



Mayor: San Juanita Sanchez
Mayor Pro-Tem: Mario Garza
Commissioners: Jesus "Jesse" Ramirez
Raudel Maldonado
Pete Garcia

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, May 9, 2017

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, San Juan Memorial Library, Department of Sanitation. (Benjamin Arjona, City Manager)

1. Planning and Zoning Department Monthly Report. (Xavier Cervantes, Director of Planning)

2. Department of Parks & Recreation Monthly Report. (Patrick Willingham, Director of Parks and Recreation)

3. San Juan Memorial Library Monthly Report. (Armandina Sesin, Library Director)

4. Department of Sanitation Monthly Report. (Carmen Gonzalez, Director of Sanitation)

B. Report on the First Time Sewer Project - Utility Easement. (Xavier Cervantes, Director of Planning)

C. Presentation on Financial Transparency Program. (Pablo Garza, Director of Finance)

VI. PUBLIC HEARING/ORDINANCES

A. Conduct a Public Hearing and Consider and Ordinance in First Reading Amending the Code of Ordinances at Appendix "A", Unified Development Code, Chapter 2 - Zoning Regulations, Article II - Establishment of Districts and Boundaries for the Expressway Corridor District, Article IV, Expressway Corridor District Including Use and Area Regulations, Area and Height Requirements, Definitions, Uses, Additional Requirements for Parking, Driveway, Landscaping and Architectural Standards. (Xavier Cervantes, Director of Planning)

B. Conduct a Public Hearing and Consider an Ordinance in First Reading for a Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" proposed for construction at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC. (Xavier Cervantes, Director of Planning)

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

A. Discussion and Possible Action on Removing and Renaming Mayfield Park name. (Patrick Willingham, Director of Parks and Recreation)

VIII. CONSENT AGENDA

A. Investment Report As of March 31, 2017.

B. Budget Expenditures Report As of February 28, 2017. (Pablo A. Garza, Director of Finance)

IX. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the Friday, May 5, 2017, at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

PALMIRA CEPEDA
INTERIM CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the _____ of _____, 2017.

OFFICE OF THE CITY SECRETARY



Mayor: San Juanita Sanchez
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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Xavier Cervantes, Director of Planning and Zoning

DATE: 05/03/2017

SUBJECT: Planning and Zoning Department Monthly Report. (Xavier Cervantes, 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.

- 86 building permits were issued with a \$23,093,397.00 in total valuation.
- 191 garage sale permits were issued (\$1,910.00 in revenues).
- Provided customer service and support to 1,067 people and handled approximately 714 calls.
- The building inspectors made approximately 430 inspections.
- Twenty-two (22) permits were issued for new houses.
- Provided customer service and handled approximately 271 calls regarding animal control.

SUBDIVISIONS IN PROCESS

- Dulce Park
- Ekamp Village
- Golden Chick San Juan
- Minnesota Vegas Ranches Phase 1
- San Juan Plaza

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Tortilleria Silva – 2025 N. Raul Longoria Rd.
- Dos Gorditos Restaurant – 909 W. FM 495
- Voodoo Lounge – 1618 N. Veteran’s Blvd.

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST

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MONTH

- Remodeling of the old PSJA High School into a Collegiate Center

CONDITIONAL AND SPECIAL USE PERMITS IN PROCESS

- Alcohol sales for off-premise consumption at one of the suites of the Santos Commercial Plaza
- Gasoline Service Station and alcohol sales for the proposed new Aziz Store

REZONING APPLICATIONS IN PROCESS

None

VARIANCE APPLICATIONS IN PROCESS

- None

ORDINANCES IN PROCESS

- Expressway Corridor Zoning

PUBLIC SAFETY BUILDING PROJECT

The groundbreaking ceremony for the project was held on February 1, 2017. Bi-monthly meetings are taking place with the architects and the building contractor. The project is scheduled to be completed in August or September, 2017.

EASEMENTS

The Department is working with the project engineer and the Utilities Director to obtain the necessary easements to undertake the First Time Sewer Connections Project scheduled to commence in the Summer or Fall of 2017.

DAVIS-BACON REGULATIONS

The Planning Department conducts employee wage interviews and reviews payroll reports to make sure the project contractors and subcontractors are in compliance with the Davis-Bacon Federal Act. At this time the only project that is impacted by this Act because federal funds are involved is the Water Plant # 2 Expansion Project.

STORMWATER REGULATIONS

The Department is the Stormwater Manager for the City of San Juan. The City of San Juan is a member of the Rio Grande Valley Stormwater Taskforce that is now coordinated by UTRGV. The department ensures the City is in compliance with all TCEQ and EPA laws regarding stormwater discharge. Regional meetings are attended regularly to keep track of this task.

METROPOLITAN PLANNING ORGANIZATION

The Department represents the City of San Juan in the Metropolitan Planning Organization (MPO) Technical Advisory Committee for County-wide transportation planning. Meetings are attended monthly.

OPERATION CRACKDOWN

The Department is very involved in this program in conjunction with the San Juan Police Department and the Public Works Department to tear down unsafe structures that augment crime in the City's neighborhoods. Twenty-five (25) structures have been

identified as unsafe and seven (7) have been torn down since the start of the operation in February 2015. Four (4) more structures are slated for demolition in the near future. Agents from the Border Patrol Division out of the United States Department of Homeland Security have been of great assistance in getting property owners to sign demolition consent forms. The demolitions are handled by the Department of Public Works.

HIDALGO COUNTY URBAN COUNTY PROGRAM

Fiscal Year 29 (2016) project includes paving improvements along Coconut, Pullin, Hooper and Salazar Streets (Capri Subdivision). The environmental review phase under the direction of Urban County officials has been completed. A project kick-off meeting took place in March 14, 2017. The project is scheduled to go out for bids in the middle of May, 2017 and should be completed by the Summer or Fall of 2017.

Fiscal Year 30 (2017) project includes paving improvements in the Clark Terrace Phase 1 & 2 Subdivisions. The documents were submitted on time to start the advertisements and the environmental review. If everything goes according to schedule the project is expected to be completed by the Spring or Summer of 2018.

PASEO DE LAS FLORES DRAINAGE PROJECT

The Department is the manager for this project. The project was awarded to Bearkat Construction for \$882,282.00. The pre-construction meeting for this project took place on June 23, 2016 and the Notice to Proceed was issued on July 7, 2016. The project is 95 percent complete at this time.

STREET IMPROVEMENTS PROJECT PHASE 1

The Department is the manager for this project. Perez Consulting Engineers is the engineering firm for this project. The engineering contract was signed on December 15, 2016. The bid opening is scheduled for May 9, 2017. The awarding of the bids is scheduled to go before the City Commission during the second meeting of May, 2017.

STREET IMPROVEMENTS PROJECT PHASE 2

\$1.87 million are now available for additional street improvements. A contract needs to be negotiated with Perez Consulting Engineers to get the project started.

APRIL 2017 MONTHLY REPORT

Activity	Total	Valuation	Fees
Commercial	0	\$ -	\$ -
Apartments	0	\$ -	\$ -
New Residence	22	\$ 1,879,275.00	\$ 10,149.42
Additions	4	\$ 74,000.00	\$ 1,147.40
Repair/Renew/Remodel/Re-Inspect	24	\$ 21,042,004.00	\$ 65,667.54
House Moving	1	\$ 16,000.00	\$ 110.00
Mobile Homes	1	\$ 46,999.00	\$ 110.00
Carports/D-ways/Sidewalk/Concrete	7	\$ 3,200.00	\$ 214.18
Fences	13	\$ 18,999.00	\$ 384.97
Storage Rooms/Porches/Signs	14	\$ 12,920.00	\$ 460.79
Misc.			
Total Permits	86	\$ 23,093,397.00	\$ 78,244.30
Plumbing	63	\$ -	\$ 7,245.00
Electrical	23	\$ -	\$ 2,744.00
Mechanical	15	\$ -	\$ 1,035.00
Electrical Licenses	5	\$ -	\$ 300.00
Occupational Licenses	8	\$ -	\$ 320.00
Demolitions	1	\$ -	\$ 100.00
Garage Sales	191	\$ -	\$ 1,910.00
Total Permit:	306		\$ 13,654.00
Grand Total:	392	\$ 23,093,397.00	\$ 91,898.30

Code Enforcement

Inspections Department

April 2017 Report

April 2017 Report

I. Cano & R. Ureste, Code Enforcement

A. Jaramillo, B. Mata & J. Estrada Building Inspectors

Illegal Dumping	7	Setbacks	5
Work Orders	14	Foundation	23
Commercial, Abandoned & Junked Vehicles	9	CSI /Backflow	5
Garage Sale Signs & W/out Permits	3	Nail Pattern	4
Rubbish	4	Framing/Poly-Seal/Windstorm	15
Banners & Temp. Signs	2	Rough Electrical	37
Fowl Odor	0	Rough Plumbing	45
Building w/o Permit	3	Rough Mechanical	6
Certified Letters	20	Vents & Pipes	9
Complaints Filed in Court	0	Sewer	13
Towed, Abandoned & Junked Vehicles	2	Gas	7
Street Vendor	3	Driveway/Sidewalk	9
Conducting Business in Residence	2	Insulation	5
		Infiltration	11
Total Code Enforcement Activities	69	Final	18
		Occupational Inspection	6
		Mobile Home Inspection	0
		House Inspection	3
		Plan Review	76
		Permit Sign Off	75
		Other	58
Total In-Person	1067		
Total Call-in's	714		
Animal Control Calls	271	Total Activities	430



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 05/02/2017

SUBJECT: Department of Parks & Recreation Monthly Report. (Patrick Willingham, Director of Parks and Recreation)

Department of Parks & Recreation staff continues to maintain the parks and grounds as needed. Crew members have continued with daily duties preparing ballfields for our ongoing spring baseball/softball league. On April 2, 2017, parks staff assisted with the set-up and take down of our annual SanClovía event held on El Dora Rd. over by Trevino Elementary. Thursday April 20, 2017, our parks division welcomed over 300 students from PSJA ISD to the wetlands and helped students clean up areas that needed to be addressed as well as install new native plants and trees that will enhance the scenery of the area.

Events Coordinator, Ruben Rodriguez, had a very active month as he helped coordinate the annual SanClovía event held on April 2, 2017. Ruben was also very active in coordinating the Earth Day event at the wetlands, our Camp Native event that took place at Santa Ana Wildlife Refuge, and the PSJA Migrant Fair. All events took place during the month of April. Furthermore, Mr. Rodriguez along with staff have been preparing our summer brochure and coordinating locations where each program will take place, as well as conducting interviews for summer job openings.

In our Recreation Division, staff has been coordinating weekly schedules for our ongoing Pony Baseball/Softball leagues. Currently, we have more than 60 teams and over 720 children participating in the pony league this year. In the latter part of April our teams participated in the Mid-Season tournaments in which several of our teams placed 1st or 2nd place in their respective tournaments. As the mid-season tournaments come to an end we will begin the process of forming our post season All-Star teams that will represent our city this summer in tournament play.

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Maintenance Division staff continues to provide professional maintenance and custodial services. Maintenance Supervisor, Juan Govea, along with staff replaced six air conditioning coils throughout various city buildings preparing for the upcoming Summer season. Maintenance staff also helped re-wire a 24 volt contactor for the water department as well as replaced a fan condenser at Amigos Del Valle.

Overall the Parks and Recreation Department has had an extremely busy Spring and we anticipate a very busy Summer as well. Upcoming programs will be our post season all-star teams, summer TAAF Track and Field and TAAF Tennis as well as several many other recreational programs.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 05/04/2017

SUBJECT: San Juan Memorial Library Monthly Report. (Armandina Sesin, Library Director)

Enclosed is the April monthly report including statistics and programs:
For the month of April we had 3,197 visitors. Out of those visitors, 1,426 were here for computer use only. We had 99 new patrons added to our circulation system. We requested and received twenty (20) Interlibrary Loans (ILL). The library checked out a total of 1,245 items both adult and children's. We had 131 in-house circulation items. We helped the public with an estimated 574 reference/informational questions. We had 19 children's programs with an attendance of 111 people. The monthly amount deposited was \$1,592.65 both fines and fees.

Please see attached statistical report.

During the month of April:

- Attended the Directors' meeting
- Attended the City Commission meeting
- Went to City Hall to make the weekly money deposits for the library
- Attended two E-Rate webinars
- Attended, with Richard, the monthly HCLS meeting in Alamo
- Attended the San Juan Memorial Library Board meeting
- Attended the Urban County Leadership Conference
- Went to the McAllen Public Library to turn in the Agreement with Hidalgo County
- Hosted a celebration for Día de los Niños/Día de los Libros
- Managed the day to day operations of the San Juan Memorial Library

Meetings to be held in April, 2017
Multipurpose Room

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Directors' meetings, May 1st & 15th
Planning & Zoning webinar, May 2nd
Library Board meeting, May 3rd
Planning & Zoning, May 4th & 18th
Mother's Day celebration, May 10th
Library webinar, May 11th
Hidalgo County Headstart, May 16th
Hidalgo County Headstart Graduation, May 17th
PSJA Girl Scouts Journey in a Day, May 20th
EDC Board meeting, May 25th

Training Room:

GED in Spanish on Mondays, Tuesday, Wednesdays, and Thursdays from May 1st to May 31st
Keep San Juan Beautiful, May 10th
Computer classes on Tuesdays and Thursdays, from May 2nd to May 30th
Small Business Administration, May 22nd, 24th and 26th

**San Juan Memorial Library
April 2017 Statistics**

Statistics	
Total Visitors	3,197
Computer Users	1,426
Total Checkouts	1,245
In-House Use	131
Inter-Library Loans	20
New Patrons	99
Reference\ Informational Questions	574
Children's Programs	19
Attendance	111

Multipurpose Room Reservations	Attendance
3rd Directors Meeting	17
5th Library Board Meeting	3
6th Planning & Zoning	26
10th EDC Board Meeting	9
11th City Commission	52
12th Keep San Juan Beautiful	4
17th Directors Meeting	15
17th TWC Hearing	3
19th Webinar	1
20th HEB Read 3 Program	34
25th City Commission	29
27th EDC Board Meeting	29
29th Dia de los Ninos	31
Total	253

Training Room Reservations	Attendance
3rd Spanish GED Classes	8
4th Computer Classes	3
4th Spanish GED Classes	9
5th Spanish GED Classes	10
6th Computer Classes	5
6th Spanish GED Classes	12
7th Planning & Zoning Webinar	3
10th Spanish GED Classes	3
11th Computer Classes	3
11th Spanish GED Classes	7
12th Spanish GED Classes	11
13th Computer Classes	3
13th Spanish GED Classes	9
17th Spanish GED Classes	9
18th Computer Classes	2
18th Spanish GED Classes	18
19th Spanish GED Classes	12
20th Computer Classes	3
20th Spanish GED Classes	10
24th Spanish GED Classes	10

Checkouts	
DVDs	293
Books Juvenile	746
Books Adult	206
Total	1,245

WiFi Usage	
LibGuest	533
LibStaff	38
LibAdmin	0
Total	571

Study Room Attendance	
Study Rooms	75

Facebook Page	
Likes	8
Visitors	8

SJML Homepage	
Visitors	46,571

Deposits	
Fines	\$ 371.07
Copies	\$ 1,221.58
Total	\$ 1,592.65

Computer Classes	
Attendance	19

Spanish GED Classes	
Attendance	157

T.R. Reservations (continued)	Attendance
26th Spanish GED Classes	9
27th Spanish GED Classes	10

San Juan Memorial Library
April 2017 Statistics

25th Spanish GED Classes	10		Total	179
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Youth & Children's Programs/Attendance

Date	Program	Attendance
Tuesday, April 4, 2017	Homework	2
Tuesday, April 4, 2017	Coloring	1
Wednesday, April 5, 2017	Coloring	2
Thursday, April 6, 2017	Coloring	7
Thursday, April 6, 2017	Game Night	3
Saturday, April 8, 2017	Movie	3
Tuesday, April 11, 2017	Coloring	5
Tuesday, April 11, 2017	Homework	3
Wednesday, April 12, 2017	Coloring	3
Tuesday, April 18, 2017	Coloring	2
Wednesday, April 19, 2017	Homework	1
Thursday, April 20, 2017	HEB Read-3	34
Thursday, April 20, 2017	Coloring	1
Friday, April 21, 2017	Coloring	4
Saturday, April 22, 2017	Movie	2
Saturday, April 22, 2017	Coloring	3
Wednesday, April 26, 2017	Coloring	3
Thursday, April 26, 2017	Homework	1
Saturday, April 29, 2017	Dia de los Niños	31
Total	19	111



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Carmen Gonzalez, Director of Sanitation

DATE: 05/01/2017

SUBJECT: Department of Sanitation Monthly Report. (Carmen Gonzalez, Director of Sanitation)

The month of April the departments accomplished the following:

SANITATION DEPARTMENT

- Heavy truck drivers had a hard time completing the route schedules due to downtime on three trucks. The department is still renting a residential trash truck until the semi-burnt truck is fixed which is taking longer than expected because there are parts that are on backordered.
- There is a grapple truck picking up brush on the northwest and one on the southwest side. There was a grapple truck that did not go out for two days due to repairs. In order to service the residents in a more efficient manner, staff has been informing the residents of how they should not mixed brush with debris. If residents do not get their brush picked up the department is visiting with the residents and advising them as to why their brush was not picked up and to educate them on the brush ordinance. This system of visiting with the residents has shown great support.

CENTRAL GARAGE

- Mechanics are keeping up with the repairs of City vehicles, tractor mowers and other heavy equipment. To date all sanitation trucks are repaired and out picking up trash. The department is waiting for the new trucks which should arrive late June or early July. The mechanics have taken a vehicle that was

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transferred to Sanitation department and have converted it to a vactor/water tank truck. A vehicle transferred from the Fire Department was painted white and is being used to haul caliche/cold mix for streets repairs (attached). The body and fender employee is fixing all broken 30 cubic yard containers, mowers, weed eaters and commercial containers. The employee has also converted a broken down shopping cart into a streets chemical to use for spraying sidewalks and streets.

STREETS DEPARTMENT

- The right-of-ways are continuously being cleaned. The mowing crew is once again working on the main streets as-well-as residential areas. There are two (2) crews working on right-of-ways, one on the south side and the other on the north side.
- Repair of streets/alleys is continuous. The crew goes out every day to fill and repair the main streets and as well as the residential neighborhoods.
- Street signs are replaced when the signs are either reported or the street crew sees a sign that requires replacement.
- The brush and alley crews have not picked up in the alleys because the only grapple truck for the alley has a bad transmission. I have been trying to get quotes for a new grapple but I am having a hard time because it seems no company is manufacturing grapple equipment. If the vendor cannot fix the problem, I will come before the Commission with another option. I have the alley crew currently working on the right-of-ways; trimming trees, and scrapping the streets in preparation for the street sweeper.
- The streets sweeper has been out all month. The sweeper has cleaned the Southside of town.
- The crews have cleaned the storm drains on the north side of town in preparation for hurricane season.
- The north part of town has been completely fumigated. Crew will begin on the south side weather permitting in May.



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MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Carmen Gonzalez, Sanitation Director
DATE: May 2, 2017
SUBJECT: Monthly Report

The month of April the departments accomplished the following:

SANITATION DEPARTMENT

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- There is a grapple truck picking up brush on the northwest and one on the southwest side. There was a grapple truck that did not go out for two days due to repairs. In order to service the resident in a more efficient manner, staff has been informing the residents of how they should not mixed brush with debris. If residents do not get their brush picked up the department is visiting with the residents and advising them as to why their brush was not get picked up and to educate them on the brush ordinance. This system of visiting with the residents has shown great support.

CENTRAL GARAGE

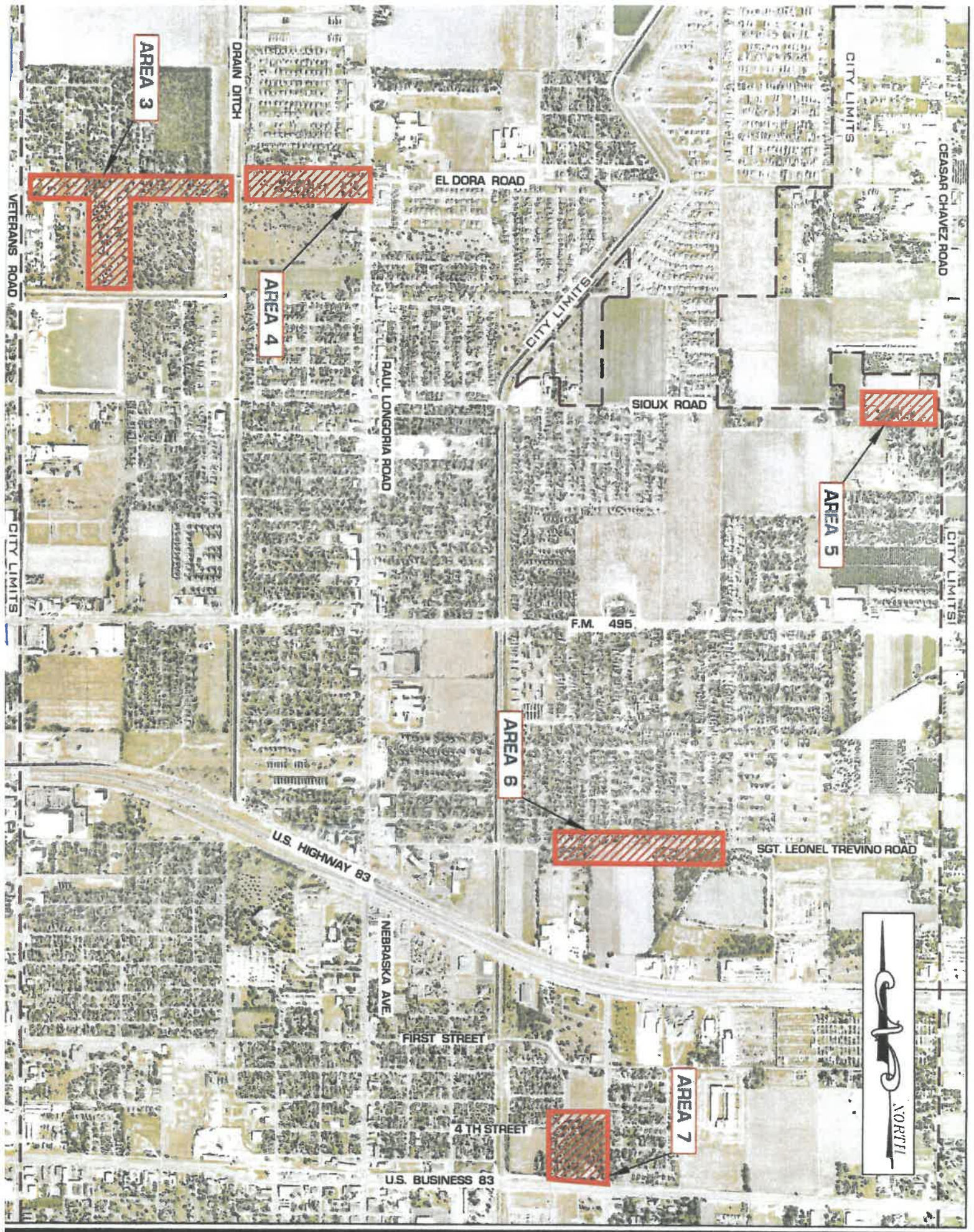
- Mechanics are keeping up with the repairs of City vehicles, tractor mowers and other heavy equipment. To date all sanitation trucks are repaired and out picking up trash. The department is waiting for the new trucks which should arrive late June, early July. The mechanics have taken a vehicle that was transferred to Sanitation and have converted it to a vactor/water tank truck. A vehicle transferred from the Fire Department was painted white and is being used to haul caliche/cold mix for streets repairs (attached). The body and fender employee is fixing all broken 30 cubic yard containers, mowers, weed eaters and commercial containers. The employee has also converted a broken down shopping cart into a streets chemical to use for spraying sidewalks and streets.

STREETS DEPARTMENT

- The right-of-ways are continuously being cleaned. The mowing crew is once again working on the main streets as-well-as residential areas. There are two (2) crews doing right-of-ways, one on the south side and the other on the north side.

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SAN CRISTOBAL ST.

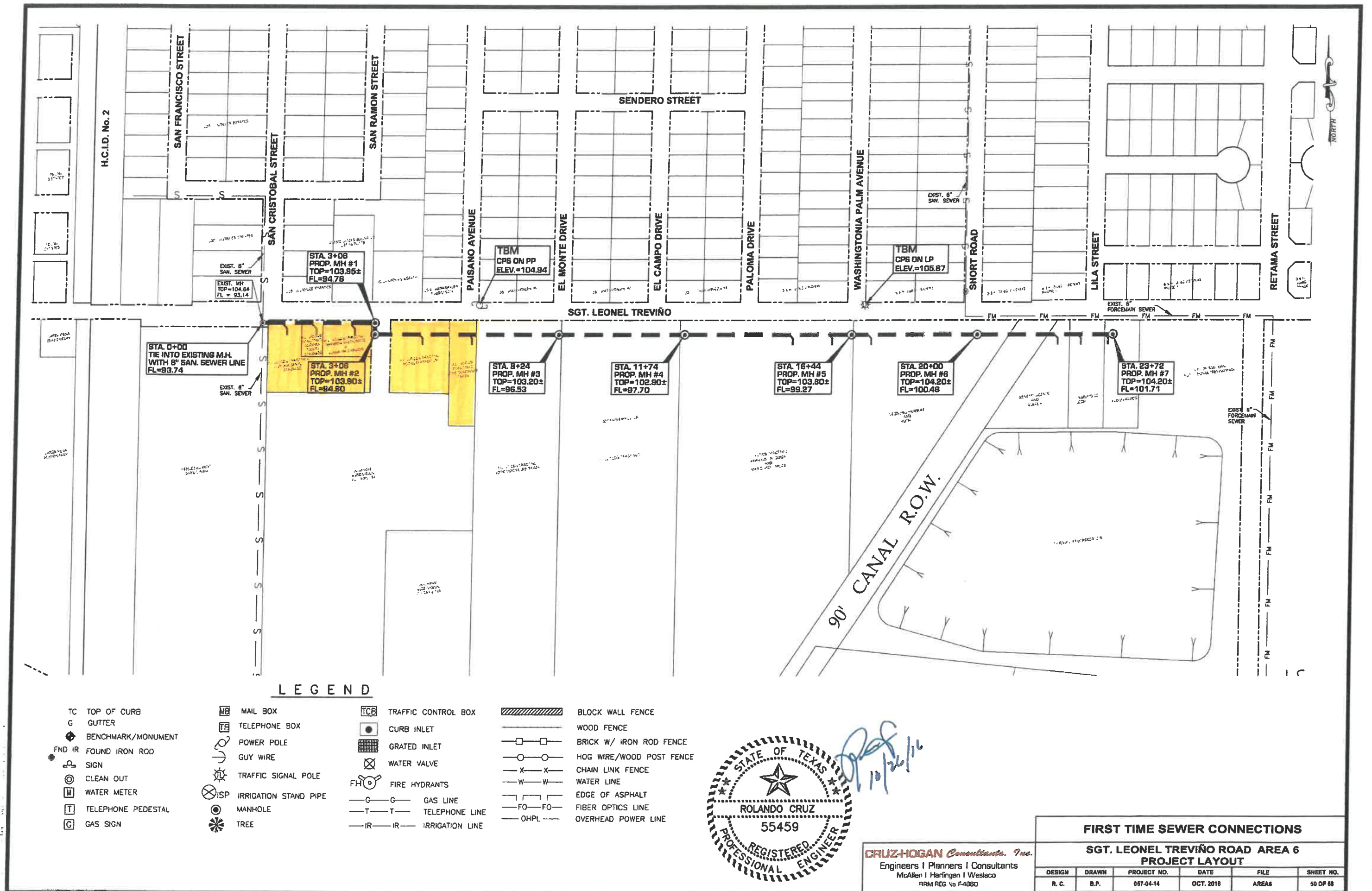
PAISANO AVENUE

SGT. LEONEL TREVINO RD.



First Time Sewer Project





San Juan Achieving Financial Transparency

Purpose: Drive public engagement with their financials, while promoting the City of San Juan transparency initiative in an easy and comprehensible manner.

Overview: A newly adopted visualization tool provides instant access to finances in an interactive, digital format. The platform will transform complex financial data into an interactive, digital format that enables better analysis and understanding of the city's finances. The design makes it easier to explore how taxpayer money is used and collected.

Maintaining budget data on the platform enables the citizens, elected officials and internal staff the ability to:

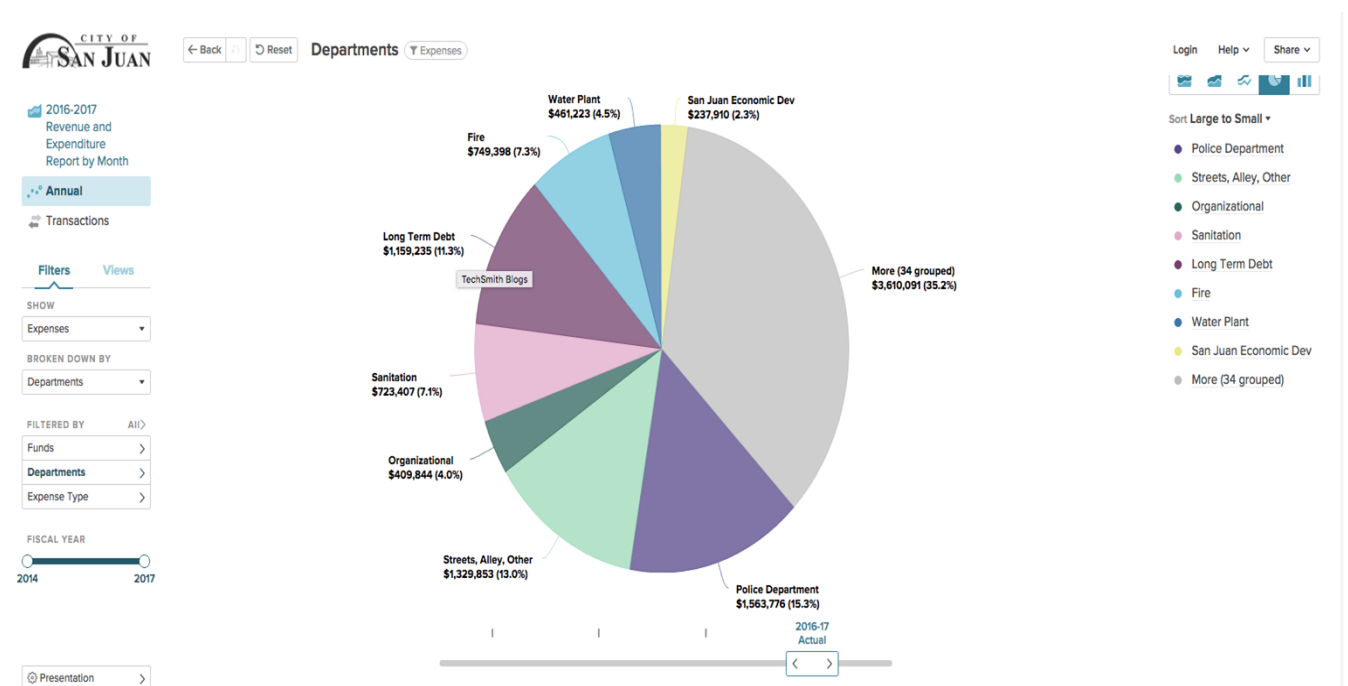
- View historical revenue and expenditure trends over the last three(3) years and the most current
- Explore multiple views of budget data, including the option to filter by fund, department, expense or revenue type, or activity
- Track year-to-date revenue and expenses and view how departments operate to budget

How is this going to be achieved? A landing page inside our City website will be live to allow City Council and the Citizens to search, download, and visualize financial information such as annual budget reports, audited financial reports, annual expenses and revenues reports, monthly financial reports, and the most current up to date City financial information.

Results: By ensuring that financial data can be easily accessible in an intuitive, digital format, the City of San Juan is demonstrating its commitment to efficiency, data-driven analytics and open government financial information.

Launching Estimated Date: March 31, 2017

Sample Platform View



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 9, 2017

Conduct a Public Hearing and Consider and Ordinance in First Reading Amending the Code of Ordinances at Appendix "A", Unified Development Code, Chapter 2 - Zoning Regulations, Article II - Establishment of Districts and Boundaries for the Expressway Corridor District, Article IV, Expressway Corridor District Including Use and Area Regulations, Area and Height Requirements, Definitions, Uses, Additional Requirements for Parking, Driveway, Landscaping and Architectural Standards. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

The Expressway Corridor Master Plan was adopted by the City Commission on February 14, 2017, giving the City a new vision for future development and redevelopment along the San Juan expressway corridor. To help staff and the Planning and Zoning Commission implement the vision plan, enclosed, please find a proposed amendment to the zoning ordinance with a map creating a new zoning category to the San Juan Code of Ordinances named "Expressway Corridor District".

The proposed new zoning category has specific language on what uses will be allowed by right and what uses will be allowed with a conditional use permit. The ordinance reduces front setback requirements and depicts additional requirements for parking, driveways, landscaping and architectural standards.

The Planning and Zoning Commission held a public hearing and staff handled many phone calls after 478 letters were mailed-out. No one spoke in opposition to the proposed ordinance amendment during the Commission's public hearing.

RECOMMENDATION:

The Planning and Zoning Commission unanimously recommended approval of the ordinance amendment during their April 6 regular meeting.

PREPARED BY:

Xavier Cervantes,
Director of Planning
and Zoning

APPROVED BY:

Benjamin Arjona, City
Manager

AN ORDINANCE OF THE CITY OF SAN JUAN, TEXAS AMENDING THE CODE OF ORDINANCES AT APPENDIX “A”, UNIFIED DEVELOPMENT CODE, CHAPTER 2 – ZONING REGULATIONS, ARTICLE II – ESTABLISHMENT OF DISTRICTS AND BOUNDARIES FOR THE EXPRESSWAY CORRIDOR DISTRICT, ARTICLE IV (11) EXPRESSWAY CORRIDOR DISTRICT INCLUDING USE AND AREA REGULATIONS, AREA AND HEIGHT REQUIREMENTS, DEFINITIONS, USES, ADDITIONAL REQUIREMENTS FOR PARKING, DRIVEWAYS, LANDSCAPING AND ARCHITECTURAL STANDARDS, RENAMING SECTION 11: SPECIAL USE REGULATIONS TO SECTION 12 WITH ALL PROHIBITIONS; EXCEPTIONS, ENFORCEMENT; PUNISHMENT; PENALTIES AT LAW AND EQUITY; INCLUSION IN THE SAN JUAN CODE OF ORDINANCES; INCORPORATION OF OTHER ORDINANCES; REPEALING CONFLICTING ORDINANCES AND EFFECTIVE DATE.

WHEREAS, an Expressway Corridor Study was performed and recommendations made to create a new special purpose district to encourage new and redevelopment of the properties along US 83/IH2 frontages; and

WHEREAS, The City of San Juan desires to create more economic development opportunities along the freeway corridor; and

WHEREAS, the Planning and Zoning Commission and the San Juan Economic Development Corporation held a joint workshop; and

WHEREAS, after a public hearing and discussion, the Planning and Zoning Commission recommends the creation of the new zoning district.

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

SECTION 1. The Code of Ordinance of the City of San Juan, Texas, be amended at Appendix “A”, Unified Development Code, Chapter 2 – Zoning Regulations as follows:

CHAPTER 2 – ZONING REGULATIONS

ARTICLE II - ESTABLISHMENT OF DISTRICTS AND BOUNDARIES

SECTION 1.00 HISTORY OF ZONING DISTRICTS.

(a) The original zoning ordinance of the City and the amendments thereto divided the City into five districts:

- (1) Single-Family;
- (2) Multifamily;
- (3) Commercial;
- (4) Industrial; and
- (5) Open Space.

(b) For the purpose of this Article, the City is now hereby divided into ~~ten (10)~~ eleven (11) districts as follows:

- (1) R-S Single-family Residential district;
- (2) R-MF Multifamily Residential district;
- (3) R-MH Manufactured Home Residential district;
- (4) C-1 Office Building district;
- (5) C-2 Neighborhood Commercial district;
- (6) C-3 ~~Commercial-Industrial~~ Heavy Commercial district;
- (7) I-1 Light Industrial district;
- (8) I-2 Heavy Industrial district;
- (9) O Undeveloped -open space district;
- (10) IN Institutional district; and
- (11) EC Expressway Corridor district.

These shall be known as the Base Zone Classifications.

SECTION 1.01: INTERPRETATION OF DISTRICT BOUNDARIES:

Where uncertainty exists with respect to:

- (a) The boundaries of any of the aforesaid districts as shown on the Zoning map; or
- (b) The location of zoning district boundaries on the official zoning map, the following rules shall apply:

- (1) Boundary Lines - Where district boundaries are indicated as approximately following lot lines, alley, street or highway right-of-way lines, or extensions of such lines, such lines shall be construed to be boundary lines;
- (2) Parallel Line Rule - Where district boundaries are so indicated that they are approximately parallel to the centerlines of street lines of streets, or the centerlines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map;
- (3) Unsubdivided Property - On unsubdivided property, the district boundary lines on the Zoning Map shall be determined by use of the scale appearing on the Map unless the boundary lines are extensions of lines on neighboring developed tracts;
- (4) Vacation of Property - Whenever any street, alley or other public way is vacated by official action of the City Commission, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts;
- (5) Intent and Purpose Rule - When the street layout on the ground varies from that shown on the map, the designations shown upon the mapped streets shall be applied in such a way as to carry out the intent and purpose of the plan for the particular area in question.

ARTICLE III - COMPLIANCE WITH THE REGULATIONS

Except as hereinafter provided no building or structure shall be erected, reconstructed, or structurally altered and no premises shall be used except in conformity with the regulations prescribed for the district.

ARTICLE IV - DISTRICT USE AND AREA REGULATIONS

SECTION 1.00: “R-S” SINGLE-FAMILY RESIDENTIAL DISTRICT

Use Regulations: A building or premise shall be used only for the following purposes:

- (a) One-Family Dwelling;
- (b) Churches;
- (c) Public parks, including playgrounds;
- (d) Farming, truck gardening, citrus orchards, nursery and greenhouses;

- (e) Accessory building or use, including a private garage customarily incident to the above uses, but not involving the conduct of a business;
- (f) Country club or golf course, not less than 40 acres in area, except a golf course or miniature course or practice driving tee operated for commercial purposes;
- (g) Home occupation incidental to a permitted use provided such occupations are conducted in the main building and only by a person resident of such building. A nameplate not to exceed one square foot in area containing the name and occupation of the resident may be displayed;
- (h) A temporary sign appertaining to the lease, hire or sale of a building or premise, which sign or bulletin board shall not exceed twelve (12) square feet in area;
- (i) Any other sign:
 - (1) remaining on the property for no more than 45 days; and
 - (2) not exceeding twelve (12) feet in area; or
- (j) A non-enclosed metal carport bolted to concrete shall be allowed within the front setback along residential streets in subdivisions recorded before 1990. The carport shall not be bigger than 18 feet in length and 18 feet in width.

SECTION 1.01: HEIGHT AND AREA REGULATIONS:

The height and area regulations set forth in Article VI shall be observed.

SECTION 1.02: PARKING REGULATIONS:

Off-street parking space shall be provided in accordance with the requirements for specific uses set forth in Chapter 6, Off-Street Parking Regulations, but under no circumstances shall:

- (a) the paved parking area be less than 400 square feet; nor
- (b) the driveway entrance width exceed 15 feet.

SECTION 2.00: “R-MF” MULTIFAMILY RESIDENCE DISTRICT:

A building or premise shall be used only for the following purposes:

- (a) Duplex, Triplex, and Fourplex family dwelling and more intense multifamily uses;
- (b) Private club, fraternity, sorority or lodge, excepting one of the chief activity of which is a service customarily carried on as a business;

- (c) Accessory building or use customarily incidental to any of the above uses, including a storage garage on a lot occupied by a multiple dwelling, hospital or institution;
- (d) Parking spaces, laundry room, etc., if covered are to be considered as part of the area of the main building; or
- (e) Day nurseries.

[SECTION 2.01: RESERVED]

SECTION 2.02: HEIGHT AND AREA REGULATIONS:

The height and area regulations set forth in Article VI shall be observed.

SECTION 2.03: PARKING REGULATIONS:

Off-Street parking spaces shall be provided in accordance with the requirements for specific uses set forth in the Off-Street Parking Regulation, Chapter 6.

SECTION 3.00: (R-MH) MANUFACTURED & MODULAR HOME DISTRICT-PERMITTED USES:

- (a) Manufactured homes on spaces approved for manufactured homes;
- (b) Recreational vehicles;
- (c) Modular homes on spaces approved for modular homes;
- (d) Accessory buildings;
- (e) Recreational and commercial facilities designed for exclusive use of the subdivision's occupants;
- (f) On-premise signs including illuminated or animated signs, in accordance with adopted City regulations; or
- (g) Storage buildings;

SECTION 3.01: CONDITIONAL USES (REQUIRE "CONDITIONAL" USE PERMITS):

- (a) Home occupations that meet applicable conditions (see Article VIII, Section 8.00);
- (b) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes in accordance with all applicable City regulations;

- (c) Facilities for railroads or those utilities holding a franchise under the City;
- (d) The owner's or manager's home on a six thousand two hundred fifty (6,250) square foot lot or larger;
- (e) Portable buildings;
- (f) Parking facilities for nonresidential uses that meet applicable requirements of the Off-Street Parking Regulation.

SECTION 3.02: PROHIBITED USES:

- (a) Any building or land used for other than one or more of the preceding specified uses;
- (b) No more than one manufactured home or recreational vehicle may occupy any approved space;
- (c) Off-premise signs;
- (d) Any use of property that does not meet:
 - (1) the required minimum lot size;
 - (2) front, side and rear yard dimension; and/or
 - (3) lot width; or
 - (4) exceeds the maximum heights, building coverage or density per gross acre as required in Article VI;

SECTION 3.03: REQUIRED CONDITIONS:

- (a) A development designed as a manufactured home, modular home or recreational vehicle park shall meet all requirements of:
 - (1) the manufactured home and recreational vehicle park regulation of the City; and
 - (2) and any applicable sections of the City subdivision regulation.
- (b) Said facility shall be for the purpose of:
 - (1) renting; or
 - (2) leasing of manufactured home sites.
- (c) Said facility shall not be construed to permit the sale of such lots.

- (d) A development designed as a:
 - (1) manufactured home;
 - (2) modular home; or
 - (3) recreational vehicle subdivision shall meet all requirements of:
 - (A) the City subdivision regulation, and
 - (B) any applicable sections of the City manufactured home and recreational vehicle park regulation.
- (e) Such subdivision shall have as its major purpose:
 - (1) the sale and conveyance of property rights, and
 - (2) ownership of individual lots to consumers.
- (f) At no time may an existing manufactured home, modular home or recreational vehicle park be converted to:
 - (1) a manufactured home;
 - (2) modular home; or
 - (3) recreational vehicle subdivision without first meeting all the requirements of the City subdivision regulation and receiving approval by the City Commission.

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

- (a) Generally recognized retail businesses which supply commodities on the premises primarily for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses;
- (b) Personal services establishments which perform services on the premises such as repair shops (watches, radios, T.V., shoes, etc.), tailor shops, beauty parlors or barbershops, photographic studios and self-service laundries; and similar uses but not including automotive or other repair services and armature repair services;
- (c) Dry-cleaning establishments or pickup stations dealing directly with the consumers. Central dry-cleaning plants servicing more than one retail outlet are not permitted;
- (d) Business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices;

- (e) Personal services including the following: Outpatient medical clinics, offices of doctors, dentists, osteopaths and similar or allied professions;
- (f) On-premise signs, including those that are animated or illuminated;
- (g) Commercial parking lots; or
- (h) Other uses similar to the above.

SECTION 4.01: CONDITIONAL USES (REQUIRE “CONDITIONAL” USE PERMITS):

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

SECTION 4.02: REQUIRED CONDITIONS:

- (a) All business establishments shall be retail service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail prices on premises where produced;
- (b) All businesses, servicing or processing shall be conducted within a completely enclosed building (except for off-street parking or loading) excluding drive-in businesses or gasoline service stations or retail outlets where gasoline products are sold;
- (c) Gasoline service stations or retail outlets where gasoline products are sold at retail prices, are limited in their activity to the sale of gasoline, oil and minor accessories only, and incidental service. Repair work, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted;

- (d) The curb cut, or ingress and egress to gasoline service stations, retail outlets for gasoline products and/or drive-in businesses shall not be permitted at locations where it will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than thirty (30) feet from any street intersection (measured from right-of-way);
- (e) A front setback of sixty (60) feet from the right-of-way of any existing or proposed street shall be maintained by gas service stations or retail outlets where gasoline products are sold unless otherwise approved by the Planning and Zoning Commission. Gas pumps or driveway covers may be placed within the setbacks.
- (f) All lighting shall be shielded from adjacent residential districts;
- (g) A six-foot-high, completely obscuring wall shall be provided by all gasoline service stations, retail outlets where gasoline products are sold, or drive-in businesses, when abutting or adjacent to districts zoned for any residential use;
- (h) The minimum lot area for a gas service station or a retail outlet where gasoline products are sold should be twenty thousand (20,000) square feet and so arranged that ample space is available for motor vehicles which are required to wait, except that gasoline service stations intended solely for the purpose of selling gasoline, oil and minor accessories and having no facilities for repair or servicing automobiles may be permitted on lots of less than twenty thousand (20,000) square feet subject to all other provisions required;
- (i) Veterinary hospitals or clinics are subject to the limitation that all activities be conducted within a totally enclosed building with no open-air impoundment and no external effects such as noise or odor which could adversely extend beyond the property lines; and
- (j) The City may require a building line along any streets.

SECTION 4.03: PROHIBITED USES:

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

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

SECTION 5.01: PERMITTED USES:

- (a) All uses listed as permitted uses in C-1 districts;

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

SECTION 5.02: CONDITIONAL USES (REQUIRE USE PERMITS):

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

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

SECTION 5.03: REQUIRED CONDITIONS:

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

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

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

SECTION 5.05: PROHIBITED USES:

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

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

SECTION 6.01: PERMITTED USES:

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

SECTION 6.02: CONDITIONAL USES (REQUIRE USE PERMITS):

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

SECTION 6.03: REQUIRED CONDITIONS:

All -

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

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

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

SECTION 6.04: PROHIBITED USES:

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

SECTION 7.00: (I-1) LIGHT INDUSTRIAL DISTRICT.

SECTION 7.01: PERMITTED USES:

- (a) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall on those sides abutting a residential district and C-1 and C-2 districts.

- (1) The manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery;
 - (2) The manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheetmetal (excluding saw and planing mills) and yarns;
 - (3) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas;
 - (4) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products;
 - (5) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs;
 - (6) Laboratories - Experimental, film or testing;
 - (7) Manufacture and repair of electric or neon signs, sheetmetal products, including heating and ventilating equipment, cornices, eaves and the like;
 - (8) Tool, die, gauge and machine shops;
 - (9) All public utilities, including buildings, necessary structures, storage yards and other related uses;
 - (10) Any use listed as permitted in C-4.
- (b) Accessory structures and uses customarily incidental to the above permitted uses.
- (c) Other uses of a similar and no more objectionable character to those principal uses permitted subject to any and all provisions of regulations relating to the use of property within the City.

SECTION 7.02: CONDITIONAL USES (REQUIRE USE PERMITS):

- [(a)] Planned shopping centers;
- (b) Planned industrial parks;
- (c) The residence of a watchman or caretaker employed on the premises;

- (d) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations;
- (e) Facilities for railroads or those utilities holding a franchise under the City;
- (f) Portable buildings other than storage buildings; or
- (g) Owner-occupied residence in compliance with the setback requirements of this zoning district

SECTION 7.03: REQUIRED CONDITIONS:

Gasoline service stations or retail outlets where gasoline products are sold, drive-in businesses, and veterinary hospitals shall be subject to the same limitations as set forth in Article IV sections 4.02 (c), (d), (e), (f), (g), and (h) herein. No permit shall be issued unless an access lane has been clearly designated on the subdivision plot.

SECTION 7.04: PROHIBITED USES:

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

SECTION 8.00: (I-2) HEAVY INDUSTRIAL DISTRICT.

Permitted uses:

- (a) All uses listed as permitted in the I-1 district, provided that the manufacturing, compounding or processing is conducted wholly within a completely enclosed building and that the portion of land used for open storage facilities for materials or

equipment used in manufacturing, compounding or processing be totally obscured by a wall on those sides abutting RS, RMF, RMH, C-1 and C-2 districts; or

(b) Any use not previously listed subject to any and all provisions of all regulations relating to the use of property within the City.

SECTION 8.01: CONDITIONAL USES (REQUIRE USE PERMITS):

- (a) Planned shopping center;
- (b) Planned industrial park;
- (c) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations;
- (d) Facilities for railroads or those utilities holding a franchise under the City;
- (e) The residence of a watchman or caretaker employed on the premises;
- (f) Owner-occupied residence in compliance with the setback requirements of this zoning district;

SECTION 8.02: REQUIRED CONDITIONS:

Gasoline service stations or retail outlets where gasoline products are sold, drive-in businesses and veterinary hospitals shall be subject to the same limitations as set forth in Article IV, Section 4.02 (c), (d), (e), (f), (g), and (h) herein. No permit shall be issued unless an access lane has been clearly designated on the subdivision plat.

SECTION 8.03: PROHIBITED USES:

- (a) Those uses, which in the opinion of the Planning and Zoning Commission and/or City commission, would be detrimental to the health, safety or general welfare of the citizens or to adjacent development; or
- (b) Any use of property that does not meet:
 - (1) the required minimum lot size;
 - (2) front, side and rear yard dimension;
 - (3) and/or lot width; or
 - (4) exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

SECTION 9.00: “O” UNDEVELOPED - OPEN SPACE DISTRICT:

Land use activities shall be allowed only for the following purposes:

- (a) Public parks and playgrounds; or
- (b) Agricultural uses provided that any structure of [or] enclosure for the shelter of livestock and poultry shall be located not less than 200 feet from any street of [or] lot line.

SECTION 10.00 “IN” INSTITUTIONAL DISTRICT

Land use activities shall be allowed only for the following purposes:

- (a) Public and private schools;
- (b) Community or other civic buildings including museums;
- (c) Libraries and auditoriums;
- (d) Institutions of educational, charitable or philanthropic nature, but not a penal or mental institution;
- (e) Nursing or convalescent home; and

SECTION 11.00: EXPRESSWAY CORRIDOR DISTRICT

SECTION 11.01: PURPOSE

The Expressway Corridor District (ECD) is a *special purpose* district created to identify uses and regulations for properties adjacent to and in the proximity of the US 83/IH2. These regulations are intended to encourage new and appropriate uses and design, and to protect existing uses that will benefit the City of San Juan. This district is intended to support businesses that complement each other and to be a destination in the Rio Grande Valley for shopping, entertainment, and employment.

Except as hereinafter provided no building or structure shall be erected, reconstructed, or structurally altered and no premises shall be used except in conformity with the regulations prescribed for the district.

The following district regulations replace the current uses as a distinct new district. Where there is any ambiguity, the Planning and Zoning Commission, upon the recommendation of Staff, will be the deciding body, and if appropriate, a recommendation will be forwarded to the City Commission.

SECTION 11.02 DISTRICT USES

- a. Uses Permitted By Right - The uses as shown in the following Zoning Use Chart are permitted by right and are subject to the restrictions of this district. In general, definitions are defined by terms in general use or in Appendix A, Unified Development Chapter 1, Article III. Definitions of uses specific to this District are found in Section 11.03 of Appendix A, Unified Development Code.
- b. Conditional Uses - As identified in the Zoning Use Chart, some uses may be considered when it is shown that such a use in a specified location will comply with all the conditions and standards for the location or operation for the use. The conditions shall be specified and recommended by the Planning and Zoning Commission and approved by the City Commission. Appendix A, Chapter 2, Article VIII, Conditional Use defines the process in for conditional uses that are listed in the following Zoning Use Chart.
- c. Nonconforming Uses - With the creation of the new Expressway Corridor District (ECD) some current land and building uses may become existing nonconforming uses. They will not be required to close or relocate, however they become subject to the requirements and regulations in Appendix A, Chapter 2, Article VII, Nonconforming Uses.

SECTION 11.03: DEFINITIONS

In addition to the definitions in Appendix A, Unified Development Code, Chapter I, Article III, Definitions, the following definitions apply specifically to this district.

The following definitions are to be used in the application of this district. They are terms that are accepted in standard planning and zoning usage. If a word or term is not defined herein, a definition from a dictionary in general usage shall be applied.

Automobile Sales: The use of land and buildings primarily for the display, sale, lease, and rental of new or pre-owned automobiles (may include utility vehicles, light trucks and vans) and including vehicle preparation, warranty and repair work as an accessory use. Vehicles that are wrecked or require additional repair work shall be screened from view.

Antique shop: An establishment offering for sale articles such as glass, china, furniture or similar furnishing or decorations which have value and significance as a result of age, design or sentiment.

Bakery or confectionery shop (retail): A place for baking or selling baked goods, or a place for preparing, cooking, making or selling candy or other sweets.

Bank or Credit Union: A facility which has as its primary purpose the custody, loan, exchange or issue of money, the extension of credit and the transmission of funds, including drive-in facilities and automatic teller machines.

Bar, lounge or tavern: An establishment, the primary activity of which is the sale and consumption on the premises of beer, wine or other alcoholic beverages, and where any food service is secondary alcoholic beverages and where the sale of said beverages constitute more than fifty (50%) of the business income of that establishment.

Barber or beauty shop: A facility licensed by the state where hair cutting, hair dressing, shaving, trimming beards, facials, manicures, tanning or related services are performed.

Buffer: A permanent natural or landscaped area serving to separate two (2) different land uses or developments. It may be in the form of a strip of land lying parallel and adjacent to a property line common to a dissimilar use of a more restrictive nature. The purpose of this buffer is to provide for minimum livability and maximum required visual screening and physical separation of uses of a dissimilar nature.

Day Spa: a facility for personal services including hair care, manicure, pedicure, waxing, and tanning. If the spa services include massages, the use must comply with the following definition.

Massage establishment: Any place of business in which massage therapy is practiced by a massage therapist, as defined by Texas Law. "Massage therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The terms "therapy" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law. Also see definition of Health Studio.

Florist flower or plant shop: A facility for the retail sale of cut or uncut flowers and ornamental plants and accessory items. Enclosure of use required.

Furniture store: A retail facility displaying and selling new furniture, and may include appliances such as radios, televisions, stereos, refrigerators, and stoves.

Hardware store: A retail facility for selling cutlery, tools, utensils, screws, nails and similar items.

Health studio or Fitness center: An indoor facility operating for a profit to promote physical fitness or weight control.

Hobby shop: An establishment for the retail sale of hobby supplies such as model kits, art equipment and materials.

Home center: A facility which retails appliances, fixtures, building materials and other similar items for the maintenance and improvement of residential structures.

Hospital: An institution licensed by the state that provides health services primarily for human inpatient, medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are an integral part of the facilities.

Hotel: A building or a group of buildings under one ownership containing six (6) or more sleeping rooms occupied, intended or designed to be occupied as the temporary abiding place for persons who are lodged with or without meals for compensation, but not including a hospital or recreational vehicle camping area.

Jewelry store: A facility which retails watches, rings, bracelets, necklaces and similar items.

Landscape service: A facility for the design and implementation of design of residential and business landscaping. This facility does not include the storage of landscape materials in bulk form as well as the required machinery or equipment for installation.

Library, art gallery or studio, museum: An establishment for the loan or display of books, or objects of art or science which is sponsored by a public or quasi-public agency and which institution is open and available to the general public.

Live-Work: A dwelling unit that is a combination of the residence and place of commercial business or studio and may be found in mixed-use developments.

Microbrewery: a limited-production brewery, typically producing specialty beers and often selling its products only locally.

Mixed-use development: Development projects that combine residential with nonresidential uses in the same building or building site area as a means to create an active street life, enhance the vitality of businesses, and reduce the need for automobile travel; provide a meaningful blend of residential and non-residential uses that enhances and builds upon the city's commercial base; provide additional housing options for people, including but not limited to, young professionals and older people, who want to live near their workplace and/or near retail and other non-residential uses; and encourages consolidation of small parcels into viable, block-size mixed use development in designated areas; while ensuring on-site compatibility of residential and non-residential uses. There are two generally recognized types of mixed use:

Vertical Mixed-Use Building: Combines different uses in the same building. Lower floors should have more public uses with more private uses on the upper floors. For example, the ground floor could have retail, second floor and up having professional offices, and uppermost floors being some form of residential, such as flats or a hotel. In more urban areas, an entire block or neighborhood may be composed of vertical mixed-use buildings.

Horizontal Mixed-Use Blocks: Combines single-use buildings on distinct parcels in a range of land uses within one block. In more urban areas, this approach avoids the financing and coding complexities of vertical layered uses while achieving the goal of placemaking that is made possible by bringing together complementary uses in one place. In less urban areas, horizontal mixed-use offers the advantage of sharing utilities and amenities while providing an easier to build and entitle mix of uses within a walkable block circumscribed by thoroughfares.

Mortuary or funeral service: A facility where deceased bodies are prepared for burial and kept until burial, and where funeral services may be conducted. A crematorium may be part of the services provided by a full service funeral home operation with a conditional use permit.

Newspaper, magazine, book or stationery store: A facility for the sale of books, pamphlets, paper, pens, ink and associated items; not involving wholesale distribution.

Nonconformance: A lawful condition of a structure or land which does not conform to the regulations of the zoning district in which it is situated. This may include but is not limited to a failure to conform to use, height, area, coverage, or off-street parking requirements established prior to the adoption of the Zoning ordinance or annexation into the city.

Nonconforming Use: A use, activity, structure or a parcel of land occupied by a land use activity that was lawful prior to the adoption, revision or amendment of the Zoning Ordinance, but fails to conform to the regulations of this Zoning Ordinance and the district in which it is situated and which has been identified as a nonconforming use.

Office equipment sales and service: A facility for the display, sales, service or repair of equipment, machines or computers typically utilized in daily activities of offices.

Office, general or professional: A place for the regular transaction of business, but not to include the occupation by retail sales, transfer of manufactured goods or storage of commodities.

Office, showroom and warehouse: A facility for mixed use with the following characteristics:

- i. A showroom for display of product lines including items for user purchase,
- ii. Storage or warehouse facilities and occupies not more than sixty (60) percent of the gross floor area of the structure(s).
- iii. A principal office of the business;
- iv. Sales to contractors or other businesses installing or delivering to consumer and user.
- v. A facility, combining office and warehouse functions in a single structure.

Offsite: Any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant.

On premises: Inside a building or on the area of land that it is on.

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated or reserved for resource protection, public or private use and enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space shall not include land occupied by non-recreational structures, roads, street rights-of-way, parking lots, land reserved for future parking, or any portion of required minimum lot areas as required by this Ordinance.

Open storage: The storage of any equipment, machinery, commodities, raw semi-finished or finished materials, and building materials, which is visible from any public street.

Optical shop: A facility for a dealer in optical items or for correcting vision.

Paint and wallpaper store: A facility for selling paints, painting equipment and wallpaper.

Parking, commercial lot or garage: A facility for temporary storage of motorized or wheeled vehicles.

Parking space: A paved area, enclosed or unenclosed, sufficient in size to store one automobile together with a paved driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

Personal services: Establishments primarily engaged in providing services the care of a person's personal needs and include laundry, dry cleaning, beauty shops, barbershops, shoe repair, reducing salon, health clubs, and clothing rental services.

Pet shop: A facility for the display and sale of small animals, fish and birds and pets, such as dogs, cats, parakeets, goldfish, tropical fish or canaries, without involving commercial boarding or treating of any animal, fish or bird.

Pet supply and pet grooming: an indoor facility that sells pet food and supplies and may include grooming area.

Pharmacy or drugstore: A facility for preparing, preserving, compounding and dispensing drugs and medicines; and may include the display and sale of other merchandise such as cosmetics, notions, fountain services and similar items.

Photography studio: A facility for taking and processing pictures, not a bulk processing plant.

Plant nursery: A facility for the sale or rental of plants and other landscaping or gardening supplies and the equipment used in the installation of maintenance thereof.

Pharmacy or drugstore: A facility for preparing, preserving, compounding and dispensing drugs and medicines; and may include the display and sale of other merchandise such as cosmetics, notions, fountain services and similar items.

Photography studio: A facility for taking and processing pictures, not a bulk processing plant.

Restaurant or cafe with drive-in/thru service: An establishment which by design of physical facilities or by the type of service and packaging permits or encourages the purchase of prepared, ready-to-eat foods for consumption on or off the premises and which does permit consumption on the premises in motor vehicles. A conditional use may be required for the drive thru to ensure adequate stacking and speaker location.

Restaurant or cafe without drive-in/thru service: An establishment where food is available to the general public primarily for consumption within a structure on the premises or which by design of physical facilities or by type of service and packaging permits or encourages the purchase of prepared, ready-to-eat foods intended for consumption off the premises, and where the consumption of food in motor vehicles on the premises is neither permitted nor encouraged. May include covered or uncovered patio seating.

Retail: An establishment engaged in the selling or rental of goods or merchandise to the general public for personal use or household consumption.

Seasonal and temporary sales, outside: An activity conducted involving sales of merchandise customarily sold within the principal structure and those sales by transient users permitted in the district. This activity shall be deemed to be an extension of the principal use of the land and subject to bulk, area and parking regulations. Displays may be located within approved temporary structures or as open display.

Shopping center: A group of unified commercial establishments built on a site which is planned, developed, owned, and managed as an operating unit related in its location, size, and type of shops to the trade area that the unit serves with customer and employee parking provided on-site.

Sporting goods store: A retail establishment selling athletic uniforms, sport clothing and sporting equipment.

Studio (art, music, speech, drama, dance or other artistic endeavors): A facility for instruction, counseling or coaching in the arts, and for the development of person skills or talents. This includes but is not limited to graphic, performing and literary arts limited to instruction, counseling or coaching.

Tailor: A shop to alter, repair, fabricate or fashion garments.

Technology sales and service: A retail shop which sells and services digital devices including computers, cell phones, video equipment.

Theater, not drive-in type: A facility for presenting movies and live performances to an audience inside an enclosed structure.

Travel agency: A business engaged in selling or arranging transportation, trips or tours for individuals or groups.

Veterinary clinic: a medical facility where animals are given medical care. Long term boarding is not allowed in this district, but short term or overnight stays related to medical procedures is permitted. No breeding or laboratory uses are permitted.

Wine Bar: is a tavern-like business focusing on only selling *wine*, rather than liquor or beer. A typical feature of many *wine bars* is a wide selection of *wines* available by the glass and small portion food service.

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right P</u>	<u>Conditional Use C</u>
<u>Automotive</u>		
Automobile, new and preowned sales		<u>C</u>
Automobile, preowned sales		<u>C</u>
Automotive supply		<u>C</u>
Automobile service center		<u>C</u>
New Tire sales and service		<u>C</u>
Vehicle rental		<u>C</u>
<u>Retail (free standing or in center)</u>		
Antique shop	<u>P</u>	
Bakery, ice cream, or confectionery shop	<u>P</u>	
Cellphone/computer/technology sales and service	<u>P</u>	
Clothing store (men's, ladies', and children's including shoes and other apparel)	<u>P</u>	
Convenience store	<u>P</u>	
Convenience store fuel islands		<u>C</u>
Florist shop	<u>P</u>	
Home furnishings/Furniture store	<u>P</u>	
Hardware store	<u>P</u>	
Hobby shop	<u>P</u>	
Jewelry store	<u>P</u>	
Office equipment sales/service	<u>P</u>	
Paint and wallpaper store	<u>P</u>	
Pharmacy or drugstore	<u>P</u>	
Sporting goods store	<u>P</u>	
Shopping center up to and including 30,000 square feet	<u>P</u>	
Shopping center 30,000 to 75,000 square feet	<u>P</u>	
Shopping center greater than 75,000 square feet		<u>C</u>
Grocery store		<u>C</u>
Big box including grocery and home improvement (over 100,000 square feet)		<u>C</u>
<u>Eating and Drinking Establishments</u>		
Restaurant or cafe without drive-in service, with covered patio	<u>P</u>	
Restaurant or cafe drive-in/thru service		<u>C</u>
Bar, Lounge, Tavern or Cantina		<u>C</u>
Coffee shop	<u>P</u>	
Delicatessen/ Specialty foods	<u>P</u>	
Microbrewery		<u>C</u>
Wine bar		<u>C</u>
<u>Personal Services</u>		
Day Spa	<u>P</u>	
Fitness Center/Health Club	<u>P</u>	
Dry cleaning/Laundry (drop off and pick-up only)	<u>P</u>	

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right P</u>	<u>Conditional Use C</u>
Barber or beauty shop	<u>P</u>	
Nail salon	<u>P</u>	
Shoe repair	<u>P</u>	
Alterations and Tailor	<u>P</u>	
Medical and Care facilities		
Clinic: medical, dental, optical, chiropractor, health care services	<u>P</u>	
Emergency/medical ambulatory care facility (limited overnight stays)	<u>P</u>	
Hospital	<u>P</u>	
Optician, Optical shop	<u>P</u>	
Pharmacy or drugstore	<u>P</u>	
Lodging*		
Hotel	<u>P</u>	
Live/work		<u>C</u>
Multifamily - apartments and condominiums		<u>C</u>
Assisted Living		<u>C</u>
Nursing Home (licensed)		<u>C</u>
Mixed Use Development*		
Retail/Residential		<u>C</u>
Retail/ Live-Work/Residential		<u>C</u>
Residential/Retail/Office		<u>C</u>
*Planned Unit Development encouraged		
Office, Professional		
Office building	<u>P</u>	
Attorney, Engineer, Architect, Landscape architect, Insurance, Financial advisor, Travel agent	<u>P</u>	
Bank or credit union	<u>P</u>	
Pet		
Veterinary office without boarding except for medical need, no outside runs	<u>P</u>	
Veterinary Clinic with boarding and outside runs		<u>C</u>
Pet Supplies	<u>P</u>	
Pet Grooming (no boarding)	<u>P</u>	
Outdoor Equipment and Supplies		
Plant nursery		<u>C</u>
Landscape and garden supplies		<u>C</u>
Seasonal/temporary sales		<u>C</u>
Lawn, garden, and play structures		<u>C</u>
Miscellaneous		
Office/showroom/warehouse	<u>P</u>	
Light Manufacturing in conjunction with Office/showroom/warehouse		<u>C</u>

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right P</u>	<u>Conditional Use C</u>
Mortuary		<u>C</u>
Open space/Plaza	<u>P</u>	
Library, art gallery, studio, museum	<u>P</u>	
Theater	<u>P</u>	
Bike Racks	<u>P</u>	
Automobile charging station		<u>C</u>
ATM (free standing)		<u>C</u>
Public and Private Utilities		
City infrastructure (water, waste water, drainage, fire, police)	<u>P</u>	
Government offices	<u>P</u>	
Private Utilities (telephone, cable)	<u>P</u>	
Cell and telecommunications towers		<u>C</u>

SECTION 11.05: AREA AND HEIGHT REQUIREMENTS

- a. **Building height**
 - (1) 12 stories or 160 feet (may exceed if recommended by Planning Director to Board of Adjustment with input from the Fire Marshal). See note below
 - (2) 1 story if building setback is less than 60 feet
- b. **Building Front setback**
 - (1) 60 feet from the right of way of the frontage road
 - (2) 25 feet if parking is on the side are in the rear of one story building
 - (3) 100 feet for hotel, multifamily (apartments and condominiums), assisted living, and nursing homes
- c. **Side and Rear setback**
 - (1) Side Interior: 0 unless adjacent to residential, then 15 with landscaping buffer
 - (2) Side Exterior: 15 feet
 - (3) Rear: 10 feet unless adjacent to residential then a setback of a minimum of 20 ft. with landscaping buffer
- d. **Lot width: 100 feet minimum**
- e. **Lot depth: 200 feet minimum**
- f. **Lot coverage: 75 percent of total area and incorporates low impact development criteria**

A building may exceed ten stories or 160 feet if set back one (1) foot for every two (2) feet of height above 125 feet but in no case shall the height of a building exceed the total of the street width on which it faces plus the depth of the front yard and when it is adjacent to a residential use.

SECTION 11.06: PARKING AND LOADING REGULATIONS

Parking requirements shall be in accordance with Appendix A, Unified Development Code, Chapter 6 - Off-Street Parking Regulations with the following additions or exceptions.

- a. Parking lot location is encouraged to be on the side and rear except for automobile sales, grocery and large scale retail development. For properties with 25-foot to 60-foot front setbacks, the parking shall be on the side or rear of the building.
- b. Angle parking is allowed.
- c. Landscaping shall be provided where large expanses of concrete or asphalt occur. Parking Lots with 150 or more spaces shall be divided by landscaped areas including walkways and/or landscaped areas.
- d. The areas between rows of parking can be design in either raised medians or bio-swales. Raised medians shall have a concrete curb edging. See Appendix A, Unified Development Code, Chapter 6 - Off-Street Parking Regulations Section 8 – Interior Parking Lot Landscaping
- e. Plants shall be low-maintenance, water-wise selected from the list provided in Appendix A, Unified Development Code, Chapter 5 – Landscaping Regulation, Section 11, Table A.
- f. Shade trees may be planted in the median or landscape areas when there is adequate room for the root ball and irrigation is provided. Otherwise, trees should be planted on the perimeter of the development or in groups in open space or around detention facilities.
- g. Bio-swales shall be designed to support vegetation and handle sheet flow drainage in the parking lot. Plants in the bio-swales should be appropriate to handle temporary excess water as well as drought conditions.
- h. No loading docks shall back onto the frontage or arterial roads.
- i. Loading docks shall be to the side or rear of the building, except loading docks shall not back to residential areas unless there is landscaping or buffering.

SECTION 11.07: DRIVEWAYS

- a. All driveways connecting with the US83/IH2 frontage road are subject to Texas Department of Transportation requirements and regulations for location and spacing.
- b. Shared driveways are encouraged for coordinated access to and from the frontage roads.
- c. All driveways shall be paved.

No separate direct access from a frontage road shall be permitted to any property whose frontage on the frontage road is less than three hundred feet (200'). Unless it would be unreasonable to impose this requirement, a public street more or less perpendicular to the frontage road and Access Lanes shall be required in all cases to provide access to properties along the frontage road.

- d. If required for development access, a paved access drive shall be provided more or less reasonably parallel to the frontage road. Said access lane shall conform to the following requirements:
- (1) may be located in the front building setback if approved by the Planning Director;
 - (2) shall be designed and constructed to permit two-way traffic and to allow access to tracts along the frontage road;
 - (3) shall be paved;
 - (4) shall be set aside by curbs, landscaping or otherwise marked as approved by the Planning and Zoning Commission;
 - (5) shall be designed and constructed to intersect (at 90 degrees) with a public street; and
 - (6) shall be provided with directional signs and traffic-control signs or devices.

SECTION 11.08: LANDSCAPING

Landscaping for new construction and site redevelopment shall follow Appendix A, Unified Development Code, Chapter 5 - Landscaping Regulations with the following additions.

- a. Underground automatic sprinkler systems shall be required for all multifamily, commercial and office projects. When 100 percent native drought-tolerant landscaping is proposed, temporary irrigation for plant establishment, of not less than two years, may be installed in place of a permanent sprinkler system as approved by the city.
- b. Landscape plans for multifamily, lodging, commercial, and office development shall incorporate common open space or park areas as required with trails, interior courtyards and recreation facilities suitable for the benefit of the project's anticipated residents.
- c. Foundation Planting
 - (1) For all commercial buildings, foundation plantings shall be provided around all areas of the base of the building not directly abutting a sidewalk, plaza, service, or loading area. Foundation plantings shall be scaled according to the nature of the wall area, limited at primary building facades and around features such as windows, entries, and architectural elements, and increased for areas of blank walls and utilities.
 - (2) For all office buildings, an average depth of 15 feet from the face of the building shall

- be provided around the building; provided, that pedestrian facilities, such as sidewalks, may be located within this 15 feet area and shall count as landscaping; and provided further, that building loading areas shall not be subject to this requirement.
- (3) For all mixed-use, lodging and multifamily buildings, foundation plantings shall be provided to soften the overall impact and scale of the buildings. Foundation plantings shall be provided around each individual building, at the base of the building.
 - (4) Trees and plant materials shall be in accordance with Chapter 5, Table A.
 - (5) Required trees may be planted on the perimeter of the development, in groupings in open space areas, and on the perimeter of stormwater detention areas in lieu of planting in parking lot medians.

SECTION 11.09: ARCHITECTURAL DESIGN STANDARDS

The purpose of the following architectural standards is to ensure that new construction and additions to existing buildings are well designed, detailed, and crafted to embody high standards of architectural design that will promote the long-term viability on both side of US 83/IH 2. By encouraging new buildings to be designed with plazas and situated perpendicular to the roadway, future development will not only take advantage of the tract depths, but provide the opportunity for more visual interest. The designs, including colors, shall be of such as to express the vitality of the area and take advantage of the City's heritage, growing international culture, and climate, thereby making San Juan's highway frontage a unique destination in the Rio Grande Valley.

The following standards shall apply to all development. For the purposes of this section, the Planning Director, in coordination with other applicable city departments, shall be authorized to review and make decisions on the following architectural standards.

b. Building Materials

- (1) Exteriors shall be constructed of stone, brick, stucco, fiber cement or a combination of these materials, EFIS (synthetic stucco) is not allowed.
- (2) No metal siding is allowed except for architectural details less than 20% of the building façade, however a standing seam metal roof is allowed if it is in keeping with the design of the building.

c. Ornamentation

- (1) Building recesses and protrusions are strongly encouraged on larger buildings to break long uninterrupted building walls.
- (2) All visible elevations should include decorative features such as cornices, pilasters, and friezes.

d. Façade Massing

- (1) Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet

in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.

- (2) The following alternatives can be used in place of the required front façade offsets:
 - a) Façade color changes following the same dimensional standards as the offset requirements;
 - b) Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or changes;
 - c) Roofline changes when coupled with correspondingly aligned façade changes.

e. Roof Line Changes

- (1) Roofline changes may include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the parapet wall.
- (2) When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.

f. Roofs

- (1) There are a variety of types of roofs: gable, gambrel, hip, mansard, shed, flat etc. or a combination of types. The roof design and construction should be appropriate for the local climate.
- (2) Asymmetric or dynamic roof forms are allowed to provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs.
- (3) Mechanical equipment shall not be visible from the ground within 1,000 feet from the building, and shall be screened in accordance with the following: roof-mounted mechanical or other equipment shall be screened by roofing and/or by parapet walls. Ground-mounted equipment within view of a roadway or driveway used by the general public shall be screened by masonry walls. Ground-mounted equipment, not within view of a roadway or driveway used by the general public, shall be screened by landscaping, at a minimum.

g. Customer Entrances

- (1) Each side of a building facing a public street shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets.
- (2) Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features:
 - i. Canopies/porticos above the entrance;
 - ii. roof overhangs above the entrance;

- iii. entry recesses/projections,
- iv. arcades that are physically integrated with the entrance,
- v. raised corniced parapets above the entrance,
- vi. gabled roof forms or arches above the entrance,
- vii. outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet,
- viii. display windows that are directly adjacent to the entrance,
- ix. architectural details, such as tile work and moldings, that are integrated into the building structure design and are above and/or directly adjacent to the entrance, and
- x. planters or wing walls that incorporate landscaped areas or seating areas. (A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.)

The Planning Director has the authority to review and enforce the provisions of this section during the zoning application and/or building permitting processes.

h. Loading docks and delivery areas

- (1) Loading docks and delivery areas shall be located to the side or rear of the building.
- (2) Outside loading docks and delivery areas that are within view of a roadway, driveway, or residential areas, shall be screened from view by masonry walls or landscaping buffer of not less than six (6) feet in height.

i. Awnings

- (1) Awnings are an appropriate feature in the Valley climate. Awnings may be constructed and maintained in accordance with this subsection.
- (2) An awning may be located over a storefront, a window, or a building entry. An awning may extend over the framing of a window or the framing of a building entry.
- (3) An awning shall not visually dominate the building to which such awning is attached and shall complement the character and design of the building.
- (4) A single awning shall not extend beyond the frame of a window or a building entry. If an awning is located over a storefront, such awning shall not extend beyond the lesser of: the outermost frame of a window located within one foot of a building entry or 30 feet.
- (5) The bottom of an awning shall not be higher than the top frame of a storefront building entry or window, a building entry, or a window of the building to which such awning is attached and shall be no higher than 12 feet from the finished floor as determined by measuring 12 feet from the finished floor specified in the permitted building plans of the business establishment using such awning to the top of the awning.

- (6) An awning shall be constructed of fabric, metal, or glass. An awning should complement the overall color scheme of the building facade.

SECTION 11.10: ADDITIONAL STANDARDS FOR CONDOMINIUM OR MULTIFAMILY/APARTMENT DEVELOPMENT

- a. For condominium or multifamily/apartment development, the additional standards shall apply:

- (1) Dwelling-unit buildings shall be located and oriented to screen all parking areas from view of adjoining uses, including roadways.
- (2) Dwelling-unit buildings shall transition in height from lower to higher from the perimeter to the interior of the development. The taller buildings in the development shall be located in the interior part of the development.
- (3) Buildings with up to two-story dwelling units may be located around the perimeters of the development, except that three-story buildings will be allowed around perimeters if they are part of buildings that include both two and three stories.
- (4) Long uninterrupted expanses of building facades are prohibited. Articulation is required through the use of jogs, projections or retreats in the building walls, windows, balconies, entryways and bays.
- (5) All building entries adjacent to a street shall be pedestrian-scaled and shall include two or more of the following architectural treatments:
 - i. distinctive doorways;
 - ii. distinctive entry canopies or awnings;
 - iii. projected or recessed entry bays; porches;
 - iv. changes in paving material, texture, or color;
 - v. landscaping providing entry focal points;
 - vi. fountains;
 - vii. decorative benches;
 - viii. ornamental glazing,
 - ix. railings,
 - x. and balustrades.
- (6) Stairs, hallways, and elevators shall be located within buildings and structures and not on the exterior of buildings and structures. No more than 25 percent of front doors to units shall be located on the exterior of the buildings.
- (7) Garages may be attached, detached, the first floor of a multistory residence or multistory freestanding structures. If freestanding parking structures are used, such structures shall be located so as to be easily accessible to the buildings in which the dwelling units they service are located.
- (8) The exteriors of freestanding multistory parking structures shall have

architecturally-designed masonry panels.

- (9) Garage doors of attached garages shall not comprise more than 60 percent of the total length of a building's frontage, with no more than six such garage doors in succession on a building.
- (10) No more than four detached garages shall be located side by side.
- (11) Any carport section shall be limited to housing no more than six vehicles, up to a maximum of 120 feet in length, including enclosed storage areas.
- (12) At least one garage with square footage sufficient to house a minimum of two seven-foot by 18-foot automobiles in addition to normal yard maintenance equipment shall be provided for each condominium unit.
- (13) The square footage for garages for a multifamily development shall be of adequate square footage to house a minimum of one seven-foot by 18-foot automobile.
- (14) At least 50 percent of the required total number of parking spaces shall be provided within covered parking such as garages or carports.

SECTION 11.11: ADDITIONAL STANDARDS FOR HOTEL DEVELOPMENT

The following additional standards shall apply to hotel development:

- a. Long uninterrupted expanses of building facades are prohibited. Articulation is required through the use of jogs, projections or retreats in the building walls, windows, balconies, entry ways and bays.
 - (1) All building entries adjacent to a street shall be pedestrian-scaled and shall include two or more of the following architectural treatments:
 - i. distinctive doorways;
 - ii. distinctive entry canopies or awnings;
 - iii. projected or recessed entry bays; porches;
 - iv. changes in paving material, texture, or color;
 - v. landscaping providing entry focal points;
 - vi. fountains;
 - vii. decorative benches;
 - viii. ornamental glazing.
 - ix. railings,
 - x. and balustrades.
 - (2) Stairs, hallways, and elevators shall be located within buildings and structures and not on the exterior of buildings and structures.
 - (3) Guestrooms may be accessible only through interior corridors.

- (4) Excluding windows and doors, a minimum of 50 percent of the exterior of buildings shall consist of architectural approved building materials in this zoning district ordinance
- (5) If freestanding parking structures are used, such structures shall be located so as to be easily accessible to the buildings in which the guestrooms they service are located.
- (6) The exteriors of freestanding multistory parking structures shall have architecturally-designed masonry panels.
- (7) Outdoor delivery or service areas within view of any right-of-way or residential area shall be screened from view by masonry walls.
- (8) Outdoor recreational space within view of any right-of-way or residential area shall be screened from view by a combination of fencing and landscaping. The use of chain link fencing materials shall not satisfy the requirements for screening outdoor recreational space.

SECTION 11.12: SIGNS

- a. Additions to San Juan Code of Ordinances, Chapter 3 Building Regulations, Article 3, Signs specific to the proposed Expressway Corridor District (ECD)
 - (1) Signs in the Expressway Corridor District shall be in accordance with San Juan Code of Ordinances, Chapter 3 Building Regulations, Article 3, Signs.
 - (2) Signs shall not obscure the visibility of the windows of commercial structures. No more than 50 per cent of window may be used for sign lettering.
 - (3) For new developments or redevelopment a Sign Master Plan shall be submitted in accordance with Sec. 3.05.010, Master Sign Plan.
 - (4) For new digital billboard signs or conversion from static to digital signs, another sign(s) under the same ownership of equivalent square footage shall be removed.

SECTION ~~11.00~~ 12.00: SPECIAL USE REGULATIONS:

Any person or entity may make application to the City Commission for a special use permit for special use described below.

SECTION ~~11.01~~ 12.01: APPLICATION FEE:

Said application must be accompanied by an application fee.

SECTION ~~11.02~~ 12.02: SPECIAL USE PERMIT:

(a) The City Commission by an affirmative two-thirds vote may grant a special use permit for the following special uses in any district as qualified for which they are otherwise prohibited by this Code; and may impose appropriate conditions and safeguards, including a specified period of time for the permit. The City Commission shall have great discretion.

- (1) Airport, landing field, or landing strip for aircraft;
- (2) Amusement park, but not within 300 feet of any “R” District;
- (3) Circus or carnival grounds, but not within 300 feet of any “R” District;
- (4) Commercial, recreational, or amusement development for temporary, seasonal or other limited periods but not within 300 feet of any “R” District;
- (5) Hospital, clinic or institution;
- (6) Office building or a civic, religious or charitable organization, conducting activities primarily by mail and not handling merchandise or rendering services on site.
- (7) Privately operated community building or recreation field;
- (8) Any public or government building, including public or denominational schools;
- (9) Radio or television broadcasting tower or station;
- (10) In accordance with the Texas Alcoholic Beverage Code on-premise consumption of alcoholic beverages, including beer;
- (11) Drive-in theaters;
- (12) Neighborhood grocery stores, provided they are located on a corner lot, with total floor area not to exceed two thousand five hundred (2,500) square feet, display signs not to exceed the height of the average roof line of the neighborhood and to be switched on no earlier than 6:00 a.m. and switched off no later than 11:00 p.m.; or

(13) Planned Unit Development.

(b) The owner shall file with the Planning and Zoning Commission a proposed site plan and detailed description of the structures to be erected, the other facilities of the project and the land uses involved. In addition, the applicant shall furnish such other information as the Planning and Zoning Commission may reasonably require. In acting upon the application, the Planning and Zoning Commission may alter setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules and density and intensity limits. It may also recommend to the City Commission uses not permitted in the district where the lot is located, providing such uses are desirable or convenient for users of the lot as developed or the immediate neighborhood, and provided that such uses are planned so as to assure that they will not materially alter the existing character of the neighborhood.

(c) A special permit granted by the City Commission under the provisions above shall be considered as an amendment to the zoning regulation as applicable to such property. In granting such permit the City Commission may impose conditions which shall be complied with by the applicant before any final public utility connection may be made with such building or property, and such conditions shall not be construed as conditions precedent to the granting of the special permit or the change in zoning of said property, but shall be considered a precedent of such final public utility connections.

(d) Before authorization of any of the above special uses, the request shall be referred to the Planning and Zoning Commission for study and a written report concerning:

(1) the conformance of the proposed use to the overall objectives of the Comprehensive Plan; and

(2) the character and development of the neighborhood.

SECTION ~~11.03~~ 12.03: HEARINGS:

Public hearings shall be held before the Planning and Zoning Commission and the City Commission. Notices and publications of the time and place for which shall conform to the procedure prescribed in Article VIII

SECTION ~~11.04~~ 12.04: TEMPORARY BUILDINGS:

Temporary buildings used only in connection with construction work may be permitted in any district during the period that the construction work is in progress, but such temporary buildings shall be removed upon completion of the construction work.

SECTION ~~11.05~~ 12.05: RAILROADS AND UTILITIES:

Existing railroads and utilities including telephone service may continue to be operated and maintained in dwelling and commercial districts but no new railroad or utility structure other

than the usual poles, wires and underground utilities shall be established in such districts except when so authorized by the Zoning Board of Adjustments.

SECTION ~~11.06~~ 12.06: LEGAL NONCONFORMING STRUCTURE:

On any lot of record on which there is a conforming structure which is considered “legal nonconforming” due to the nonconformity of other structures on, or adjacent to this lot, the otherwise conforming structure may be altered or enlarged, provided such alteration or enlargement does not in itself create a nonconforming use or increase any hazardous condition.

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

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

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

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

READ, CONSIDERED, PASSED AND APPROVED on first reading at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Ann., Government Code, Section 551.041, on the 9th day of May, 2017.

READ, CONSIDERED, PASSED AND APPROVED on second and final reading at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Ann., Government Code, Section 551.041, on the _____, 2017.

CITY OF SAN JUAN

San Juanita Sanchez, Mayor

ATTEST:

Palmira Cepeda, Interim City Secretary

APPROVED AT TO FORM:

Javier Villalobos, City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 9, 2017

Conduct a Public Hearing and Consider an Ordinance in First Reading for a Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed “Aziz Quick Stop” proposed for construction at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Treviño is applying for a conditional use permit for the operation of a Gasoline Service Station and for the sale of alcoholic beverages (wine and beer) for off- premise consumption at the Aziz Quick Stop proposed for construction at the Northeast corner of Raul Longoria and Eldora Roads.

The applicant is proposing to open the store 24 hours, 7 days a week. The proposed hours for the sale of alcohol are Monday to Friday from 7:00 a.m. to 12:00 a.m., Saturdays from 7:00 a.m. to 1:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.

Staff mailed a notice of the public hearing before to nineteen (19) property owners within a two hundred (200) feet radius and received no comments in favor or against this request.

The project will generate additional property and sales taxes and job for the community.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the conditional use permit with a 6 to 1 vote during their April 6 regular meeting.

PREPARED BY:

Xavier Cervantes,
Director of Planning
and Zoning

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/09/2017
CITY COMMISSION – 04/25/2017
DATE PREPARED – 04/18/2017

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed “Aziz Quick Stop”

APPLICANT: Aziz Quick Stop, LLC.

SURVEYOR/ENGINEER: N/A

LEGAL: A 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision

LOCATION: Northeast corner of Raul Longoria and Eldora Road

LOT/TRACT SIZE: 1.78-acres

CURRENT USE OF PROPERTY: Vacant

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

ACCESS AND CIRCULATION: This property has access onto Raul Longoria and Eldora Roads.

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

RECOMMENDATION: Staff recommends approval of the conditional use permit and the Sale of Alcoholic Beverages for Off-Premise Consumption with conditions as listed in the packet.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Treviño, who owns Aziz Quick Stop, LLC. is applying for a conditional use permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages (wine and beer) for Off- Premise Consumption at the proposed Aziz Quick Stop at the Northeast corner of Raul Longoria Road and Eldora Roads.

The applicant is proposing to open the store 24 hours, 7 days a week. The proposed hours for the sale of alcohol are Monday to Friday from 7:00 a.m. to 12:00 a.m., Saturdays from 7:00 a.m. to 1:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nineteen (19) property owners within a two hundred (200) feet radius and received no comments in favor or against this request.

Staff recommends approval subject to the following conditions:

1. The applicant must install security cameras as per the City's *Security Cameras Ordinance*.
2. The proposed alcohol sale hours are Monday to Friday from 7:00 a.m. to 12:00 a.m., Saturdays from 7:00 a.m. to 1:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.
3. The applicant must agree to update the alcohol license with the city every year.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Site Plan
Operation Hours Letter
Article 4.08 – Alcoholic Beverage Ordinance
List of neighboring property owners receiving notice
Photos
Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/06/17 Commissioner Magallan made a motion to approve the conditional use permit as recommended by staff with the additional condition. Commissioner Alaniz seconded the motion. The motion passed with a (6-1) vote with Commissioner Zambrano voting nay.

Mr. Darrel Diener, member of the Good News Mennonite Church located next to the proposed Aziz Quick Stop, said the members had concerns about the sale of alcohol bordering Cantu Elementary and the church and that per TABC it was not allowed. Mr. Cervantes stated that he consulted with an official from the Texas Alcoholic Beverage Commission who told him alcohol sales would be allowed if the City Commission approves the conditional use permit.

Mr. Diener said that there were concerns on the size of the gas station, the number of gas pumps and environmental concerns. Commissioner Alaniz said that all those concerns must meet state standards or the City would not allow the project. He said that the alcohol sales is strictly for off-premise consumption and that it would be similar to a grocery store selling beer and not to be consumed on site.

Mr. Diener asked what type of fence would be installed between the proposed Aziz and the church and school. Mr. Cervantes said it would be an eight (8) foot opaque buffer fence that would be required during the construction. Commissioner Alaniz said that the Committee is very strict on the buffer fencing.

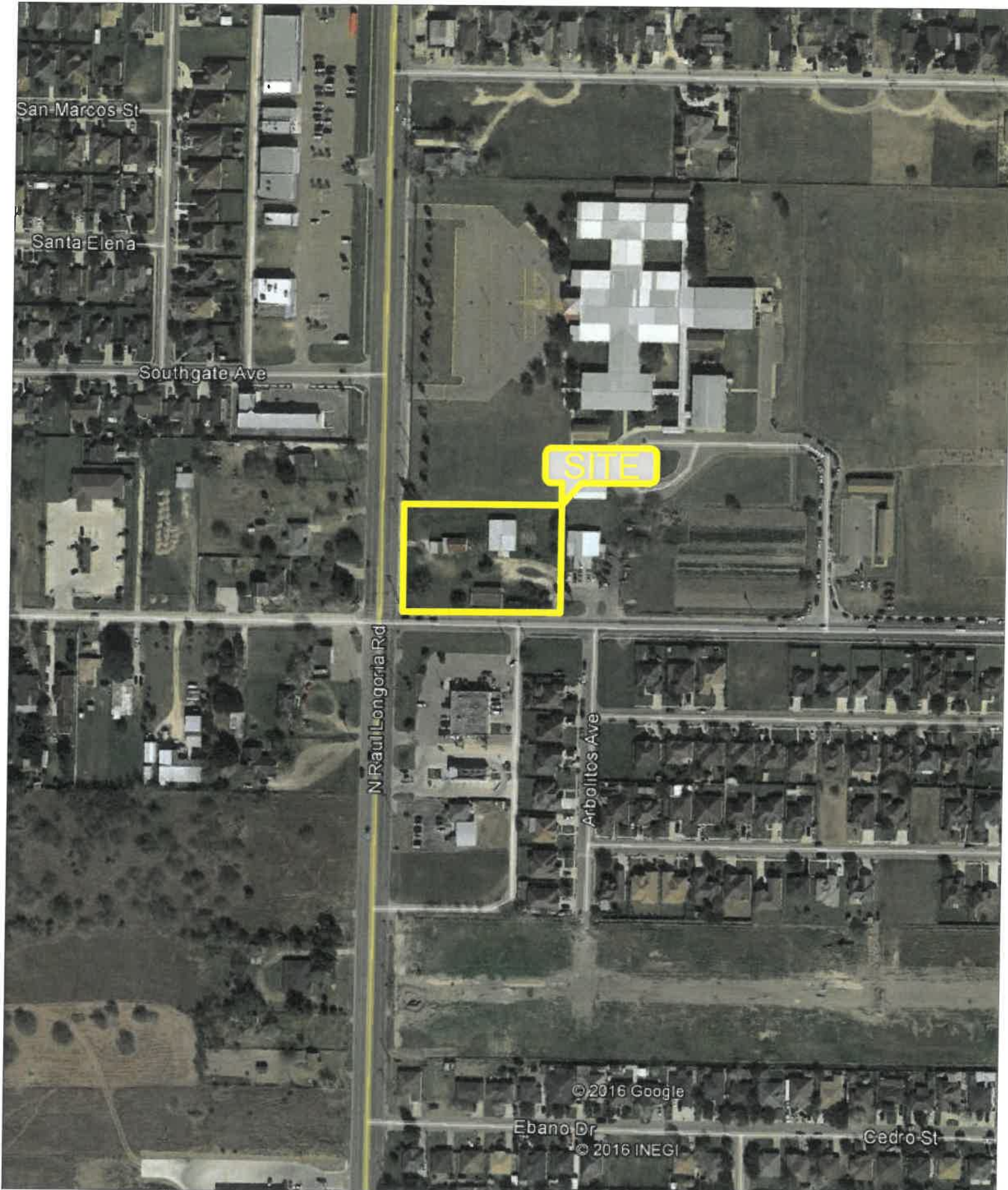
Mr. Diener also questioned the water drainage, the entrance & exits and signage height. Mr. Raul Garcia, Project Engineer, said that the drainage would be detained with underground systems that would bleed into the TXDOT system that is along Raul Longoria Road. Mr. Cervantes said that they were proposing one entrance off Raul Longoria Road and two entrances off Eldora Road and that the sign ordinance limits the signs to thirty (30) feet in height.

Chairwoman Castillo asked if it was going to be a recorded subdivision. Mr. Cervantes said that because subdivision plats are very expensive the applicant did not want to start the subdivision process until they get the conditional use permit. He added that if the City Commission grants the conditional use permit the engineer will start working on the subdivision plat right away.

Chairwoman Castillo said that her concern was the width of Eldora Road as there is a lot of traffic with the schools being there. Mr. Cervantes said that the thoroughfare plan calls for eighty (80) feet of right-of-way total and they will be dedicating twenty (20) feet along Eldora Road in addition to paying escrows for their share of the widening of the road. Mr. Garcia said that the dedication would be reflected on the plat.

Chairwoman Castillo asked if there would be loading and unloading of merchandise taking place within the property. Mr. Garcia said that typically a 2-way lane is twenty-four (24) feet plus there is an additional six (6) feet paved that will be used for a loading zone towards the East end of the property. Chairwoman Castillo asked if they could still add the loading and unloading not allowed along Raul Longoria or Eldora Roads to the list of conditions. Mr. Cervantes said yes, it could be added to the list of conditions, which it will be in the ordinance that will go before the City Commission.



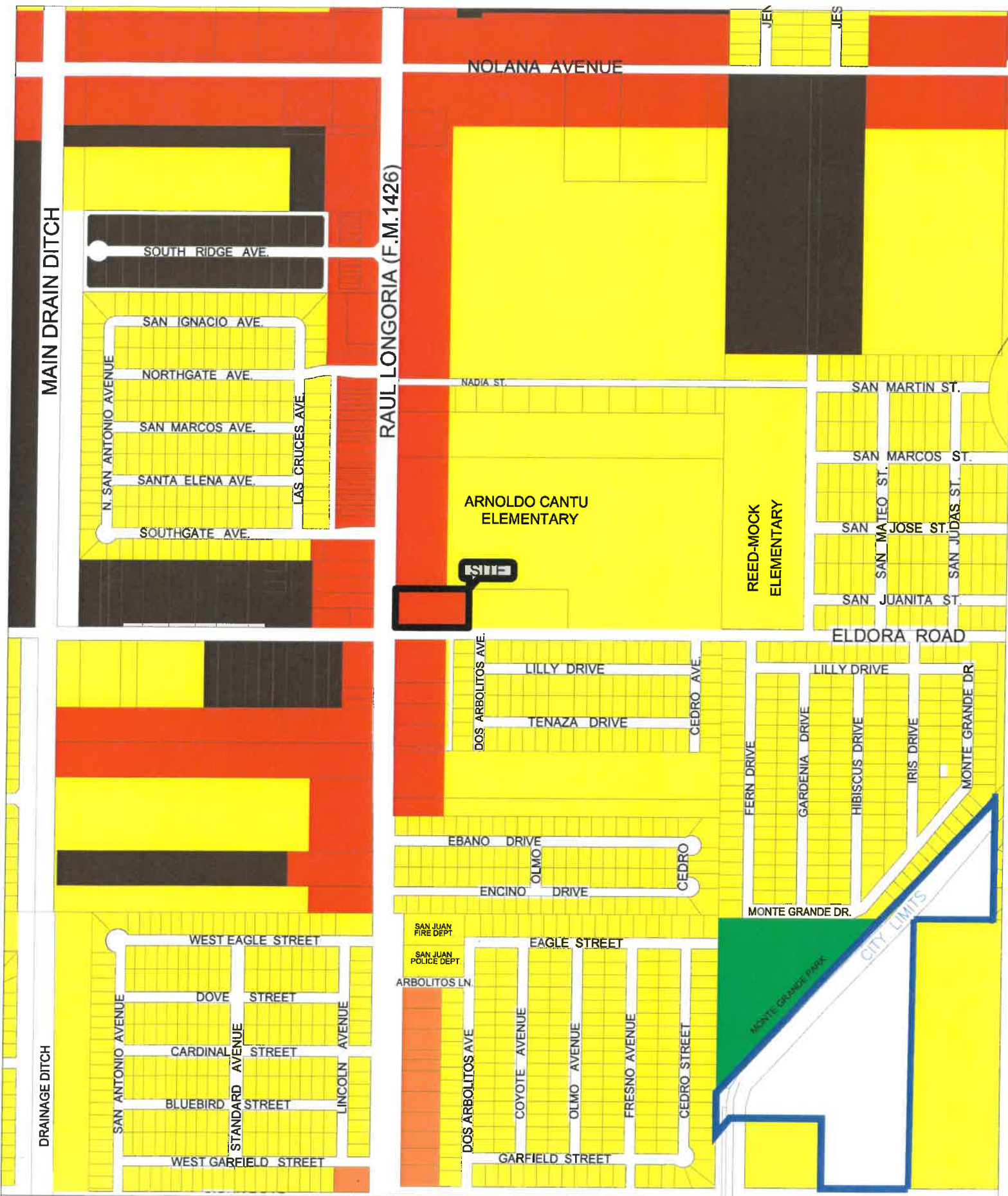


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" located at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC.





Zoning Districts

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

Conditional Use Permit for a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" located at the Northeast corner of Raul Longoria and Eldora Roads, legally described as 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC.



PROJECT :

JOB # 2017-007

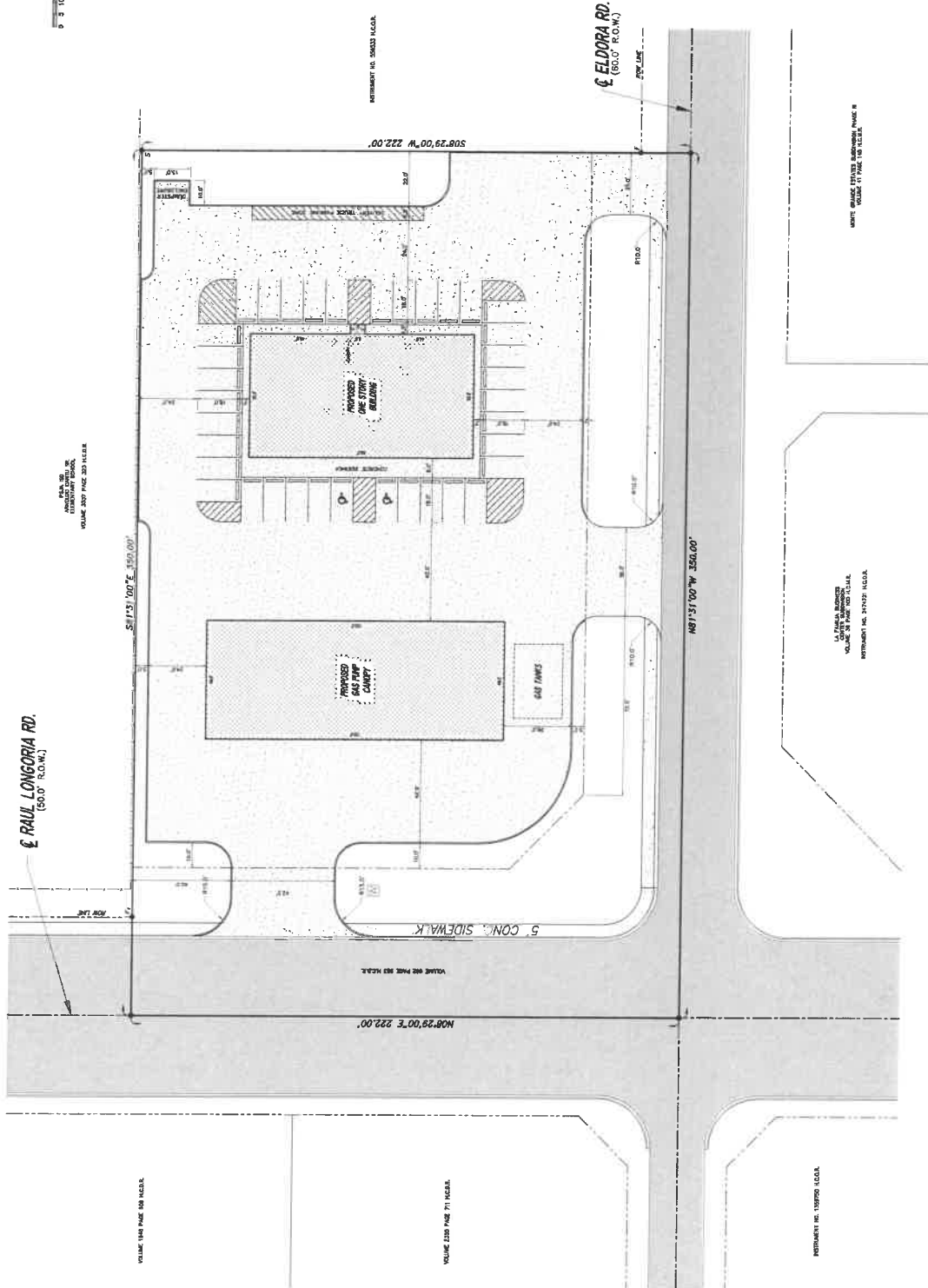
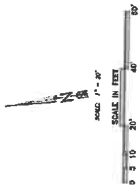
DATE: MARCH 31, 2017

REVISIONS:

DRAWN BY: D.E.S.

SHEET NO.

00/00



AFFIDAVIT

April 5, 2017

To whom it may concern:

I, **Dagoberto Trevino dba Aziz Quick Stop, LLC.** am requesting a Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed Aziz Quick Stop located at **2803 N. Raul Longoria Road**, legally described as **the 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision.** The operation hours for the store will be 24 hours, 7 days a week.

The sale of alcohol will be

Monday from 7:00 a.m. to 12:00 a.m.

Tuesday from 7:00 a.m. to 12:00 a.m.

Wednesday from 7:00 a.m. to 12:00 a.m.

Thursday from 7:00 a.m. to 12:00 a.m.

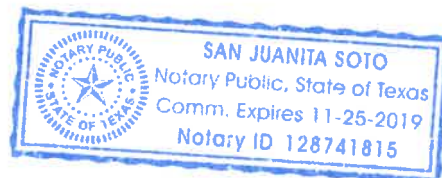
Friday from 7:00 a.m. to 12:00 a.m.

Saturday from 7:00 a.m. to 1:00 a.m.

Sunday from 12:00 p.m. to 12:00 a.m.


Signature.


Notary Public



ARTICLE 4.08 ALCOHOLIC BEVERAGES

Sec. 4.08.001 Permit requirements

(a) No person, corporation or association shall sell alcoholic beverages within the city without first having applied for and been granted a valid permit issued by the city to sell alcoholic beverages. Upon the exhibition of a license or permit duly issued by the state to the applicant, the building inspection department shall, in the name of the city, issue and deliver to the applicant a permit to engage in the business in the city of the character described in and authorized by the license or permit from the state held by the applicant. The license or permit so issued in the name of the city shall authorize the conduct of such business upon the premises described in a license or permit from the state and shall remain in force only so long as the license or permit from the state remains in forces.

(b) Inspection of premises. It is hereby required that there be performed an inspection and approval, by the city inspector under the Unsafe Buildings Code, and the fire marshal under the Life Safety Code or Fire Prevention Code, of the place for which the permit is being sought, prior to the issuance of a license or within a one-month period after the license is issued.

(c) Secretary to attest on state license application. Prior to the issuance of a wine and beer license, the city secretary must attest, in the application for wine and beer permit issued by the state alcoholic beverage commission that the location for which the license being requested is within a proper zoning area or has received proper zoning permits.

(Ordinance 09-07, sec. 1, adopted 6/9/09)

Sec. 4.08.002 Licenses and fees

(a) Relation to state fees. In accordance with the provisions of the Texas Alcoholic Beverage Code, section 1.01 et seq., the city shall, from and after the effective date hereof, charge to all holders of permits under the Texas Alcoholic Beverage Code who do business within the city limits a fee of an amount equal to one-half (1/2) the fee charged by the state for such permits.

(b) Fees enumerated. The following are the most common fees to be charged for permits within the city but this is not an exclusive or complete list of the fees to be charged:

Retail dealer's on-premises late hours license	\$125.00
Beer retailer's off-premises permit	\$30.00

Wine and beer retailer's off-premises permit	\$30.00
Beer retailer's on-premises permit	\$75.00
Wine and beer retailer's permit	\$87.50
Wine only package store permit	\$37.50
Package store permit	\$150.00

(c) Payment of fees. Such fees shall be payable on an annual basis to the city at city hall, thirty (30) days prior to expiration of the license.

(Ordinance 09-07, sec. 2, adopted 6/9/09)

Sec. 4.08.003 Location near schools, churches and hospitals

(a) The provisions of section 109.33 of Vernon's Annotated Texas Alcoholic Beverage Code are hereby adopted and, from and after the effective date hereof, it shall be prohibited for any dealer whose place of business is within three hundred feet (300') of a church, public school, city-owned building or park of the city or public hospital, to sell alcoholic beverages for on-premises consumption from such place of business, except a permit will be allowed if less than fifty percent (50%) of the gross receipts is from the sale or service of alcoholic beverages of a business that is within the three hundred feet (300') of city-owned buildings, property or parks.

(b) The sale of beer is prohibited at any location in the city that is within a residential zoning district or an identified portion of a planned development district restricted to residential uses, except as may otherwise be allowed by the comprehensive zoning ordinance. The sale of alcoholic beverage shall not be permitted on the premises of a restaurant with drive-through or curb service. The sale of alcoholic beverages within 300 feet of any church, public or private school or public hospital is prohibited.

(c) The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be in a direct line from the property line of the public school to property line of the place of business, and in a direct line across intersections.

(d) If at the time an original alcoholic beverage permit or license is granted by the state alcoholic beverage commission for a premises, the premises satisfies the requirements regarding distance from schools, churches, and other types of premises set forth in this article, the premises shall be deemed to satisfy the distance requirements for all subsequent renewals of the license or permit. On the sale or transfer of the premises or the business or the premises in which a new original license or permit is required for the premises, the premises shall be deemed to satisfy any distance requirements as if the issuance of the new original permit or license were a renewal of a previously held permit or license. This subsection does not apply to the satisfaction of the distance requirement prescribed by this section for a public school, except that on the death of a permit or license holder or a person having an interest in a permit or license this subsection does apply to the holder's surviving spouse or child of the holder or person if the spouse or child qualifies as a successor in interest to the permit or license.

(e) The city commission may, upon application, approve and grant a variance from the requirements of subsection (b) of this section if the commission determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the commission, after consideration of the health, safety, and welfare of the public and equities of situation, determines is in the best interest of the community.

(f) A violation of this section is an offense punishable by a fine not exceeding \$2,000.00, and each violation shall be a distinct and separate offense and punishable as such.

(Ordinance 09-07, sec. 3, adopted 6/9/09)

Sec. 4.08.004 Telephone requirements

(a) Required for on-premises business. It shall be unlawful for any person owning a business establishment engaged in selling beer, wine or any type of alcoholic beverage for on-premises consumption within the city limits to fail to have a telephone, in working order, located on the premises of such business establishment.

(b) Violation. Any person or corporation engaging in the sale of beer, wine or any type of alcoholic beverage for on-premises consumption within the city limits without having a telephone in working order on the premises of such business establishment shall be guilty of a violation under this section.

(c) Penalties. Any person who shall violate any of the provisions of this section shall have their on-premises alcoholic beverage retailer's license suspended until such time as the provisions of this section are complied with and shall be subject to penalty of this code. Each day of violation shall constitute a separate offense.

(Ordinance 09-07, sec. 4, adopted 6/9/09)

Sec. 4.08.005 Sale, possession and consumption of alcoholic beverages during extended hours

(a) It shall be lawful for the holder of a mixed beverage permit within the corporate limits of the city to acquire a mixed beverage late hours permit, and under such mixed beverage late hours permit, sell or offer for sale any alcoholic beverages during the extended hours allowed by the Texas Alcoholic Beverage Code on the premises of the mixed beverage permit holder..

(b) Any violation of this section is punishable by a fine of not to exceed five hundred dollars (\$500.00) per violation. The penalty to be provided for in this subsection shall not be construed as exclusive, and the city hereby provides that any other remedy available to it in the enforcement of this section, in law or in equity, is not intended to be, is not to be, and is not foreclosed by the provision of such penalty.

(Ordinance 09-07, sec. 4, adopted 6/9/09)

Sec. 4.08.006 Sale, possession and consumption of alcoholic beverages during extended hours for restaurants

(a) It shall be lawful for a business that holds a permit as a restaurant and that processes, prepares, and serves food on the premises and is a holder of a beer or wine retailer's permit within the city to sell or offer to sell and deliver beer or wine during extended hours as provided in Texas Alcoholic Beverage Code section 105.04 for consumption on the premises of the permitted.

(b) Any violation of this section is punishable by a fine not to exceed five hundred dollars (\$500.00) per violation. The penalty to be provided for in this subsection shall not be construed as exclusive, and the city hereby provides that any other remedy available to it in the enforcement of this section, in law or in equity, is not intended to be, is not to be, and is not foreclosed by the provision of such penalty.

(Ordinance 09-07, sec. 5, adopted 6/9/09)

Conditional Use Permit for a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" located at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC.

Aziz Quick Stop, LLC
4513 N. 4th Street
McAllen, TX 78504

Chapa, Carlos A.
Maria V. Miranda
8631 Backcove Ct.
Houston, TX 77064-8895

Diener Darrel D. and Leona M.
Diener Family Revocable Trust
5427 N. 5th Street
McAllen, TX 78504-2706

Arias, Leonardo
2710 N. Raul Longoria Road
San Juan, TX 78589

PSJA School District
P.O. Box Y
Pharr, TX 78577

Garcia, Juan J. and Yolanda
501 Sam Houston Blvd.
San Juan, TX 78589

South Central Mennonite
Conference Inc.
P.O. Box 448
North Newton, KS 67117-0448

Ramirez, Guadalupe
P.O. Box 1034
San Juan, TX 78589

Alejandro's Tortilla Factory and
Bakery LLC.
P.O. Box 789
McAllen, TX 78505-0789

Cano, Manuel Jr. and Ofelia
P.O. Box 3153
San Juan, TX 78589

Sanchez, Elias
2506 Iris Drive
San Juan, TX 78589-4086

Sepulveda, Emeldo and Marilinda
1211 Canadian Dr.
Pharr, TX 78577

Quiroz, Eliseo and Maria D.
2707 N. Dos Arbolitos Avenue
San Juan, TX 78589-4962

Munoz, Juan and Rosa
P.O. Box 623
San Juan, TX 78589

Sanchez, Gilbert and Imelda
8112 N. Expressway 281
Edinburg, TX 78542-7645

Garcia, Paula
2806 N. Raul Longoria Road
San Juan, TX 78589

Guzman, Jose and Veronica
2406 E. Granjeno Avenue
Edinburg, TX 78542-8395

Sanchez, Elias and Rosalinda
Gonzalez
2506 Iris Dr.
San Juan, TX 78589

Salinas, Baldemar and Ruthdalia
202 Lilly Dr.
San Juan, TX 78589-4942

Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" proposed for construction at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC.



View from Raul Longoria Road



View from Eldora Road

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A GASOLINE SERVICE STATION AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISE CONSUMPTION AT THE PROPOSED “AZIZ QUICK STOP” LOCATED AT THE NORTHEAST CORNER OF RAUL LONGORIA AND ELDORA ROADS, LEGALLY DESCRIBED AS A 1.78-ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSER 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, Aziz Quick Stop, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Operation of a Gasoline Service and for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at the proposed “ Aziz Quick Stop” retail store.

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 Aziz Quick Stop, LLC. has applied for a Conditional Use Permit for the Operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed “Aziz Quick Stop, LLC.” located at the Northeast corner of Raul Longoria and Eldora Roads subject to the following conditions:

1. The applicant must install security cameras as per the City’s *Security Cameras Ordinance*.
2. The proposed alcohol sale hours are Monday to Friday from 7:00 a.m. to 12:00 a.m., Saturdays from 7:00 a.m. to 1:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.
3. The applicant must agree to update the alcohol license with the city every year.
4. No loading or unloading of merchandise along a public street.

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

PASSED and **APPROVED** on first reading on the 9th day of May, 2017.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2017.

CITY OF SAN JUAN

SAN JUANITA SANCHEZ, MAYOR

ATTEST:

PALMIRA CEPEDA
INTERIM CITY SECRETARY

APPROVED BY:

JAVIER VILLALOBOS
CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 9, 2017

Discussion and Possible Action on Removing and Renaming Mayfield Park name. (Patrick Willingham, Director of Parks and Recreation)

STAFF COMMENTS AND RECOMMENDATIONS:

On April 11, 2017, during a City Commission regular schedule meeting, Parks Advisory Board made a presentation regarding Mayfield Park. Based on the presentation presented by Dr. Stephanie Alvarez, Co-Chairman, Mr. Mark Alaniz, Chairman and Mr. Rick Martinez, all members of the Parks Advisory Board, they would like to request removal of the name "Mayfield" from the park and begin the process in renaming the park. This process will include inviting members of the community to the Parks Advisory Board meetings so they can give their input regarding the name of the park. On the Parks and Recreation website the board will request that a link be included where the community can recommend a new name for the park. The Parks Board will also schedule a public forum where citizens can address the board with information regarding the renaming of the park.

RECOMMENDATION:

Staff recommends that the name "Mayfield" be removed and that the Parks Advisory Board be allowed to begin the process of renaming the park.

PREPARED BY:

Palmira Cepeda,
Interim City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

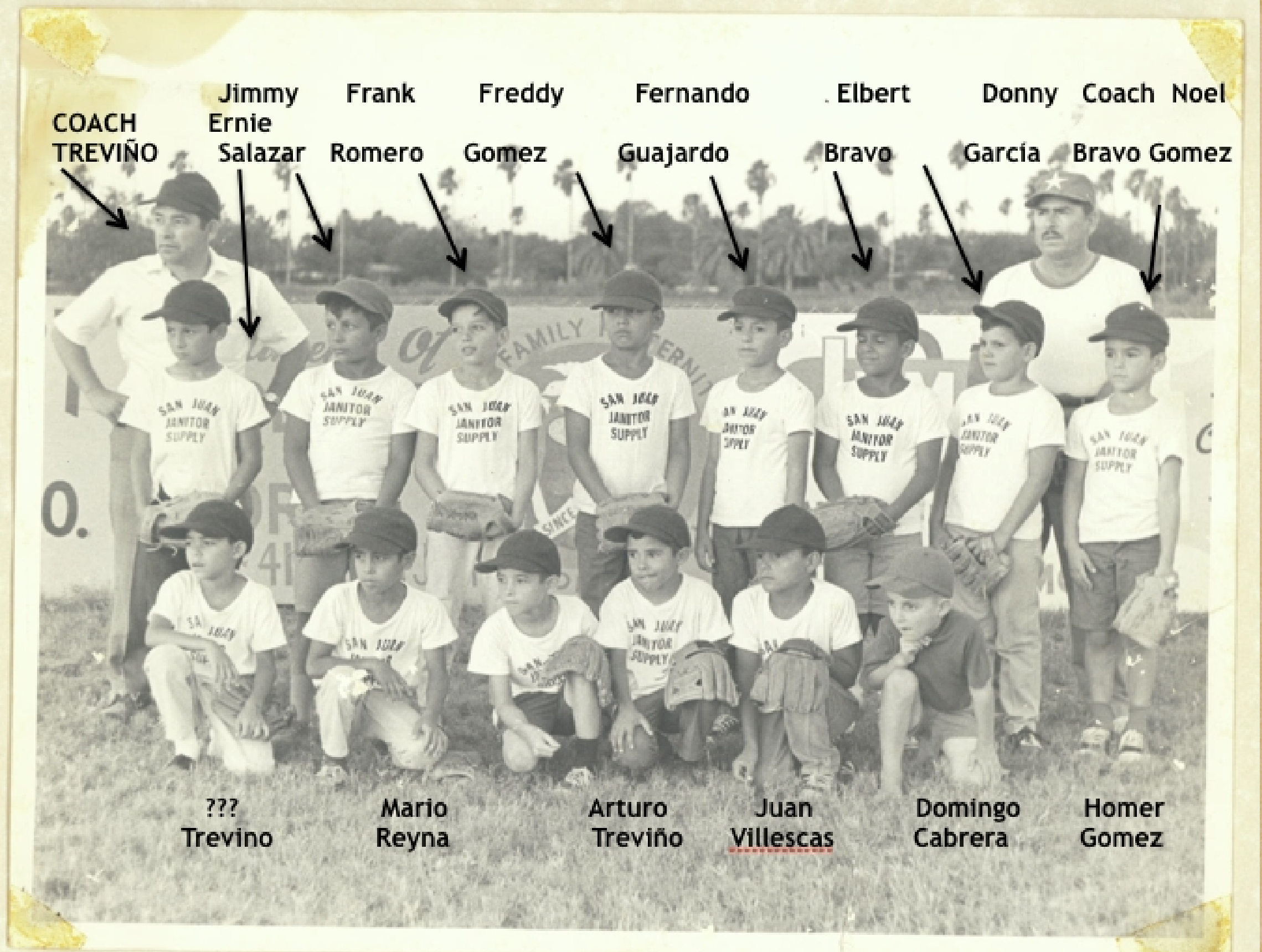
History Matters

Names Matter

“IN NAMING OF PARKS AND RECREATION AREAS, THE PARKS AND RECREATION ADVISORY BOARD WILL BE SENSITIVE TO MAKING RECOMMENDATIONS WHICH FAIRLY REPRESENT THE VARIOUS ETHNIC AND CULTURAL GROUPS IN THE CITY OF SAN JUAN.”



UT Austin
REMOVES STATUE OF
CONFEDERATE
PRESIDENT JEFFERSON DAVIS



Darker Side of History

Story Available @LatinoUSA

- “In the Río Grande Valley it was historically dangerous to not be ‘American’... [and] live the history of Texas Ranger terrorism” (Saldivar Hull 2000).
- Killed thousands of Mexicans in late 19th & early 20th Century
- History was silenced among community & families.
- JT Canales 1917 Investigation, Killing slowed down, but those rangers became law a part enforcement, locally & regionally.



Los Rinches

- 1915-1916 Special Ranger. 1918 Ranger without pay in Charge of the Rangers Stationed in Valley.
- "Mayfield...was known to instill fear in the eyes of many of the Mexicans and Mexican Americans who resided in town. Mayfield definitely killed an unknown number of Mexicans."
- "Whenever they made contact with a bandit gang, they wiped it out ... They did much and talked little"
- 1915: Fourteen Mexican men in Alamo city park killed by the Rangers. 2nd largest massacre of Mexicans in History.

“Ahí viene El Ronco”

MSG Palacios recalls Thomas Mayfield as a very violent and fearful man. He explained that the locals referred to Mr. Mayfield as “El Ronco” because of his raspy voice. According to MSG Palacios, Mr. Mayfield often visited the Junction Café, a local restaurant. He recalls that as soon as Mr. Mayfield arrived at the Café, the first person to spot him would yell out, “Ahí viene El Ronco!” Every Mexican in the nearby area would run as fast and far as they could, himself included, because they feared “Whispering Tom.” MSG stated that Mayfield would show up to different places and ask for a particular person, usually a Mexican, and they knew that they would never see that person alive again. According to MSG Palacios, Mayfield would at times falsely accuse Mexicans of any wrongdoing, he would then take the person to the border and drag them from the horse along the border until their death.

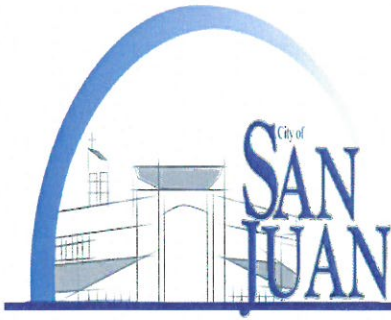
Mayfield, Cont'd

- 1901-1963 Law Enforcement in various capacities (not continuous).
- Enforced segregation
- Public hangings & lynchings of Raza under him were common and sanctioned.



Historical Trauma & Healing

- 1910-1920: Thousands of Mexicans and Mexican Americans were killed by state sanctioned lynchings by the rangers and vigilantes.
- For many years later segregation & vigilante justice were tolerated & sanctioned by the state.
- 1968: Bravo-Constable,
- 1970: 3 Members of Commission Raza Unida Party
- Do we celebrate this history terrorism?
- Do we heal from this history & celebrate the community's resilience?

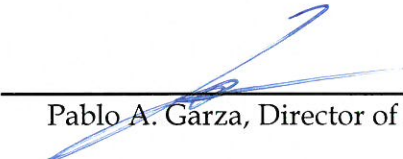


Investment Report

As of March 31, 2017

Second Quarter of Fiscal Year 2016-2017

Prepared by:



Pablo A. Garza, Director of Finance

Investments by Maturity Date

			Fund	Investment at Cost	Market Value	Current Yield	Maturity Date
RANCHO SANTA FE	PCB WEALTH MGMT	GENERAL FUND		249,000.00	249,000.00	1.08%	9/26/2017
GORHAM SAVINGS BK	PCB WEALTH MGMT	GENERAL FUND		249,000.00	249,000.00	1.01%	9/16/2017
NORTHPOINTE BANK	PCB WEALTH MGMT	GENERAL FUND		249,000.00	249,000.00	1.06%	9/11/2017
SMALL BUS BANK	PCB WEALTH MGMT	GENERAL FUND		249,000.00	249,000.00	0.85%	5/10/2017
WASHINGTONFIRST BANK	PCB WEALTH MGMT	GENERAL FUND		249,000.00	249,000.00	1.01%	9/16/2017
TCM BANK	PCB WEALTH MGMT	SOLID WASTE		249,000.00	249,000.00	1.05%	9/12/2017
AMERICAN METRO BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.85%	5/9/2017
BUSINESS FIRST BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	1.05%	5/16/2017
CRESTMARK BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	1.05%	9/20/2017
FEDERAL SAVINGS BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.90%	5/23/2017
FORTIS PRIVATE BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.85%	4/14/2017
EQUITY BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.92%	4/17/2017
FARMERS AND MERCHANTS	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.85%	4/15/2017
FIRST BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.95%	4/26/2017
GRAND BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.85%	4/19/2017
HANOVER COMM BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	1.00%	5/22/2017
MISSION NATIONAL BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.95%	4/24/2017
LUTHER BURBK SAV	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.87%	5/15/2017
IDAHO FIRST BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.89%	5/12/2017
MCHENRY SAV BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.85%	4/24/2017
GOGEBIC RANGE BK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	1.05%	9/25/2017
INDUS AMERICAN BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.85%	4/4/2017
QUONTIC BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.95%	4/23/2017
SECURITY BANK	PCB WEALTH MGMT	UTILITY		249,000.00	249,000.00	0.90%	4/15/2017
FIRST COMM BANK	PCB WEALTH MGMT	CAPITAL PROJECTS		249,000.00	249,000.00	0.96%	5/9/2017
				6,225,000.00	6,225,000.00		
CASHED-OUT INVESTMENTS:						-	
CENTRUST BANK	PCB WEALTH MGMT	2014 BOND REVENUES		249,000.00	249,000.00	0.84%	12/25/2016

Fund Allocation Summary

Book and Market Value

	Fund Total	Texpool	PCB Wealth Mgmt
Solid Waste(22)	249,629.26	629.26	249,000.00
Park Development(26)	376.12	376.12	-
Debt Service(36)	1,113.00	1,113.00	-
Water Systems Operations(56)	4,483,154.45	1,154.45	4,482,000.00
General Disbursements(10)	1,246,693.30	1,693.30	1,245,000.00
Capital Projects(52)	249,000.00	-	249,000.00
2014 Bond(54)	-	-	-
Payroll	-	-	-
Sub-totals	\$ 6,229,966.13	\$ 4,966.13	\$ 6,225,000.00
EDC-Sales Tax Fund	1,360.88	1,360.88	-
EDC Revolving Fund	804.97	804.97	-
Totals	\$ 6,232,131.98	\$ 7,131.98	\$ 6,225,000.00

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	December 30, 2016		Purchases at Cost	Sales/ Maturities	March 31, 2017	
			Original Face\ Par Value	Book Value			Original Face\ Par Value	Book Value
PCB Wealth Management	0.91%	3/31/2017	6,474,000.00	6,474,000.00	-	(249,000.00)	6,225,000.00	6,225,000.00
Texpool	0.00%	3/31/2017	4,958.26	4,958.26	-	-	4,966.13	4,966.13
TOTAL			\$ 6,478,958.26	\$ 6,478,958.26	\$ -	\$ (249,000.00)	\$ 6,229,966.13	\$ 6,229,966.13

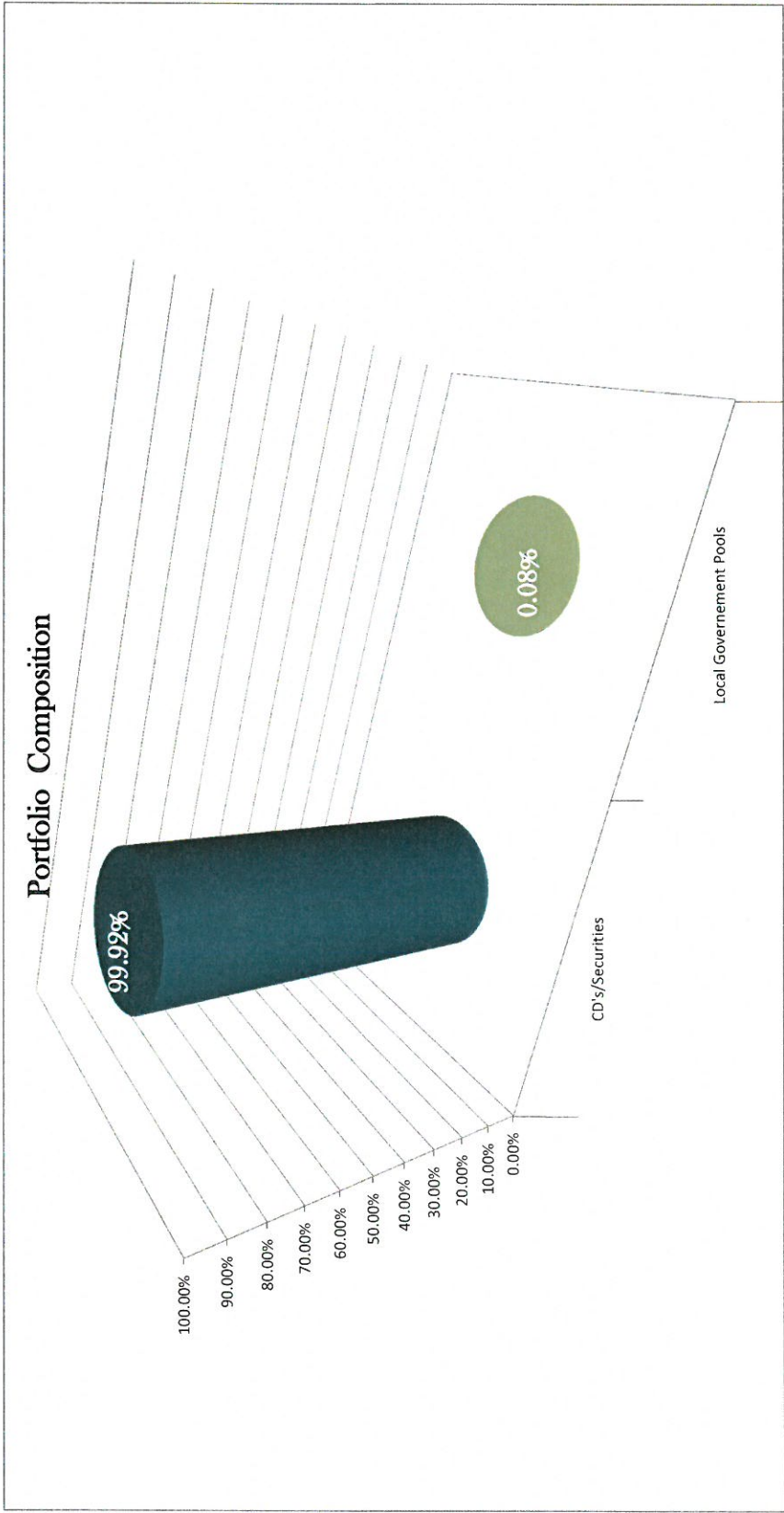
Market Value Comparison

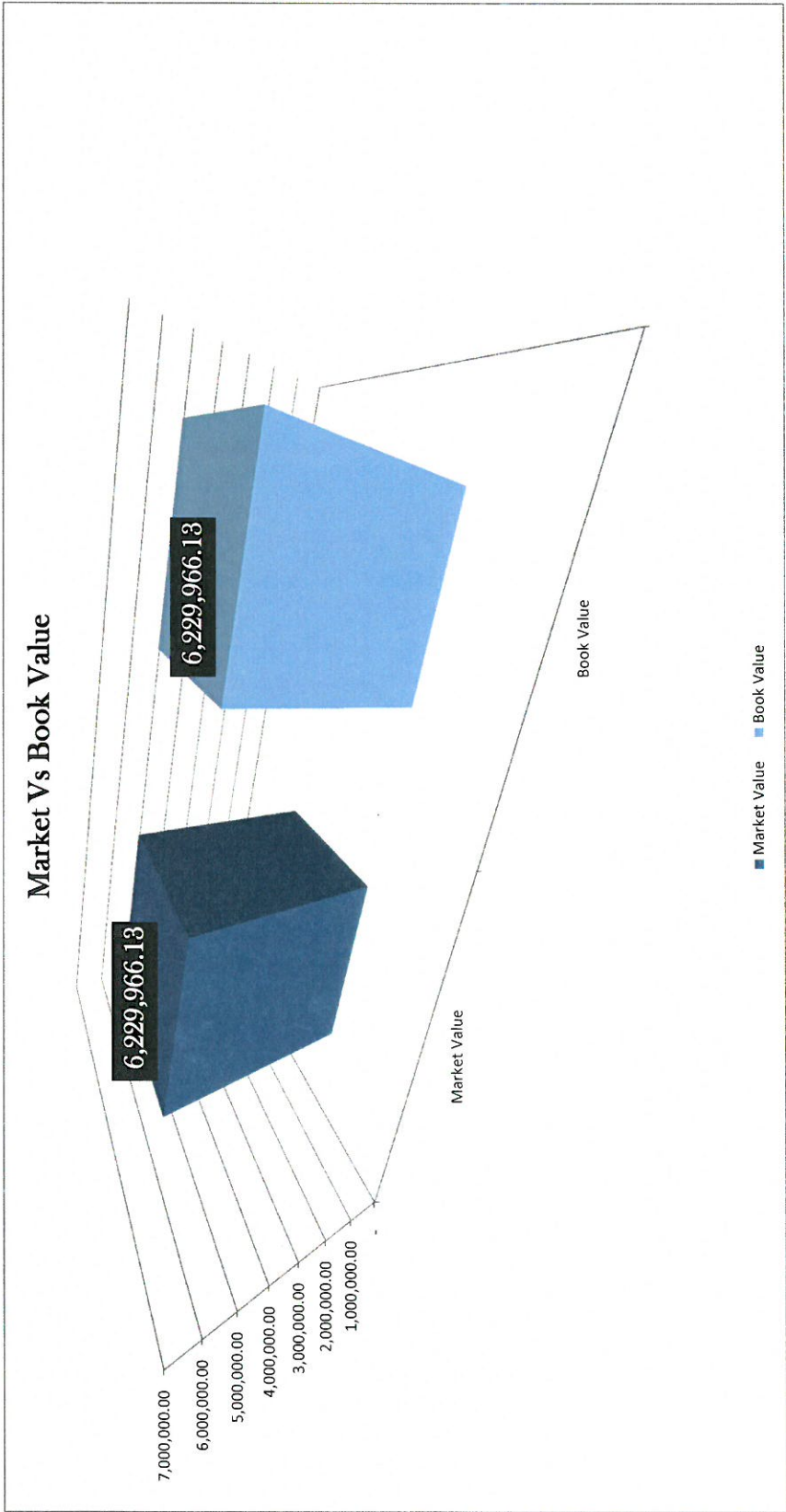
Description	Coupon/ Discount	Original Face\ Par Value	December 30, 2016		Qtr-to-Qtr Change	March 31, 2017	
			Market Price	Market Value		Original Face\ Par Value	Market Price Market Value
PCB Wealth Management	0.91%	6,474,000.00	1.00	6,474,000.00	(249,000.00)	6,225,000.00	1.00 6,225,000.00
Texpool	0.00%	4,958.26	1.00	4,958.26	-	4,966.13	1.00 4,966.13
TOTAL				\$ 6,478,958.26	\$ (249,000.00)	\$ 6,229,966.13	\$ 6,229,966.13

Quarter End Results by Investment Category:

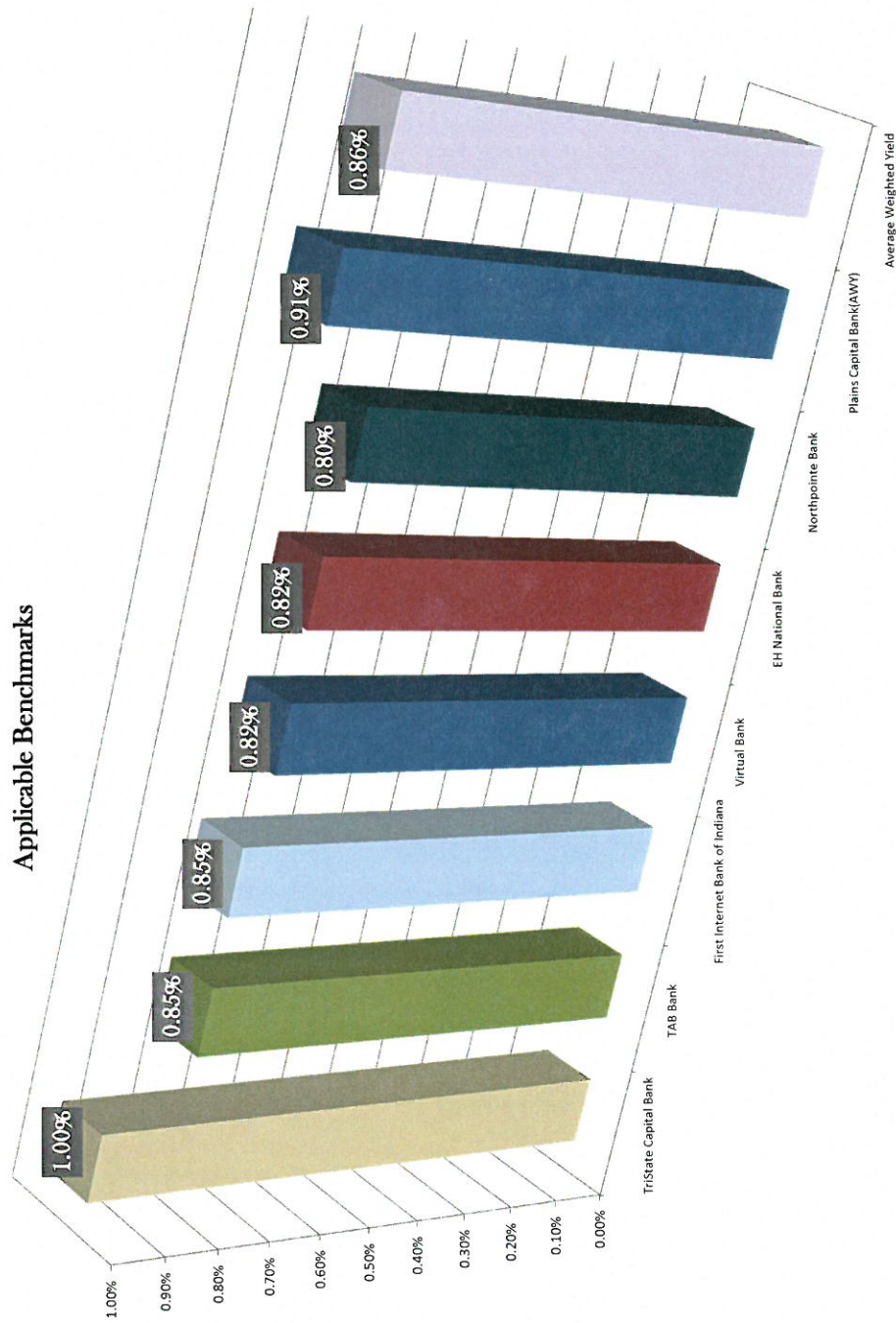
<u>Asset Type</u>	<u>Ave. Yield</u>	<u>December 30, 2016</u>		<u>March 31, 2017</u>	
		<u>Book Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Market Value</u>
Local Government Pools	0.00%	4,958.26	4,958.26	4,966.13	4,966.13
CD's/Securities	0.91%	6,474,000.00	6,474,000.00	6,225,000.00	6,225,000.00
Totals		\$ 6,478,958.26	\$ 6,478,958.26	\$ 6,229,966.13	\$ 6,229,966.13

Quarterly Interest Income	\$ -
YTD Interest Income	\$ 27,644.30





Applicable Benchmarks





**City of San Juan, Texas
Budget Highlights
As of February 28, 2017**

The City of San Juan, Texas current budget target is at 41.7% based on the fifth(5) month of fiscal year 2016-2017.

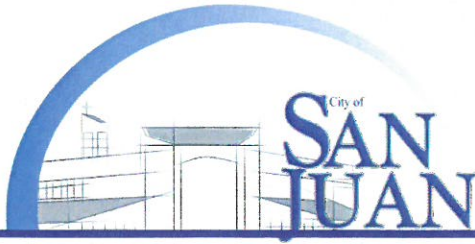
Revenues

Our City revenues on property taxes, sales tax, and franchise taxes are up to budget. Our current collection on property taxes is at 83.10%, sales tax at 43.70%, and franchise taxes at 44.88% with an overall revenues collected of 65.51%. Solid waste revenues are at 44.73% and utility revenues at 39.73%.

Expenses

Most departments did an excellent job on following the budget as planned for current FY 16-17. The overall expenditures at the General Fund finished at 32.05%, Sanitation at 47.18%, and Utilities at 34.38%.

<u>Fund/Department</u>	<u>Account</u>	<u>Class</u>	<u>%Exp.</u>	<u>Notes</u>
<u>GF/Legislative</u>	Miscellaneous	Aid to Other Govts	58.69	Lower Rio Grande Valley Agreement Annual Payment
<u>GF/City Manager</u>	Pur Prop Srvs & Other	Travel and Training	48.49	TML Conference
<u>GF/Municipal Court</u>	Purchased Prof/Tech Srvs	Other Professional Srvs	81.93	Court Judge Fees Yearly Retainer and Software Search Yearly Fees
	Pur Prop Srvs & Other	Travel and Training	59.99	Travel and Training
		Printing and Binding	59.08	2 Part Paper
<u>GF/Finance</u>	Supplies	Office Supplies	56.31	1 Pad Cases
	Miscellaneous	Contract Serv. Not Otherwise	100.00	Yearly Armored Car Service
<u>GF/ Planning and Zoning</u>				
	Pur Prop Srvs & Other	Rental of Machinery	100.00	Plotter Yearly Fee
		Advertising	68.90	Advertising
	Supplies	Office Supplies	52.23	Copy Paper
		Food, Ice, & Water	64.04	Food, Ice, & Bottled Water
		Motor Vehicle Parts	58.30	Vehicle Repairs and Maintenance
	Miscellaneous	Contract Serv. Not Otherwise	44.30	Palm Valley Yearly Services and Tranquillizer Gun
<u>GF/Police</u>	Purchased Prof/Tech Srvs	Legal Services	112.00	Civil Service Attorney Cases
	Pur Prop Srvs & Other	Buildings	94.22	Metal Siding Repair
		Travel and Training	101.53	Travel and Training
		Cable	100.00	Yearly Service Payment
		Printing and Binding	78.07	Crime Victims Booklets and Property Receipt Forms
	Supplies	Supplies	48.27	Office Supplies, Impound Forms, Ammunitions, and Vehicle Maintenance
<u>GF/Fire</u>	Debt Service	Other Principal	1,141.19	Paid Off Rolled Over Unit from Insurance Proceeds. Amendment in Progress.
<u>GF/Streets and Alleys</u>	Pur Prop Srvs & Other	Rental of Machinery	68.42	Roller and Asphalt Cutter Rental
<u>Parks</u>	Pur Prop Srvs & Other	Travel and Training	65.82	Travel and Training
	Supplies	Supplies	44.10	Office Supplies, Fuel, Safety Supplies, and Vehicle Maintenance
<u>Municipal Swimming Pool</u>	Pur Prop Srvs & Other	Electricity	67.54	Electricity
<u>Library</u>	Purchased Prof/Tech Srvs	Purchased Prof/Tech Srvs	84.75	Annual Library System Membership and Hosting
	Pur Prop Srvs & Other	Water	60.92	Water
		Machinery and Equipment	90.34	Service Calls, Alarm Monitoring, and Fire Alarm
		Travel and Training	91.57	TML Conference and TSLAC
	Miscellaneous	Miscellaneous	47.70	Library Books & Other Events
<u>Recreation</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	97.04	Annual Parks Software Subscription
<u>Administration</u>	Purchased Prof/Tech Srvs	Appraisal Services	98.52	City Assessment Annual Service
	Pur Prop Srvs & Other	Rental of Machinery	100.00	Postage Meter Equipment Yearly Payment
<u>Human Resources</u>	Pur Prop Srvs & Other	Travel and Training	53.40	Postage and Advertising
<u>Information Technology</u>	Purchased Prof/Tech Srvs	Purchased Prof/Tech Srvs	67.27	Sharefile, iBoss, HR Software, Tyler Services, Seamless Annual Pmt
	Pur Prop Srvs & Other	Pur Prop Srvs & Other	73.21	Telephone, Internet, and Phone System Yearly Payment
<u>Emergency Management</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	80.89	Mass Notification System Yearly Payment
<u>Sanitation</u>	Pur Prop Srvs & Other	Other Profess. & Para Profess	47.65	Telephone and Internet Yearly Fees
	Supplies	Supplies	61.35	Fuel, Chemicals, and Vehicle Maintenance
	Miscellaneous	Solid Waste Disposal	100.00	Tipping Fees
		Dues and Memberships	206.00	Code Enforcement Renewal
<u>Sanitation-Organizational</u>	Pur Prop Srvs & Other	Building, Auto, General Ins.	58.93	Insurance Increase
	Miscellaneous	Other Special Events	40.79	Thanksgiving Luncheon
<u>Utility- Billing and Collection</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	97.37	Tyler Technology Yearly Support
	Miscellaneous	Contract Serv. Not Otherwise	99.80	ETS Merchant Fees and Armored Car Service Yearly Payment
<u>Utility-Administration</u>	Pur Prop Srvs & Other	Telephone	93.05	Yearly Cell Phone Payment
<u>Utility-Water Plant</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	69.19	Lab Testings and Tyler Technology Yearly Support
	Pur Prop Srvs & Other	Water Plant	88.54	Valve Replacement to Sludge Basin
		Rental of Equipment	62.98	Sludge Removal
		Internet	100.00	Internet Yearly Payment
	Supplies	Office Supplies	90.85	Office Supplies
		Raw Water	75.41	Raw Water
	Miscellaneous	Assessing Fees	99.48	TCEQ Water System Yearly Fee
<u>Utility-Water Distribution</u>	Miscellaneous	Dues and Memberships	42.13	Dues for TWUA in San Juan
<u>Utility-Sewer Plant</u>	Purchased Prof/Tech Srvs	Other Profess. & Para Profess	86.84	Lab Testing
	Miscellaneous	Miscellaneous	66.68	Sludge Removal and TCEQ Permit
<u>Utility-Organizational</u>	Pur Prop Srvs & Other	Insurance	58.93	Increase on Insurance Cost



Mayor: San Juanita Sanchez
Mayor Pro-Tem: Mario Garza
Commissioners: Jesus "Jesse" Ramirez
Raudel Maldonado
Pete Garcia

Memorandum

To: Benjamin Arjona , City Manager
From: Pablo Garza, Director of Finance
Date: April 11, 2017
Subject: Budget Expenditure Report- February 28, 2017 *pel*

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

The funds are listed as follows:

<u>Approved Budgets:</u>	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1
• Enterprise Funds		
a. Solid Waste	22	6
b. Utility Fund	56	7
c. Utility I & S	60	9
• Special Revenue Fund:		
a. Municipal Court-Building Security	20	10
b. Municipal Court-Technology	21	11
c. Revolving Loan	23	12
d. Parks Sport Fee	25	13
e. Parks Development	26	14
f. Wrecker Law Enforcement	27	15
g. Asset Forfeiture-State	28	16
h. Miscellaneous Grants	30	17
i. Crime Victims Liaison Grant	32	18
j. Hotel/Motel Occupancy Tax	33	19
k. Asset Forfeiture-Federal Sharing	35	20
• Debt Service Fund	36	21
<u>Other City Funds:</u>		
• Capital Projects		
a. CIP-Street-Series 2015	44	22
b. Library Construction Funds	45	23
c. Certificate of Obligation	52	24
d. 2014 Bond	54	25

Component Unit:

- San Juan Economic Development Corp. 24 26

C: Mayor, San Juanita Sanchez

Mayor Pro-Tem, -Mario Garza

Commissioners: Jesus "Jesse" Ramirez

Raudel Maldonado

Pete Garcia

City of San Juan, Texas
Budget Expenditures Report
February 28, 2017

Budget
41.7%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Property Taxes	5,147,426	4,277,434.59	-	869,991.41	1,282,246.69	883,450.67	83.10
Sales Tax Revenue	2,598,916	1,135,798.70	-	1,463,117.30	213,325.09	247,193.74	43.70
Franchise Tax	847,991	380,609.43	-	467,381.57	204,084.22	42,500.94	44.88
Licenses & Permits	227,613	109,389.31	-	118,223.69	49,309.12	17,569.94	48.06
Fees & Fines	467,361	207,403.86	-	259,957.14	41,498.08	61,028.41	44.38
Intergovernmental Revenue	750,307	302,382.32	-	447,924.68	62,169.12	57,959.82	40.30
Other Revenue	318,701	372,650.45	-	(53,949.45)	19,971.76	308,022.95	116.93
TOTAL REVENUES	10,358,315	6,785,668.66	-	3,572,646.34	1,872,604.08	1,617,726.47	65.51
EXPENDITURE SUMMARY							
400-LEGISLATIVE							
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	17,850	2,019.90	-	15,830.10	-	491.70	11.32
Supplies	3,180	1,205.94	-	1,974.06	-	217.60	37.92
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	90,740	53,203.05	50.00	37,486.95	-	7,918.47	58.69
LEGISLATIVE	111,770	56,428.89	50.00	55,291.11	-	8,627.77	50.53
410-CITY MANAGER							
Salaries & Wages/Benefits	167,714	62,039.52	-	105,674.48	13,165.89	13,035.65	36.99
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	4,900	2,133.74	-	2,766.26	-	130.86	43.55
Supplies	707	258.14	-	448.86	-	-	36.51
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	1,350	-	-	1,350.00	-	-	-
CITY MANAGER	174,671	64,431.40	-	110,239.60	13,165.89	13,166.51	36.89
420-CITY SECRETARY							
Salaries & Wages/Benefits	157,966	52,347.66	-	105,618.34	10,268.20	6,470.09	33.14
Purchased Prof/Tech Svcs	12,360	3,795.70	-	8,564.30	2,148.35	782.65	30.71
Pur Prop Svcs & Other Svcs	7,907	1,926.81	-	5,980.19	566.71	616.29	24.37
Supplies	3,896	682.02	-	3,213.98	288.46	48.09	17.51
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	15,515	4,525.94	-	10,989.06	-	91.94	29.17
CITY SECRETARY	197,644	63,278.13	-	134,365.87	13,271.72	8,009.06	32.02
430-MUNICIPAL COURT							
Salaries & Wages/Benefits	148,642	50,995.00	-	97,647.00	10,641.34	10,931.04	34.31
Purchased Prof/Tech Svcs	81,808	20,537.65	46,490.64	14,779.71	2,220.33	2,083.33	81.93
Pur Prop Svcs & Other Svcs	5,100	2,666.95	-	2,433.05	534.85	(173.32)	52.29
Supplies	4,140	669.82	328.53	3,141.65	176.28	43.97	24.11
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	100	-	-	100.00	-	-	-
MUNICIPAL COURT	239,790	74,869.42	46,819.17	118,101.41	13,572.80	12,885.02	50.75

City of San Juan, Texas
Budget Expenditures Report
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Budget
41.7%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
440-FINANCE							
Salaries & Wages/Benefits	282,420	103,908.28	-	178,511.72	22,076.38	22,310.15	36.79
Purchased Prof/Tech Svcs	3,500	-	-	3,500.00	-	-	-
Pur Prop Svcs & Other Svcs	9,550	2,817.99	-	6,732.01	219.81	150.50	29.51
Supplies	4,861	2,646.86	90.19	2,123.95	650.91	690.55	56.31
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	4,529	1,370.69	714.00	2,444.31	307.75	297.69	46.03
FINANCE	304,860	110,743.82	804.19	193,311.99	23,254.85	23,448.89	36.59
450-PLANNING							
Salaries & Wages/Benefits	471,062	162,843.76	-	308,218.24	36,199.24	36,708.67	34.57
Purchased Prof/Tech Svcs	28,180	8,551.60	2,380.00	17,248.40	6,550.00	300.00	38.79
Pur Prop Svcs & Other Svcs	15,227	6,135.24	2,601.40	6,490.36	1,017.84	785.97	57.38
Supplies	21,425	10,377.87	490.34	10,556.79	1,808.90	1,864.01	50.73
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	156,550	43,072.30	26,325.00	87,152.70	693.46	15,499.74	44.33
PLANNING	692,444	230,980.77	31,796.74	429,666.49	46,269.44	55,158.39	37.95
460-POLICE							
Salaries & Wages/Benefits	3,055,555	1,170,734.17	-	1,884,820.83	254,938.85	235,125.04	38.31
Purchased Prof/Tech Svcs	50,500	39,965.87	16.20	10,517.93	-	6,288.68	79.17
Pur Prop Svcs & Other Svcs	69,650	36,674.51	1,771.90	31,203.59	3,971.95	2,454.23	55.20
Supplies	162,600	64,856.48	13,632.25	84,111.27	11,353.92	14,712.03	48.27
Capital Outlay	700,000	-	-	700,000.00	-	-	-
Miscellaneous	24,675	6,244.00	1,880.00	16,551.00	274.00	2,083.50	32.92
POLICE	4,062,980	1,318,475.03	17,300.35	2,727,204.62	270,538.72	260,663.48	32.88
470-FIRE							
Salaries & Wages/Benefits	1,176,126	452,901.66	-	723,224.34	106,311.03	90,975.95	38.51
Purchased Prof/Tech Svcs	29,600	2,090.67	-	27,509.33	611.00	1,092.61	7.06
Pur Prop Svcs & Other Svcs	86,800	20,350.68	7,534.28	58,915.04	3,154.51	4,782.68	32.13
Supplies	111,248	30,336.94	3,280.71	77,630.35	3,034.87	10,846.43	30.22
Capital Outlay	511,761	-	-	511,760.80	-	-	-
Debt Service	18,205	207,753.84	-	(189,548.84)	-	207,753.84	1,141.19
Miscellaneous	6,175	2,207.00	-	3,968.00	100.00	-	35.74
FIRE	1,939,915	715,640.79	10,814.99	1,213,459.02	113,211.41	315,451.51	37.45
480-STREETS, ALLEY, OTHER							
Salaries & Wages/Benefits	346,308	84,736.73	-	261,571.27	12,769.26	12,023.88	24.47
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	251,070	119,040.44	-	132,029.56	25,112.57	24,371.83	47.41
Supplies	87,600	22,884.62	5,434.76	59,280.62	7,495.65	3,782.37	32.33
Capital Outlay	1,963,430	14,810.00	-	1,948,620.00	-	14,810.00	-
Miscellaneous	1,000	-	-	1,000.00	-	-	-
STREETS, ALLEY, OTHER	2,649,408	241,471.79	5,434.76	2,402,501.45	45,377.48	54,988.08	9.32

City of San Juan, Texas
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Budget
41.7%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
490-CENTRAL GARAGE							
Salaries & Wages/Benefits	68,107	27,086.94	-	41,020.06	4,798.02	3,695.35	39.77
Pur Prop Srvs & Other Srvs	4,250	284.25	272.50	3,693.25	56.09	56.09	13.10
Supplies	8,100	2,649.76	(114.32)	5,564.56	877.91	470.52	31.30
Capital Outlay	-	-	-	-	-	-	-
CENTRAL GARAGE	80,457	30,020.95	158.18	50,277.87	5,732.02	4,221.96	37.51
500-PARKS							
Salaries & Wages/Benefits	503,910	167,197.87	-	336,712.13	33,675.20	34,018.93	33.18
Purchased Prof/Tech Srvs	500	-	-	500.00	-	-	-
Pur Prop Srvs & Other Srvs	82,611	40,194.44	(245.00)	42,661.56	7,565.99	7,936.32	48.36
Supplies	54,795	23,016.10	1,149.29	30,629.61	7,508.59	3,882.99	44.10
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	600	-	-	600.00	-	-	-
PARKS	642,416	230,408.41	904.29	411,103.30	48,749.78	45,838.24	36.01
510-MUNICIPAL SWIMMING POOL							
Salaries & Wages/Benefits	-	-	-	-	-	-	-
Purchased Prof/Tech Srvs	2,000	-	-	2,000.00	-	-	-
Pur Prop Srvs & Other Srvs	2,000	909.87	-	1,090.13	185.22	171.53	45.49
Supplies	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
MUNICIPAL SWIMMING POOL	4,000	909.87	-	3,090.13	185.22	171.53	22.75
520-BUILDING MAINTENANCE							
Salaries & Wages/Benefits	168,350	49,258.48	-	119,091.52	10,247.05	10,197.16	29.26
Purchased Prof/Tech Srvs	1,000	-	-	1,000.00	-	-	-
Pur Prop Srvs & Other Srvs	23,407	7,636.21	(400.00)	16,170.79	1,334.17	1,376.62	30.91
Supplies	45,000	14,666.13	630.09	29,703.78	2,678.43	2,624.00	33.99
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
BUILDING MAINTENANCE	237,757	71,560.82	230.09	165,966.09	14,259.65	14,197.78	30.20
530-LIBRARY							
Salaries & Wages/Benefits	252,465	94,041.80	-	158,423.20	19,317.57	19,592.55	37.25
Purchased Prof/Tech Srvs	2,255	1,911.10	366.80	(22.90)	1,611.10	300.00	101.02
Pur Prop Srvs & Other Srvs	37,935	17,245.17	-	20,689.83	2,482.02	2,654.65	45.46
Supplies	3,076	890.81	356.56	1,828.63	350.00	99.07	40.55
Capital Outlay	1,000	-	-	1,000.00	-	-	-
Miscellaneous	18,634	5,362.34	3,526.15	9,745.51	379.35	1,651.64	47.70
LIBRARY	315,365	119,451.22	4,249.51	191,664.27	24,140.04	24,297.91	39.22

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Budget
41.7%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
540-RECREATION							
Salaries & Wages/Benefits	261,419	80,723.78	-	180,695.22	14,803.05	17,264.48	30.88
Purchased Prof/Tech Svcs	4,200	4,075.70	-	124.30	33.70	42.60	97.04
Pur Prop Svcs & Other Svcs	6,600	660.00	-	5,940.00	-	-	10.00
Supplies	12,000	778.90	8.34	11,212.76	267.00	70.00	6.56
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	185,500	71,531.53	(2,280.87)	116,249.34	11,291.83	16,087.85	37.33
RECREATION	469,719	157,769.91	(2,272.53)	314,221.62	26,395.58	33,464.93	33.10
551-PURCHASING/RISK MGMT							
Salaries & Wages/Benefits	69,073	14,192.76	-	54,880.24	4,761.91	4,761.91	20.55
Purchased Prof/Tech Svcs	500	-	-	500.00	-	-	-
Pur Prop Svcs & Other Svcs	4,670	-	-	4,670.00	-	-	-
Supplies	2,013	336.73	-	1,676.27	36.36	-	16.73
Miscellaneous	500	-	-	500.00	-	-	-
PURCHASING/RISK MGMT	76,756	14,529.49	-	62,226.51	4,798.27	4,761.91	18.93
560-ADMINISTRATION							
Purchased Prof/Tech Svcs	314,520	99,845.40	49,947.00	164,727.60	35,669.13	19,447.68	47.63
Pur Prop Svcs & Other Svcs	125,839	69,112.13	3,258.00	53,468.87	13,480.17	14,633.05	57.51
Supplies	2,300	562.57	-	1,737.43	204.98	102.95	24.46
Capital Outlay	-	136,572.14	-	(136,572.14)	-	136,572.14	-
Miscellaneous	51,000	-	-	51,000.00	-	-	-
ADMINISTRATION	493,659	306,092.24	53,205.00	134,361.76	49,354.28	170,755.82	72.78
570-HUMAN RESOURCES							
Salaries & Wages/Benefits	124,628	51,181.68	-	73,446.32	10,350.45	10,924.82	41.07
Purchased Prof/Tech Svcs	10,000	1,073.50	-	8,926.50	300.00	-	10.74
Pur Prop Svcs & Other Svcs	7,300	3,898.40	-	3,401.60	1,351.54	245.51	53.40
Supplies	1,500	648.60	(106.95)	958.35	359.83	-	36.11
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	700	-	-	700.00	-	-	-
HUMAN RESOURCES	144,128	56,802.18	(106.95)	87,432.77	12,361.82	11,170.33	39.34
580-INFORMATION TECHNOLOGY							
Salaries & Wages/Benefits	193,703	73,891.03	-	119,811.97	15,150.94	15,537.92	38.15
Purchased Prof/Tech Svcs	77,615	49,137.33	3,071.82	25,405.85	-	1,640.00	67.27
Pur Prop Svcs & Other Svcs	103,748	47,663.81	28,294.36	27,789.83	10,847.68	5,528.54	73.21
Supplies	15,200	3,535.73	423.40	11,240.87	687.41	955.97	26.05
Capital Outlay	-	(2,470.00)	-	2,470.00	-	-	-
Miscellaneous	5,620	1,336.12	-	4,283.88	-	384.30	23.77
INFORMATION TECHNOLOGY	395,886	173,094.02	31,789.58	191,002.40	26,686.03	24,046.73	51.75

City of San Juan, Texas
Budget Expenditures Report
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Budget
41.7%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
590-EMERGENCY MANAGEMENT							
Purchased Prof/Tech Svcs	19,000	15,370.00	-	3,630.00	-	370.00	80.89
Pur Prop Svcs & Other Svcs	2,000	-	-	2,000.00	-	-	-
Supplies	1,000	66.26	-	933.74	-	-	6.63
Miscellaneous	-	-	-	-	-	-	-
EMERGENCY MANAGEMENT	22,000	15,436.26	-	6,563.74	-	370.00	70.16
601-STORMWATER DIVISION							
Salaries & Wages/Benefits	57,334	1,315.97	-	56,018.03	240.83	240.83	2.30
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	-	-	-	-	-	-	-
Supplies	60,000	-	-	60,000.00	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
STORMWATER DIVISION	117,334	1,315.97	-	116,018.03	240.83	240.83	1.12
800-LONG TERM DEBT							
Long Term Debt	132,547	-	-	132,547.00	-	-	-
Sanitation Loan	-	73,333.33	-	(73,333.33)	-	-	-
LONG TERM DEBT	132,547	73,333.33	-	59,213.67	-	-	-
TOTAL EXPENDITURES	13,505,506	4,127,044.71	201,177.37	9,177,283.72	751,565.83	1,085,936.68	32.05
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EVENUES OVER/(UNDER) EXPENDITURE	(3,147,191)	2,658,623.95	(201,177.37)	(5,604,637.38)	1,121,038.25	531,789.79	(78.08)
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ UNDER) EXPENDITURES & OTHER (USE:	(3,147,191)	2,658,623.95	(201,177.37)	(5,604,637.38)	1,121,038.25	531,789.79	(78.08)
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Budget
41.7%

22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Refuse Collection System	2,642,717	1,101,825.44	-	1,540,891.56	234,780.61	164,211.73	41.69
Other Revenue	19,137	88,708.34	-	(69,571.34)	2,501.06	80,444.14	463.54
TOTAL REVENUES	2,661,854	1,190,533.78	-	1,471,320.22	237,281.67	244,655.87	44.73
EXPENDITURE SUMMARY							
700-SANITATION							
Salaries & Wages/Benefits	1,084,732	315,772.95	-	768,959.05	77,816.83	80,075.53	29.11
Purchased Prof/Tech Srvs	3,000	1,540.00	1,000.00	460.00	-	1,540.00	-
Pur Prop Srvs & Other Srvs	241,107	93,960.13	20,939.29	126,207.58	17,074.61	17,740.37	47.65
Supplies	248,800	135,485.88	17,163.94	96,150.18	34,879.42	21,919.91	61.35
Capital Outlay	148,300	39,572.00	4,638.00	104,090.00	-	-	29.81
Miscellaneous	512,100	150,324.27	259,689.03	102,086.70	71,359.49	40,428.95	80.07
SANITATION	2,238,039	736,655.23	303,430.26	1,197,953.51	201,130.35	161,704.76	46.47
640-ORGANIZATIONAL							
Purchased Prof/Tech Srvs	88,345	24,820.00	-	63,525.00	6,213.75	-	28.09
Pur Prop Srvs & Other Srvs	17,587	10,363.35	-	7,223.65	2,072.67	2,072.67	58.93
Debt Service	50,250	47,850.00	-	2,400.00	-	47,850.00	-
Miscellaneous	213,930	107,452.56	-	106,477.44	35,956.08	17,619.17	50.23
ORGANIZATIONAL	370,112	190,485.91	-	179,626.09	44,242.50	67,541.84	51.47
TOTAL EXPENDITURES	2,608,151	927,141.14	303,430.26	1,377,579.60	245,372.85	229,246.60	47.18
REVENUES OVER/(UNDER) EXPENDITURES	53,703	263,392.64	(303,430.26)	93,740.62	(8,091.18)	15,409.27	(74.55)

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Budget
41.7%

56-UTILITY FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Water Systems	2,592,924	1,041,994.96	-	1,550,929.04	215,434.52	198,146.46	40.19
Sewer Systems	2,653,348	1,036,949.27	-	1,616,398.73	223,003.32	148,744.84	39.08
Other Revenues	75,647	35,597.35	-	40,049.65	4,764.60	4,188.65	47.06
Other Financing (use)	-	-	-	-	-	-	-
TOTAL REVENUES	5,321,919	2,114,541.58	-	3,207,377.42	443,202.44	351,079.95	39.73
EXPENDITURE SUMMARY							
441-UTILITY BILLING & COLLEC							
Salaries & Wages/Benefits	216,481	68,547.46	-	147,933.54	16,089.28	17,415.86	31.66
Purchased Prof/Tech Svcs	29,660	27,092.56	1,786.00	781.44	344.00	3,306.84	97.37
Pur Prop Svcs & Other Svcs	72,174	17,874.23	1,718.17	52,581.60	2,970.20	3,379.56	27.15
Supplies	47,261	15,625.03	2,065.22	29,570.75	2,604.96	1,281.81	37.43
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	16,050	14,090.84	1,927.16	32.00	2,797.40	3,069.70	99.80
UTILITY BILLING & COLLEC	381,626	143,230.12	7,496.55	230,899.33	24,805.84	28,453.77	39.50
451-UTILITY ADMINISTRATION							
Salaries & Wages/Benefits	101,775	34,692.10	-	67,082.90	7,937.49	7,935.64	34.09
Purchased Prof/Tech Svcs	17,790	-	1,000.00	16,790.00	-	-	-
Pur Prop Svcs & Other Svcs	13,028	3,902.20	8,220.00	905.80	2,174.15	80.00	93.05
Supplies	5,600	694.44	19.28	4,886.28	43.71	226.04	12.75
Capital Outlay	410	-	-	410.00	-	-	-
Miscellaneous	680	601.00	-	79.00	300.00	-	-
UTILITY ADMINISTRATION	139,283	39,889.74	9,239.28	90,153.98	10,455.35	8,241.68	35.27
600-WATER PLANT							
Salaries & Wages/Benefits	403,788	134,439.77	-	269,348.23	34,894.20	32,114.90	33.29
Purchased Prof/Tech Svcs	49,200	27,391.12	2,485.00	19,323.88	2,996.00	7,723.12	60.72
Pur Prop Svcs & Other Svcs	217,379	94,701.00	13,997.98	108,680.02	17,472.26	17,460.29	50.00
Supplies	316,900	175,854.24	(4,319.85)	145,365.61	38,313.15	21,884.81	54.13
Capital Outlay	141,200	28,314.70	(15,890.08)	128,775.38	19,028.35	2,538.55	8.80
Miscellaneous	22,297	16,681.97	-	5,615.03	36.00	918.55	74.82
WATER PLANT	1,150,764	477,382.80	(3,726.95)	677,108.15	112,739.96	82,640.22	41.16
610-WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	246,389	71,595.65	-	174,793.35	16,673.03	14,627.03	29.06
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	13,100	4,047.82	(317.23)	9,369.41	330.00	3,671.30	28.48
SUPPLIES	58,900	7,275.45	-	51,624.55	1,510.53	-	12.35
CAPITAL OUTLAY	700	-	-	700.00	-	-	-
MISCELLANEOUS	1,340	564.50	-	775.50	24.00	-	42.13
WATER DISTRIBUTION	320,429	83,483.42	(317.23)	237,262.81	18,537.56	18,298.33	25.95
620-SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	298,373	85,673.53	-	212,699.47	20,840.93	20,310.77	28.71
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	387,200	61,453.62	6,926.49	318,819.89	6,776.00	14,343.54	17.66
SUPPLIES	130,900	17,121.41	16,742.29	97,036.30	2,188.80	2,760.75	25.87
CAPITAL OUTLAY	80,000	-	-	80,000.00	-	-	-
MISCELLANEOUS	6,640	266.00	-	6,374.00	12.00	12.00	4.01
SEWER COLLECTION	903,113	164,514.56	23,668.78	714,929.66	29,817.73	37,427.06	20.84

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Budget
41.7%

56-UTILITY FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
630-SEWER PLANT							
SALARIES & WAGES/BENEFIT	202,488	55,146.01	-	147,341.99	13,118.19	12,419.95	27.23
PURCHASED PROF/TECH SRVS	32,000	21,883.00	5,906.00	4,211.00	5,033.00	13,106.00	86.84
PUR PROP SRVS & OTH SRVS	402,000	137,833.92	3,078.90	261,087.18	2,190.95	30,082.98	35.05
SUPPLIES	78,850	18,636.48	3,791.89	56,421.63	4,877.26	7,660.23	28.44
CAPITAL OUTLAY	7,400	179.95	4,756.02	2,464.03	-	179.95	-
MISCELLANEOUS	84,500	51,696.88	4,650.00	28,153.12	11,875.00	5,212.00	66.68
SEWER PLANT	807,238	285,376.24	22,182.81	499,678.95	37,094.40	68,661.11	38.10
640-ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	108,985	16,555.00	-	92,430.00	4,143.75	-	15.19
PUR PROP SRVS & OTH SRVS	51,334	30,249.11	-	21,084.89	6,049.82	6,049.82	58.93
DEBT SERVICE	500	-	-	500.00	-	-	-
MISCELLANEOUS	419,286	172,927.51	-	246,358.49	34,473.43	34,358.50	41.24
ORGANIZATIONAL	580,105	219,731.62	-	360,373.38	44,667.00	40,408.32	37.88
TOTAL EXPENDITURES	4,282,558	1,413,608.50	58,543.24	2,810,406.26	278,117.84	284,130.49	34.38
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,039,361	700,933.08	(58,543.24)	396,971.16	165,084.60	66,949.46	61.81
Transfer In	(1,048,541)	(671,502.46)	-	(377,038.54)	(123,507.60)	(123,507.60)	87.65
Transfer Out	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(9,180)	29,430.62	(58,543.24)	19,932.62	41,577.00	(56,558.14)	317.13
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget 41.7%

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenues	-	300.00	-	(300.00)	-	300.00	-
TOTAL REVENUES	-	300.00	-	(300.00)	-	300.00	-
=====							
EXPENDITURE SUMMARY							
641-DEBT SERVICE							
Debt Service	1,055,541	936,544.48	-	118,996.52	-	201,925.00	88.73
Miscellaneous	-	4,670.00	-	(4,670.00)	-	-	-
DEBT SERVICE	1,055,541	941,214.48	-	114,326.52	-	201,925.00	89.17
TOTAL EXPENDITURES	1,055,541	941,214.48	-	114,326.52	-	201,925.00	89.17
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(1,055,541)	(940,914.48)	-	(114,626.52)	-	(201,625.00)	89.14
TRANSFER IN	1,048,541	671,502.46	-	377,038.54	123,507.60	123,507.60	64.04
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(7,000)	(269,412.02)	-	262,412.02	123,507.60	(78,117.40)	3,848.74
=====							

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Budget 41.7%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	7,622	2,296.00	-	5,326.00	567.90	775.00	30.12
TOTAL REVENUES	7,622	2,296.00	-	5,326.00	567.90	775.00	30.12
EXPENDITURE SUMMARY							
430-MUNICIPAL COURT							
Pur Prop Srvs & Other Srvs	500	-	-	500.00	-	-	-
MUNICIPAL COURT	500	-	-	500.00	-	-	-
TOTAL EXPENDITURES	500	-	-	500.00	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	7,122	2,296.00	-	4,826.00	567.90	775.00	32.24

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Budget 41.7%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenues	5,000	2,364.00	-	2,636.00	628.00	736.00	47.28
TOTAL REVENUES	5,000	2,364.00	-	2,636.00	628.00	736.00	47.28
EXPENDITURE SUMMARY							
430-MUNICIPAL COURT							
Capital Outlay	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	5,000	2,364.00	-	2,636.00	628.00	736.00	47.28

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Budget 41.7%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	665.48	-	(665.48)	-	378.10	-
TOTAL REVENUES	-	665.48	-	(665.48)	-	378.10	-
EXPENDITURE SUMMARY							
540-RECREATION							
Pur Prop Srvs & Other Srvs	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	665.48	-	(665.48)	-	378.10	-

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Budget 41.7%

26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Intergovernmental Revenue	-	0.62	-	(0.62)	0.31	0.28	-
Park Development Fees	7,000	20,900.00	-	(13,900.00)	20,900.00	-	298.57
TOTAL REVENUES	7,000	20,900.62	-	(13,900.62)	20,900.31	0.28	298.58
EXPENDITURE SUMMARY							
512-PARKS							
Pur Prop Srvs & Other Srvs	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-
Capital Outlay	25,000	-	-	25,000.00	-	-	-
PARKS	25,000	-	-	25,000.00	-	-	-
TOTAL EXPENDITURES	25,000	-	-	25,000.00	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(18,000)	20,900.62	-	(38,900.62)	20,900.31	0.28	(116.11)

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Budget 41.7%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	2,130.00	-	(2,130.00)	-	2,130.00	-
TOTAL REVENUES	-	2,130.00	-	(2,130.00)	-	2,130.00	-
EXPENDITURE SUMMARY							
460-POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	2,130.00	-	(2,130.00)	-	2,130.00	-

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Budget 41.7%

28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	200,000	40,922.72	-	159,077.28	2,822.72	-	20.46
Forfeit Local	-	-	-	-	-	-	-
TOTAL REVENUES	200,000	40,922.72	-	159,077.28	2,822.72	-	20.46
EXPENDITURE SUMMARY							
460-POLICE							
Salaries & Wages/Benefits	-	-	-	-	-	-	-
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	-	-	-	-	-	-	-
Supplies	10,000	593.81	(634.50)	10,040.69	161.81	322.00	-
Capital Outlay	199,000	-	-	199,000.00	-	-	-
Miscellaneous	-	-	-	-	-	-	-
POLICE	209,000	593.81	(634.50)	209,040.69	161.81	322.00	(0.02)
TOTAL EXPENDITURES	209,000	593.81	(634.50)	209,040.69	161.81	322.00	(0.02)
REVENUES OVER/(UNDER) EXPENDITURES	(9,000)	40,328.91	634.50	(49,963.41)	2,660.91	(322.00)	(455.15)

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							Budget 41.7%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Intergovernmental Revenue	629,483	50,114.76	-	579,368.24	569.20	166.42	7.96
Other Revenue	-	-	-	-	-	-	-
TOTAL REVENUES	629,483	50,114.76	-	579,368.24	569.20	166.42	7.96
EXPENDITURE SUMMARY							
460-POLICE							
Salaries & Wages/Benefits	182,934	39,946.69	-	142,987.31	2,082.27	10,296.36	21.84
Pur Prop Srvs & Othr Srvs	3,644	-	-	3,644.00	-	-	-
Supplies	-	-	-	-	-	-	-
Capital Outlay	93,420	82,772.79	10,141.18	506.03	39,472.44	3,950.00	99.46
POLICE	279,998	122,719.48	10,141.18	147,137.34	41,554.71	14,246.36	47.45
470-FIRE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-
480-STREETS, ALLEY, OTHER							
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	108,706	-	-	108,706.00	-	-	-
STREETS, ALLEY, OTHER	108,706	-	-	108,706.00	-	-	-
500-PARKS							
SALARIES OF EMPLOYEES	1,400	-	-	1,400.00	-	-	-
PURCHASED PROF/TECH SRVS	12,875	3,500.00	-	9,375.00	-	-	27.18
PUR PROP SRVS & OTH SRVS	4,952	-	-	4,952.00	-	-	-
SUPPLIES	18,565	629.33	171.00	17,764.67	-	160.00	4.31
CAPITAL OUTLAY	153,000	-	-	153,000.00	-	-	-
AMIGOS DEL VALLE GREEN R	190,792	4,129.33	171.00	186,491.67	-	160.00	2.25
553-LIBRARY							
PURCHASED PROF/TECH SRVS	4,000	-	-	4,000.00	-	-	-
PUR PROP SRVS & OTH SRVS	9,551	-	-	9,551.00	64.32	(200.76)	-
SUPPLIES	650	-	-	650.00	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	6,782	-	4,316.88	2,465.12	-	-	63.65
LIBRARY	20,983	-	4,316.88	16,666.12	64.32	(200.76)	20.57
700-SANITATION							
SALARIES OF EMPLOYEES	18,992	7,774.18	-	11,217.82	2,220.08	2,095.32	40.93
EQUIPMENT SUPPLIES	37	-	-	37.00	-	-	-
CAPITAL OUTLAY	9,975	9,475.00	-	500.00	9,475.00	-	94.99
SANITATION	29,004	17,249.18	-	11,754.82	11,695.08	2,095.32	135.92
TOTAL EXPENDITURES	629,483.00	144,097.99	14,629.06	470,755.95	53,314.11	16,300.92	25.22
REVENUES OVER/(UNDER) EXPENDITURES	-	(93,983.23)	(14,629.06)	108,612.29	(52,744.91)	(16,134.50)	-

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Budget 41.7%

32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	10,000	861.00	-	9,139.00	861.00	-	8.61
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	10,000	861.00	-	9,139.00	861.00	-	8.61
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
460-POLICE							
PURCHASED PROF/TECH SRVS	10,000	3,127.00	-	6,873.00	-	2,266.00	31.27
POLICE	10,000	3,127.00	-	6,873.00	-	2,266.00	31.27
TOTAL EXPENDITURES	10,000	3,127.00	-	6,873.00	-	2,266.00	31.27
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(2,266.00)	-	2,266.00	861.00	(2,266.00)	-

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Budget
41.7%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	26,100	11,283.55	-	14,816.45	5,107.72	1,867.65	43.23
FINES & FEES	25,000	13,194.56	-	11,805.44	-	10.00	52.78
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	51,100	24,478.11	-	26,621.89	5,107.72	1,877.65	47.90
EXPENDITURE SUMMARY							
553-CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	43,100	58,647.55	100.00	(15,647.55)	125.00	420.00	136.31
CITY EVENTS	43,100	58,647.55	100.00	(15,647.55)	125.00	420.00	136.31
701-MISCELLANEOUS DEPT							
MISCELLANEOUS	8,000	-	-	8,000.00	-	-	-
MISCELLANEOUS DEPT	8,000	-	-	8,000.00	-	-	-
TOTAL EXPENDITURES	51,100	58,647.55	100.00	(7,647.55)	125.00	420.00	114.97
REVENUES OVER/(UNDER) EXPENDITURES	-	(34,169.44)	(100.00)	34,269.44	4,982.72	1,457.65	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	(34,169.44)	(100.00)	34,269.44	4,982.72	1,457.65	-

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Budget 41.7%

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
FORFEIT FEDERAL	180,000	33,374.74	-	146,625.26	14,873.48	8,897.47	18.54
TOTAL REVENUES	180,000	33,374.74	-	146,625.26	14,873.48	8,897.47	18.54
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
460-POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	(80.00)	-	80.00	-	-	-
CAPITAL OUTLAY	1,100,000	6,407.50	(5,445.00)	1,099,037.50	-	962.50	-
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	1,100,000	6,327.50	(5,445.00)	1,099,117.50	-	962.50	0.08
TOTAL EXPENDITURES	1,100,000	6,327.50	(5,445.00)	1,099,117.50	-	962.50	0.08
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(920,000.00)	27,047.24	5,445.00	(952,492.24)	14,873.48	7,934.97	(3.53)

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36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	1,648,901	1,361,915.52	-	286,985.48	408,209.78	281,308.78	82.60
OTHER REVENUE	132,547	23,717.08	-	108,829.92	0.59	23,715.56	17.89
TOTAL REVENUES	1,781,448	1,385,632.60	-	395,815.40	408,210.37	305,024.34	77.78
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,619,968	1,154,565.00	-	465,403.00	-	1,116,850.00	71.27
MISCELLANEOUS	-	5,536.01	-	(5,536.01)	-	866.01	-
ORGANIZATIONAL EXPENSE	1,619,968	1,160,101.01	-	459,866.99	-	1,117,716.01	71.61
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,619,968.00	1,160,101.01	-	459,866.99	-	1,117,716.01	71.61
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	161,480	225,531.59	-	(64,051.59)	408,210.37	(812,691.67)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	161,480	225,531.59	-	(64,051.59)	408,210.37	(812,691.67)	139.67
	=====	=====	=====	=====	=====	=====	=====

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Budget 41.7%

44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	2,334,578	1,119,484.55	(259,314.96)	1,474,408.05	131,943.49	10,121.01	36.84
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	2,334,578	1,119,484.55	(259,314.96)	1,474,408.05	131,943.49	10,121.01	36.84
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	2,334,578	1,119,485	(259,314.96)	1,474,408.05	131,943.49	10,121.01	36.84
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	2,334,577.64	1,119,484.55	(259,314.96)	1,474,408.05	(131,943.49)	(10,121.01)	36.84

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Budget 41.7%

45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% 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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Budget 41.7%

52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	1,500	875.73	-	624.27	173.98	168.20	58.38
TOTAL REVENUES	1,500	875.73	-	624.27	173.98	168.20	58.38
EXPENDITURE SUMMARY							
STREET							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREET	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,500	875.73	-	624.27	173.98	168.20	-

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Budget 41.7%

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	983.02	-	(983.02)	179.79	217.96	-
TOTAL REVENUES	-	983.02	-	(983.02)	179.79	217.96	-
=====							
EXPENDITURE SUMMARY							
640-WATER DISTRIBUTION							
CAPITAL OUTLAY	-	37,966.00	(33,686.05)	(71,652.05)	-	-	-
WATER DISTRIBUTION	-	37,966.00	(33,686.05)	(71,652.05)	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
=====							
TOTAL EXPENDITURES	-	37,966.00	(33,686.05)	(71,652.05)	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	(36,982.98)	33,686.05	70,669.03	179.79	217.96	-

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Budget 41.7%

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-17	Feb-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	850,000	378,433.32	-	471,566.68	70,942.11	82,397.91	44.52
OTHER REVENUE	10,000	2.56	-	9,997.44	0.62	0.56	0.03
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	860,000	378,435.88	-	481,564.12	70,942.73	82,398.47	44.00
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	115,696	17,255.75	-	98,440.25	6,234.46	6,207.86	14.91
PURCHASED PROF/TECH SRVS	165,800	38,288.00	-	127,512.00	7,675.00	8,425.00	23.09
PUR PROP SRVS & OTH SRVS	54,024	18,469.73	-	35,554.41	4,076.95	1,982.37	34.19
SUPPLIES	4,500	385.78	-	4,114.22	39.42	286.24	8.57
CAPITAL OUTLAY	-	-	-	-	-	-	-
DEBT SERVICE	350,080	161,841.59	-	188,238.27	15,076.28	101,988.78	46.23
MISCELLANEOUS	169,900	13,553.04	-	156,346.96	3,000.00	-	7.98
SAN JUAN ECONOMIC DEV	860,000	249,793.89	-	610,206.11	36,102.11	118,890.25	29.05
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	860,000	249,793.89	-	610,206.11	36,102.11	118,890.25	29.05
REVENUES OVER/(UNDER) EXPENDITURES	-	128,641.99	-	(128,641.99)	34,840.62	(36,491.78)	-