



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, June 28, 2022

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A.** Presentation on Electricity Analysis by Valiant Energy Sources.
- B.** Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.
 - 1.** Department of Finance Monthly Report.
 - 2.** Fire Department Monthly Report.

3. Police Department Monthly Report.
4. Municipal Court Monthly Report.
5. Department of Utilities Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for a Proposed "Northside" Park Located off of W Sioux Road and Veterans Boulevard, next to the City of San Juan Water Works, to be Funded in Conjunction with the Texas Parks and Wildlife Local Parks Grant. Due to San Juan's Growing Population, the Park Will Fill a Gap in Safe, Accessible Outdoor Recreation for Residents in this Area of the City, Many of Whom Live Below the Poverty Line. One of the Stated Goals of the San Juan Parks Master Plan is to Expand the Park System to Provide Adequate Distribution of Park Facilities to Meet the Residents Needs Citywide, Including the Specific Goal of Developing a Park in the Northeast Area of the City, where this Project is Located.

VII. CONSENT AGENDA

- A. Consider Approval of the Budget Expenditure Report for the Month of May, 2022.
- B. Consider Second and Final Reading of the Ordinance Regarding a Rezoning Request from Manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.47 acre tract of land out of the West 436.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision, as Requested by Bonnie Abbott.
- C. Consider Second and Final Reading of the Ordinance Regarding Amending the Code of Ordinances Appendix "A", Unified Development Code, Chapter 2 - Zoning Regulations, Section 11: Expressway Corridor District by Amending such Section to Authorize the Use of Retail Establishments primarily.
- D. Consider Second and Final Reading of an Ordinance Regarding Amending Chapter 3 Building Regulations, Article 3.02 Technical and Construction codes and Standards, to update the Various Technical Building related Codes, including the International Building Code, International Residential Code, International Energy Conservation Code, International Plumbibng Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code and National Electrical Code and to update and codify the International Swimming Pool and Spa Code into the City's Code of Ordinances; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for a Repealer Clause.

VIII. EXECUTIVE SESSION

- A. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Director of Utilities).

IX. RECONVENE

- A. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Director of Utilities).

X. ADJOURNMENT

CERTIFICATION

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

BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

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

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 06/24/2022

SUBJECT: Presentation on Electricity Analysis by Valiant Energy Sources.



Electricity Analysis Presentation By: Valiant Energy Sources



VALIANT

ENERGY SOURCES

■ Energy Procurement & Supply Management

- Supplier vetting, customized reverse- auction RFPs

■ Market Research & Intelligence

- Primary research reporting, energy market insight, and pricing

■ Strategic Risk Management

- Exposure analysis, hedging recommendations

■ Renewables

- Solar and wind procurement

■ Client Service

- Rate verification, account switching, issue resolution, add/delete meters, turnkey operation

■ Energy Information & Data Management

- Usage/cost tracking, budgeting/forecasting, performance monitoring, quarterly reports

■ Tariff Rate & Tax Analysis

- Utility bill audits and cost recovery Demand Response (DR)

- Revenue generation via load curtailment programs

■ Demand-Side Management

- Energy efficiency projects, lighting retrofits

■ Client Education

- Educational seminars and webinars



VALIANT

ENERGY SOURCES

CLIENT

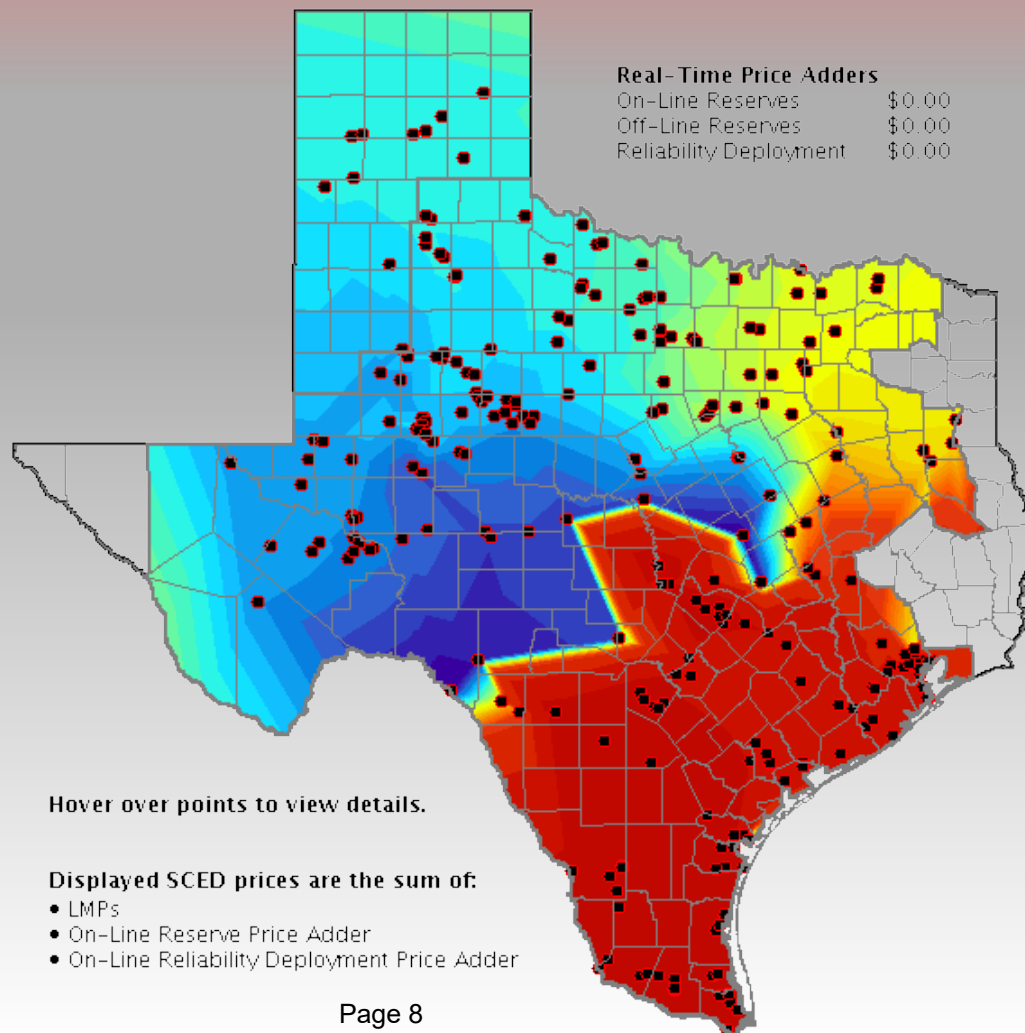
S

- City of Alamo
- City of Elsa
- City of Edcouch
- City of La Joya
- City of La Villa
- City of Palmview
- City of Penitas
- City of Port Isabel
- City of Poteet
- City of Progreso
- City of Raymondville
- City of Roma
- City of Sullivan City
- City of Weslaco
- Willacy County
- Edcouch Elsa ISD
- La Villa ISD
- Progreso ISD
- IDEA Public Schools
- Delta Estates Housing
- Edcouch Housing Authority
- Elsa Housing Authority
- Hacienda San Miguel Housing Development
- Hidalgo County Housing Authority
- Pharr Housing Authority
- Evergreen Cold Storage
- McAllen Cold Storage
- McAllen Medical Center Richard Mangin
- Nuestra Clinica Del Valle
- Tierra Santa Golf Course

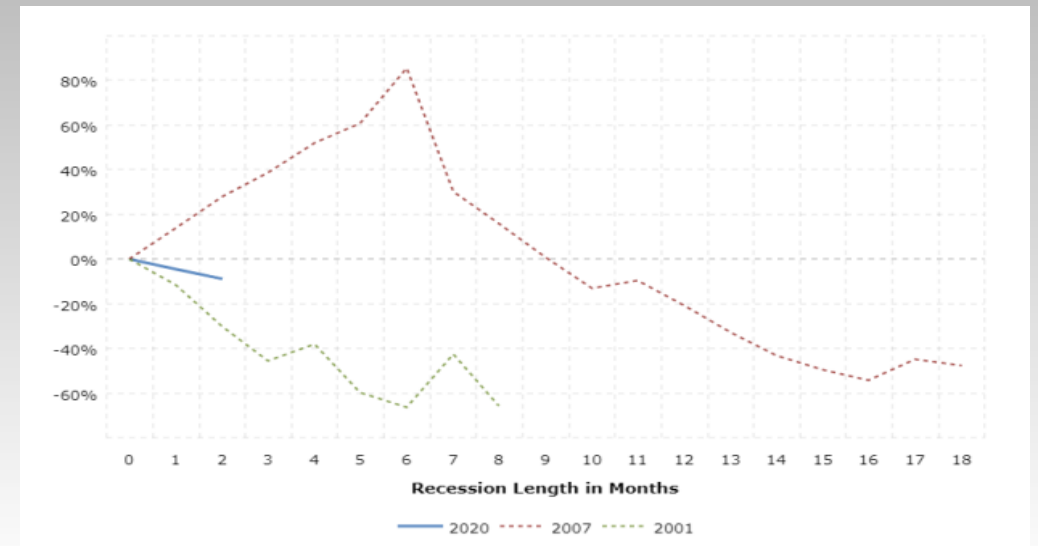


VALIANT

ENERGY SOURCES



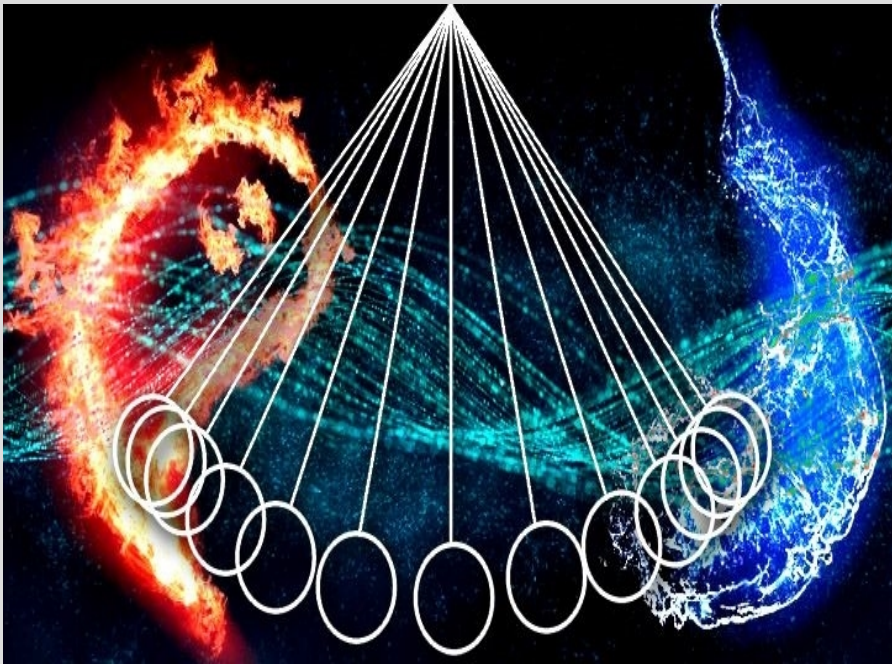
NAURAL GAS PRICES ALL



ENERGY PRICE COMPONENTS

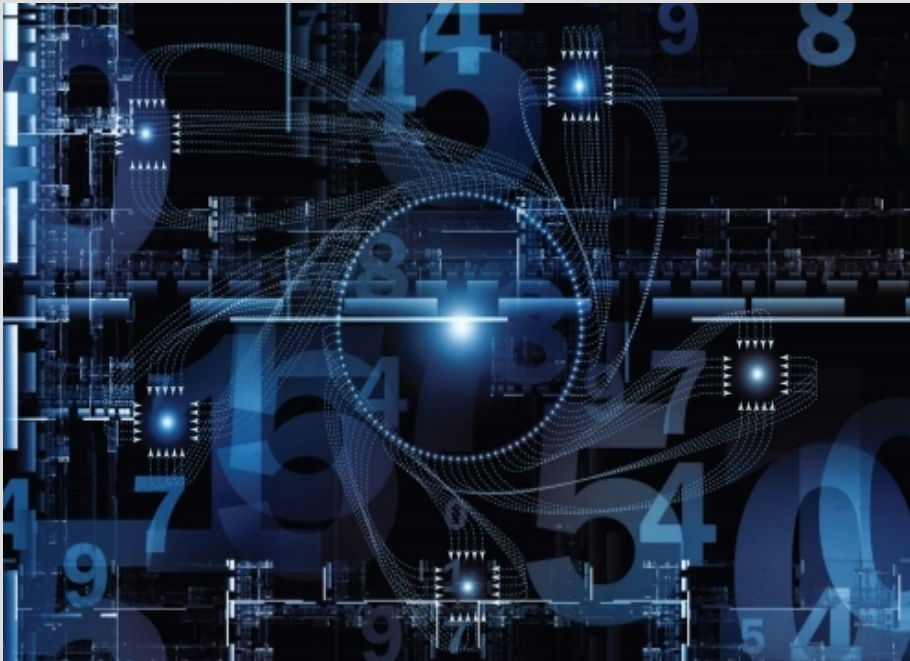
ERCOT	VALUE
<i>ENERGY</i>	INCLUDED
<i>ANCILLARIES</i>	INCLUDED
<i>CONGESTION REVENUE RIGHTS</i>	INCLUDED
<i>LOSSES</i>	INCLUDED
<i>NODAL CONGESTION</i>	INCLUDED
<i>RPS</i>	INCLUDED
<i>APPLICABLE TAXES</i>	PASS THROUGH

SWING (BANDWIDTH H)



- Swing is also known as bandwidth, or tolerance. It is the percentage of energy that can be used above or below contracted (estimated) quantities while still being billed at the contracted rate. This percentage and what providers are willing or able to offer ranges from 0% to 100%. (A 0% swing product means that no variance is allowed. A 100% swing product means unlimited variance.)
- Understand that swing products exist to help provide Buyers with a sense of security and budget certainty. A swing product is somewhat similar to an insurance policy in that it is meant to protect Buyers from unforeseen circumstances. In the case of natural gas, unforeseen circumstances result in having to consume significantly more or significantly fewer therms or kilowatt hours than estimated and contracted for as part of an agreement.
- Without a swing component in an agreement, the added costs could be much higher than expected. Having to account for additional energy to get through a brutal winter or a long, hot summer can be much harder on a facilities bottom line if prices for additional energy that need to be purchased are at a higher market rate than the fixed contracted rate. Using more energy than what was contracted for on a 0% swing contract will mean a higher bill that month.
- One might think that by using less energy, you automatically spend less, right? That is not always the case. In fact, using less than the contracted amount can be extremely costly.

BLEND AND EXTEND



- A blend and extend is a restructuring of a member's current contract (without paying any penalties or fees) that places them in a new contract with a lower rate for a longer duration. This maximizes and secures their savings for the foreseeable future.
- If your plan ever gets restructured, then you will remain with your current provider but receive a lower rate that is effective with the new contract start date. Essentially, nothing changes except the price you pay, which decreases. Please keep in mind this restructuring does NOT mean you'll have to pay an early termination fee (ETF).
- An energy supplier has nothing to gain by simply lowering your rates if market rates fall. This is where the extend portion comes in. By extending the contract, the energy supplier now has the guarantee of your long-term business to offset the revenue they'll lose in the short-term by agreeing to a lower rate.



VALIANT

ENERGY SOURCES

Turn- Key Operation

- Identified taxes being paid by the city of Roma and were able to recover \$128,000.00 in back taxes as well as cutting the annual electricity budget by 30%.
- Valiant was quick to identify the City of La Joya was on a market-based rate and was able to procure a fixed rate along with assisting on recovering back taxes of \$25,000.00.
- Assisted in the error of taxes being paid at Agua Sud and was able to retrieve \$28,000.00 in back taxes
- Assisted the City of Weslaco as their consultant to procure a long-term agreement during a crucial volatile market.
- Assisted The City of Alamo with securing a long-term Fixed Energy agreement after the city was hit with the sky rocketing fees that occurred due to winter storm Uri and a being on unfixed agreement.

THANK YOU



VALIANT
ENERGY SOURCES



VALIANT ENERGY SOURCES

QUOTE SHEET

CUSTOMER SUMMARY

CUSTOMER:

City Of San Juan

PRICING DATE: 6/23/2022

OPPORTUNITY SUMMARY

ISO:

ERCOT

UTILITY:

AEPCL

ZONE:

SOUTH

ESID COUNT:

74

PRICING SUMMARY

CUSTOMIZED STANDARD PRODUCT

PROVIDER	TERM (MONTHS)	START DATE	END DATE	RATE \$/KWH	TERM KWHS	ADD / DELETE %	PAY TERMS	BILL OPTION
	60	1/1/2023	12/31/2027	0.06724	25,806,395	25%	30	SUPPLIER
	72	1/1/2023	12/31/2028	0.06615	30,967,674	25%	30	SUPPLIER
	84	1/1/2023	12/31/2029	0.06423	36,128,953	25%	30	SUPPLIER
	36	1/1/2023	12/31/2025	0.6889	15,483,837	20%	30	SUPPLIER
	48	1/1/2023	12/31/2026	0.6756	20,645,116	20%	30	SUPPLIER
	60	1/1/2023	12/31/2027	0.06589	25,806,395	20%	30	SUPPLIER
	36	1/1/2023	12/31/2025	0.06889	15,483,837	20%	30	SUPPLIER
	48	1/1/2023	12/31/2026	0.06788	20,645,116	20%	30	SUPPLIER
	60	1/1/2023	12/31/2027	0.06652	25,806,395	20%	30	SUPPLIER



VALIANT ENERGY SOURCES

SAVINGS SUMMARY

CUSTOMER SUMMARY			OPPORTUNITY SUMMARY	
CUSTOMER:	City Of San Juan		ISO:	ERCOT
			UTILITY:	AEP CPL
			ZONE:	SOUTH
PRICING DATE: 6/23/2022			ESID COUNT:	74

SAVINGS SUMMARY

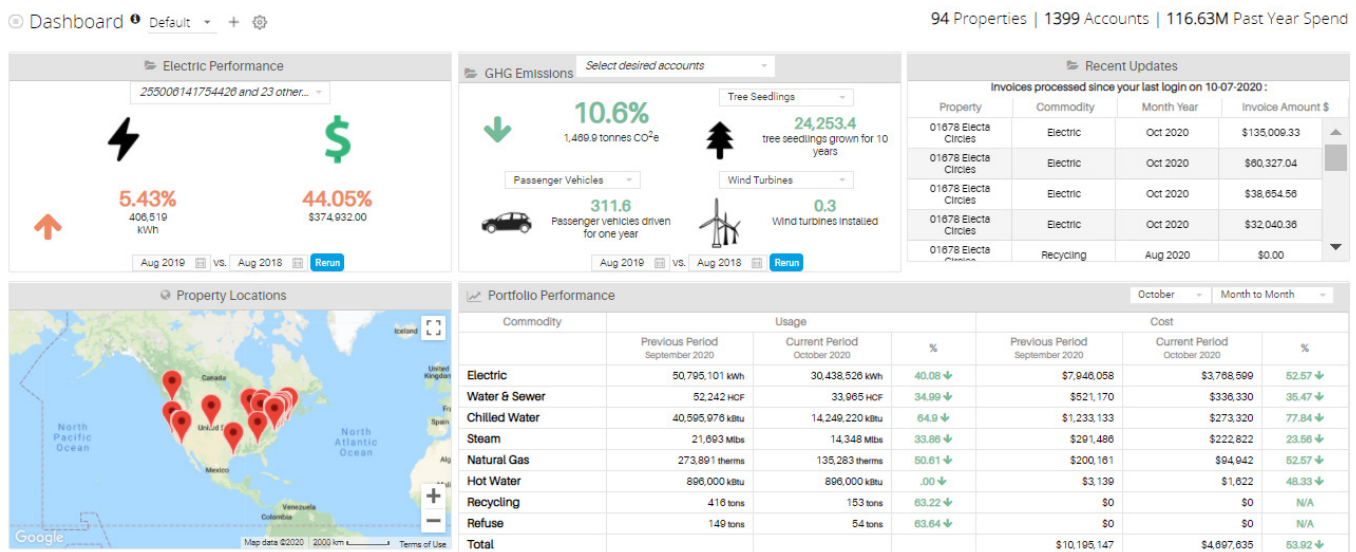
CUSTOMIZED STANDARD PRODUCT

				
Term - Months	-	84	60	60
Credit - Deposit/ No-Deposit	-	NO DEPOSIT	NO DEPOSIT	NO DEPOSIT
KWH Rate	0.03850	0.06423	0.06589	0.06652
TDSP/KWH	0.06289	0.04500	0.04889	0.04985
Aggregator Fee	-	-	-	-
Overall Rate	0.10139	0.10923	0.11478	0.11637
Annual KWH	5,161,279	5,161,279	5,161,279	5,161,279
Total TDSP	\$324,592.84	\$232,257.56	\$252,334.93	\$257,289.76
Total KWH	\$198,709.24	\$331,508.95	\$340,076.67	\$343,328.28
Aggregator Fee	-	-	-	-
Total Annual Cost	\$523,302.08	\$563,766.51	\$592,411.60	\$600,618.04
Total Term Cost	-	\$3,946,365.54	\$2,962,058.02	\$3,003,090.19
Annual Savings	-	(\$40,464.43)	(\$69,109.53)	(\$77,315.96)
Total Savings For Term	-	(\$283,250.99)	(\$345,547.63)	(\$386,579.80)

PROACTIVE INSIGHT TO CONTROL ENERGY COSTS

ENGIE 20/20 provides insight into your energy use, demand, and cost trends by benchmarking against user-defined Key Performance Indicators (KPIs)—helping identify usage and demand anomalies that allow you to take proactive action and control energy costs. ENGIE 20/20 then notifies your ENGIE account team of these anomalies, so they can alert you and help determine the cause.

The online ENGIE 20/20 platform provides a view of your aggregated energy spend across your entire portfolio, or a drill-down to view account-level data for one site.



ENGIE 20/20 Dashboard

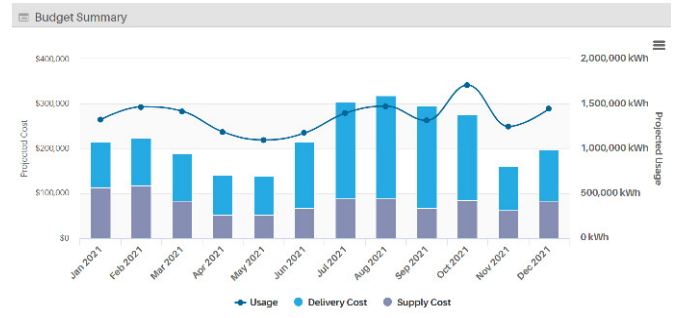
INVOICE AUDITING

Invoices are statistically audited to check for variances in total usage, cost, and demand; use/day, cost/day, load factor, and unit cost; and billing period length and gaps in billing periods—all checked against the prior and/or same month of prior year (when applicable) to capture seasonality (for both supply and delivery, when tracked in ENGIE 20/20). Variance thresholds are system-defined, and whenever an audit fails, ENGIE 20/20 analysts inspect the invoice and bring the potential issue to the account team for follow up. For Block and Index and Easyflex contracts, price lock application is also checked for accuracy.

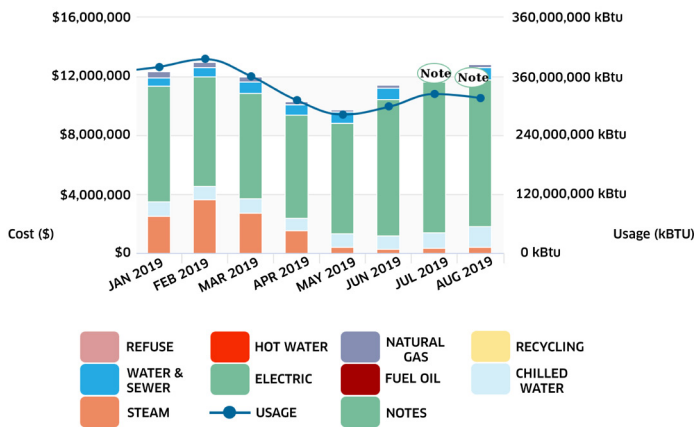
Ready to get started? | Visit engie2020.com

ENGIE 20/20 features:

- On-demand and automated monthly reporting package
- Options to create customized reports
- Position reporting for Block and Index and EasyFlex Customers
- Invoice data viewable by total usage, demand, supplier cost, delivery cost, and total cost
- Easily exportable reports to a variety of file formats, including Excel and PDF



ENGIE 20/20 Budgeting



ENGIE 20/20 Invoice Management

Provides customer insight into:

- Energy use and spend over time
- Energy use and spend over KPIs
- Energy use benchmarking for facilities within a customer's portfolio
- Portfolio analysis to identify the best facility to invest in energy efficiency projects
- Emissions performance across the portfolio

WHY ENGIE 20/20?

SIMPLIFY your energy reporting.
REDUCE your energy expenses.
INCREASE your energy income.

Ready to get started? | Visit engie2020.com

2022 CitySmart® Program

AEP Texas (Central Division)

The CitySmart® Program saves Texas government institutions **\$25.5 million.***



How can your community benefit by saving energy?

Energy is one of the largest operating expenses for an organization. AEP Texas Central Division's CitySmart Program is here to help. The program is designed to help government institutions manage rising energy costs by implementing energy efficiency improvements.

CitySmart is funded through AEP Texas and is provided at no cost to the Partner.

Based on your individual needs, the program will provide customized assistance, such as:

- **Incentives** of \$150/kW for lighting, roofing, HVAC and other retrofit projects that reduce peak electric demand. Earn \$200/kW for chillers and qualified LEDs.
- **Energy performance benchmarking** to discover where your building is wasting energy.
- **Energy master planning workshops** to familiarize you with energy management best practices that maximize long-term savings.
- **Financing assistance** to connect you with low- and no-cost energy efficiency projects.
- **Technical assistance** to identify efficiency opportunities that are tailored to your business needs.
- **Communication expertise** to publicize your energy efficiency accomplishments in your community.

The benefits of increasing efficiency are endless. Call us today to get started.

Monica Craig – AEP Texas (Central Division)
EE & Consumer Program Coordinator Sr
361-881-5673
mpcraig@aep.com

Tyler Wolfe – CLEAResult
Senior Program Consultant
512-777-6628
tyler.wolfe@clearresult.com

*Based on the lifetime energy savings of equipment installed and total incentives earned by Texas government partners. Data from AEP Texas (Central Division) CitySmart utility program as of December 2021.



The process is simple.

Sign up

- Sign the Memorandum of Understanding to enroll your organization in the AEP Texas (Central Division) CitySmart Program.
- This authorizes CLEAResult to perform an on-site walkthrough and pay the incentive upon project completion.

Evaluate

- CLEAResult performs a pre-installation inspection to document and evaluate existing equipment.
- Only equipment that is pre-inspected prior to removal may be included in the project.

Define

- CLEAResult provides recommended projects, paybacks and preliminary incentive calculations for you to consider.
- Define the scope and timeline of the project in an incentive application.
- NOTE: There is no guarantee incentive funds are available upon project completion without a signed incentive application.

Complete

- The Partner completes the project either with an outside contractor or in-house staff.
- The Partner notifies CLEAResult upon project completion.

Inspect

- CLEAResult performs a post-installation inspection to document and evaluate the newly installed equipment.

Enjoy

- CLEAResult receives a W-9 and electric bill for the participating facility.
- AEP Texas (Central Division) issues the incentive check within four to six weeks.
- Collect your incentive and enjoy long-term savings.
- NOTE: The incentive check is a live check made for the attention of the person who signed the MOU—it is not a discount on the monthly bill.

AEP Texas (Central Division) incentive table



- Air compressor: **\$150/kW**
- Air infiltration – fixed fee: **\$10/door sweep, \$20/weatherstrip**
- Commercial kitchen: **\$150/kW**
- HVAC – chiller: **\$200/kW**
- HVAC – DX: **\$150/kW**
- LED lighting: **\$200/kW**
- Lighting: **\$150/kW**
- Refrigeration: **\$150/kW**
- Roofing: **\$150/kW**
- VFDs on VAV on AHU: **\$150/kW**



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 06/20/2022

SUBJECT: Department of Finance Monthly Report.

Finance Department

Department Description

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

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

Additional Information

7 STAFF MEMBERS

Maintained 26 funds, assisted 24 departments and posted 1,187 journal entries, issued 2,411 disbursement checks, 203 Bank Drafts and processed 4,718 payroll checks and direct deposits, through the months of April, 2022.

December Sales Tax 31.587% Increase of \$110,461 Compared to last year.

Audit FY 2020/2021 100% complete

Reconciled 11 Bank Accounts

Budget Adjustments (22)

Budget Amendments (2)

Manage a 30.2 million budget

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

- General Fund Budget of 16.8 million
- Utility & Sanitation Fund 5.4 million
- Stormwater Fund 305 thousand
- Debt Service Fund 1.9 million
- Sanitation Fund 3.5 million
- Other Funds 2.2 million

Utility Billing & Collection Department

Department Description

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

- The City of San Juan collects about 7,018 water and 9,910 sewer accounts.
- North Alamo Water Supply Corporation service 3,293 sewer accounts.

Per Audited Financial Report, in FY ending 9/30/2021, Utility Fund collected 5.7 million and Sanitation Fund 3.3 million with a combined 9 million.

- Email Billing (163)

Service Orders

1. Connects	42
2. Meter information	51
3. Disconnect	21
4. Dead Meters Change	18
5. Past Due Notice	1,611
6. Cut Off Register	85
7. Cut List	25

Payments are made by

66 % paid in person
 1 % juniors
 22 % online
 6 % bank drafts
 6 % other locations

- Staff of 7 Employees

Purchasing Division

Purchasing Description

Purchasing Division is responsible for acquiring goods and services for the City, in accordance with state law, the City's purchasing policies and annual budget.

Activity through the April, 2022.

• Purchase Orders Issued	2332
• Purchase Order Changes/Voids	98
• Bid Openings	7
• Public Auction	1
• Revenue on Auction 12/2021	\$32,717.50



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 06/21/2022

SUBJECT: Fire Department Monthly Report.

The San Juan Fire Department did the following activity during the month of May 2022:

Emergency Calls

A total of 46 calls for the month of May 2022. (Please see attached report.)

- A Shift = 12
- B Shift = 18
- C Shift = 16

Med-Care Response

Due to COVID19 Med-Care, EMS responded along with the Fire Department for a total of 9 calls with two delays for the month of May 2022. The Med-Care report has not been submitted by Med-Care.

County Calls

The San Juan Fire Department had a total of two (2) County Calls for the month of May 2022, which are the following:

- Incident Number – 22-0272 – Grass Fire at 1000 Brenda Lane

Volunteer Department

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

Fire Inspections

A total of 32 inspections were conducted in the month of May 2022. Please see attached for detailed information about each conducted inspection.

Plan Reviews

The following plans were reviewed for the month of May 2022:

- Carroll Estates
- Verona
- Olive Garden
- Twins Subdivision

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs that were submitted by the Fire Chief, Lieutenant, or Firefighter in Charge for the month of May 2022 to the Administration Office.

- A total of 244.10 Gallons of Unleaded
- A total of 797.50 Gallons of Diesel



May, 2022

Call Volume Monthly Breakdown

Fire House Code	Incident Type	Total
322	Motor Vehicle Accidents w/Injuries	5
323	Auto-Pedestrian	
324	Motor Vehicle Accidents w/o Injuries	5
311	Medical Call	4
142/143	Grass/Brush Fires	3
131	Vehicle Fires	2
700/750	False Alarms	14
154	Trash Fires	1
550/551	Assist other Agency/Dept.:	
651	Smoke Scare	
111	Structure Fires	
1101	Equipment Fire	
412	Gas Leak	2
480	Attempted burning, Illegal action	
600	Good Intent Call	
611	Canceled in Route	
622	Wrong Location/No Incident Found	
541	Bee attack/ Animal Problem	2
331	Child Locked in a Vehicle	5
440/1601	Electrical Equipment Problem (Pole)	1
1131	Cooking Fire	
100	Fire, Other	2
Grand Total:		46

Call Volume for each shift:

A Shift 12
B Shift 18
C Shift 16

Respectfully Submitted by,

A.Araguz Firefighter
B. Rodriguez Firefighter



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

Med-Care Response Times May 2022

Date	Incident #	Location	Dispatched Time	Arrival	Delay Time	Incident Type
05/04/22	22-254	800 E Exp WB	07:53	08:11	18	MVA w/o Injuries
05/06/22	22-259	700 W Exp 83	01:02	01:12	10	MVA w Injuries
05/07/22	22-260	2301 N Raul Longoria	14:54	15:06	12	Medical Call
05/08/22	22-264	1911 N Raul Longoria	16:20	16:29	9	MVA w/o Injuries
05/11/22	22-267	Las Milpas / Stewart	10:20	10:29	9	MVA w Injuries
05/13/22	22-277	917 E Johnson	16:10	16:16	6	Medical Call
05/14/22	22-278	3802 Jesenia	10:17	10:27	10	Child Locked In Vehicle
05/19/22	22-285	208 W 2nd	11:56	12:04	8	Bee Attack
05/29/22	22-293	1000 E Exp EB	04:45	05:03	18	MVA w Injuries

Fire Inspection May 2022

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	5/4/22	Jesus Quiroz	2603 N Veterans RD	Gabriela Sanchez	J. Salinas	Approved
2	5/4/22	V- Imagen Beauty	2604 N Raul Longoria HWY, Ste 114	Veronica Ruiz	J. Salinas	Approved
3	5/4/22	My Little House Daycare	100 Sandy AVE	Mirka Mendez	J. Salinas	Approved
4	5/5/22	Papa Johns Pizza	105 S Cesar Chavez RD, Ste 10A	Suresh George	J. Salinas	Approved
5	5/5/22	Rolos #3 Drive Thru	401 S Nebraska AVE	Alicia Garza	J. Salinas	Approved
6	5/9/22	Mix Fit Nutrition	901 W 1st ST, Ste H	Corina Y Lucia Zuniga	J. Salinas	Approved
7	5/11/22	Dollar General #6913	2412 N Raul Longoria HWY	Celina Pantaleon	J. Salinas	Approved
8	5/11/22	Dollar Tree Store, Inc	1614 N Raul Longoria HWY	Maria De La Rosa	J. Salinas	Approved
9	5/11/22	Pizza Hut #39501	651 N Nebraska AVE	Clara Gutierrez	J. Salinas	Approved
10	5/11/22	The Orchid Event Center	905 W 1st ST	Yesenia Juarez	J. Salinas	Approved
11	5/12/22	Hair By Pris	909 W 495, Ste 10	Priscilla Rodriguez	J. Salinas	Approved
12	5/12/22	Marengo Phase 3	5316 S Stewart RD	Manuel Collado Sobera	J. Salinas	Approved
13	5/12/22	House of Glam Makeup Studio LLC	2604 N Raul Longoria HWY, Ste 116-117	Clara Gonzalez	J. Salinas	Approved
14	5/12/22	Micheladas Y Mariscos El Primo	1209 E 495, Ste 4	Izamar Trejo	J. Salinas	Approved
15	5/13/22	Family Dollar	704 W 83 BUS	Edna R Moncivais	J. Salinas	Denied
16	5/13/22	7-Eleven Inc #40617H	2201 S Veterans RD	Diane Mar-Garza	J. Salinas	Denied
17	5/13/22	Junior's Supermarket	108 E 495	Jesus Chavana	J. Salinas	Approved
18	5/13/22	Vudoo Lounge	1618 N Veterans RD, M	Marina Trevino	J. Salinas	Approved
19	5/16/22	Foster Home Noe & Elodia Herrera	713 Ebony AVE	Elodia Herrera	J. Salinas	Approved
20	5/17/22	CVS Pharmacy #4827	100 E 495	Maricela Castillo	J. Salinas	Approved
21	5/19/22	Allure Nails Spa	105 S Cesar Chavez RD, Ste 1	Karina Reyna	J. Salinas	Approved
22	5/19/22	Allure Nails	707 W Interstate 2, Ste 7	Sandra E	J. Salinas	Approved
23	5/19/22	The Insurance Place	1002 N Raul Longoria HWY, C	Rubisela Gutierrez	J. Salinas	Approved
24	5/19/22	Fade O'clock	602 W 83 BUS, Ste 3	Ruben Villegas	J. Salinas	Approved
25	5/23/22	Jack in the Box	902 N Raul Longoria HWY	Chelly Alfaro	J. Salinas	Approved
26	5/24/22	The Kids Acadmey RGV LLC	1110 S Stewart RD, J	Beatriz Sanchez	J. Salinas	Approved
27		M&M Drive Thur LLC	301 S Cesar Chavez RD	Blanca Martinez	J. Salinas	Approved

	Date	Name of Business	Address	Contact	Inspector	App/Deny
28	5/25/22	Popeyes Louisiana Kitchen	1607 E 83 EXPY	Alondra Hernandez	J. Salinas	Approved
29	5/26/22	Ann's Restaurant	221 W 83 BUS	Lucio Turner	J. Salinas	Approved
30	5/26/22	Mejor Vida Adult Day Care, LLC	1209 E 495, 1, 2, and 3	Claudia E Cavazos	J. Salinas	Approved
31	5/31/22	The Learning Express	617 S Veterans RD	Candice Gilliam	J. Salinas	Approved
32	5/31/22	Family Dollar	704 W 83 BUS	Edna R Moncivais	J. Salinas	Approved
33						
34						
35						
36						
37						
38						
39						



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Ruben Morin, Chief of Police

DATE: 06/21/2022

SUBJECT: Police Department Monthly Report.

This memorandum is to keep you all informed on our monthly operational statistics and any other significant cases or events that occurred during the month of May 2022.

<u>STATISTICS: POLICE</u>	<u>MAY</u>
• Calls for service:	1250
• Incident reports:	371
• Accidents:	165
• 911 Calls:	1508
• Patrol Citations Issued:	54
• Violations:	82
• Patrol & CID Arrests:	26
• CID Issued Warrants:	6

<u>SPECIAL GRANT DETAILS:</u>	<u>MAY</u>
• Stone Garden hours:	0
• Vehicle Stops:	0
• Citations:	0
• Border Star hours:	35
• Vehicle Stops:	2
• Contacts:	12
• Misdemeanor Arrest:	0

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- Felony Arrest: 5
- Cases Investigated: 0
- Citations: 0
- Tx-Dot STEP-Wave Traffic Enforcement hours: 0

TRAFFIC ENFORCEMENT: **MAY**

- Cruiser enforcement (Thursday Nights) traffic stops. 16
- Citations: 5
- Arrest: 0
- Regular patrol city wide. 54 citation/ 82 violations

FEDERAL & STATE ASSET FORFEITURE PROGRAM:

- Received state forfeiture awards: Nothing to report
- Received federal forfeiture awards: Nothing to report.
- Department is in full compliance with federal and state guidelines (Audits).

CRIME STOPPERS:

- No board meetings were scheduled.

SAN JUAN POLICE PERSONNEL:

Nothing To Report

TELE-COMMUNICATORS:

- No new event to report.

FLEET

- Nothing to report.

STATISTICS: ANIMAL CONTROL **MAY**

- Calls for Service: 225
- Citations Issued: 1
- Violations: 1

COVID-19 OPERATIONS:

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

SPECIAL EVENTS:

- The San Juan Police Department participated in several events in the month of May and June.

Officer Natalie Garza initiated a fundraiser that occurred on May 28th. The event, Off-Road with Uvalde, raised approximately \$1,300.00 dollars and was donated to the victims of the Uvalde tragedy.

Officers Christian De Los Santos, Jonathan Hernandez, Alberto Aguilar, Natalie Garza, Jailer Abel Vasquez, and Sgt. Elias Lopez participated in the Back the Badge 5-K run and the Speedy 5-K run.

San Juan Police Officer Arturo Echeverria and Officer Rene Cantu were deployed to the City of Uvalde to assist in multiple duties such as patrolling the city, providing security to different sections of the city, and providing police protection to different community leaders from the Uvalde Community. Officer Echeverria and Officer Cantu answered the call for help without hesitation and left to assist at a moment's notice.

The positive feedback from the Uvalde Community and other assisting law enforcement agencies has been overwhelming. Officer Cantu and Officer Echeverria continue to be praised by the people they came into contact with. Their outstanding professionalism and command presence are at the top of the list of commendations from the Community of Uvalde.

Respectfully,

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



Mayor: Mario Garza
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Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 06/20/2022

SUBJECT: Municipal Court Monthly Report.

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

Amount Collected \$14,978.25

Defensive Driving	0
Deferred	0
Pre Trials	5
Bench Trials	0
Scofflaw	\$ 823.75

COLLECTIONS 2021	COLLECTIONS 2022
May - \$ 20,535.40	May - \$ 14,978.25

CITATIONS ISSUED 2021	CITATIONS ISSUED 2022
May - 107	May - 54

SCOFFLAW COLLECTIONS 2021	SCOFFLAW COLLECTIONS 2022
May - \$ 1,046.20	May - \$ 823.75

City Marshal - Warrants and Fines Collected - \$ 2,544.00

Warrants - 10

Phone Calls - 150

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Total Warrants Issued - 107



Mayor: Mario Garza
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Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Juan Carlos Martinez , Interim Director of Utilities
DATE: June 17, 2022
SUBJECT: Monthly Report May 2022

Texas Drought Outlook

- 79% of Texas is in a drought (May 24, 2022)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 28.55%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,130
- Sewer Connections – 10,293 (3,163 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 88.14MG
- Combined Gallons Produced: 89.6 MG

Water Treatment Facility No. 1

- 0.217 MG treated
- 41.758 MG delivered
- 34.8 MG Transferred from WTF No. 2
- 41.07 MG RAW (Reservoir)
- 0.029 MG Backwash
- 0.196 MG Well

Water Treatment Facility No. 2

- 87.923 Treated
- 47.842 MG Delivered
- 34.8 MG Transferred to WTF No. 1
- 46.96 MG RAW (Reservoir)
- 2.65 MG Backwash

EMERGENCY GENERATOR Needs to be replaced/repair

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WTP 3.5 MGD Expansions and Rehab 100%
Operated Water Plant as Efficiently as Possible
Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 4
- Breaks – 6
- Taps – 5
- Locates - 17

Water Loss

- Reported –252,200 gals
- Unreported – 102,500 gals

Hydrants

- Flushed – 86
- Repaired/Replaced – 1
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 15
- Repaired/Replaced – 0

Utility Billing

- Work Orders –3

We Continue Our Hydrant and Valve Maintenance
Two Vacancies – WD M

Wastewater Treatment Facility

- Treated – 67.245 MG
- Wetland – 4.5 MG
- 200 - Cubic Yards of Sludge Hauled to Landfill
- Bio-Monitoring – All Passed
- Replaced 3 Submersible pumps at main wet well.

Wastewater Collections

Work orders - 47

- Sewer Main Repaired – 0
- Sewer Backups Reported – 25
- Sewer Backups Cleared – 25
- Odor Complaints – 0
- Locates – 22
- New Manholes – 5

- Unauthorized Discharges - 0

Administration

Financials

- Administration – 36.46%
- Water Treatment – 39.14%
- Distribution: – 77.49%
- Sewer Collection – 56.73%
- Wastewater Treatment – 40.26%

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab Design – 100% Complete (CHC) Pending Constructability Review
- WTF No. 1 Rehab – 100%, Pending Constructability Review
- LS 13 – Construction on sewer force main under way (4%).
- LS 6 Capacity Issues CHC working on upgrades (Under design)
- Emergency Generator WTP 2

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 28, 2022

Hold a Public Hearing for a Proposed "Northside" Park Located off of W Sioux Road and Veterans Boulevard, next to the City of San Juan Water Works, to be Funded in Conjunction with the Texas Parks and Wildlife Local Parks Grant. Due to San Juan's Growing Population, the Park Will Fill a Gap in Safe, Accessible Outdoor Recreation for Residents in this Area of the City, Many of Whom Live Below the Poverty Line. One of the Stated Goals of the San Juan Parks Master Plan is to Expand the Park System to Provide Adequate Distribution of Park Facilities to Meet the Residents Needs Citywide, Including the Specific Goal of Developing a Park in the Northeast Area of the City, where this Project is Located.

STAFF COMMENTS AND RECOMMENDATIONS:

The Northside Park will not only meet the goals of the San Juan Parks master plan, it will also meet the overwhelming need for a park on the northside of town.

RECOMMENDATION:

Staff recommends approval of this item.

PREPARED BY:

Patrick Willingham,
Director of Parks and
Recreation

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 28, 2022

Consider Approval of the Budget Expenditure Report for the Month of May, 2022.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of May, 2022

RECOMMENDATION:

Approve as presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: June 15, 2022

Subject: Budget Expenditure Report – May 31, 2022 Attached you will find the above-mentioned report for the City of San Juan, Texas.

The funds are listed as follows:

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

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d. CIP-Street-Series 2015	44	29
e. Capital Projects	45	30
f. 2018 Construction	46	31
g. Certificate of Obligation 2018	47	32
h. Certificate of Obligation 2017	48	33

Other City Funds –Continue

h. 2020 Bond	49	34
i. TDEM Fund	51	35
i. Certificate of Obligation 2007	52	36
j. Capital Projects Fire Station	53	37
k. 2014 Bond	54	38
l. 2022 Bond – Fire Truck	57	39

Component Unit:

• San Juan E.D.C.	24	40
• San Juan Economic Development Corp.	29	41

C: Mayor, Mario Garza

Mayor Pro-Tem,- Leonardo “Lenny” Sanchez

Commissioners:- Adina “Dina” Santillan

Ernesto “Neto” Guajardo

Marco “Markie” Villegas

City of San Juan, Texas
Budget Expenditures Report
May 31, 2022

							Budget Target 67%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	7,231,770	7,001,947	-	(229,823)	149,856	107,019	96.82
SALES TAX REVENUE	3,547,922	2,547,661	-	(1,000,261)	349,702	408,873	71.81
FRANCHISE TAX	1,000,000	684,400	-	(315,600)	40,028	93,601	68.44
LICENSES & PERMITS	626,175	462,928	-	(163,247)	76,841	53,592	73.93
FEES & FINES	240,577	117,109	-	(123,468)	12,556	19,871	48.68
INTERGOVERNMENTAL REVENUE	918,877	595,026	-	(323,851)	53,104	53,104	64.76
OTHER REVENUE	399,424	315,512	-	(83,912)	31,476	28,759	78.99
Transfer Inn	3,000,000	-	-	(3,000,000)	-	-	-
TOTAL REVENUES	16,964,745	11,724,583	-	(5,240,162)	713,563	764,819	69.11
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-		-	-	-	-
PUR PROP SRVS & OTH SRVS	25,300	13,515	1,132	10,654	3,224	2,332	57.89
SUPPLIES	7,500	6,323	99	1,078	269	727	85.63
MISCELLANEOUS	123,300	115,372	181	7,748	301	5,060	93.72
LEGISLATIVE	156,100	135,209	1,412	19,479	3,793	8,119	87.52
CITY MANAGER							
SALARIES & WAGES/BENEFIT	188,137	94,636		93,501	11,044	11,240	50.30
PURCHASED PROF/TECH SRVS	169,000	114,500	47,000	7,500	20,500	18,000	95.56
PUR PROP SRVS & OTH SRVS	7,825	2,957	275	4,593	256	141	41.30
SUPPLIES	600	235	-	365	-	-	39.13
CAPITAL OUTLAY	55,000	-		55,000	-	-	-
MISCELLANEOUS	950	-		950	-	-	-
CITY MANAGER	421,512	212,327	47,275	161,910	31,800	29,381	61.59
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	150,179	79,992		70,187	10,815	11,501	53.26
PURCHASED PROF/TECH SRVS	18,500	18,502	-	(2)	4,941	747	100.01
PUR PROP SRVS & OTH SRVS	7,550	3,889	-	3,661	15	1,228	51.51
SUPPLIES	3,250	2,094	-	1,156	88	144	64.42
MISCELLANEOUS	45,700	29,011	89	16,600	-	-	63.68
CITY SECRETARY	225,179	133,488	89	91,602	15,860	13,620	59.32
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	208,685	130,660		78,025	15,592	16,134	62.61
PURCHASED PROF/TECH SRVS	66,184	33,056	31,700	1,428	13,966	245	97.84
PUR PROP SRVS & OTH SRVS	9,705	4,693	5	5,007	952	856	48.41
SUPPLIES	6,439	2,808	(235)	3,866	606	155	39.96
MISCELLANEOUS	190	55		135	-	-	28.95
MUNICIPAL COURT	291,203	171,273	31,470	88,460	31,116	17,390	69.62

City of San Juan, Texas
Budget Expenditures Report
May 31, 2022

Budget Target 67%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	391,060	245,194	-	145,866	28,937	30,483	62.70
PURCHASED PROF/TECH SRVS	3,600	3	-	3,598	-	-	0.07
PUR PROP SRVS & OTH SRVS	13,509	7,586	1,985	3,938	395	1,541	70.85
SUPPLIES	4,020	1,756	631	1,633	38	59	59.37
MISCELLANEOUS	20,395	14,918	548	4,929	1,872	1,827	75.83
FINANCE	432,584	269,457	3,164	159,963	31,241	33,909	63.02
PLANNING							
SALARIES & WAGES/BENEFIT	545,599	313,579		232,020	36,089	40,163	57.47
PURCHASED PROF/TECH SRVS	20,000	5,133	90	14,777	1,176	677	26.12
PUR PROP SRVS & OTH SRVS	22,200	10,525	78	11,597	738	2,174	47.76
SUPPLIES	27,905	13,375	1,235	13,294	1,801	1,624	52.36
CAPITAL OUTLAY	11,000	9,400	495	1,105	2,350	-	89.95
MISCELLANEOUS	19,675	3,766	-	15,909	3,089	-	19.14
PLANNING	646,379	355,779	1,898	288,702	45,243	44,637	55.34
POLICE							
SALARIES & WAGES/BENEFIT	3,978,213	1,949,173		2,029,041	202,640	209,509	49.00
PURCHASED PROF/TECH SRVS	49,278	8,710	665	39,903	63	482	19.02
PUR PROP SRVS & OTH SRVS	140,258	70,239	13,176	56,843	15,456	8,568	59.47
SUPPLIES	353,569	176,888	22,895	153,787	24,435	32,610	56.50
CAPITAL OUTLAY	29,700	796	5,208	23,696	-	-	20.22
MISCELLANEOUS	44,065	35,516	2,800	5,749	400	-	86.95
POLICE	4,595,083	2,241,321	44,744	2,309,018	242,995	251,169	49.75
FIRE							
SALARIES & WAGES/BENEFIT	1,909,220	1,023,549		885,671	157,115	120,386	53.61
PURCHASED PROF/TECH SRVS	29,800	9,348	-	20,452	1,770	163	31.37
PUR PROP SRVS & OTH SRVS	89,967	65,074	3,287	21,606	7,434	5,111	75.98
SUPPLIES	119,800	52,896	30,786	36,118	7,334	7,515	69.85
CAPITAL OUTLAY	266,980	54,729	195,328	16,923	52,688	(545,000)	93.66
DEBT SERVICE	124,579	120,178		4,401	-	-	96.47
MISCELLANEOUS	12,475	3,888	-	8,587	-	127	31.17
FIRE	2,552,821	1,329,662	229,400	993,758	226,342	(411,698)	61.07
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	350,291	205,295		144,996	21,980	24,720	58.61
PUR PROP SRVS & OTH SRVS	301,350	222,224	1,581	77,545	27,974	29,386	74.27
SUPPLIES	123,136	64,125	12,905	46,106	4,680	11,369	62.56
MISCELLANEOUS	7,550	1,000		6,550	-	-	13.25
STREETS, ALLEY, OTHER	782,327	492,644	14,486	275,197	54,634	65,474	64.82

City of San Juan, Texas
Budget Expenditures Report
May 31, 2022

Budget Target 67%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	201,982	124,981		77,001	14,338	14,294	61.88
PURCHASED PROF/TECH SRVS	5,500	5,500		-	-	5,500	100.00
PUR PROP SRVS & OTH SRVS	3,000	1,059	-	1,941	231	56	35.29
SUPPLIES	16,577	12,748	1,659	2,170	830	2,286	86.91
CAPITAL OUTLAY	12,000	10,129	-	1,871	2,184	-	84.41
CENTRAL GARAGE	239,059	154,417	1,659	82,983	17,583	22,136	65.29
PARKS							
SALARIES & WAGES/BENEFIT	938,284	531,520		406,764	63,561	68,414	56.65
PURCHASED PROF/TECH SRVS	1,750	1,791		(41)	228	178	102.35
PUR PROP SRVS & OTH SRVS	123,550	91,018	7	32,525	8,058	11,514	73.67
SUPPLIES	44,330	38,586	2,088	3,655	7,462	5,088	91.75
CAPITAL OUTLAY	8,200	7,565	-	635	-	-	92.26
DEBT SERVICE	58,394	58,393		1	-	-	100.00
MISCELLANEOUS	366,745	263,200	14,789	88,756	24,647	26,521	75.80
PARKS	1,541,253	992,073	16,885	532,295	103,955	111,714	65.46
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	291,791	163,864	-	127,927	17,412	18,360	56.16
PURCHASED PROF/TECH SRVS	2,500	-	-	2,500	-	-	-
PUR PROP SRVS & OTH SRVS	83,200	42,602	631	39,968	24,179	1,206	51.96
SUPPLIES	40,120	29,042	3,350	7,728	2,985	3,460	80.74
BUILDING MAINTENANCE	417,611	235,507	3,980	178,123	44,576	23,025	57.35
LIBRARY							
SALARIES & WAGES/BENEFIT	297,031	146,773	-	150,258	15,946	17,603	49.41
PURCHASED PROF/TECH SRVS	2,600	1,099	-	1,501	50	44	42.25
PUR PROP SRVS & OTH SRVS	24,300	14,873	50	9,377	2,016	2,227	61.41
SUPPLIES	2,850	837	-	2,013	-	-	29.39
MISCELLANEOUS	9,300	3,934	-	5,366	247	732	42.30
LIBRARY	336,081	167,516	50	168,515	18,260	20,607	49.86

City of San Juan, Texas
Budget Expenditures Report
May 31, 2022

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67% % RECEIV. EXPENDED
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	419,994	221,768	-	198,226	44,927	20,787	52.80
PUR PROP SRVS & OTH SRVS	336,497	254,876	-	81,621	18,725	18,945	75.74
SUPPLIES	1,250	954	-	296	43	143	76.29
CAPITAL OUTLAY	2,007,000	-	-	2,007,000	-	-	-
DEBT SERVICE	132,300	104,400	-	27,900	-	-	78.91
MISCELLANEOUS	52,000	-	-	52,000	-	-	-
ADMINISTRATION	2,949,041	581,997	-	2,367,044	63,695	39,875	19.74
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	204,675	126,153	-	78,522	14,990	15,815	61.64
PURCHASED PROF/TECH SRVS	10,500	4,010	1,940	4,550	375	1,265	56.67
PUR PROP SRVS & OTH SRVS	11,500	4,707	4,428	2,365	391	400	79.43
SUPPLIES	2,740	1,916	136	688	209	21	74.90
MISCELLANEOUS	785	579	-	206	-	-	73.76
HUMAN RESOURCES	230,200	137,366	6,504	86,331	15,964	17,502	62.50
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	430,950	264,000	-	166,950	32,245	34,254	61.26
PURCHASED PROF/TECH SRVS	154,500	144,396	200	9,904	21,591	622	93.59
PUR PROP SRVS & OTH SRVS	167,120	115,456	146	51,518	28,717	14,187	69.17
SUPPLIES	82,545	72,430	1,990	8,126	23,145	95	90.16
CAPITAL OUTLAY	76,000	42,287	25,359	8,355	-	-	89.01
MISCELLANEOUS	49,640	44,471	1,932	3,237	428	43	93.48
INFORMATION TECHNOLOGY	960,755	683,040	29,627	248,088	106,124	49,200	74.18

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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67% % RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	21,500	15,966	-	5,535	339	3,275	74.26
PUR PROP SRVS & OTH SRVS	2,800	200	-	2,600	-	200	7.14
SUPPLIES	15,000	1,950		13,050	-	-	13.00
CAPITAL OUTLAY	55,000	34,649	10,252	10,099	34,649	-	81.64
EMERGENCY MANAGEMENT	94,300	52,765	10,252	31,283	34,988	3,475	66.83
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	82,308	26,529		55,779	2,994	3,480	32.23
PURCHASED PROF/TECH SRVS	3,400	-		3,400	-	-	-
SUPPLIES	19,750	3,369	404	15,977	541	563	19.10
CAPITAL OUTLAY	14,000	-		14,000	-	-	-
MISCELLANEOUS	100,100	46,710	53,290	100	-	6,935	99.90
ANIMAL CONTROL	219,558	76,608	53,694	89,255	3,535	10,977	59.35
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	17,091,046	8,422,450	496,588	8,172,008	1,091,705	350,512	52.19
REVENUES OVER/(UNDER) EXPENDITURES	(126,301)	3,302,133	(496,588)	2,931,846	(378,142)	414,307	(2,221.32)

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22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,480,700	1,928,075	-	(1,552,625)	273,194	277,824	55.39
OTHER REVENUE	30,550	29,150	-	(1,400)	4,087	2,404	95.42
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	3,511,250	1,957,225	-	(1,554,025)	277,281	280,228	55.74
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,147,228	619,406	-	527,822	75,773	79,390	53.99
PUR PROF/TECH SRVS	7,200	750	-	6,450	200	225	10.42
PUR PROP SRVS & OTH SRVS	352,711	208,034	6,352	138,324	34,804	21,363	60.78
SUPPLIES	558,856	461,532	41,144	56,181	42,513	46,326	89.95
MISCELLANEOUS	581,900	340,750	115,160	125,990	105,629	955	78.35
SANITATION	2,647,895	1,630,473	162,656	854,766	258,919	148,259	67.72
RECYCLING							
SALARIES & WAGES/BENEFIT	153,898	89,648	-	64,250	10,736	10,553	58.25
PUR PROP SRVS & OTH SRVS	5,000	154	-	4,846	77	-	3.08
SUPPLIES	41,314	3,068	5,156	33,090	73	492	19.91
MISCELLANEOUS	9,500	1,430	-	8,070	22	468	15.05
RECYCLING	209,712	94,300	5,156	110,256	10,908	11,512	47.43
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	85,000	46,618	-	38,382	10,986	5,966	54.84
PUR PROP SRVS & OTH SRVS	52,054	34,042	-	18,012	4,260	4,260	65.40
DEBT SERVICE	318,817	291,194	-	27,623	-	-	91.34
MISCELLANEOUS	213,930	143,530	-	70,400	17,619	17,619	67.09
ORGANIZATIONAL	669,801	515,384	-	154,417	32,865	27,845	76.95
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,527,408	2,240,157	167,812	1,119,439	302,692	187,616	68.26
REVENUES OVER/(UNDER) EXPENDITURES	(16,158)	(282,932)	(167,812)	(434,586)	(25,411)	92,612	2,789.60

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Budget
Target
67%

56 - UTILITY FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,843,680	1,536,957	-	(1,306,723)	241,442	229,343	54.05
SEWER SYSTEMS	2,915,200	1,737,783	-	(1,177,417)	241,747	268,135	59.61
OTHER REVENUES	-	(77)	-	(77)	(1)	(126)	-
OTHER REVENUES	55,600	72,128	-	16,528	2,505	5,662	129.73
OTHER	(162,264)	(1,530,440)	-	(1,368,176)	(32,956)	(32,956)	943.18
TOTAL REVENUES	5,652,216	1,816,351	-	(3,835,865)	452,737	470,057	32.14
=====							
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	291,087	154,384	-	136,703	19,997	21,082	53.04
PURCHASED PROF/TECH SRVS	23,308	9,018	488	13,802	244	488	40.78
PUR PROP SRVS & OTH SRVS	96,715	56,634	25	40,056	4,565	13,222	58.58
SUPPLIES	18,332	12,576	6,079	(323)	1,736	1,207	101.76
CAPITAL OUTLAY	9,350	9,350	-	-	-	-	100.00
MISCELLANEOUS	47,527	34,552	6,378	6,596	5,084	-	86.12
UTILITY BILLING & COLLEC	486,319	276,515	12,970	196,835	31,626	35,999	59.53
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	223,043	120,915	-	102,128	13,844	18,090	54.21
PURCHASED PROF/TECH SRVS	12,000	31,278	-	(19,278)	-	2,000	260.65
PUR PROP SRVS & OTH SRVS	33,620	15,464	1,821	16,335	4,999	6,495	51.41
SUPPLIES	12,087	7,568	799	3,720	853	1,134	69.22
CAPITAL OUTLAY	1,500	1,327	-	173	-	1,327	88.48
MISCELLANEOUS	2,415	1,693	-	722	-	-	70.09
UTILITY ADMINISTRATION	284,665	178,246	2,619	103,800	19,696	29,046	63.54
WATER PLANT							
SALARIES & WAGES/BENEFIT	487,902	284,199	-	203,704	33,522	34,717	58.25
PURCHASED PROF/TECH SRVS	40,000	20,654	1,215	18,131	3,284	3,213	54.67
PUR PROP SRVS & OTH SRVS	416,130	277,951	11,823	126,356	182,410	14,461	69.64
SUPPLIES	335,621	190,933	17,944	126,743	17,004	28,269	62.24
CAPITAL OUTLAY	44,820	-	-	44,820	-	-	-
MISCELLANEOUS	128,476	64,237	15,344	48,895	2,105	3,231	61.94
WATER PLANT	1,452,949	837,974	46,326	568,649	238,325	83,891	60.86
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	300,771	135,773	-	164,998	17,672	18,032	45.14
PUR PROP SRVS & OTH SRVS	16,930	8,670	2,811	5,449	480	2,279	67.82
SUPPLIES	100,785	31,498	13,673	55,614	2,049	4,665	44.82
CAPITAL OUTLAY	722,163	-	64,234	657,929	-	-	8.89
MISCELLANEOUS	2,842	750	-	2,092	-	-	26.39
WATER DISTRIBUTION	1,143,491	176,691	80,718	886,082	20,201	24,976	22.51
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	340,550	134,309	-	206,241	20,200	19,067	39.44
PURCHASED PROF/TECH SRVS	8,352	6,102	-	2,251	-	-	73.05
PUR PROP SRVS & OTH SRVS	672,390	236,068	158,291	278,031	82,282	23,524	58.65
SUPPLIES	173,848	41,541	3,076	129,232	6,680	12,558	25.66
CAPITAL OUTLAY	163,825	13,823	-	150,002	-	-	8.44
MISCELLANEOUS	13,670	675	-	12,995	-	-	4.94
SEWER COLLECTION	1,372,635	432,517	161,367	778,751	109,162	55,148	43.27

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56 -UTILITY FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED	Budget Target 67%
SEWER PLANT								
SALARIES & WAGES/BENEFIT	267,750	125,486	-	142,264	13,743	14,596	46.87	
PURCHASED PROF/TECH SRVS	48,000	27,341	-	20,659	2,883	-	56.96	
PUR PROP SRVS & OTH SRVS	310,875	178,546	9,888	122,441	26,521	25,783	60.61	
SUPPLIES	204,626	96,419	5,939	102,267	22,071	4,556	50.02	
CAPITAL OUTLAY	140,000	-	129,769	10,231	-	-	92.69	
MISCELLANEOUS	151,632	97,395	-	54,237	4,185	4,160	64.23	
SEWER PLANT	1,122,883	525,188	145,596	452,100	69,404	49,096	59.74	
ORGANIZATIONAL								
PURCHASED PROF/TECH SRVS	71,663	38,628	-	33,035	14,641	4,028	53.90	
PUR PROP SRVS & OTH SRVS	115,723	75,680	-	40,043	9,471	9,471	65.40	
DEBT SERVICE	1,000	-	-	1,000	-	-	-	
MISCELLANEOUS	414,820	272,600	-	142,220	33,985	33,985	65.72	
ORGANIZATIONAL	603,206	386,908	-	216,298	58,096	47,484	64.14	
TOTAL EXPENDITURES	6,466,148	2,814,038	449,597	3,202,514	546,510	325,641	50.47	
	=====	=====	=====	=====	=====	=====	=====	
REVENUES OVER/(UNDER) EXPENDITURES	(813,932)	(997,687)	(449,597)	(633,352)		144,416	177.81	
TRANSFER IN	-	-	-	-	-	-	-	
TRANSFER OUT	-	-	-	-	-	-	-	
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(813,932)	(997,687)	(449,597)	(633,352)	-	144,416	177.81	
	=====	=====	=====	=====	=====	=====	=====	

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							Budget Target 67%
60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,600,889	1,489,696		(111,193)	27,890	27,942	93.05
TOTAL REVENUES	1,600,889	1,489,696	-	(111,193)	27,890	27,942	93.05
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,600,889	1,403,885	-	197,004	-	-	87.69
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,600,889	1,403,885	-	197,004	-	-	87.69
TOTAL EXPENDITURES	1,600,889	1,403,885	-	197,004	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	85,812	-	85,812	-	27,942	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	85,812	-	85,812	-	27,942	-
	=====	=====	=====	=====	=====	=====	=====

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61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	41,204	-	(20,172)	5,195	5,280	67.13
TOTAL REVENUES	61,376	41,204	-	(20,172)	5,195	5,280	67.13
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	41,204	-	(20,172)	5,195	5,280	67.13
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	41,204	-	(20,172)	5,195	5,280	67.13
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget Target 67%

18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY

REVENUE SUMMARY

	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
FEES & FINES	-	3,151	-	3,151	415	370	-
TOTAL REVENUES	-	3,151	-	3,151	415	370	-
	=====	=====	=====	=====	=====	=====	=====

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED	Budget Target 67%
REVENUE SUMMARY								
FEES & FINES	-	63	-	63	8	7	-	
TOTAL REVENUES	-	63	-	63	8	7	-	
	=====	=====	=====	=====	=====	=====	=====	

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20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	3,364	-	(2,636)	431	390	56.07
TOTAL REVENUES	6,000	3,364	-	(2,636)	431	390	56.07
	=====	=====	=====	=====	=====	=====	=====
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	3,364	-	(2,636)	-	390	56.07

City of San Juan, Texas
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Budget Target 67%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	2,791	-	(3,209)	369	334	46.52
TOTAL REVENUES	6,000	2,791	-	(3,209)	369	334	46.52
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		200		(200)	-	-	-
CAPITAL OUTLAY	4,500	-	-	4,500	-	-	-
MUNICIPAL COURT	4,500	200	-	4,300	-	-	4.44
TOTAL EXPENDITURES	4,500	200	-	4,300	-	-	4.44
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,500	2,591	-	1,091	-	334	172.74

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Budget Target 67%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	(46)	-	(46)	(121)	-	-
TOTAL REVENUES	-	(46)	-	(46)	(121)	-	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(46)	-	(46)	(121)	-	-

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Budget Target 67%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	1,428	-	428	16	249	142.76
TOTAL REVENUES	1,000	1,428	-	428	16	249	142.76
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,000	1,428	-	428	-	-	142.76

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							Budget Target 67%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,010	75,269	-	50,259	68,890	683	300.96
TOTAL REVENUES	25,010	75,269	-	50,259	68,890	683	300.96
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	25,000	-	-	25,000	-	-	-
PARKS	25,000	-	-	25,000	-	-	-
TOTAL EXPENDITURES	25,000	-	-	25,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	10	75,269	-	75,259	-	683	752,693.40

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Budget Target 67%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	7,900	6,795	-	(1,105)	1,915	1,480	86.01
TOTAL REVENUES	7,900	6,795	-	(1,105)	1,915	1,480	86.01
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	300	-	-	300	-	-	-
SUPPLIES	10,000	800	-	9,200	-	-	8.00
MISCELLANEOUS	5,000	803	-	4,197	-	-	16.07
ADMINISTRATION	20,300	1,603	-	18,697	-	-	7.90
TOTAL EXPENDITURES	20,300	1,603	-	18,697	-	-	7.90
REVENUES OVER/(UNDER) EXPENDITURES	(12,400)	5,192	-	17,592	-	1,480	(41.87)

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28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,500	35	-	(1,465)	-	-	2.33
FORFEIT LOCAL	7,000	600	-	(6,400)	-	-	8.57
TOTAL REVENUES	8,500	635	-	(7,865)	-	-	7.47
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	1,500	4,200	-	(2,700)	-	-	280.00
SUPPLIES	8,500	1,800	-	6,700	-	1,800.00	21.18
POLICE	15,000	6,000	-	9,000	-	1,800	40.00
TOTAL EXPENDITURES	15,000	6,000	-	9,000	-	1,800	40.00
REVENUES OVER/(UNDER) EXPENDITURES	(6,500)	(5,365)	-	1,135	-	(1,800)	82.54

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							Budget Target 67%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	650,234	171,269	-	(478,965)	11,766	10,920	26.34
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	650,234	171,269	-	(478,965)	11,766	10,920	26.34
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	321,050	101,917	-	219,133	8,095	10,481	31.74
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	28,500	-	-	28,500	-	-	-
CAPITAL OUTLAY	237,452	56,278	-	181,174	-	-	23.70
POLICE	587,002	158,195	-	428,807	8,095	10,481	26.95
FIRE							
SALARIES & WAGES/BENEFIT	36,644	78,877	-	(42,233)	(515)	56	215.25
FIRE	36,644	78,877	-	(42,233)	(515)	56	215.25
LIBRARY							
PURCHASED PROF/TECH SRVS	2,000	-	-	2,000	-	-	-
PUR PROP SRVS & OTH SRVS	8,713	7,654	-	1,059	-	-	87.85
SUPPLIES	1,200	-	-	1,200	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	2,950	-	-	2,950	-	-	-
LIBRARY	14,863	7,654	-	7,209	-	-	51.50
TOTAL EXPENDITURES	638,509.00	244,726	-	393,783	7,580	10,537	38.33
REVENUES OVER/(UNDER) EXPENDITURE	11,725	(73,457)	-	(85,182)	-	384	(626.50)

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							Budget Target 67%
32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	15,000	-	-	(15,000)	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	15,000	-	-	(15,000)	-	-	-
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	15,000	(4,258)	-	19,258	-	-	(28.38)
POLICE	15,000	(4,258)	-	19,258	-	-	(28.38)
TOTAL EXPENDITURES	15,000	(4,258)	-	19,258	-	-	(28.38)
REVENUES OVER/(UNDER) EXPENDITURES	-	4,258	-	4,258	-	-	-

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							Budget Target 67%
33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	24,600	9,467	-	(15,133)	1,098	2,073	38.48
FINES & FEES	150	12,800	-	12,650	(100)	-	8,533.33
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	24,750	22,267	-	(2,483)	998	2,073	89.97
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
CITY EVENTS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT							
MISCELLANEOUS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	24,750	22,267	-	(2,483)	-	2,073	89.97
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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							Budget Target 67%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	800	14,008	-	13,208	4	25	(1,751.00)
FORFEIT FEDERAL	140,000	37,758	-	(102,242)	17,677	20,081	26.97
TOTAL REVENUES	140,800	51,766	-	(89,034)	17,681	20,106	36.77
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	27,950	1,478	-	26,472	-	80	5.29
SUPPLIES	47,000	16,490	-	30,510	-	-	35.08
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	36,080	31,600	(67,680)	-	-	-
POLICE	74,950	54,048	31,600	(10,698)	-	80	114.27
TOTAL EXPENDITURES	74,950	54,048	31,600	(10,698)	-	80	114.27
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	65,850.00	(2,282)	(31,600)	(99,732)	-	20,026	(51.45)

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							Budget Target 67%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	305,000	172,885	-	(132,115)	24,819	24,799	56.68
TOTAL REVENUES	305,000	172,885	-	(132,115)	24,819	24,799	56.68
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	243,027	126,051	-	116,976	14,875	17,220	51.87
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	18,572	709	-	17,863	-	709	3.82
SUPPLIES	29,970	6,114	6,110	17,746	1,151	1,139	40.79
CAPITAL OUTLAY	3,800	-	-	3,800	-	-	-
MISCELLANEOUS	12,500	100	-	12,400	-	-	0.80
STORM WATER	307,869	132,974	6,110	168,785	16,026	19,068	45.18
TOTAL EXPENDITURES	307,869	132,974	6,110	168,785	16,026	19,068	45.18
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(2,869)	39,911	(6,110)	36,670	-	5,731	(1,178.15)

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Budget Target 67% % RECEIV. EXPENDED
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36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	2,153,734	2,084,654	-	(69,080)	45,149	32,107	96.79
OTHER REVENUE	500	2,542	-	2,042	266	550	508.31
TOTAL REVENUES	2,154,234	2,087,196	-	(67,038)	45,414	32,657	96.89
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,930,788	1,902,125	-	28,663	-	-	98.52
MISCELLANEOUS	8,000	-	-	8,000	-	-	-
ORGANIZATIONAL EXPENSE	1,938,788	1,902,125	-	36,663	-	-	98.11
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,938,788	1,902,125	-	36,663	-	-	98.11
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	215,446	185,071	-	(30,375)	45,414	32,657	85.90
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	215,446	185,071	-	(30,375)	-	32,657	85.90
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 67%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	3,219	-	3,219	875	1,811.94	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	3,219	-	3,219	875	1,812	-
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY	4,382,113	1,518,535	7,672,237	(4,808,659)	373,237	441,158	209.73
CITY MANAGER	4,382,113	1,518,535	7,672,237	(4,808,659)	373,237	441,158	209.73
PARK AND RECREATION							
CAPITAL OUTLAY	19,994	-	-	19,994	-	-	-
PARK	19,994	-	-	19,994	-	-	-
ADMINISTRATION							
CAPITAL OUTLAY	-	-	939,228	(939,228)	-	-	-
ADMINISTRATION	-	-	939,228	(939,228)	-	-	-
TOTAL EXPENDITURES	4,402,107	1,518,535	8,611,465	(5,727,893)	373,237	441,158	230.12
REVENUES OVER/(UNDER) EXPENDITURES	(4,402,107)	(1,515,317)	(8,611,465)	(5,724,674)	-	(439,346)	230.04

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42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	1,266	-	1,266	157	69	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	1,266	-	1,266	157	69	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	254,000	(254,000)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	-	254,000	(254,000)	-	-	-
TOTAL EXPENDITURES	-	-	254,000	(254,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	1,266	(254,000)	(252,734)	-	69	-

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43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	322	-	322	40	18	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	322	-	322	40	18	-
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	6,000	120,000	(126,000)	-	6,000	-
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	6,000	120,000	(126,000)	-	6,000	-
TOTAL EXPENDITURES	-	6,000	120,000	(126,000)	-	6,000	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(5,678)	(120,000)	(125,678)	40	(5,982)	-

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	286	-	286	80	165	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	286	-	286	80	165	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	-	-	-	-	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	286	-	286	80	165	-

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							Budget Target 67%
45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% 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 Target 67%
46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	(26)	-	(26)	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	(26)	-	(26)	-	-	-
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	79,928	21,875	(101,803)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	79,928	21,875	(101,803)	-	-	-
TOTAL EXPENDITURES	-	79,928	21,875	(101,803)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(79,954)	(21,875)	(101,829)	-	-	-

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47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
OTHER FINANCING SOURCES	-	950	-	950	265	549	-	-
TOTAL REVENUES	-	950	-	950	265	549	-	-
DEBT SERVICE								
COST OF ISSUANCE	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	950	-	950		549	-	-

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Budget Target 67% % RECEIV. EXPENDED
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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	
REVENUE SUMMARY							
Other Revenue	-	952	-	952	266	550	-
TOTAL REVENUES	-	952	-	952	266	550	-
=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
STREETS							
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS	-	-	-	-	-	-	-
NEW CITY HALL							
PROF/TECH SRVS	-	-	10,534	(10,534)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
NEW CITY HALL	-	-	10,534	(10,534)	-	-	-
TOTAL EXPENDITURES	-	-	10,534	(10,534)	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	952	(10,534)	(9,582)	266	550	-

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49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
CAPITAL OUTLAY		72,982	-	(72,982)	-	-	-
UTILITY ADMINISTRATION	-	72,982	-	(72,982)	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY		37,880	-	(37,880)	-	-	-
SEWER COLLECTION	-	37,880	-	(37,880)	-	-	-
TOTAL EXPENDITURES	-	110,862	-	(110,862)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	110,862	-	(110,862)	-	-	-

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							Budget Target 67%
51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	11,882	-	11,882	510	1,030	-
TOTAL REVENUES	-	11,882	-	11,882	510	1,030	-
=====							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS		10,000	-	(10,000)	-	-	-
ADMINISTRATION	-	10,000	-	(10,000)	-	-	-
WATER PLANT							
CAPITAL OUTLAY		-	57,781	(57,781)	-	-	-
WATER PLANT	-	-	57,781	(57,781)	-	-	-
TOTAL EXPENDITURES	-	10,000	57,781	(67,781)	-	-	
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	1,882	(57,781)	(55,899)		1,030	

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							Budget Target 67%
52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS		-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PUMPS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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Budget Target 67%

53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	6,285	-	6,285	1,749	3,620	-
TOTAL REVENUES	-	6,285	-	6,285	1,749	3,620	-
=====							
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY	2,091,000	73,523		2,017,477	-	20,173	3.52
FIRE	2,091,000	73,523	-	2,017,477	-	20,173	3.52
STREETS & ALLEYS							
CAPITAL OUTLAY	1,970,000	1,191,355	537,838	240,808	265,851	131,192	87.78
STREETS & ALLEYS	1,970,000	1,191,355	537,838	240,808	265,851	131,192	87.78
PARKS & RECREATION							
CAPITAL OUTLAY	1,245,173	-	-	1,245,173	-	-	-
PARKS & RECREATION	1,245,173	-	-	1,245,173	-	-	-
SANITATION							
CAPITAL OUTLAY	3,711,000	1,785,987	1,027,838	897,175	295,425	-	75.82
SANITATION	3,711,000	1,785,987	1,027,838	897,175	295,425	-	75.82
ADMINISTRATION	-	-	-	-	-	-	-
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	9,017,173	3,050,865	1,565,676	4,400,633	561,276	151,365	51.20
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(9,017,173)	(3,044,580)	(1,565,676)	4,406,918	-	(147,745)	51.13

City of San Juan, Texas
Budget Expenditures Report
May 31, 2022

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	190	-	190	53	110	-
TOTAL REVENUES	-	190	-	190	53	110	-
=====							
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	190	-	190	-	110	-

City of San Juan, Texas
Budget Expenditures Report
May 31, 2022

							Budget Target 67%
57-2022 BOND - FIRE TRUCK FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	577,000	-	577,000	577,000	-	-
TOTAL REVENUES	-	577,000	-	577,000	577,000	-	-
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	19,289	-	(19,289)	19,289	-	-
COST OF ISSUANCE	-	12,712	-	(12,712)	12,712	-	-
CAPITAL OUTLAY		545,000	-	(545,000)	-	545,000	-
FIRE	-	577,000	-	(577,000)	32,000	545,000	-
TOTAL EXPENDITURES	-	-	-	(577,000)	-	545,000	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	(545,000)	-

City of San Juan, Texas
Budget Expenditures Report
May 31, 2022

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,301,000	846,955	-	(454,045)	116,249	135,888	65.10
OTHER REVENUE	1,400	1,080	-	(320)	292	633	77.16
OTHR FINANCING SOURCES/U	(104,593)	(70,118)	-	34,475	(8,619)	(8,619)	67.04
TOTAL REVENUES	1,197,807	777,917	-	(419,890)	107,922	127,902	64.95
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	208,957	109,554	-	99,403	10,570	11,367	52.43
PURCHASED PROF/TECH SRVS	289,100	120,791	-	168,309	8,000	30,316	41.78
PUR PROP SRVS & OTH SRVS	91,800	53,644	-	38,156	5,720	5,834	58.44
SUPPLIES	25,800	13,055	-	12,745	386	724	50.60
CAPITAL OUTLAY	10,000	758	-	9,242	207	53	7.58
DEBT SERVICE	212,475	174,850	-	37,625	-	-	82.29
MISCELLANEOUS	359,675	97,272	-	262,403	8,715	6,453	27.04
SAN JUAN ECONOMIC DEV	1,197,807	569,923	-	627,884	33,597	54,748	47.58
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,197,807	569,923	-	627,884	33,597	54,748	47.58
REVENUES OVER/(UNDER) EXPENDITURES	-	207,994	-	207,994	-	73,154	-

City of San Juan, Texas
Budget Expenditures Report
May 31, 2022

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Apr-22	May-22	Budget Target 67% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		(65)	-	(65)	(8)	(3)	-
OTHR FINANCING SOURCES/U	104,827	70,118	-	(34,709)	8,619	8,619	66.89
TOTAL REVENUES	104,827	70,053	-	(34,774)	8,611	8,615	66.83
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	104,827	90,615	-	14,213	-	-	86.44
ORGANIZATIONAL EXPENSES	104,827	90,615	-	14,213	-	-	86.44
TOTAL EXPENDITURES	104,827	90,615	-	14,213	-	-	86.44
REVENUES OVER/(UNDER) EXPENDITURES	-	(20,561)	-	(20,561)	-	8,615	-

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 28, 2022

Consider Second and Final Reading of the Ordinance Regarding a Rezoning Request from Manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.47 acre tract of land out of the West 436.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision, as Requested by Bonnie Abbott.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on June 14, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is proposing to rezone a 4.74 acre tract from Manufactured Home District (R-MH) to Light Industrial District (L-I). The property is located in between a Mobile Home Park and the San Juan Municipal Park. A survey of the property is attached to the packet for review.

The Future Land Use and Comprehensive Maps designated this property as Residential Use. The surrounding properties consist of multi-family and commercial use along U.S. Business 83.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-two (22) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

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

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/02/2022
CITY COMMISSION – 06/28/2022
DATE PREPARED – 06/20/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Manufactured Home District (R-MH) to Light Industrial District (L-I)
APPLICANT:	Bonnie Abbot
AGENT:	N/A
LEGAL:	Being a 4.74 acre tract of land out of the West 436.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Artikice - Ice Distribution Center
PROPOSED ZONING:	Light Industrial District (L-I)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Apartments; Multi-Family Residence District (R-MF) <i>South</i> – Commercial; General Business District (C-2) <i>East</i> – Municipal Park; Open Area <i>West</i> – Mobile Home Park Manufactured Home District (R-MH)
ACCESS AND CIRCULATION:	The property has access along Railroad Tracks.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends denial.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone a 4.74 acre tract from Manufactured Home District (R-MH) to Light Industrial District (L-I). The property is located in between a Mobile Home Park and the San Juan Municipal Park. A survey of the property is attached to the packet for review.

The Future Land Use and Comprehensive Maps designated this property as Residential Use. The surrounding properties consist of multi-family and commercial use along U.S. Business 83.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-two (22) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

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



Proposed Site

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 06/02/2022 Commissioner Perez made a motion to denial the rezonign request as presented by staff. Commissioner Cantu seconded the motion. The motion passed unniamously with a 6-0 vote.

Mr. Tijerina explained that the application is to rezone the property located along Railroad Track, between the San Juan Municipal Park and the Mobile Home Park into Light Industrial. The proposed use is an ice distribution center. He listed the surrounding uses; to the North is the Housing Authority Apartments, to the South is commercial, to the East is the Municipal Park and to the West is the Mobile Home Park. The access to the property is thru the Railroad Tracks.

Staff recommends denial since will be considered a spot zoning based on the surrounding land uses.

Commissioner Yzaguirre asked if the roadway is private. Mr. Tijerina responded yes, is the park's entrance.

Commissioner Magallan asked if the ice distribution center will be similar at the one located in the City of Pharr.

Commissioner Perez asked why the applicants did not want the General Business District (C-2). He said his main concern is the commercial traffic thru the private roadway.



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM MANUFACTURED HOME DISTRICT (R-MH) TO LIGHT INDUSTRIAL DISTRICT (L-I) FOR A PROPERTY LEGALLY DESCRIBED AS 4.74 ACRE TRACT OF LAND OUT OF THE WEST 436.4 FEET OF THE SOUTH 509.59 FEET EXCLUDING THE EAST 75 FEET OF THE SOUTH 150 FEET OF LOT 15, BLOCK 6, JOHN CLOSNER SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 4.74 acre tract of land out of the West 436.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision, shall be changed to Light Industrial District (L-I) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 14th day of June, 2022.

PASSED and **APPROVED** on second and final reading on the 28th day of June, 2022.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



Legend

CITY LIMITS

Proposed area

Rezoning Request from Manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.74 acre tract of land out of the West 4363.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Clossner Subdivision, as Requested by Bonnie Abbott.



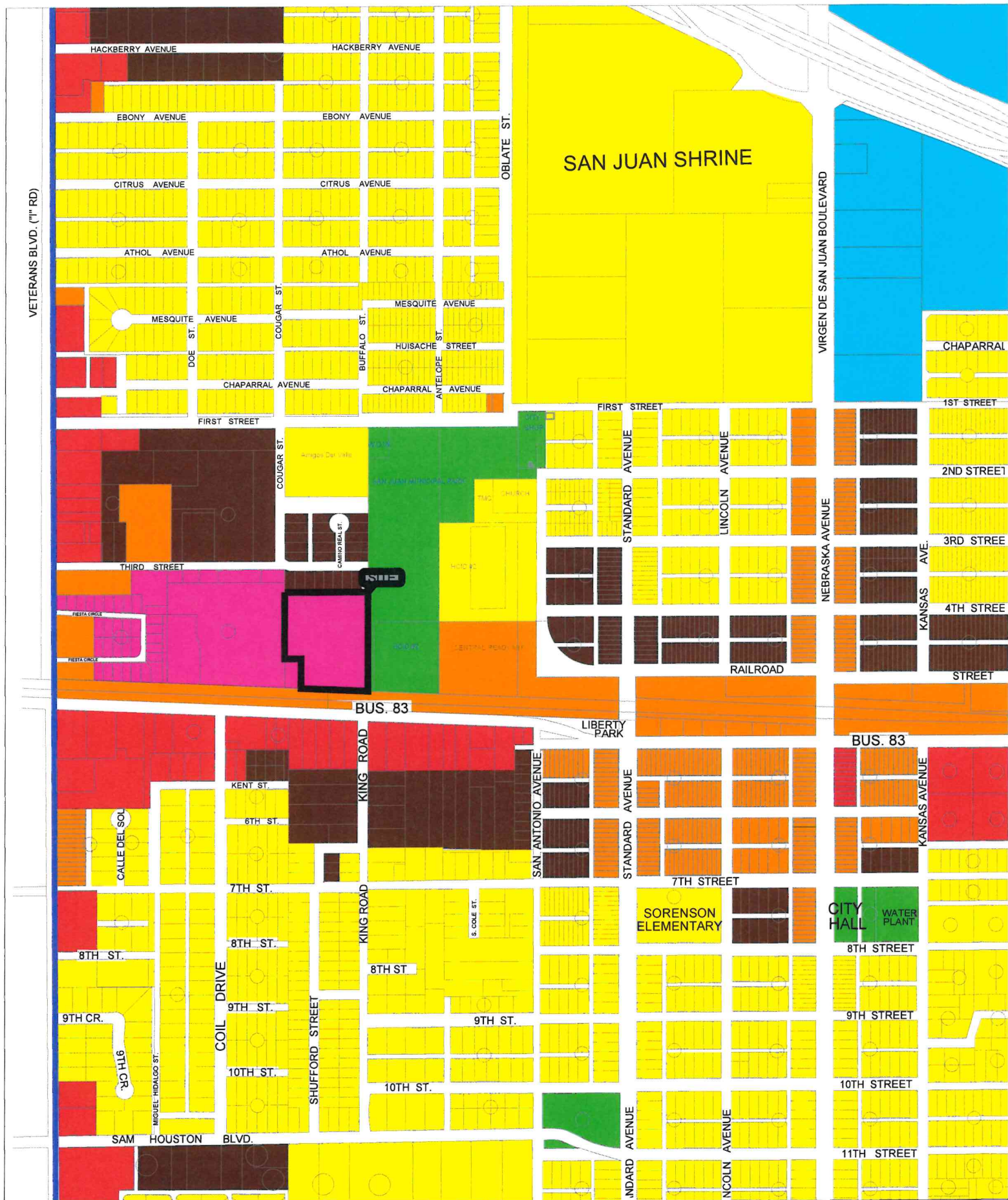


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.74 acre tract of land out of the West 4363.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision, as Requested by Bonnie Abbott.



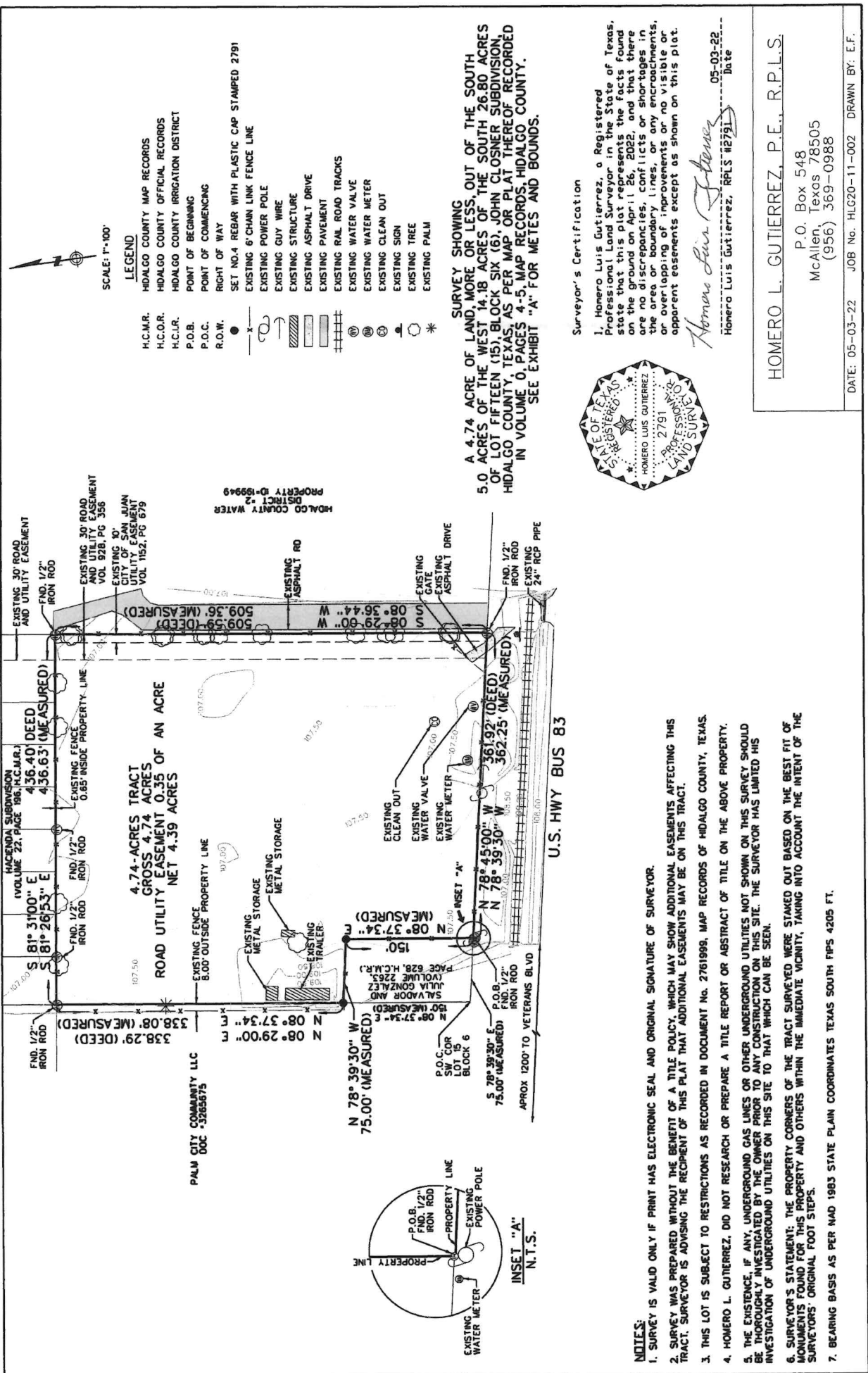


Zoning Districts

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

Rezoning Request from Manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.74 acre tract of land out of the West 4363.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision as Requested by Bonnie Abbott.





Rezoning Request from Manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.74 acre tract of land out of the West 436.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision, as Requested by Bonnie Abbott.

Abbott, Bonnie
700 W. US Highway 83
San Juan, TX 78589

Garcia, Coronado and Adoracion
715 W. 3rd Street
San Juan, TX 78589

Vaca, Juan C. ET AL
1007 Treyson Dr.
San Juan, TX 78589

Abbott, Bonnie
818 Napa Dr.
Alamo, TX 78516

Gonzalez, Salvador and Julia
601 W. US Highway 83
San Juan, TX 78589

Watkins, Danny Revocable Living
Trust
P.O. Box 365
Lebanon, TN 37088

Hidalgo County Water Dist #2
326 N. Standard St.
San Juan, TX 78589

Palm City Community LLC.
P.O. Box 90044
Austin, TX 78709

Housing of the City of San Juan
700 Maldonado Circle
San Juan, TX 78589

Ginez, Rigoberto
205 China St.
Weslaco, TX 78596

Property Experts LLC.
5111 N. 10th Street PMB 166
McAllen, TX 78504

Ginez, Danny
1102 Scobey Avenue
Donna, TX 78537

Garcia, Flor Alejandra
4100 Toronto Avenue
McAllen, TX 78503

Herrera, Ramiro and Consuelo
802 Mesquite St.
San Juan, TX 78589

VIDA Development Company
LLC.
1014 W. Wisconsin Rd.
Edinburg, TX 78539

De la Cruz, Veronica
1405 San Vicente St.
Weslaco, TX 78599

Palacios Builders
522 N. Esperanza St.
Pharr, TX 78577

Aparicio, Graciela and Lazaro
513 Clifford Dr.
Weslaco, TX 78596

Southern Pera Investments LTD.
CO
P.O. Box 614
Pharr, TX 78577

Rodriguez, Jose Antonio and
Humberto
1001 S. King Rd.
San Juan, TX 78589

Ramirez, Isaac III
1010 E. Cortez
Pharr, TX 78577

Cantu, Salvador C.
610 W. US Highway 83
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 28, 2022

Consider Second and Final Reading of the Ordinance Regarding Amending the Code of Ordinances Appendix "A", Unified Development Code, Chapter 2 - Zoning Regulations, Section 11: Expressway Corridor District by Amending such Section to Authorize the Use of Retail Establishments primarily.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on June 14, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

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. The City of San Juan is making an amendment to allow retail establishments primarily within the Expressway Corridor.

The adoption of this amendment would allow certain businesses by right and some others with a conditional use permit and special requirements.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



ORDINANCE NO.

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 IV – DISTRICT USE AND AREA REGULATIONS, SECTION 11: EXPRESSWAY CORRIDOR DISTRICT BY AMENDING SUCH SECTION TO AUTHORIZE THE USE OF RETAIL ESTABLISHMENTS ONLY: 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 Expressway 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 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 1, 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.

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.

~~*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.~~

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 [percent] (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.

Carwash facility: A semi-enclosed structure for washing automobiles with automatic application of cleaners, brushes, rinse water, and heat for drying. May include manually operated exterior located vacuuming equipment and detailing operations.

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 nonresidential 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 nonresidential 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 nonresidential uses. There are two generally recognized types of mixed use:~~

~~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.

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.

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:

- (a) — A showroom for display of product lines including items for user purchase;
- (b) — Storage or warehouse facilities and occupies not more than sixty (60) percent of the gross floor area of the structure(s);
- (c) — A principal office of the business;
- (d) — Sales to contractors or other businesses installing or delivering to consumer and user.

(e) — 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, [sic]~~

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 nonrecreational 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 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.

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

~~*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.

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</u> <u>P</u>	<u>Conditional Use</u> <u>C</u>
<u>Automotive</u>		
<u>Automobile, new and preowned sales</u>		<u>C</u>
<u>Automobile, preowned sales</u>		<u>C</u>
<u>Automotive supply</u>		<u>C</u>
<u>Automobile service center</u>		<u>C</u>
<u>New Tire sales and service</u>		<u>C</u>
<u>Vehicle rental</u>		<u>C</u>
<u>Retail (free standing or in center)</u>		
<u>Antique shop</u>	<u>P</u>	
<u>Bakery, ice cream, or confectionery shop</u>	<u>P</u>	
<u>Cellphone/computer/technology sales and service</u>	<u>P</u>	
<u>Clothing store (men's, ladies', and children's including shoes and other apparel)</u>	<u>P</u>	
<u>Convenience store</u>	<u>P</u>	
<u>Convenience store fuel islands</u>		<u>C</u>
<u>Florist shop</u>	<u>P</u>	
<u>Home furnishings/Furniture store</u>	<u>P</u>	
<u>Hardware store</u>	<u>P</u>	
<u>Hobby shop</u>	<u>P</u>	
<u>Jewelry store</u>	<u>P</u>	
<u>Office equipment sales/service</u>	<u>P</u>	
<u>Paint and wallpaper store</u>	<u>P</u>	
<u>Pharmacy or drugstore</u>	<u>P</u>	
<u>Sporting goods store</u>	<u>P</u>	
<u>Shopping center up to and including 30,000 square feet</u>	<u>P</u>	
<u>Shopping center 30,000 to 75,000 square feet</u>	<u>P</u>	
<u>Shopping center greater than 75,000 square feet</u>		<u>C</u>
<u>Grocery store</u>		<u>C</u>
<u>Big box including grocery and home improvement (over 100,000 square feet)</u>		<u>C</u>

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right</u> <u>P</u>	<u>Conditional Use</u> <u>C</u>
<u>Eating and Drinking Establishments</u>		
<u>Restaurant or cafe without drive-in service, with covered patio</u>	<u>P</u>	
<u>Restaurant or cafe drive-in/thru service</u>		<u>C</u>
<u>Bar, Lounge, Tavern or Cantina</u>		<u>C</u>
<u>Coffee shop</u>	<u>P</u>	
<u>Delicatessen/ Specialty foods</u>	<u>P</u>	
<u>Microbrewery</u>		<u>C</u>
<u>Wine bar</u>		<u>C</u>
<u>Personal Services</u>		
<u>Day Spa</u>	<u>P</u>	
<u>Fitness Center/Health Club</u>	<u>P</u>	
<u>Dry cleaning/Laundry (drop off and pick up only)</u>	<u>P</u>	
<u>Barber or beauty shop</u>	<u>P</u>	
<u>Nail salon</u>	<u>P</u>	
<u>Shoe repair</u>	<u>P</u>	
<u>Alterations and Tailor</u>	<u>P</u>	
<u>Medical and Care facilities</u>		
<u>Clinic: medical, dental, optical, chiropractor, health care services</u>	<u>P</u>	
<u>Emergency/medical ambulatory care facility (limited overnight stays)</u>	<u>P</u>	
<u>Hospital</u>	<u>P</u>	
<u>Optician, Optical shop</u>	<u>P</u>	
<u>Pharmacy or drugstore</u>	<u>P</u>	
<u>Lodging*</u>		
<u>Hotel</u>	<u>P</u>	
<u>Live/work</u>		<u>C</u>
<u>Multifamily – apartments and condominiums</u>		<u>C</u>
<u>Assisted Living</u>		<u>C</u>
<u>Nursing Home (licensed)</u>		<u>C</u>
<u>Mixed Use Development*</u>		
<u>Retail/Residential</u>		<u>C</u>
<u>Retail/ Live-Work/Residential</u>		<u>C</u>
<u>Residential/Retail/Office</u>		<u>C</u>
<u>*Planned Unit Development encouraged</u>		
<u>Office, Professional</u>		
<u>Office building</u>	<u>P</u>	
<u>Attorney, Engineer, Architect, Landscape architect, Insurance, Financial advisor, Travel agent</u>	<u>P</u>	
<u>Bank or credit union</u>	<u>P</u>	
<u>Pet</u>		
<u>Veterinary office without boarding except for</u>	<u>P</u>	

<u>SECTION 11.04 ZONING USE CHART</u>		
<u>Uses</u>	<u>Permitted by Right P</u>	<u>Conditional Use C</u>
<u>medical need, no outside runs</u>		
<u>Veterinary Clinic with boarding and outside runs</u>		<u>C</u>
<u>Pet Supplies</u>	<u>P</u>	
<u>Pet Grooming (no boarding)</u>	<u>P</u>	
<u>Outdoor Equipment and Supplies</u>		
<u>Plant nursery</u>		<u>C</u>
<u>Landscape and garden supplies</u>		<u>C</u>
<u>Seasonal/temporary sales</u>		<u>C</u>
<u>Lawn, garden, and play structures</u>		<u>C</u>
<u>Miscellaneous</u>		
<u>Office/showroom/warehouse</u>	<u>P</u>	
<u>Light Manufacturing in conjunction with Office/showroom/warehouse</u>		<u>C</u>
<u>Mortuary</u>		<u>C</u>
<u>Open space/Plaza</u>	<u>P</u>	
<u>Library, art gallery, studio, museum</u>	<u>P</u>	
<u>Theater</u>	<u>P</u>	
<u>Bike Racks</u>	<u>P</u>	
<u>Automobile charging station</u>		<u>C</u>
<u>ATM (free standing)</u>		<u>C</u>
<u>Public and Private Utilities</u>		
<u>City infrastructure (water, waste water, drainage, fire, police)</u>	<u>P</u>	
<u>Government offices</u>	<u>P</u>	
<u>Private Utilities (telephone, cable)</u>	<u>P</u>	
<u>Cell and telecommunications towers</u>		<u>C</u>

**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,[:]; and~~
- ~~x. — 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, entryways 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[,] and

x. 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 11.13: ADDITIONAL REQUIREMENTS FOR CARWASH FACILITIES:

- (a) There shall be a 10,000-linear foot minimum separation between carwash facilities for properties with frontage along IH2/US Expressway 83. The distance shall be measured by a direct line from the corner of one property to the corner of another property.

SECTION 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 12.01: APPLICATION FEE:

~~Said application must be accompanied by an application fee.~~

SECTION 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 premises 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 roofline 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 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 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 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 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.~~

~~(Ordinance 17-13 adopted 6/27/17)~~

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 14th day of June, 2022.

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 28th day of June, 2022.

CITY OF SAN JUAN

**MARIO GARZA
MAYOR**

ATTEST:

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

**BRENDA ESCALANTE
CITY SECRETARY**

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 28, 2022

Consider Second and Final Reading of an Ordinance Regarding Amending Chapter 3 Building Regulations, Article 3.02 Technical and Construction codes and Standards, to update the Various Technical Building related Codes, including the International Building Code, International Residential Code, International Energy Conservation Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code and National Electrical Code and to update and codify the International Swimming Pool and Spa Code into the City's Code of Ordinances; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for a Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on June 14, 2022, the City Commission approved the First Reading of the ordinance as presented by staff.

Previously, staff provided the following background:

The adoption of the most current codes and standards is the most efficient and effective method of creating safe environments that protect and improve public health, safety, general welfare and the economic interests of the community. The most current codes and standards provide the opportunity for cost saving based on the usage of the latest technology and practices (i.e. plastic pipe for plumbing, trusses vs. dimensional lumber, engineered wood products, etc.) and assure that products and materials are available in the market and comply with specifications and testing standards referenced in the code.

According to the Insurance Service Office (ISO) communities with well-enforced, up-do-date codes are generally far better in the face of hazards. The current codes are in excess of 8 years, which results in lower classification by the Insurance Service Office, Inc. (ISO). Failure to adopt the codes would inevitably result in higher insurance premiums for local property owners.

RECOMMENDATION:

Staff recommends approval of the adoption of the 2018 International Codes and 2017 National Electric Codes, as well as the 2018 International Swimming Pool and Spa Codes.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



ORDINANCE NO.

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 IV – DISTRICT USE AND AREA REGULATIONS, SECTION 11: EXPRESSWAY CORRIDOR DISTRICT BY AMENDING SUCH SECTION TO AUTHORIZE THE USE OF RETAIL ESTABLISHMENTS ONLY: 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 Expressway 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 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 1, 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.

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.

~~*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.~~

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 [percent] (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.

Carwash facility: A semi-enclosed structure for washing automobiles with automatic application of cleaners, brushes, rinse water, and heat for drying. May include manually operated exterior located vacuuming equipment and detailing operations.

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 nonresidential 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 nonresidential 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 nonresidential uses. There are two generally recognized types of mixed use:~~

~~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.

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.

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:

- (a) — A showroom for display of product lines including items for user purchase;
- (b) — Storage or warehouse facilities and occupies not more than sixty (60) percent of the gross floor area of the structure(s);
- (c) — A principal office of the business;
- (d) — Sales to contractors or other businesses installing or delivering to consumer and user.

(e) — 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, [sic]~~

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 nonrecreational 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 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.

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

~~*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.

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</u> <u>P</u>	<u>Conditional Use</u> <u>C</u>
<u>Automotive</u>		
<u>Automobile, new and preowned sales</u>		<u>C</u>
<u>Automobile, preowned sales</u>		<u>C</u>
<u>Automotive supply</u>		<u>C</u>
<u>Automobile service center</u>		<u>C</u>
<u>New Tire sales and service</u>		<u>C</u>
<u>Vehicle rental</u>		<u>C</u>
<u>Retail (free standing or in center)</u>		
<u>Antique shop</u>	<u>P</u>	
<u>Bakery, ice cream, or confectionery shop</u>	<u>P</u>	
<u>Cellphone/computer/technology sales and service</u>	<u>P</u>	
<u>Clothing store (men's, ladies', and children's including shoes and other apparel)</u>	<u>P</u>	
<u>Convenience store</u>	<u>P</u>	
<u>Convenience store fuel islands</u>		<u>C</u>
<u>Florist shop</u>	<u>P</u>	
<u>Home furnishings/Furniture store</u>	<u>P</u>	
<u>Hardware store</u>	<u>P</u>	
<u>Hobby shop</u>	<u>P</u>	
<u>Jewelry store</u>	<u>P</u>	
<u>Office equipment sales/service</u>	<u>P</u>	
<u>Paint and wallpaper store</u>	<u>P</u>	
<u>Pharmacy or drugstore</u>	<u>P</u>	
<u>Sporting goods store</u>	<u>P</u>	
<u>Shopping center up to and including 30,000 square feet</u>	<u>P</u>	
<u>Shopping center 30,000 to 75,000 square feet</u>	<u>P</u>	
<u>Shopping center greater than 75,000 square feet</u>		<u>C</u>
<u>Grocery store</u>		<u>C</u>
<u>Big box including grocery and home improvement (over 100,000 square feet)</u>		<u>C</u>

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right</u> <u>P</u>	<u>Conditional Use</u> <u>C</u>
<u>Eating and Drinking Establishments</u>		
<u>Restaurant or cafe without drive-in service, with covered patio</u>	<u>P</u>	
<u>Restaurant or cafe drive-in/thru service</u>		<u>C</u>
<u>Bar, Lounge, Tavern or Cantina</u>		<u>C</u>
<u>Coffee shop</u>	<u>P</u>	
<u>Delicatessen/ Specialty foods</u>	<u>P</u>	
<u>Microbrewery</u>		<u>C</u>
<u>Wine bar</u>		<u>C</u>
<u>Personal Services</u>		
<u>Day Spa</u>	<u>P</u>	
<u>Fitness Center/Health Club</u>	<u>P</u>	
<u>Dry cleaning/Laundry (drop off and pick up only)</u>	<u>P</u>	
<u>Barber or beauty shop</u>	<u>P</u>	
<u>Nail salon</u>	<u>P</u>	
<u>Shoe repair</u>	<u>P</u>	
<u>Alterations and Tailor</u>	<u>P</u>	
<u>Medical and Care facilities</u>		
<u>Clinic: medical, dental, optical, chiropractor, health care services</u>	<u>P</u>	
<u>Emergency/medical ambulatory care facility (limited overnight stays)</u>	<u>P</u>	
<u>Hospital</u>	<u>P</u>	
<u>Optician, Optical shop</u>	<u>P</u>	
<u>Pharmacy or drugstore</u>	<u>P</u>	
<u>Lodging*</u>		
<u>Hotel</u>	<u>P</u>	
<u>Live/work</u>		<u>C</u>
<u>Multifamily – apartments and condominiums</u>		<u>C</u>
<u>Assisted Living</u>		<u>C</u>
<u>Nursing Home (licensed)</u>		<u>C</u>
<u>Mixed Use Development*</u>		
<u>Retail/Residential</u>		<u>C</u>
<u>Retail/ Live-Work/Residential</u>		<u>C</u>
<u>Residential/Retail/Office</u>		<u>C</u>
<u>*Planned Unit Development encouraged</u>		
<u>Office, Professional</u>		
<u>Office building</u>	<u>P</u>	
<u>Attorney, Engineer, Architect, Landscape architect, Insurance, Financial advisor, Travel agent</u>	<u>P</u>	
<u>Bank or credit union</u>	<u>P</u>	
<u>Pet</u>		
<u>Veterinary office without boarding except for</u>	<u>P</u>	

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right P</u>	<u>Conditional Use C</u>
<u>medical need, no outside runs</u>		
<u>Veterinary Clinic with boarding and outside runs</u>		<u>C</u>
<u>Pet Supplies</u>	<u>P</u>	
<u>Pet Grooming (no boarding)</u>	<u>P</u>	
<u>Outdoor Equipment and Supplies</u>		
<u>Plant nursery</u>		<u>C</u>
<u>Landscape and garden supplies</u>		<u>C</u>
<u>Seasonal/temporary sales</u>		<u>C</u>
<u>Lawn, garden, and play structures</u>		<u>C</u>
<u>Miscellaneous</u>		
<u>Office/showroom/warehouse</u>	<u>P</u>	
<u>Light Manufacturing in conjunction with Office/showroom/warehouse</u>		<u>C</u>
<u>Mortuary</u>		<u>C</u>
<u>Open space/Plaza</u>	<u>P</u>	
<u>Library, art gallery, studio, museum</u>	<u>P</u>	
<u>Theater</u>	<u>P</u>	
<u>Bike Racks</u>	<u>P</u>	
<u>Automobile charging station</u>		<u>C</u>
<u>ATM (free standing)</u>		<u>C</u>
<u>Public and Private Utilities</u>		
<u>City infrastructure (water, waste water, drainage, fire, police)</u>	<u>P</u>	
<u>Government offices</u>	<u>P</u>	
<u>Private Utilities (telephone, cable)</u>	<u>P</u>	
<u>Cell and telecommunications towers</u>		<u>C</u>

**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,[:]; and~~
- ~~x. — 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, entryways 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[,] and

x. 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 11.13: ADDITIONAL REQUIREMENTS FOR CARWASH FACILITIES:

- (a) There shall be a 10,000-linear foot minimum separation between carwash facilities for properties with frontage along IH2/US Expressway 83. The distance shall be measured by a direct line from the corner of one property to the corner of another property.

SECTION 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 12.01: APPLICATION FEE:

~~Said application must be accompanied by an application fee.~~

SECTION 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 premises 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 roofline 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 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 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 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 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.~~

~~(Ordinance 17-13 adopted 6/27/17)~~

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 14th day of June, 2022.

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 28th day of June, 2022.

CITY OF SAN JUAN

**MARIO GARZA
MAYOR**

ATTEST:

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

**BRENDA ESCALANTE
CITY SECRETARY**

CITY ATTORNEY