept confidential.
- g. User passwords must meet the McAllen Police Department or RGV TAG User Agency requirements.
- h. The system administrator will ensure that all manufacturer generated default passwords are replaced with secure passwords before web-based interfaces of the system become operational.

- i. Queries made to the McAllen Police Department and the RGV TAG LPR information will be logged into the system identifying the user initiating the query.
- j. All user access, including participating agency access and queries are subject to review and audit.
- k. The McAllen Police Department and the RGV TAG will follow the information breach notification guidance applicable to this project.

8. Information Retention and Purging.

- a. All LPR information contained within the McAllen Police Department and the RGV TAG LPR system will be stored for a period not to exceed thirty (30) calendar days.
- b. After thirty (30) calendar days, the information will be automatically purged (i.e., permanently removed from the system).
- c. This retention policy applies only to the LPR information contained in the McAllen Police Department and the RGV TAG LPR system itself.
- d. Once an LPR record is downloaded by McAllen Police Department or RGV TAG User Agency personnel and incorporated into a criminal intelligence record or investigative case file, the LPR information is then considered intelligence or investigative information and laws, regulations, and policies applicable to that type of information or intelligence govern its use.

9. Training.

- a. Before access to the McAllen Police Department and the RGV TAG LPR information is authorized, the McAllen Police Department and the RGV TAG User Agencies will require all authorized McAllen Police Department and the RGV TAG User Agency personnel to participate in training regarding implementation of and adherence to this LPR policy.
- b. The McAllen Police Department and the RGV TAG User Agency LPR policy training program will cover:

- (1) Purposes of the LPR policy.
- (2) Substance and intent of the provisions of this LPR policy, and any revisions thereto, relating to collection, receipt, access, use, dissemination, retention, and purging of the McAllen Police Department and the RGV TAG LPR information and the privacy, civil rights, and civil liberties protections on the use of the technology and the information collected or received.
- (3) Appropriate procedures relating to license plate image quality associated with a possible misread by the LPR system.
- (4) LPR verification process for law enforcement alerts.
- (5) Originating and participating agency responsibilities and obligations under applicable federal, state, or local law and policy; and
- (6) How to implement the LPR policy in the day-to-day work of the user, whether a paper or systems user.

10. Reserved.

a. Reserved.

Appendix A

Glossary of Terms and Definitions

The following is a list of certain terms and definitions used throughout this policy and/or relate to LPR applications.

Access: Information access is being able to get to (usually having permission to use) particular information on a computer. Information access is usually specified as edit, enter, modify, or read-only and read/write access. Web access means having a connection to the Internet through an access provider or an online service provider.

Access Control: The mechanisms for limiting access to certain information based on a user's identity and membership in various predefined groups.

Acquisition: The means by which an entity obtains LPR information through the exercise of its privileges and/or authorities.

Agency: A participating agency that accesses, contributes, and/or shares information in the McAllen Police Department and RGV TAG LPR Program.

Alert: A visual and/or auditory notice that is triggered when the LPR system receives a potential "hit" on a license plate.

Audit Trail: A generic term for recording (logging) a sequence of activities.

Authentication: The process of validating the credentials of an individual, a computer process, or a device.

Authorization: The process of granting an individual, a computer process, or device access to certain information, services, or functionality. Authorization is derived from the identity of the individual, a computer process, or a device requesting access that is verified through authentication.

Automatic License Plate Reader (ALPR): ALPR systems comprise high-speed cameras mounted at a fixed location or on a mobile patrol vehicle that function to:

- Automatically capture an image of a vehicle's license plate.
- Transform that image into alphanumeric characters using optical character recognition or similar software.
- Compare the plate number acquired to one or more databases of vehicles of interest to law enforcement and other agencies.
- Alert officers when a vehicle of interest has been observed. The automated capture, use, and comparison of vehicle license plates typically occur within seconds, alerting officers when a wanted plate is observed.

- A standard LPR record contains, at a minimum, an OCR interpretation of the captured image, a photo of the license plate and a contextual photo of an area surrounding the plate that could range from a few inches to a larger area around the entire vehicle; the geographic coordinates of where the image was captured; the date and time of the recording; and the specific camera/unit that captured the image.
- Retained LPR information does not include specific identification of individuals.
- The following are other names used for this technology:
 - Automated license plate recognition (ALPR)
 - Automatic license plate recognition (ALPR)
 - Automatic number plate recognition (ANPR)
 - Automatic vehicle identification (AVI)
 - Car plate recognition (CPR)
 - License plate recognition (LPR)
 - Mobile license plate reader (MLPR)
 - Vehicle license plate recognition (VLPR).

Be On the Lookout (BOLO): Refers to an indication by a law enforcement agency that there is an articulable and specific law enforcement reason to identify or locate a particular vehicle or, in the case of a post-scan BOLO, that there is an articulable and specific reason to ascertain the past location(s) of a particular vehicle.

BOLO [HOT] List: Also known as a hot list, a compilation of one or more license plates or partial license plates of a vehicle or vehicles for which a BOLO situation exists that is programmed into an LPR so that the device will alert if it captures the image of a license plate that matches a license plate included on the BOLO list. The term also includes a compilation of one or more license plates or partial license plates that is compared against stored license plate

Civil Liberties: According to the U.S. Department of Justice's Global Justice Information Sharing Initiative, the term "civil liberties" refers to fundamental individual rights, such as freedom of speech, press, or religion; due process of law; and other limitations on the power of the government to restrain or dictate the actions of individuals.

Civil Rights: The term "civil rights" refers to those rights and privileges of citizenship and equal protection that the state is constitutionally bound to guarantee all citizens regardless of race, ethnicity, religion, gender, national origin, religion, sexual orientation, gender identity, or other characteristics unrelated to the worth of the individual.

Collect: For purposes of this document, “gather” and “collect” mean the same thing.

Confidentiality: Refers to the obligations of individuals and entities to appropriately use information and data under their control once they have been disclosed to them and in accordance with applicable data security laws and policies. See Privacy.

Credentials: Information that includes identification and proof of identification that are used to gain access to local and network resources. Examples of credentials are usernames, passwords, smart cards, and certificates.

Criminal Activity: A behavior, an action, or an omission that is punishable by criminal law.

Criminal Case Support: Those administrative or analytic activities that provide relevant information to law enforcement personnel regarding the investigation of specific criminal activities or trends or specific subject(s) of criminal investigations.

Data Breach: The unintentional release of secure information to an untrusted environment. This may include incidents such as: theft or loss of digital media—including computer tapes, hard drives, or laptop computers containing such media—upon which such information is stored unencrypted, unauthorized employee access to certain information, moving such information to a computer otherwise accessible from the Internet without proper information security precautions, intentional or unintentional transfer of such information to a system that is not completely open but is not appropriately or formally accredited for security at the approved level, such as unencrypted e-mail, and transfer of such information to the information systems of a possibly hostile entity or environment where it may be exposed to more intensive decryption techniques.

Direct LPR Collection: The entity is the owner of the LPR equipment that captures LPR information.

Disclosure: The release, transfer, provision of access to, sharing, publication, or divulging of personal information in any manner—electronic, verbal, or in writing—to an individual, an entity, or an organization outside the entity that collected it.

Dissemination: See Disclosure.

Electronically Maintained: Information stored by a computer or on any electronic medium from which the information may be retrieved by a computer, such as electronic memory chips, magnetic tape, magnetic disk, compact disc optical media, or cloud technologies.

Electronically Transmitted: Information exchanged with a computer using electronic media, such as the movement of information from one location to another by magnetic or optical media, or transmission over the Internet, intranet, extranet, leased lines, dial-up

lines, private networks, telephone voice response, or faxback systems. It does not include faxes, telephone calls, video teleconferencing, or messages left on voicemail.

Entity: The McAllen Police Department and/or RGV TAG User Agencies.

Fair Information Practice Principles: The Fair Information Practice Principles (FIPPs) are a set of internationally recognized principles that inform information privacy policies both within government and the private sector.

Firewall: A security solution that segregates one portion of a network from another portion, allowing only authorized network traffic to pass through according to traffic-filtering rules.

Fixed LPR: LPR cameras that are permanently affixed to a structure, such as a pole, a traffic barrier, or a bridge.

Hit: A read matched to a plate which has previously been registered on an agency's "hot list" of vehicle plates related to stolen vehicles, wanted vehicles, or other factors supporting investigation or which has been manually registered by a user for further investigation.

Hot List: A file that contains the license plate numbers of stolen vehicles; stolen license plates; AMBER, SILVER, or other law enforcement alerts; lists of license plate numbers known to be associated with specific individuals, such as wanted individuals or missing individuals or terrorist watch lists. The Motor Vehicle Administration also provides suspended or revoked registrations.

Identification: A process whereby a real-world entity is recognized and its identity established.

Information: Inert symbols, signs, descriptions, or measures; elements of information. Includes any information about people, organizations, events, incidents, or objects, regardless of the medium in which it exists.

Information Protection: Encompasses the range of legal, regulatory, and institutional mechanisms that guide the collection, receipt, use, dissemination, retention, purging, and protection of information.

Information Quality (IQ): Refers to various aspects of the information; the accuracy and validity of the actual values of the data, information structure, and database/information repository design.

Information Sharing Environment (ISE): In accordance with Section 1016 of the Intelligence Reform and Terrorism Prevention Act of 2004 (IRTPA), as amended, the Information Sharing Environment (ISE) is a conceptual framework composed of the policies, procedures, and technologies linking the resources (people, systems, databases,

and information) of state, local, tribal, and territorial (SLTT) agencies; federal agencies; and the private sector to facilitate terrorism-related information sharing, access, and collaboration.

Invasion of Privacy: Intrusion on one's solitude or into one's private affairs, public disclosure of embarrassing private information, publicity that puts one in a false light to the public, or appropriation of one's name or picture for personal or commercial advantage.

Legitimate Law Enforcement Purpose: The investigation, detection of a crime, or a violation of the law and/or the operation of terrorist or missing or endangered individual searches or alerts.

Linkable Information: Information about or related to an individual for whom there is a possibility of logical association with other information about that individual.

Linked Information: Information about or related to an individual that is logically associated with other information about that individual.

Logs: A security system required to ensure that information is properly tracked and that only authorized individuals are getting access to the data.

LPR: Refer to Automatic License Plate Reader (ALPR).

LPR Information: The images and the metadata associated with them are the primary forms of information collected by an LPR system. Information files typically contain the following information: plate image, electronically readable format of plate, alphanumeric characters of license plate numbers, location and GPS coordinates, time and date of image capture, and camera identification

LPR System: A set of equipment used to capture license plate images and associated data.

Maintenance of Information: Applies to forms of information storage.

Mobile LPR: Intended for use in a moving motor vehicle (i.e., camera is moving) and typically mounted semi-permanently to a marked patrol vehicle.

Need to Know: As a result of jurisdictional, organizational, or operational necessities, access to sensitive information or intelligence is necessary for the conduct of an individual's official duties as part of an organization that has a right to know the information in the performance of a law enforcement, homeland security, or counterterrorism activity or other authorized government duty, such as to further an investigation or meet another law enforcement requirement.

Nonencounter Alert: Refers to an immediate alert in which the officer operating the LPR is instructed to notify the agency that put out the alert without initiating an investigative detention of the subject vehicle or otherwise revealing to the occupant(s) of that vehicle that its location has been detected or that it is the subject of law enforcement attention.

Nonrelevant Information: Information regarding a vehicle's location—particularly when collected over an extended period of time—may be misused to infer additional information about an individual that is not relevant to police purposes and potentially sensitive for the individual. Such inferences may include but are not limited to nonrelevant personal relationships, marital fidelity, religious observance, and political activities such as attending rallies or vote canvassing. By precisely and proportionally limiting access to LPR information, the risks of such misuse can be reduced and the likelihood of inferring protected/nonrelevant character attributions can be minimized. In addition, by ensuring that information lawfully collected but determined to be nonrelevant is purged upon classification as nonrelevant, entities further mitigate the privacy risks.

Participating Entity: A public safety or law enforcement agency that owns and/or operates LPR cameras, contributes information to the LPR system, and is authorized to access or receive entity LPR information. See also RGV TAG User Agency.

Permissions: —Authorization to perform operations associated with a specific shared resource, such as a file, a directory, or a printer. Permissions must be granted by the system administrator to individual user accounts or administrative groups.

Personal Information: Information that can be used, either alone or in combination with other information, to identify individual subjects suspected of engaging in criminal activity, including terrorism. See also Personally Identifiable Information (PII).

Personally Identifiable Information (PII): One or more pieces of information that, when considered alone, in the context of how the information is presented or gathered, or when combined with other information, are sufficient to specify a unique individual.

Portable LPR: LPR cameras that are transportable and can be moved and deployed in a variety of venues as needed, such as a traffic barrel or speed radar sign.

Privacy: Refers to individuals' interests in preventing the inappropriate collection, use, and release of personal information. Privacy interests include privacy of personal behavior, privacy of personal communications, and privacy of personal data.

Purge: A term that is commonly used to describe methods that permanently erase and remove data from a storage space.

Read: Digital images of license plates and associated metadata (e.g., date, time, and geographic coordinates associated with the vehicle image capture) that are captured by the LPR system.

Record: Any item, collection, or grouping of information that includes PII and is collected, received, accessed, used, disseminated, retained, and purged by or for the collecting entity or organization.

Retention: Refer to Storage.

RGV TAG USER Agency: See also Participating Entity.

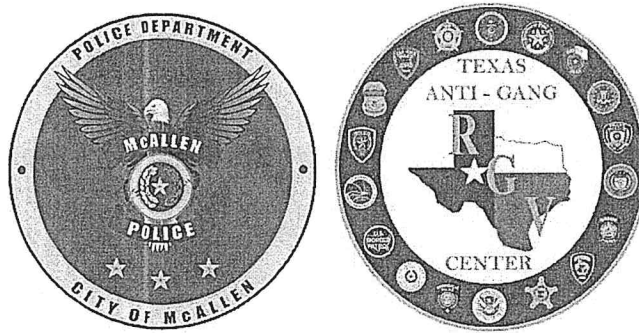
Right to Know: Based on having legal authority or responsibility or pursuant to an authorized agreement, an entity or an organization is authorized to access sensitive information and intelligence in the performance of a law enforcement, homeland security, counterterrorism activity, or other authorized government duty.

Right to Privacy: The right to be left alone, in the absence of some reasonable public interest in collecting, accessing, retaining, and disseminating information about an individual's activities.

Scan: Refers to the process by which an LPR automatically focuses on, photographs, and converts to digital text the license plate of a vehicle that comes within range of the LPR.

Source Entity: Refers to the entity or organizational entity that originates LPR information.

User: A McAllen Police Department, RGV TAG User Agency or an entity employee or an individual representing the McAllen Police Department, RGV TAG User Agency or an entity who is authorized to access or receive and use an entity's information and intelligence databases and resources including LPR information for lawful purposes



City of McAllen

RGV TAG

**TRANSFER OF EQUIPMENT PURCHASED WITH GRANT FUNDS
MEMORANDUM OF UNDERSTANDING (MOU) AND POLICY
BETWEEN THE CONSTITUENT AGENCIES OF THE TEXAS ANTI-
GANG (TAG) CENTER RIO GRANDE VALLEY**

March 28, 2023

Addendum To
MEMORANDUM OF UNDERSTANDING
BETWEEN THE CONSTITUENT AGENCIES OF THE TEXAS ANTI-
GANG (TAG) CENTER RIO GRANDE VALLEY

Purpose.

1. This Addendum amends, modifies, and revises the Memorandum of Understanding Between The Constituent Agencies of the Texas Anti-Gang (TAG) Center Rio Grande Valley;
2. This Addendum sets forth the policies, terms, conditions and understanding between The City of McAllen, State or Federal Funds Recipient and Fiduciary, and the Receiving Jurisdiction/Agency in regard to TRANSFER and RECEIPT of equipment purchased with State and/or Federal grant funds; and
3. Policies herein, including transfer and receipt of equipment, duration, certification, sub-recipient responsibilities, and receiving agency/jurisdiction responsibilities shall apply to transfer and receipt of equipment.

Transfer and Receipt of Equipment.

The City of McAllen, State or Federal Funds Recipient and Fiduciary, and the Constituent Agencies in regard to transfer and receipt of equipment purchased with State and/or Federal grant funds agree that:

This Memorandum of Understanding (MOU) sets forth the terms, conditions and understanding between the City of McAllen, Sub-Recipient, and the _____, Receiving Jurisdiction/Agency, in regard to transferring and receiving equipment purchased with State and/or Federal grant funds.

Duration.

This MOU shall become effective upon signature by the authorized officials from each party and may be modified, and/or terminated, upon mutual consent of both authorized officials.

Certification.

This is to certify that the equipment being transferred was acquired by the expenditure of grant funds awarded to the Sub-recipient.

The Receiving Jurisdiction/Agency certifies that they have received a copy of the Grantee Conditions and Responsibilities Memo (Attachment A) and have knowledge of, and are in compliance with the laws, rules and regulations of the grant, including compliance with all state and federal grant eligibility requirements.

The Receiving Jurisdiction/Agency further certifies that they have received a copy of the Sub-Recipient's Grant Award (Attachment B) and agrees to be bound by all the contract covenants and exhibits to the Sub-Recipient's award and any modifications or amendments to that award. Sub-Recipient certifies that all Grant Award documents and amendments are included in Attachment B.

The Sub-Recipient and Receiving Jurisdiction/Agency further certify that they are duly authorized and empowered by their governing body to enter into this agreement.

Transfer and Receipt of Equipment Policy:

Sub-Recipient: The City of McAllen.

Receiving Jurisdiction/Agency (Partner/Participating Agency): _____.

Certification Requirements: The receiving entity shall certify that it meets the following requirements.

- Local units of governments must comply with the Cybersecurity Training requirements described in Section 772.012 and Section 2054.5191 of the Texas Government Code. Local governments determined to not be in compliance with the cybersecurity requirements required by Section 2054.5191 of the Texas Government Code are ineligible for OOG grant funds until the second anniversary of the date the local government is determined ineligible. Government entities must annually certify their compliance with the training requirements using the Cybersecurity Training Certification for State and Local Governments. A copy of the Training Certification must be uploaded to your eGrants application. For more information or to access available training programs, visit the Texas Department of Information Resources Statewide Cybersecurity Awareness Training page.
- Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the Texas Code of Criminal Procedure, Chapter 66. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system. Counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90% of convictions within five business days to the Criminal Justice Information System at the Department of Public Safety.
- Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered Funding Announcement: FY23 TAG Page 3 | 4 eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted.
- Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code. Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the CEO/Law

Enforcement Certifications and Assurances Form certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to OOG and is active until August 31, 2021 or the end of the grant period, whichever is later.

- Eligible applicants must have a DUNS (Data Universal Numbering System) number assigned to its agency (to request a DUNS number, go to <https://fedgov.dnb.com/webform>).
- Eligible applicants must be registered in the federal System for Award Management (SAM) database located at <https://sam.gov/>: and
- All law enforcement agencies receiving an award under this grant must agree to comply with TXGANG reporting requirements relating to criminal combinations and criminal street gang activity, as required by Sec. 61.02, Code of Criminal Procedure. Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds

Transfer of Equipment Procedure.

- The Receiving Jurisdiction/Agency shall submit a request for transfer of equipment purchased with State and/or Federal grant funds that is intended for assignment to that participating agency.
- Transfer and Receipt of equipment purchased with State and/or Federal grant funds shall become effective upon signature by the authorized officials of the transfer and receiving partner/participating agency.
- The City of McAllen, State or Federal Funds Recipient and Fiduciary, certifies that the equipment being transferred was acquired by the expenditure of grant funds awarded to the recipient.
- The City of McAllen further certifies that it is duly authorized and empowered by their governing body to enter into this agreement.
- The Receiving Jurisdiction/Agency shall certify that it is duly authorized and empowered by the Receiving Jurisdiction/Agency's governing body to enter into this agreement.

Required partner/participating agency participation under MOU.

- The partner/participating agency has designated a staff person(s) of that agency to the TX RGV TAG Supervisor's Work Group.
- The partner/participating agency has designated a staff person(s) of that agency to the TX RGV TAG as Participating Agency Personnel.
- The partner/participating agency personnel of the Constituent Agencies of the Texas Anti-Gang (TAG) Center Rio Grande Valley shall perform not less than 50% of his/her duties at the Texas Anti-Gang (TAG) Center Rio Grande Valley.
- The partner/participating agency shall use equipment transferred pursuant to this MOU for the use and benefit of all TX RGV TAG participating agencies.

Failure to abide by Transfer and Receipt of Equipment MOU.

- Failure to abide by Transfer and Receipt of equipment policy and responsibilities pursuant to this MOU may result in a request by the Sub-recipient to return transferred equipment to the Sub-recipient.

Equipment being transferred:

(Note: When transferring multiple equipment items under this MOU, it is acceptable to append an attachment to this agreement containing the information noted below for each item.)

Item Description: _____
Inventory Number: _____
Serial Number/VIN: _____
Model Number: _____
Acquisition Date: _____
Unit Cost/Fair Market Value: _____
% of Cost Federally Funded: 100% _____
Grant Year/Program: TX FY '23 _____
FAIN: _____
eGrants Grant Number: 3060508 _____

Sub-recipient Responsibilities:

The Sub-recipient agrees to: Notify receiving jurisdiction/agency of any known modifications to applicable award requirements within 15 business days of receipt.

Receiving Jurisdiction/Partner Agency Responsibilities:

The Receiving Jurisdiction/Agency agrees to:

- Maintain compliance with the requirements of federal and state granting agencies;
- Maintain all aspects of the asset including property records, physical inventory, control system, maintenance procedures, records retention, disposition, and comply with all grant requirements;
- Make available to federal and state granting agencies or the Texas State Auditor's Office, or designees of these agencies, any equipment items and related records upon request;
- Ensure the Sub-recipient, City of McAllen, is notified when pass-through equipment is disposed of by the receiving entity in accordance with 2 CFR 200.313 (e) and the Uniform Grant Management System (UGMS), Subpart C, Section .32 (e) Disposition;
 - This notification shall be in the form of email or regular mail to the City of McAllen through and including ALL the following persons:
 - Victor Rodriguez, City of McAllen Police Department.
 - vrodriguez@mcallenpd.net
 - 1601 N. Bicentennial Blvd. McAllen, Texas 78501.
 - Yvette M. Balderas, City of McAllen Grants Administration.
 - ybalderas@mcallen.net
 - 1300 Houston Avenue (P.O. Box 220, 78505) McAllen, Texas 78504.
 - Sergio Villasana, City of McAllen Finance Department.

- svillasana@mcallen.net
- 1300 Houston Avenue (P.O. Box 220, 78505) McAllen, Texas 78504.
- Ensure the equipment is maintained in good working order;
- Ensure a physical inventory is conducted every 2 years;
- Ensure the equipment is used only as allowable under the grant; and
- Ensure any deployable equipment will be made available during an event requiring a regional, statewide, or national response.

This constitutes the sole, entire, and only agreement between the Constituent Agencies concerning the subject matter and supersedes any prior agreements and understandings, whether written or oral. All prior agreements, discussions, representations, warranties, and covenants are merged and no course of prior dealings, no usage of trade, and no course of performance will be used to modify, supplement, or explain any terms or conditions used in this MOU. There are no warranties, representations, covenants, or agreements, express or implied, between the Constituent Agencies except those expressly set forth in the MOU and addendum. The MOU and addendum may not be amended or changed except by written instrument signed by each Constituent Agency. The invalidity of any portion of this MOU and addendum shall not have any effect on the balance thereof.

It is understood and agreed that each Constituent Agency has reviewed and negotiated the terms and provisions of this MOU and addendum and has had the opportunity to contribute to its revision. Accordingly, the rule of construction that ambiguities are resolved against the drafting party shall not be employed in the interpretation of this MOU and addendums. Rather, the terms of this MOU and addendums shall be interpreted to its fair meaning and not strictly in favor or against either party.

Certified & Agreed by:

City of McAllen
Name of Sub-Recipient

1601 N. Bicentennial Blvd.
Street/Mailing Address, City, County, Zip

Printed Name and Title

Signature Date

Certified & Agreed by:

Name of Receiving Jurisdiction/Agency

Street/Mailing Address, City, County, Zip

Printed Name and Title

Signature Date

Date of Transfer: _____

Sub-Recipient Signature

Receiving Jurisdiction Signature

Printed Name and Title

Printed Name and Title

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

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 a Service Plan for the Proposed Valley Ranch Subdivision No. 5, 6 and 7; Tract I: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision. Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

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 Subdivision No. 5, 6 and 7, Tract I - being a 36.99-acre tract of land out of Lots 14 and 15, Stewart Addition to the Conway Gardens Subdivision and Tract II - being a 3.03-acre tract of land out of Lot 14, 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 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.

RECOMMENDATION:

Adopt a Resolution to Accept the Petition for a Voluntary Annexation; Setting Dates and Times of the Public Hearings

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

To the Mayor and City Council, City of San Juan:

The undersigned, owner of land or representative of the majority of landowners hereby petitions the City Council of the City of San Juan to annex Valley Ranch Subdivision No. 5, 6 and 7 being two tracts: TRACT 1 being a 36.99 acre tract of land out of Lots 14 and 15, Stewarts Addition to Conway Gardens Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 21, Page 514, Map Records, Hidalgo County, Texas and TRACT 2: being a 3.03 acre tract of land out of Lot 14, Block 27, Alamo Land & Sugar Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas.



Eduardo Cantu
Esponjas Development, Ltd., a Texas
Limited Partnership

STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day appeared Eduardo Cantu who stated upon his oath the following:

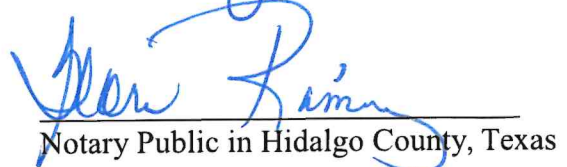
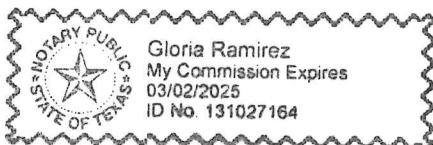
My name is Eduardo Cantu and I am the agent of the majority of the landowners.
There are no residents nor are there any qualified voters in the area to be annexed.

Further affiant saith not.

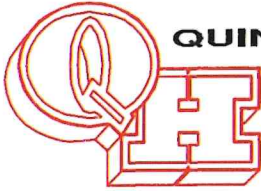


Eduardo Cantu
Esponjas Development, Ltd., a Texas
Limited Partnership

SWORN TO and subscribed before me on the 25th day of May, 2023



Notary Public in Hidalgo County, Texas



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

124 E. Stubbs, Edinburg, Texas 78539

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

METES AND BOUNDS

**VALLEY RANCH SUBDIVISION No.5, No.6 AND No.7 ANNEXATION
TRACT No.1**

A 36.99 ACRE TRACT OF LAND OUT OF LOTS 14 AND 15, STEWARTS ADDITION TO CONWAY GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 514, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3368808, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHEAST CORNER OF LOT 15 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°00'51" W, ALONG THE EAST LINE OF LOT 15, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 686.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THE MMGJ SOUTH TEXAS, LLC TRACT (A 2.50 ACRE TRACT OUT OF LOT 15, STEWARTS ADDITION TO CONWAY GARDENS SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2812871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°59'26" W, ALONG THE NORTH LINE OF THE MMGJ SOUTH TEXAS, LLC TRACT, A DISTANCE OF 317.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RIO DELTA SURVEYING FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 00°03'20" W, ALONG THE WEST LINE OF THE MMGJ SOUTH TEXAS, LLC TRACT, A DISTANCE OF 342.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RIO DELTA SURVEYING FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°58'27" E, ALONG THE SOUTH LINE OF THE MMGJ SOUTH TEXAS, LLC, A DISTANCE OF 317.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 15 FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN EXTERIOR CORNER.

THENCE; S 00°00'51" W, ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 291.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 15 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOTS 14 AND 15, A DISTANCE OF 1,303.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 14 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOTS 14 AND 15, AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 1,303.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.99 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE PREPARED: MAY 16, 2023



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

METES AND BOUNDS

VALLEY RANCH SUBDIVISION No.5, No.6, No.7
ANNEXATION TRACT No.2

A 3.03 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 670620, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 14 AND ON THE SOUTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.2 CANAL RIGHT OF WAY (RECORDED IN VOLUME 0, PAGES 63 AND 64, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 50.00 FEET FROM THE NORTHWEST CORNER OF LOT 14.

THENCE; EAST, ALONG THE SOUTH LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.2 CANAL RIGHT OF WAY, A DISTANCE OF 836.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 14 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°00'39" E, ALONG THE EAST LINE OF LOT 14, A DISTANCE OF 75.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE RIO FRESH, INC. TRACT (A 429.64 ACRE TRACT OUT OF LOTS 3, 4 AND 11, BLOCK 23, LOTS 1, 2, 6, 7, 10, 11 AND 15, BLOCK 24, LOTS 13 AND 14, BLOCK 27, AND LOTS 15 AND 16, BLOCK 28, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2440429, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 89°59'21" W, ALONG THE NORTH LINE OF THE RIO FRESH, INC. TRACT, A DISTANCE OF 479.03 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 42°59'29" W, ALONG THE NORTH LINE OF THE RIO FRESH, INC. TRACT, A DISTANCE OF 524.75 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 14 FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 14, A DISTANCE OF 459.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.03 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, 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: MAY 16, 2023

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Valley Ranch Subdivision No. 5, 6 and 7 <u>Tract I</u> - being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Gardens Subdivision, as per map recorded in Volume 21, Page 514, Map Records, Hidalgo County, Texas. <u>Tract II</u> – being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Page 24-26, Map Records, Hidalgo County, Texas.
Wednesday May 31, 2023	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, June 7, 2023	Negotiate written service agreement with property owner and City.
Tuesday, June 13, 2023	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, June 14, 2023	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, June 27, 2023	City Commission holds public hearing on Voluntary Annexation.
Wednesday, June 28, 2023	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, July 11, 2023	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, July 25, 2023	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, August 8, 2023	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE VALLEY RANCH SUBDIVISION NO. 5, 6 AND 7; TRACT I - BEING 36.99-ACRE TRACT OF LAND OUT OF LOTS 14 AND 15, STEWARTS ADDITION TO THE CONWAY GARDENS AND TRACT II - BEING A 3.03-ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S 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 June 27, 2023. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on July 11, 2023 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 **13th day of June, 2023** 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:

Brenda Escalante
City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Consideration and Approval of a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving the Publication of a Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.

STAFF COMMENTS AND RECOMMENDATIONS:

Consideration and Approval of a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving the Publication of a Notice of Intention to Issue Certificates of Obligation, City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2023.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Consider Approval of City Commission Meeting Minutes:

- September 27, 2022
 - April 25, 2023
-

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of City Commission Meeting Minutes.

RECOMMENDATION:

Approval of Minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, September 27, 2022

TIME: 6:00 p.m.

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

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

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Finance Director
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Interim 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 a 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:**

DISCUSSION: Luis Pena expressed his concerns regarding Item 1. Under Executive Session and some complaints having to do with the Police Department for example the officer pay and the hiring process that would end on many employment rejections. He concluded saying that he was not aware that the San Juan Police Officers Association overruled the city.

- V. PRESENTATIONS:**
 - A. Proclamation Proclaiming October 23 - 31, 2022 as Red Ribbon Week.**

DISCUSSION: Mayor Mario Garza read the Red Ribbon Week Proclamation and welcomed Chief Rolando Garcia to share information with the community. Chief Garcia invited the San Juan community to join their 2023 Red Ribbon Parade which would be hosted by the city of Pharr, followed by the City of San Juan the next year and the City of Alamo the following year. Chief Ruben Morin stated that Red Ribbon Week is important to the San Juan Police Department. Mayor Garza invited the community and encouraged the members of the Commission to attend and support this event.
 - B. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.**
 - 1. Police Department Monthly Stats.

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

DISCUSSION: There were no questions or comments.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing regarding a Conditional Use Permit for a Haunted House at the San Juan Hotel located at 125 W. Business 83, legally described as Lots 1 through 6, Block 28, San Juan Original Townsite, as Requested by ZAEEE, LLC.

DISCUSSION: Eric Trevino with ZAEEE, LLC is asking a conditional use permit to allow a Haunted House at the San Juan Hotel beginning on October 6 and running through November 1st, according to Daniel Tijerina, director of planning. Additionally, proposed operation hours are from 7:00 p.m. to 12:00 a.m. To be reviewed were a copy of the contract, hold-harmless papers, and letters from landowners approving the usage of their parking lots. Staff mailed sixteen (16) letters to nearby property owners within a 200-foot radius, but neither positive nor con responses were received. According to Mr. Tijerina, the Planning and Zoning Commission and staff both recommended that the proposal be approved. Mr. Tijerina reviewed the remarks and findings from the two inspections of the first floor's ground floor, where various safety risks had been found but were corrected by the applicant as directed.

Mayor Mario Garza opened the public hearing at 6:13 p.m.

This is not ZAEE, LLC's first haunted house, according to owner Eric Trevino, and they are ready for it. He continued describing the parking chart while also stressing how much tourism this would bring to San Juan. Commissioner Adina "Dina" Santillan, questioned the parking plan and inquired as to whether local businesses and citizens had been approached to request approval. They have all the affidavits in place, Mr. Trevino retorted. If necessary, Mr. Trevino said, they would bring in the police. Commissioner Santillan inquired as to which levels of the building would be utilized, to which Mr. Trevino said that only the first floor would be utilized and that the second story would be off-limits. Mayor Garza inquired as to whether TXDOT had been notified, and Mr. Trevino said that they would if necessary. They received praise from Commissioner Marco "Markie" Villegas for tidying up the neighborhood. When Commissioner Ernesto "Neto" Guajardo questioned if the building was sturdy, Mr. Trevino said that the owner had employed a qualified engineer to assess the building.

Mayor Mario Garza closed the public hearing at 6:23 p.m.

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

B. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Phase 3 and 4 being a 21.19-acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Hall Acres and Cesar Chavez Road, as Requested by Esponjas Development, LTD.

DISCUSSION: Daniel Tijerina, Director of Planning stated that they accepted the petition on August 23, 2022 with a Resolution No. 2022-18 accepting the voluntary annexation, setting dates and time for a public hearing which its all-in accordance with the Texas Local Government Code Chapter 43 and Municipal Annexation. Furthermore, stated staff recommended to hold a second public hearing for the voluntary annexation.

Mayor Mario Garza opened the public hearing at 6:24 p.m.

Mayor Mario Garza closed the public hearing at 6:24 p.m.

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

C. Hold Second and Final Public Hearing to Consider Ordinance Adopting the Budget for the City of San Juan, Texas, for Fiscal Year Beginning October 1, 2022 to September 30, 2023. [Leroy Gonzales, Director of Finance]

DISCUSSION: Benjamin Arjona, City Manager stated that this item was presented to them on the last City Commission Meeting and this was formality.

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Mayor Mario Garza opened the public hearing at 6:25 p.m.

Mayor Mario Garza opened the public hearing at 6:25 p.m.

Commissioner Marco “Markie” Villegas made a motion to approve, and was seconded by Mayor Mario Garza. Motion Passed (5-0).

- D. Hold a Public Hearing and Consider an Ordinance Regarding Amending Chapter 5 Fire Prevention and Protection, Article 5.02 Fire code and Article 5.03 Life Safety Code, to Update the Currently Adopted International Fire Code and NFPA Life Safety Code; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning stated that this was the adoption of the most current Fire Code and Standards is to facilitate proper inspection activities by the city relating to construction and maintenance of building and public safety, health, and general welfare. The most current codes and standards provide the opportunity for cost saving based on the usage of the latest technology and practices and assure that products and materials are available in the market and comply with specifications and testing standards referenced in the code. The proposed update is to adopt the 2018 International Fire Code and NFPA 101 Life Safety Code - 2018 Edition. The current codes are in excess of 8 years, which results in lower classification by the Insurance Service Office, Inc. (ISO). Failure to adopt the codes would inevitably result in higher insurance premiums for local property owners. Mr. Tijerina stated staff recommends approval.

Mayor Mario Garza opened the public hearing at 6:27 p.m.

Mayor Mario Garza closed the public hearing at 6:27 p.m.

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

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

- A. Consider Approval of the Economic Development Corporation's Proposed Budget for Fiscal 2022-2023. [Leroy Gonzales, Director of Finance]**

DISCUSSION: Benjamin Arjona, City Manager stated that they had a copy of the balanced budget for the upcoming fiscal year. Mayor Mario Garza asked if the San Juan EDC Board had already approved this budget to which Mr. Arjona replied yes. Mr. Arjona mentioned that there was an increase of \$236,643.00 dollars in sales tax compared to last year.

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

VIII. CONTRACTUALS

- A. Consideration and Action to Approve the Interlocal Agreement Between the County of Hidalgo and the City of San Juan for the 2022-2023 Urban County Program Fiscal Year.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that the city has an interlocal agreement in place with Urban County, and they received a letter from them. Which stated that the amount of funding the county received for smaller cities that are not part of the CDBG was \$7,549,086.00, and the city’s allotment has been set at \$286,199.00 for the year 2022.

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

- B. Consideration and Action to Approve the Memorandum of Understanding (MOU) and Addendum to the MOU between the Constituent Agencies of the Texas Anti-Gang (TAG) Center Rio Grande Valley.**

DISCUSSION: Ruben Morin, Chief of Police, stated that this was an addendum to the existing MOU that is in place with TAG in reference to equipment that is being purchased through the governor’s office through a TAG grant. Chief Morin stated the equipment includes LPRS for the city and units that would assist them with intel-driven allegations.

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

IX. RESOLUTION

- A. Consider Resolution Authorizing the City Manager to Submit and Accept an Application for Funding to the Office of the Governor, Bullet-Resistant Shield Project for the City of San Juan. [Ruben Morin, Chief of Police]**

DISCUSSION: Ruben Morin, Chief of Police, stated that this grant for which they are requesting approval is for some six (6) bullet-resistant pieces of equipment that might be utilized in an active shooter situation.

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

X. CONSENT AGENDA

- A. Consider Approval of City Commission Meeting Minutes:
- March 22, 2022**
- B. Consider Second and Final Reading of the Ordinance for the Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of Lot 2, M&M Subdivision, as Requested by Ramiro Martinez. [Daniel Tijerina, Director of Planning]**
- C. Consider Second and Final Reading of an Ordinance to Amend Chapter 13 Utilities, Articles 13.02 Solid Waste and Stormwater Pollution Prevention Division 2. Rates, Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule, to Modify the Reference of 90 Gallon Container to a 96 Gallon Container and to Modify and Provide Additional Roll-off Container Rental Rates, Service Fees and Deposit Fee. [Israel Garza, Director of Sanitation]**
- D. Consider an Ordinance Adopting the Budget for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2022 through September 30, 2023. [Leroy Gonzales, Director of Finance]**
- E. Consider Approval of the Tax Collection Report for the Month of August 20, 2022. [Leroy Gonzales, Director of Finance]**
- F. Consider Approval of the Budget Expenditure Report for the Month of August, 2022. [Leroy Gonzales, Director of Finance]**

Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to approve all the items under consent agenda and was seconded by Commissioner Ernesto “Neto” Guajardo. 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 et seq. and §551.071 Consultation with Attorney.**
- 1. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Chief of Police).**
 - 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Proposed Collective Bargaining Labor Agreement Between the City of San Juan and the San Juan Police Officers Association.**

Commissioner Marco “Markie” Villegas made a motion to enter executive session at 6:35 p.m. to discuss item A. 1. and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

XII. RECONVENE

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Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to reconvene at 7:19 p.m. and was second by Mayor Mario Garza. 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 Vote or Take Final Action in Open Meeting.

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

DISCUSSION: Benjamin Arjona, City Manager, stated he met with JP Rodriguez, TMPA field representative, on the 29th to address a management survey that the TMPA Union Members had requested. 22 officers out of 26 took the survey, and Chief Ruben Morin received unfavorable survey results. Mr. Arjona mentioned that he will set up a meeting with the field representative because some of the City Commissioners have not looked through the survey. Chief Morin and Mr. Arjona, according to Mr. Arjona, studied the survey, which caused him to have serious concerns. Mr. Arjona said that none of the police personnel were required to participate; participation was entirely optional. According to Mr. Arjona, several officers were approached or summoned and asked by the command staff or administration how dissatisfied they were with doing the survey. Mr. Arjona emphasized that this survey should have been kept confidential and that it should not have been discussed until it was completed. Mr. Arjona continued by saying that he has seen some form of retaliation since the police are now afraid. Mr. Arjona pledged to investigate these claims. Mr. Arjona suggested that Chief Ruben Morin be placed on administrative leave with pay for a least of two weeks and a maximum of 30 days as a result of the survey, as required by the City Charter. This would give him plenty of time to address the issue. Mayor Mario Garza inquired about the survey's author, and Mr. Arjona said that a TMPA field employee had carried it out. Mr. Arjona said that Commissioner Adina "Dina" Santillan, Mayor Pro Tem Leonardo "Lenny" Sanchez, and Commissioner Ernesto "Neto" Guajardo had not seen the survey when Mayor Garza questioned which member of the Commission had not done so. Mr. JP Rodriguez, according to Mr. Arjona, was away on vacation.

Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to go with the City Manager’s recommendation with the contingency that the investigation will not exceed the minimum and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

Ruben Morin, Chief of Police claimed that no meeting with him on this topic had ever taken place on behalf of the City Commission. Additionally, this evaluation was not private since union members were present as officers answered private questions during the meeting conducted at Starbucks. Chief Morin claims this is not how an anonymous survey is carried out because he has experience with 360-degree evaluations. Rick Palacios, City Attorney, stated that this was just done to allow the city manager time to acquire all the necessary data. Commissioner Adina "Dina" Santillan claimed that not everyone had access to the survey and that she would want to view the whole report since she has several unanswered questions. Chief Morin mentioned that he was never informed, representatives of the Police Department covertly met with the Mayor and City Manager. He asserted that the City Manager turned down his request to speak with the City Commission. According to Chief Morin, he sent an email to the full City Commission. Mayor Mario Garza informed Chief Morin that he is available by phone and that he has never sent him an email. At the future meeting, Commissioner Marco "Markie" Villegas requested the presence of a TMPA representative.

2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Proposed Collective Bargaining Labor Agreement Between the City of San Juan and the San Juan Police Officers Association.

No action was taken.

XIII. ADJOURNMENT

Mayor Pro Tem Leonardo “Lenny” Sanchez motioned to adjourn at 7:40 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, April 25, 2023

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
Mayor Pro – Tempore Leonardo “Lenny” Sanchez
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Interim Chief of Police
Leroy Gonzales, Finance Director
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Interim 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:**
There were no comments.

V. PRESENTATIONS

A. Presentation on a Proclamation Expressing Gratitude for the Work of Juanita Valdez-Cox.

DISCUSSION: In reading the proclamation, Mayor Mario Garza expressed appreciation for Juanita Valdez-Cox's work. In addition to thanking the City Commission for the honor, Mrs. Cox provided historical details on L.U.P.E. Tania Chavez, the recently appointed Executive Director, was presented by Mrs. Cox. Mrs. Cox inquired as to whether it could be possible to designate the current L.U.P.E. property as a historical site soon after the organization's main office relocate to their new facility.

B. Presentation on a Proclamation Recognizing Guadalupe F. Rojas, Jr. for 44 Years of Service with the City of San Juan Fire Department.

DISCUSSION: Commissioner Marco "Markie" Villegas read the proclamation recognizing Guadalupe F. Rojas for his 44 years of service with the City of San Juan Fire Department. Mr. Rojas thanked the City Commission for his recognition. The City Commission thanked Mr. Rojas for his years of service.

C. Presentation to Recognize the PSJA Lady Bears Golf Team for their District 31-6A Golf Championship.

DISCUSSION: Coach Javier Martinez recognized the PSJA Lady Bears Golf Team for winning the District 31-6A Golf Championship and moved forward to introduce the Lady Bears players. The City Commission congratulated the Lady Bears Golf Team on their championship.

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

1. **Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]**
2. **Fire Department Monthly Report. [Tirso Garza, Fire Chief]**
3. **Police Department Monthly Report. [Leandro Sifuentes, Interim Chief of Police]**
4. **Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**
5. **Department of Utilities Monthly Report. [Juan Carlos Martinez, Interim Director of Utilities]**

DISCUSSION: Benjamin Arjona, City Manager, stated that the Utilities Department competed in the 2023 Texas Water Hysteria Contest, where they came out in 3rd place with a time of 1 minute and 44 seconds. Mayor Mario Garza asked Juan Carlos Martinez, Interim Director of Utilities, how much practice he put in to hit the 1:44 minute mark. Mr. Martinez replied for about 2 months, an hour a day. Commissioner Ernesto "Neto" Guajardo praised Israel Garza, Director of Sanitation, for the drainage improvements. Mayor Garza asked Mr. Arjona for an update on the grappler order, to which Mr. Arjona replied that currently they are working on an FA. Mayor Garza asked Israel Garza, Director of Sanitation, how long the orders were taking. Mr. Garza stated that the order is taking anywhere from 8 to 10 months.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Allow a Mobile Food Court and the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at 232 E. Business Highway 83, Legally Described as Lettered Blocks (San Juan) Lot 1, Block B, as Requested by Marivel Salinas. [Daniel Tijerina, Director of Planning]**

DISCUSSION: MOBILE FOOD COURT: Daniel Tijerina, Director of Planning, stated that on February 28, 2023, the San Juan City Commission Meeting approved Ordinance 2023-04, which allows food trucks only inside a mobile food court through a conditional use permit. Furthermore, the first applicant is proposing a mobile food court at the southwest corner of Iowa and Business 83, behind Cheers Wine and Liquor, and the sale of alcoholic beverages for on-premise consumption. She is proposing to have nineteen (19) food truck spaces, a stage, a seating area, restrooms, a bar, and additional parking along the west side of the property. (See attached site plan.) Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Mr. Tijerina stated that staff is recommending approval of this request.

Mayor Mario Garza opened the public hearing at 6:51 p.m.

Frank Gortarez, the developer for the mentioned project, stated he was for the project as he believed it would benefit the city. When Commissioner Adina "Dina" Santillan asked about the pavement requirements, Mr. Tijerina mentioned that it would be a combination of green areas and caliche spaces. As per the ordinance, the food trucks must be on a paved surface. Mr. Gortarez stated that the proposed food truck, seating area, and stage will be paved.

Mayor Mario Garza closed the public hearing at 6:54 p.m.

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

- B. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for Mixed Beverages and Late Hours Permit at 901 W. 1st Street, Suite I-Space #2, Legally Described as Lot 3, B.T. No. 1 Subdivision, as Requested by Rod Squad, LLC. [Daniel Tijerina, Director of Planning]**

DISCUSSION: A catering business called Rod Squad, LLC, whose director of planning is Daniel Tijerina, is moving their office from McAllen to San Juan. They want to use this space as a meeting place for prospective clients. They sell and serve alcoholic drinks as part of their catering services. They will be submitting a change of address form to the Texas Alcoholic Beverage Commission (TABC) in addition to their current mixed beverage permit with the City of McAllen. Alcohol storage is required by TABC, and neither drinking nor buying is permitted on the property. From 9:00 a.m. to 5:00 p.m., Monday through Friday, the business is open. For transportation, a Late Hours (LT) Permit is also necessary until 2:00 a.m. A notice of the public hearing before the Planning and Zoning Commission was mailed by staff to thirteen (13) property owners within a 200-foot radius, but no responses in favor or against to the request were received. According to Mr. Tijerina, the Planning and Zoning Commission and staff both suggest that this request be approved.

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Mayor Mario Garza opened the public hearing at 6:56 p.m.

Leo Pedraza clarified that he is only renting a home bases office, no sales, no food, no cooking. Mr. Rodriguez stated that the rental of this space is for TABC purposes.

Mayor Mario Garza closed the public hearing at 6:57 p.m.

Commissioner Marco “Markie” Villegas motion to approve and was seconded by Mayor Mario Garza. Motion Passed (5-0)

- C. Hold a Public Hearing and Consider an Ordinance Classifying Property Described as Being a 1.59 Acre Tract (69,270.55 Sq. Ft.) Tract of Land Being out of that Certain 5.85 Acre Tract out of the Southwesterly Portion, more or less, out of Lot 8, Block 35, Alamo Land and Sugar Company, Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for no less than the Fair Market Value, Plus any and all Closing Costs; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof.**

DISCUSSION: Benjamin Arjona, City Manager stated that this item he would like to discuss it after executive session.

Mayor Mario Garza opened the public hearing at 8:07 p.m.

Mayor Mario Garza closed the public hearing at 8:07 p.m.

Commissioner Adina “Dina” Santillan 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 Arctic Ice I Subdivision Being a 4.74-Acre Tract of Land out of the South 5.00 Acre Tract of the West 14.18 Acres of the South 26.80 acres of Lot 15, Block 6, John Closner Subdivison, as Requested by SAMES Engineering and Surveying. [Daniel Tijerina, Director of Planning]**

DISCUSSION: According to Daniel Tijerina, Director of Planning, the upcoming development is excellent news for the community as the developer plans to divide a 4.75-acre parcel of land close to the park that has been rezoned as light industry. Additionally, SAMES Engineering was hired to develop the one-lot subdivision. However, because of the 20-foot right-of-way and the 30-foot irrigation easement that already exists, SAMES Engineering is requesting a variance on the 15-foot utility easement that surrounds the subdivision and instead proposes leaving a 10-foot utility easement. The Planning and Zoning Commission and staff recommended that this request be approved. Mayor Mario Garza asked for data obtained from the railroad commission regarding whether they had been contacted by the city and their viewpoint. They had, per Mr. Tijerina, and they were.

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

- B. Consider Approval of a Mid-Year Budget Amendment to Increase the General Fund \$1,020,416, Utility Fund to \$696,967, Solid Waste \$53,965, and Stormwater Fund \$15,765 for Fiscal Year 2022-2023. [Leroy Gonzales, Director of Finance]**

DISCUSSION: Leroy Gonzalez, Director of Finance, stated this budget amendment was made to pay for expenditures, such as those incurred by the EMS, pay raises with the 8% and other line items, such as appraisals. Mr. Gonzales stated that he is raising it to \$469,000 to cover expenses until September 30.

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

- C. Discussion and Possible Action to Contract TRIMAD Consultants, LLC. to provide Engineering Services for Sgt. Leonel Trevino Sanitary Sewer Improvements. [Juan C. Martinez, Interim Director of Utilities]**

DISCUSSION: Benjamin Arjona, City Manager, stated that this project will re-route the Sanitary Sewer Force Main from East Gonzalez Drive to a larger line along E. Sgt. Leonel Trevino to better serve the residents of the City of San Juan. Since TRIMAD Consultants, LLC. is the second engineer on the rotation, they will be using their services; money for this project is provided by the American Rescue Plan (ARP) monies.

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

XII. RESOLUTION

- A. Consider Resolution to Approve a Waterline Access Agreement Between the North Alamo Water Supply Corporation, the City of San Juan and Taylors Ridge, LP. at the Oak Ridge Estates Subdivision. [Daniel Tijerina, Director of Planning]**

DISCUSSION: The North Alamo Water Supply Corporation requires this agreement calls to be done formally, according to Benjamin Arjona, City Manager.

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

- B. Consider Resolution to Approve Waterline Access Agreement Between the North Alamo Water Supply Corporation, the City of San Juan and Omar Israel Rios at the Black Hills Subdivision. [Daniel Tijerina, Director of Planning]**

DISCUSSION: The North Alamo Water Supply Corporation requires this agreement calls to be done formally, according to Benjamin Arjona, City Manager.

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

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- C. 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 a Service Plan at the Proposed, La Cantera Subdivision Being a 33.774 Acre Tract of Land out of Lots 34, 37, and 38, San Juan Hacienda Estates, Unit No. 1, Located at the Northeast Corner of Nebraska and Hall Acres Road, as Requested by Melden and Hunt, Inc. [Daniel Tijerina, Director of Planning]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated the property owner of the subject property had submitted a petition for the voluntary annexation petition to the City of San Juan. Annexation of this property was being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028, and the City Charter. Mr. Tijerina stated that staff recommended the adoption of a resolution to accept the petition for voluntary annexation for the proposed La Cantera subdivision.

Commissioner Adina “Dina” Santillan motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

XIII. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 3.24-Acre Tract of Land out of the South 5.00 Acre Tract of Lot 16, Block 8, John Closner Subdivision, as Requested by Javier A. Pena. [Daniel Tijerina, Director of Planning]**
- B. Consider Second and Final Reading of an Ordinance for the Voluntary Annexation Petition of the Stewart Coves Subdivision, which is 16.579-Acre Tract of Land out of Lots 1 and 6, Stewart's Addition to the Conway Gardens, Located at the Northwest Corner of Moore and Stewart Road, as Requested by Joyce E. Soulek Living Trust. [Daniel Tijerina, Director of Planning]**
- C. Consider Approval of the Investment Report for the Quarter Ending March 31, 2023. [Leroy Gonzales, Director of Finance]**
- D. Consider Approval of the Budget Expenditure Report for the Month of March 31, 2023. [Leroy Gonzales, Director of Finance]**

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

Mayor Mario Garza congratulated the Keep San Juan Beautiful Board for Saturday’s Earth Day event.

XII. 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 et seq. and §551.071 Consultation with Attorney.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 25, 2023**

1. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City Real Estate Properties.
2. Pursuant to Section §551.072 of the Texas Government Code (Real Estate Matters) and §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding a Possible Transfer of Property to the San Juan Economic Development Corporation (EDC), Legal Description of a 1.59-Acre Tract of Land out of Lot 8, Block 35, Alamo Land and Sugar Company.
3. Pursuant to section §551.071, Consultation with Attorney Regarding Legal Issues on City Records.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to enter executive session at 7:09 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

XIII. RECONVENE

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 7:42 p.m. and was seconded by Mayor Mario Garza. 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 Vote or Take Final Action in Open Meeting.**

1. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City Real Estate Properties.

Commissioner Marco “Markie” Villegas made motion to move forward as discussed under executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0)

2. Pursuant to Section §551.072 of the Texas Government Code (Real Estate Matters) and §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding a Possible Transfer of Property to the San Juan Economic Development Corporation (EDC), Legal Description of a 1.59-Acre Tract of Land out of Lot 8, Block 35, Alamo Land and Sugar Company.

Mayor Mario Garza made motion to move forward as discussed under executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0)

3. Pursuant to section §551.071, Consultation with Attorney Regarding Legal Issues on City Records.

No Action was taken.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 25, 2023**

XIV. ADJOURNMENT

Commissioner Marco “Markie” Villegas made motion to adjourn at 8:08 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, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 13, 2023

Consider Approval of the Budget Expenditure for the Month of April 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of April 2023.

RECOMMENDATION:

Approve as Presented

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: May 19, 2023
Subject: Budget Expenditure Report – April 30, 2023

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

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

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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
l. 2022 Bond – Fire Truck	57	39

Component Unit:

• San Juan E.D.C.	24	40
• San Juan Economic Development Corp.	29	41

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
April 30, 2023

							Budget Target 58%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	7,735,948	7,212,707	-	(523,241)	334,946	125,275	93.24
SALES TAX REVENUE	4,692,480	2,362,600	-	(2,329,880)	415,765	382,561	50.35
FRANCHISE TAX	1,046,500	632,249	-	(414,251)	36,546	40,325	60.42
LICENSES & PERMITS	729,525	571,865	-	(157,660)	108,024	82,900	78.39
FEES & FINES	228,107	124,441	-	(103,666)	22,073	19,488	54.55
INTERGOVERNMENTAL REVENUE	974,258	469,180	-	(505,078)	70,278	53,425	48.16
OTHER REVENUE	471,800	463,825	-	(7,975)	56,864	59,138	98.31
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	15,878,618	11,836,866	-	(4,041,752)	1,044,497	763,111	74.55
EXPENDITURE SUMMARY							
LEGISLATIVE							
PUR PROP SRVS & OTH SRVS	26,500	14,921	3,613	7,966	3,749	2,246	69.94
SUPPLIES	5,900	2,199	485	3,215	140	245	45.50
MISCELLANEOUS	147,537	132,298	185	15,054	5,390	1,542	89.80
LEGISLATIVE	179,937	149,418	4,283	26,236	9,279	4,034	85.42
CITY MANAGER							
SALARIES & WAGES/BENEFIT	222,189	116,231		105,958	16,706	16,675	52.31
PURCHASED PROF/TECH SRVS	156,000	90,707	5,338	59,955	18,989	8,788	61.57
PUR PROP SRVS & OTH SRVS	6,750	2,606	597	3,548	240	180	47.44
SUPPLIES	520	121	33	366	-	61	29.61
CAPITAL OUTLAY	108,717	50,650	-	58,067	36,200	-	46.59
MISCELLANEOUS	1,050	325	-	725	198	-	31.00
CITY MANAGER	495,226	260,641	5,967	228,618	72,332	25,704	53.84
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	211,485	76,008		135,477	12,113	11,973	35.94
PURCHASED PROF/TECH SRVS	15,000	8,726	-	6,274	1,517	751	58.17
PUR PROP SRVS & OTH SRVS	10,950	6,323	628	3,998	1,469	822	63.49
SUPPLIES	3,560	444	99	3,017	43	(4,129)	15.27
MISCELLANEOUS	45,529	258	89	45,182	-	-	0.76
CITY SECRETARY	286,524	91,760	816	193,947	15,142	9,417	32.31
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	223,822	119,692		104,130	17,565	17,157	53.48
PURCHASED PROF/TECH SRVS	64,984	27,540	35,867	1,577	406	9,850	97.57
PUR PROP SRVS & OTH SRVS	11,614	3,023	-	8,591	529	907	26.03
SUPPLIES	4,962	1,497	419	3,046	154	235	38.60
MISCELLANEOUS	1,755	55	-	1,700	-	-	3.13
MUNICIPAL COURT	307,137	151,806	36,286	119,045	18,654	28,148	61.24

City of San Juan, Texas
Budget Expenditures Report
April 30, 2023

							Budget Target 58%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	469,173	225,502	-	243,671	32,000	32,561	48.06
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	23,880	13,107	6,884	3,889	2,235	5,147	83.71
SUPPLIES	4,510	3,310	259	941	229	185	79.13
MISCELLANEOUS	13,855	3,827	1,092	8,936	-	-	35.50
FINANCE	514,918	245,746	8,235	260,937	34,463	37,894	49.32
PLANNING							
SALARIES & WAGES/BENEFIT	589,555	290,196		299,359	39,648	39,365	49.22
PURCHASED PROF/TECH SRVS	25,206	14,432	4,706	6,068	(648)	3,872	75.93
PUR PROP SRVS & OTH SRVS	17,400	6,756	477	10,167	2,272	1,259	41.57
SUPPLIES	25,353	10,467	2,574	12,312	3,255	1,282	51.44
CAPITAL OUTLAY	15,072	72	-	15,000	-	-	0.48
MISCELLANEOUS	18,369	1,058	-	17,311	468	590	5.76
PLANNING	690,955	322,981	7,757	360,217	44,994	46,368	47.87
POLICE							
SALARIES & WAGES/BENEFIT	4,210,582	1,901,804	-	2,308,778	272,795	261,674	45.17
PURCHASED PROF/TECH SRVS	48,400	36,417	935	11,048	3,525	469	77.17
PUR PROP SRVS & OTH SRVS	91,037	64,158	7,283	19,596	11,044	6,644	78.47
SUPPLIES	216,495	122,746	44,258	49,491	25,619	18,792	77.14
CAPITAL OUTLAY	5,208	-	5,208	-	788	(788)	100.00
DEBT SERVICE	333,457	-	-	333,457	-	-	-
MISCELLANEOUS	46,098	39,056	2,000	5,042	12,860	811	89.06
POLICE	4,951,277	2,164,181	59,684	2,727,412	326,631	287,603	44.91
FIRE							
SALARIES & WAGES/BENEFIT	2,088,193	985,067		1,103,126	137,826	129,955	47.17
PURCHASED PROF/TECH SRVS	503,552	122,650	3,808	377,094	2,025	110,778	25.11
PUR PROP SRVS & OTH SRVS	91,810	23,537	4,615	63,658	6,824	5,179	30.66
SUPPLIES	128,157	74,657	9,173	44,328	7,874	4,399	65.41
CAPITAL OUTLAY	411,161	175,236	175,104	60,820	-	4,862	85.21
DEBT SERVICE	122,979	119,378	-	3,601	20,078	-	97.07
MISCELLANEOUS	10,455	1,875	-	8,580	150	-	17.93
FIRE	3,356,307	1,502,400	192,700	1,661,207	174,777	255,172	50.50
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	374,873	183,949	-	190,924	25,569	25,854	49.07
PUR PROP SRVS & OTH SRVS	365,000	232,052	675	132,274	4,823	48,327	63.76
SUPPLIES	111,071	56,544	9,077	45,449	9,683	11,594	59.08
CAPITAL OUTLAY	46,200	46,170	-	30	-	46,170	99.94
MISCELLANEOUS	7,400	77	-	7,323	-	77	1.04
STREETS, ALLEY, OTHER	904,544	518,792	9,752	376,001	40,075	132,023	58.43

City of San Juan, Texas
Budget Expenditures Report
April 30, 2023

							Budget Target 58%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	217,431	95,364		122,068	14,737	10,648	43.86
PURCHASED PROF/TECH SRVS	5,500	5,500	-	-	5,500	-	100.00
PUR PROP SRVS & OTH SRVS	5,700	1,973	64	3,664	162	59	35.73
SUPPLIES	27,315	8,374	749	18,192	835	841	33.40
CENTRAL GARAGE	255,946	111,211	813	143,923	21,233	11,548	43.77
PARKS							
SALARIES & WAGES/BENEFIT	1,045,092	504,402		540,690	72,561	74,234	48.26
PURCHASED PROF/TECH SRVS	2,500	2,544		(44)	274	217	101.78
PUR PROP SRVS & OTH SRVS	128,760	75,337	3,460	49,963	11,513	11,188	61.20
SUPPLIES	59,623	38,069	4,515	17,039	5,921	8,354	71.42
CAPITAL OUTLAY	7,250	7,191	-	59	-	-	99.19
DEBT SERVICE	58,394	58,393		1	38,315	-	100.00
MISCELLANEOUS	399,020	357,522	18,532	22,966	25,773	26,111	94.24
PARKS	1,700,639	1,043,459	26,506	630,674	154,357	120,104	62.92
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	349,087	175,168	-	173,919	26,590	26,218	50.18
PURCHASED PROF/TECH SRVS	2,500	-	-	2,500	-	-	-
PUR PROP SRVS & OTH SRVS	108,000	30,852	2,774	74,374	6,829	6,920	31.14
SUPPLIES	43,977	29,638	5,681	8,658	2,111	5,246	80.31
BUILDING MAINTENANCE	503,564	235,658	8,455	259,451	35,530	38,383	48.48
LIBRARY							
SALARIES & WAGES/BENEFIT	312,376	166,873	-	145,503	24,148	23,942	53.42
PURCHASED PROF/TECH SRVS	2,600	1,194	-	1,406	60	778	45.94
PUR PROP SRVS & OTH SRVS	22,150	11,392	-	10,758	579	2,604	51.43
SUPPLIES	2,950	815	-	2,135	43	673	27.63
MISCELLANEOUS	10,350	868	1,418	8,064	96	342	22.09
LIBRARY	350,426	181,142	1,418	167,865	24,925	28,338	52.10

City of San Juan, Texas
Budget Expenditures Report
April 30, 2023

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58% % RECEIV. EXPENDED
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	450,163	268,390	52,252	129,522	34,810	32,749	71.23
PUR PROP SRVS & OTH SRVS	251,297	143,952	277	107,068	19,647	20,406	57.39
SUPPLIES	2,315	1,358	-	957	724	298	58.65
DEBT SERVICE	191,570	127,417	-	64,153	7,992	16,524	66.51
MISCELLANEOUS	29,700	169,784	-	(140,084)	-	169,784	571.66
ADMINISTRATION	925,045	710,901	52,528	161,616	63,173	239,762	82.53
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	277,989	128,227	-	149,762	18,461	18,422	46.13
PURCHASED PROF/TECH SRVS	14,900	1,953	3,585	9,362	913	-	37.17
PUR PROP SRVS & OTH SRVS	13,600	4,191	98	9,311	1,486	61	31.54
SUPPLIES	4,810	1,808	541	2,461	454	178	48.83
MISCELLANEOUS	875	763	-	112	-	-	87.20
HUMAN RESOURCES	312,174	136,942	4,224	171,008	21,313	18,661	45.22
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	532,819	297,401	-	235,418	42,162	42,335	55.82
PURCHASED PROF/TECH SRVS	66,198	65,202	400	596	9,334	200	99.10
PUR PROP SRVS & OTH SRVS	189,918	120,632	84	69,203	18,534	7,885	63.56
SUPPLIES	18,950	15,130	1,844	1,976	2,862	780	89.57
CAPITAL OUTLAY	39,500	19,867	-	19,633	7,761	-	50.30
MISCELLANEOUS	168,492	137,009	-	31,483	10,390	2,170	81.32
INFORMATION TECHNOLOGY	1,015,877	655,240	2,328	358,309	91,043	53,371	64.73

City of San Juan, Texas
Budget Expenditures Report
April 30, 2023

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58% % RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	15,000	-	-	15,000	-	-	-
PUR PROP SRVS & OTH SRVS	5,800	200	-	5,600	-	200	3.45
SUPPLIES	16,750	-	-	16,750	-	-	-
CAPITAL OUTLAY	45,000	-	29,039	15,961	-	-	64.53
EMERGENCY MANAGEMENT	82,550	200	29,039	53,311	-	200	35.42
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	84,570	43,186		41,384	6,851	5,935	51.07
PURCHASED PROF/TECH SRVS	4,500	645	-	3,855	331	300	14.33
SUPPLIES	11,550	4,684	77	6,788	777	438	41.23
CAPITAL OUTLAY	16,000	-		16,000	-	-	-
MISCELLANEOUS	101,560	78,755	22,505	300	19,885	14,950	99.70
ANIMAL CONTROL	218,180	127,270	22,582	68,328	27,844	21,623	68.68
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	17,051,226	8,609,749	473,372	7,968,104	1,175,765	1,358,354	53.27
REVENUES OVER/(UNDER) EXPENDITURES	(1,172,608)	3,227,116	(473,372)	3,926,352	(131,268)	(595,243)	(234.84)

City of San Juan, Texas
Budget Expenditures Report
April 30, 2023

							Budget Target 58%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,969,760	1,959,880	-	(2,009,880)	328,439	352,149	49.37
OTHER REVENUE	46,105	241,565	-	195,460	7,624	4,984	523.94
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,015,865	2,201,445	-	(1,814,420)	336,063	357,133	54.82
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,375,892	638,862	-	737,030	(19,030)	98,577	46.43
PUR PROF/TECH SRVS	-	256	-	(256)	22	18	-
PUR PROP SRVS & OTH SRVS	383,400	198,075	6,626	178,698	22,337	19,736	53.39
SUPPLIES	674,703	449,641	14,319	210,743	111,868	27,738	68.77
CAPITAL OUTLAY	131,008	481,249	-	(350,241)	5,734	-	367.34
MISCELLANEOUS	870,772	257,767	56,111	556,894	104,877	1,529	36.05
SANITATION	3,435,775	2,025,850	77,056	1,332,869	225,808	147,598	61.21
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	82,000	42,313	-	39,687	6,704	11,092	51.60
PUR PROP SRVS & OTH SRVS	56,157	33,398	-	22,759	4,587	4,582	59.47
DEBT SERVICE	319,817	305,524	-	14,293	-	-	95.53
MISCELLANEOUS	212,630	124,354	-	88,276	17,619	17,619	58.48
ORGANIZATIONAL	670,604	505,588	-	165,016	28,911	33,294	75.39
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,106,379	2,531,439	77,056	1,497,884	254,719	180,892	63.52
REVENUES OVER/(UNDER) EXPENDITURES	(90,514)	(329,994)	(77,056)	(316,536)	81,344	176,242	449.71

City of San Juan, Texas
Budget Expenditures Report
April 30, 2023

							Budget Target 58%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,815,750	1,391,054	-	(1,424,696)	233,582	232,205	49.40
SEWER SYSTEMS	3,103,000	1,512,184	-	(1,590,816)	266,639	234,229	48.73
OTHER REVENUES	-	48	-	48	33	(45)	-
INTERGOV'T REVENUE		600,752	-	600,752	-	600,752	-
OTHER REVENUES	74,400	227,511	-	153,111	23,911	42,765	305.79
OTHER	(1,664,037)	(1,508,076)	-	155,961	(31,192)	(31,192)	90.63
TOTAL REVENUES	4,329,113	2,223,474	-	(2,105,639)	492,973	1,078,713	51.36
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	335,126	135,101	-	200,025	(3,675)	22,943	40.31
PURCHASED PROF/TECH SRVS	26,908	25,474	976	458	488	488	98.30
PUR PROP SRVS & OTH SRVS	87,034	66,324	271	20,439	6,666	4,212	76.52
SUPPLIES	22,406	13,605	1,183	7,618	1,098	1,141	66.00
MISCELLANEOUS	51,468	46,694	987	3,787	8,769	8,613	92.64
UTILITY BILLING & COLLEC	522,942	287,199	3,417	232,327	13,346	37,397	55.57
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	237,394	53,093	-	184,301	(11,438)	7,422	22.36
PURCHASED PROF/TECH SRVS	12,000	-	-	12,000	-	-	-
PUR PROP SRVS & OTH SRVS	22,900	6,437	-	16,463	57	4,522	28.11
SUPPLIES	9,787	9,302	1,298	(813)	2,235	606	108.30
MISCELLANEOUS	870	312	-	558	312	-	35.86
UTILITY ADMINISTRATION	282,951	69,144	1,298	212,509	(8,834)	12,550	24.90
WATER PLANT							
SALARIES & WAGES/BENEFIT	520,218	275,387	-	244,831	(3,666)	41,658	52.94
PURCHASED PROF/TECH SRVS	35,000	12,091	1,290	21,619	2,111	2,620	38.23
PUR PROP SRVS & OTH SRVS	410,112	149,945	10,981	249,186	22,803	13,182	39.24
SUPPLIES	447,740	211,233	20,455	216,052	48,028	5,667	51.75
CAPITAL OUTLAY	61,152	7,648	31,152	22,352	7,648	-	63.45
MISCELLANEOUS	43,500	23,613	(15,344)	35,231	156	1,258	19.01
WATER PLANT	1,517,722	679,917	48,533	789,271	77,081	64,385	48.00
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	333,252	149,927	-	183,325	4,281	25,202	44.99
PUR PROP SRVS & OTH SRVS	17,480	6,635	240	10,606	1,334	1,772	39.33
SUPPLIES	111,448	51,503	6,394	53,551	9,173	2,070	51.95
MISCELLANEOUS	2,842	1,374	-	1,468	156	-	48.35
WATER DISTRIBUTION	465,022	209,439	6,633	248,950	14,944	29,044	46.46
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	380,331	153,539	-	226,792	3,093	23,682	40.37
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	496,599	89,264	248,222	159,113	13,183	9,217	67.96
SUPPLIES	90,542	65,471	1,445	23,626	11,309	4,116	73.91
CAPITAL OUTLAY	15,000	14,767	-	233	-	14,767	98.45
MISCELLANEOUS	1,771	729	-	1,042	156	-	41.16
SEWER COLLECTION	989,243	323,770	249,667	415,806	27,741	51,783	57.97

City of San Juan, Texas
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Budget
Target
58%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	282,972	136,031	-	146,941	(3,018)	16,947	48.07
PURCHASED PROF/TECH SRVS	35,000	13,236	3,890	17,874	1,785	2,302	48.93
PUR PROP SRVS & OTH SRVS	297,828	147,604	8,525	141,699	14,199	21,182	52.42
SUPPLIES	194,444	78,320	36,657	79,467	4,184	8,882	59.13
CAPITAL OUTLAY	30,000	-	-	30,000	-	-	-
MISCELLANEOUS	146,592	88,991	-	57,601	9,804	11,836	60.71
SEWER PLANT	986,836	464,182	49,072	473,583	26,954	61,149	52.01
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	82,683	40,039	-	42,644	4,175	19,083	48.42
PUR PROP SRVS & OTH SRVS	123,977	72,296	-	51,681	10,128	10,116	58.31
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	411,800	239,035	-	172,765	33,985	33,985	58.05
ORGANIZATIONAL	619,460	351,370	-	268,090	48,288	63,185	56.72
TOTAL EXPENDITURES	5,384,175	2,385,019	358,620	2,640,536	199,520	319,493	50.96
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,055,062)	(161,546)	(358,620)	534,897	293,452	759,219	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(1,055,062)	(161,546)	(358,620)	534,897	-	759,219	49.30
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 58%
60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,602,660	1,476,695		(125,965)	26,813	26,826	92.14
TOTAL REVENUES	1,602,660	1,476,695	-	(125,965)	26,813	26,826	92.14
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,609,666	1,417,704	-	191,962	-	-	88.07
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,609,666	1,417,704	-	191,962	-	-	88.07
TOTAL EXPENDITURES	1,609,666	1,417,704	-	191,962	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(7,006)	58,991	-	65,997	26,813	26,826	(842.00)
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(7,006)	58,991	-	65,997	26,813	26,826	(842.00)
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 58%
% RECEIV. EXPENDED

61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	
REVENUE SUMMARY							
OTHER REVENUE	61,376	50,698	-	(10,678)	7,592	7,637	82.60
TOTAL REVENUES	61,376	50,698	-	(10,678)	7,592	7,637	82.60
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,376	50,698	-	(10,678)	-	7,637	82.60
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	50,698	-	(10,678)	-	7,637	82.60

City of San Juan, Texas
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April 30, 2023

Budget Target 58%

18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY

REVENUE SUMMARY

	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
FEES & FINES	5,000	3,144	-	(1,856)	605	569	62.87
TOTAL REVENUES	5,000	3,144	-	(1,856)	605	569	62.87
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES	150	63	-	(87)	12	11	41.98
TOTAL REVENUES	150	63	-	(87)	12	11	-
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 58%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	3,541	-	(1,959)	473	692	64.39
TOTAL REVENUES	5,500	3,541	-	(1,959)	473	692	64.39
	=====	=====	=====	=====	=====	=====	=====
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,500	3,541	-	(1,959)	-	692	64.39

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 58%
% RECEIV. EXPENDED

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	2,923	-	(3,077)	551	503	48.72
TOTAL REVENUES	6,000	2,923	-	(3,077)	551	503	48.72
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		30		(30)	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	30	-	(30)	-	-	-
TOTAL EXPENDITURES	-	30	-	(30)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	2,893	-	(3,107)	-	503	48.22

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 58%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	21	-	21	3	3	-
TOTAL REVENUES	-	21	-	21	3	3	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	21	-	21	3	3	-

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Budget Target 58%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	1,659	-	659	123	7	165.87
TOTAL REVENUES	1,000	1,659	-	659	123	7	165.87
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,000	1,659	-	659		-	165.87

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							Budget Target 58%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,070	216,384	-	191,314	80,849	2,695	863.12
TOTAL REVENUES	25,070	216,384	-	191,314	80,849	2,695	863.12
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	25,070	-	-	25,070	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PARKS	25,070	-	-	25,070	-	-	-
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	25,070	-	-	25,070	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	216,384	-	216,384	80,849	2,695	-

City of San Juan, Texas
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Budget Target 58%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	9,000	13,055	-	4,055	150	-	145.06
TOTAL REVENUES	9,000	13,055	-	4,055	150	-	145.06
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	1,000	-	4,000	-	-	20.00
PUR PROP SRVS & OTH SRVS	500	120	-	380	-	-	24.00
SUPPLIES	5,000	-	-	5,000	-	-	-
MISCELLANEOUS	10,000	10,057	-	(57)	-	-	100.57
ADMINISTRATION	20,500	11,177	-	9,323	-	-	54.52
TOTAL EXPENDITURES	20,500	11,177	-	9,323	-	-	54.52
REVENUES OVER/(UNDER) EXPENDITURES	(11,500)	1,878	-	13,378	-	-	(16.33)

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							Budget Target 58%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,500	-	-	(1,500)	-	-	-
FORFEIT LOCAL	600	-	-	(600)	-	-	-
TOTAL REVENUES	2,100	-	-	(2,100)	-	-	-
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	1,500	65	-	1,436	-	-	4.30
SUPPLIES	8,500	6,369	435	1,696	730	1,087.80	80.04
POLICE	15,000	6,433	435	8,132	730	1,088	45.79
TOTAL EXPENDITURES	15,000	6,433	435	8,132	730	1,088	45.79
REVENUES OVER/(UNDER) EXPENDITURES	(12,900)	(6,433)	(435)	6,032	(730)	(1,088)	53.24

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Budget
Target
58%

30 - MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	282,447	98,939	-	(183,508)	12,541	22,174	35.03
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	282,447	98,939	-	(183,508)	12,541	22,174	35.03
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	66,575	92,214	-	(25,639)	10,802	14,281	138.51
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	20,618	20,618	-	-	20,618	-	100.00
CAPITAL OUTLAY	180,476	90,476	-	90,000	(788)	45,685	50.13
POLICE	267,669	203,307	-	64,362	30,632	59,965	75.95
LIBRARY							
PURCHASED PROF/TECH SRVS	2,458	960	-	1,498	-	-	39.06
PUR PROP SRVS & OTH SRVS	9,500	7,791	1,291	418	-	7,491.00	95.60
SUPPLIES	1,497	1,197	-	300	-	-	79.96
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	3,478	-	-	3,478	-	-	-
LIBRARY	16,933	9,948	1,291	5,694	-	7,491	66.38
TOTAL EXPENDITURES	284,602.10	213,255	1,291	70,055	30,632	67,456	75.38
REVENUES OVER/(UNDER) EXPENDITURES	(2,155)	(114,317)	(1,291)	(113,453)	(18,091)	(45,282)	5,364.40

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Budget Target 58% % RECEIV. EXPENDED
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32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
POLICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

City of San Juan, Texas
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							Budget Target 58%
33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	18,500	9,727	-	(8,773)	2,558	2,175	52.58
FINES & FEES	150	900	-	750	-	-	600.00
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	18,650	10,627	-	(8,023)	2,558	2,175	56.98
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	18,650	-	-	18,650	-	-	-
CITY EVENTS	18,650	-	-	18,650	-	-	-
MISCELLANEOUS DEPT							
MISCELLANEOUS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	18,650	-	-	18,650	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	10,627	-	10,627	2,558	2,175	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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Budget Target 58% % RECEIV. EXPENDED
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35 - ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	
REVENUE SUMMARY							
OTHER REVENUE	112	37,784	-	37,672	917	7,721	33,735.48
FORFEIT FEDERAL	71,000	165,162	-	94,162	90,659	-	232.62
TOTAL REVENUES	71,112	202,945	-	131,833	91,576	7,721	285.39
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	32,000	300	5,932	25,768	-	300	19.48
SUPPLIES	60,000	9,746	6,972	43,282	2,239	6,726	27.86
CAPITAL OUTLAY	120,004	-	112,004	8,000	-	-	93.33
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	212,004	10,046	124,908	77,050	2,239	7,026	63.66
TOTAL EXPENDITURES	212,004	10,046	124,908	77,050	2,239	7,026	63.66
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(140,892.00)	192,899	(124,908)	208,883	-	695	(48.26)

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Budget Target 58%

55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	305,000	150,308	-	(154,692)	25,113	25,128	49.28
TOTAL REVENUES	305,000	150,308	-	(154,692)	25,113	25,128	49.28
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	258,163	108,204	-	149,959	14,244	14,183	41.91
PUR PROP SRVS & OTH SRVS	16,080	2,190	1,434	12,456	-	371	22.54
SUPPLIES	18,478	8,518	2,761	7,199	1,150	2,077	61.04
CAPITAL OUTLAY	23,824	1,100	-	22,724	-	-	4.62
MISCELLANEOUS	6,000	177	-	5,823	-	77	2.95
STORM WATER	322,545	120,189	4,195	198,161	15,394	16,708	38.56
TOTAL EXPENDITURES	322,545	120,189	4,195	198,161	15,394	16,708	38.56
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(17,545)	30,119	(4,195)	43,470	-	8,420	(147.76)

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Budget Target 58%
% RECEIV. EXPENDED

36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	2,634,333	2,475,797	-	(158,536)	114,169	41,987	93.98
OTHER REVENUE	500	29,431	-	28,931	4,803	5,448	5,886.16
TOTAL REVENUES	2,634,833	2,505,228	-	(129,605)	118,972	47,435	95.08
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	2,399,750	1,985,803	-	413,947	-	-	82.75
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	2,399,750	1,985,803	-	413,947	-	-	82.75
TOTAL EXPENDITURES	2,399,750	1,985,803	-	413,947	-	-	82.75
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	235,083	519,425	-	284,342	118,972	47,435	220.95
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	235,083	519,425	-	284,342	-	47,435	220.95
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 58%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	774	-	774	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	774	-	774	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY	195,652	1,764,546	2,517,883	(4,086,776)	450,771	888,674	2,188.80
CITY MANAGER	195,652	1,764,546	2,517,883	(4,086,776)	450,771	888,674	2,188.80
PARK AND RECREATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
PARK	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	195,652	1,764,546	2,517,883	(4,086,776)	-	888,674	2,188.80
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(195,652)	(1,763,772)	(2,517,883)	(4,086,002)	-	(888,674)	2,188.40

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42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	156,333	-	156,333	25,438	28,979.30	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	156,333	-	156,333	25,438	28,979	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	179,000	(179,000)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	179,000	(179,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	156,333	(179,000)	(22,667)	-	28,979	-

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							Budget Target 58%
43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	26,435	-	26,435	4,084	4,161	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	26,435	-	26,435	4,084	4,161	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	468,196	703,788	(1,171,984)	21,549	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	468,196	703,788	(1,171,984)	21,549	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(441,762)	(703,788)	(1,145,549)	(17,465)	4,161	-

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	7,238	-	7,238	1,204	1,226	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	7,238	-	7,238	1,204	1,226	-
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	71,738	-	-	71,738	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	71,738	-	-	71,737.94	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	71,738	-	-	71,738	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(71,738)	7,238	-	(64,500)	1,204	1,226	(10.09)

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							Budget Target 58%
45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
LIBRARY	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	-	(2,191)	2,191	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	-	(2,191)	2,191	-	-	-
TOTAL EXPENDITURES	-	-	(2,191)	2,191	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	2,191	2,191	-	-	-

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							Budget Target 58%
47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	47,976	-	47,976	7,980	8,125	-
TOTAL REVENUES	-	47,976	-	47,976	7,980	8,125	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	47,976	-	47,976		8,125	-

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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	10,738	-	10,738	1,359	1,383	-
TOTAL REVENUES	-	10,738	-	10,738	1,359	1,383	-
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	10,534	(10,534)	-	-	-
CAPITAL OUTLAY	1,009,264	-	307,224	702,040	-	-	30.44
NEW CITY HALL	1,009,264	-	317,758	691,506	-	-	-
TOTAL EXPENDITURES	1,009,264	-	317,758	691,506	-	-	31.48
REVENUES OVER/(UNDER) EXPENDITURES	(1,009,264)	10,738	(317,758)	702,245	-	1,383	30.42

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49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====							
EXPENDITURE SUMMARY							
CAPITAL OUTLAY		-	-	-	-	-	-
UTILITY ADMINISTRATION	-	-	-	-	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY		-	-	-	-	-	-
SEWER COLLECTION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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							Budget Target 58%
51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	217,921	-	217,921	34,462	49,433	-
TOTAL REVENUES	-	217,921	-	217,921	34,462	49,433	-
=====							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS		15,000	-	(15,000)	-	-	-
ADMINISTRATION	-	15,000	-	(15,000)	-	-	-
WATER PLANT							
CAPITAL OUTLAY	58,757	58,757	32,975	(32,975)	37,221	(199,774)	156.12
WATER PLANT	58,757	58,757	32,975	(32,975)	37,221	(199,774)	156.12
SEWER COLLECTION							
CAPITAL OUTLAY	2,478,662	-	2,598,215	(119,553)	250,325	(335,118)	104.82
SEWER COLLECTION	2,478,662	-	2,598,215	(119,553)	250,325	(335,118)	104.82
Transfer Out	-	976	-	(976)	976	5,674	-
TOTAL EXPENDITURES	2,537,419	74,733	2,631,190	(168,504)	287,545	(529,219)	106.64
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(2,537,419)	143,188	(2,631,190)	49,417	-	578,652	98.05

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52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58%
							% 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 Target 58%
53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	95,877	-	95,877	16,137	12,990	-
TOTAL REVENUES	-	95,877	-	95,877	16,137	12,990	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY	1,950,066	379,058	3,310,329	(1,739,321)	43,542	321,407	189.19
FIRE	1,950,066	379,058	3,310,329	(1,739,321)	43,542	321,407	189.19
STREETS & ALLEYS							
CAPITAL OUTLAY	414,746	249,075	-	165,671	-	-	60.05
STREETS & ALLEYS	414,746	249,075	-	165,671	-	-	60.05
PARKS & RECREATION							
CAPITAL OUTLAY	986,530	292,640	2,661,814	(1,967,924)	-	46,674	299.48
PARKS & RECREATION	986,530	292,640	2,661,814	(1,967,924)	-	46,674	299.48
SANITATION							
CAPITAL OUTLAY	952,957	125,152	-	827,805	-	-	13.13
SANITATION	952,957	125,152	-	827,805	-	-	13.13
ADMINISTRATION							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,304,299	1,045,925	5,972,143	(2,713,769)	-	368,081	163.05
REVENUES OVER/(UNDER) EXPENDITURES	(4,304,299)	(950,048)	(5,972,143)	(2,617,892)	-	(355,091)	160.82

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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED	Budget Target 58%
REVENUE SUMMARY								
OTHER REVENUE	-	6,022	-	6,022	1,002	1,020	-	
TOTAL REVENUES	-	6,022	-	6,022	1,002	1,020	-	
EXPENDITURE SUMMARY								
WATER DISTRIBUTION								
CAPITAL OUTLAY	-	-	-	-	-	-	-	
WATER DISTRIBUTION	-	-	-	-	-	-	-	
ORGANIZATIONAL								
DEBT SERVICE	-	-	-	-	-	-	-	
ORGANIZATIONAL	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	-	-	-	-	-	-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	6,022	-	6,022	-	1,020	-	

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							Budget Target 58%
57-2022 BOND - FIRE TRUCK FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,537,643	784,428	-	(753,215)	137,986	126,609	51.01
OTHER REVENUE	1,300	42,688	-	41,388	7,179	7,420	3,283.71
OTHR FINANCING SOURCES/U	(104,593)	(60,697)	-	43,896	(8,802)	(8,802)	58.03
TOTAL REVENUES	1,434,350	766,419	-	(667,931)	136,363	125,227	(53.43)
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	172,537	100,309	-	72,228	13,648	13,521	58.14
PURCHASED PROF/TECH SRVS	208,677	119,798	-	88,879	11,717	13,307	57.41
PUR PROP SRVS & OTH SRVS	96,284	59,902	-	36,382	14,054	6,994	62.21
SUPPLIES	24,800	9,446	-	15,354	1,406	2,254	38.09
CAPITAL OUTLAY	10,000	1,473	-	8,527	53	859	14.73
DEBT SERVICE	217,850	182,625	-	35,225	-	-	83.83
MISCELLANEOUS	704,202	159,864	-	544,338	36,875	39,103	22.70
SAN JUAN ECONOMIC DEV	1,434,350	633,417	-	800,933	77,752	76,039	44.16
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,434,350	633,417	-	800,933	77,752	76,039	44.16
REVENUES OVER/(UNDER) EXPENDITURES	-	133,002	-	133,002	58,611	49,188	-

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29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-23	Apr-23	Budget Target 58%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	60	664	-	604	29	48	1,106.67
OTHR FINANCING SOURCES/U	104,827	60,697	-	(44,130)	8,802	8,802	57.90
TOTAL REVENUES	104,887	61,361	-	(43,526)	8,830	8,850	58.50
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	102,022	89,212	-	12,809	-	-	87.44
ORGANIZATIONAL EXPENSES	102,022	89,212	-	12,809	-	-	87.44
TOTAL EXPENDITURES	102,022	89,212	-	12,809	-	-	87.44
REVENUES OVER/(UNDER) EXPENDITURES	2,865	(27,852)	-	(30,717)	(27,852)	8,850	(972.13)