



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, July 26, 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 Proclamation Recognizing Raul Humberto Yzaguirre.
- B.** Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.
 - 1.** Department of Finance Department 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 and Consider Ordinance Regarding a Conditional Use Permit to allow "The Spot" Food Truck Park and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at 103 Alta Street, legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC. *Tabled.*
- B. Hold a Public Hearing and Consider an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "La Cocinita" Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.
- C. Hold a Public Hearing and Consider an Ordinance Regarding a Conditional Use Permit to allow a "Pitt's Food Truck" at 1806 N. Raul Longoria Road, legally described as Azteca Acres Tract B, as Requested by Valeria Chapa.

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

- A. Consider and Action of an Ordinance for the Voluntary Annexation Petition (Giants Subdivision) being a 3.00 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.
- B. Preliminary and Final Plat Approval of the Twin Subdivision, being a 2.50 acre tract of land out of Lot 54, M.L. Woods Tract No. 6, as Requested by Nain Engineering.
- C. Preliminary and Final Plat Approval of the Mosa Multi-Family Subdivision being a 1.42 acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by TRIMAD Consultants, LLC.
- D. Discussion and Possible Action to Award RFB NO. 22-008-06-30 W. 6TH ST. Water Line Materials to the Lowest Most Responsible Bidder and Authorize the City Manager to Execute All Related Documents as Needed.

VIII. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, as Requested by Yolanda de la Cruz Presenta, LLC.
- B.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “La Condesa Event Center” located at 111 W. Nolana Avenue Suites 5 through 7, legally described as Lot 2, Circle K No. 9123 Subdivision, as Requested by Jose Santos.
- C.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “Sweet Events” at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Ramirez.
- D.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “De la Mancha Event Center” at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.
- E.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera’s Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.
- F.** Consider Approval of the Tax Collection Report for the Month of June, 2022.
- G.** Consider Approval of the Budget Expenditure Report for the Month of June 30, 2022.

IX. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq. and §551.071 Consultation with Attorney.
 - 1.** Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager).
 - 2.** Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for 2021

Noche De Paz.

3. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Health Insurance and Voluntary Products.

X. RECONVENE

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

1. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager).
2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for 2021 Noche De Paz.
3. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Health Insurance and Voluntary Products.

XI. 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



PROCLAMATION

Recognition of a Career Dedicated to Latino Civil Rights

Raul Yzaguirre

WHEREAS, Raul Humberto Yzaguirre was born July 22, 1939 in San Juan, Texas and grew up in the Rio Grande Valley of South Texas; and

WHEREAS, in 1958, he joined the U.S. Air Force, where he served for four years. After being discharged he earned a Bachelor of Science from George Washington University and was one of the organizers of the National Organization for Mexican American Services in 1964; and

WHEREAS, in 1968, he joined the Southwest Council of La Raza now known as the National Council of La Raza (NCLR) and elected president of the NCLR in 1974; and

WHEREAS, from 1976 to 1979 he chaired the Forum of National Hispanic Organizations, and became involved within the Common Cause organization as well. He cofounded the National Neighborhood Coalition, and was the first Hispanic to serve on the executive committee of the Leadership Conference on Civil Rights in 1977; and

WHEREAS, from 1989 to 1990 Yzaguirre also became one of the first Latinos to hold a fellowship at the Institute of Politics at Harvard University's John F. Kennedy School of Government; and

WHEREAS, in 2010, after his retirement from NCLR, Yzaguirre served as President Barack Obama's ambassador to the Dominican Republic; and

WHEREAS, Raul Yzaguirre who has dedicated his life to fighting for equality and the advancement of Latinos was awarded the Presidential Medal of Freedom, the nation's highest civilian honor, at the White House earlier this month.

Now, Therefore Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tempore Leonardo "Lenny" Sanchez, Commissioner Adina "Dina" Santillan, Commissioner Ernesto "Neto" Guajardo and Commissioner Marco "Markie" Villegas,** hereby issue this 26th day of July, 2022, this Proclamation to Raul Humberto Yzaguirre.

ATTEST:

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

Brenda Escalante, City Secretary



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 07/18/2022

SUBJECT: Department of Finance Department 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 1,348 journal entries, issued 2,676 disbursement checks, 233 Bank Drafts and processed 5,217 payroll checks and direct deposits, through the months of June, 2022.

June Sales Tax 20.767% Increase of \$94,696 Compared to last year.

Audit FY 2020/2021 100% complete

Reconciled 11 Bank Accounts

Budget Adjustments (30)

Budget Amendments (4)

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 7,041 water and 9,928 sewer accounts.
- North Alamo Water Supply Corporation service 3,292 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	44
2. Meter information	43
3. Disconnect	25
4. Dead Meters Change	32
5. Past Due Notice	1,622
6. Cut Off Register	87
7. Cut List	18

Payments are made by

65 % 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	2625
• Purchase Order Changes/Voids	109
• Bid Openings	8
• 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: 07/19/2022

SUBJECT: Fire Department Monthly Report.

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

Emergency Calls

A total of 64 calls for the month of June 2022. (Please see attached report.)

- A Shift = 18
- B Shift = 24
- C Shift = 22

Med-Care Response

Due to COVID19 Med-Care, EMS responded along with the Fire Department for a total of 19 calls with four delays for the month of June 2022. The Med-Care report has not been submitted by Med-Care.

County Calls

For the month of June 2022, the San Juan Fire Department had no County Calls.

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 27 inspections were conducted in the month of June 2022. Please see attached for detailed information about each conducted inspection.

709 S. Nebraska Ave. • San Juan, Texas 78589-2649
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Plan Reviews

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

- Dagoberto Guiterrez
- Lucero Estates Subdivision
- Mosa Multi-Family Subdivision
- Cantu Subdivision
- PSJA Athletic Improvements
- Ram Apartments
- Valley Ranch Subdivision No 3
- Valley Ranch Subdivision No 4
- Starbucks
- San Juan Fire Station

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 June 2022 to the Administration Office.

- A total of 229.7 Gallons of Unleaded
- A total of 786.8 Gallons of Diesel



Javier De La Cruz Jr
B - Shift Lieutenant

**June 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	2
311	Medical Call	12
142/143	Grass/Brush Fires	4
131	Vehicle Fires	1
700/750	False Alarms	18
154	Trash Fires	1
550/551	Assist other Agency/Dept.:	11
651	Smoke Scare	2
111	Structure Fires	1
1101	Equipment Fire	
412	Gas Leak	2
480	Attempted burning, Illegal action	1
600	Good Intent Call	1
611	Cancelled in Route	1
622	Wrong Location/No Incident Found	
541	Bee attack/ Animal Problem	
331	Child Locked in a Vehicle	
440/1601	Electrical Equipment Problem (Pole)	1
1131	Cooking Fire	
721	Bomb Scare - No Bomb	1
Grand Total:		64

Call Volume for each shift:

A Shift 18
B Shift 24
C Shift 22

Respectfully Submitted by,

Javier De La Cruz B-Shift LT



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

Med-Care Response Times June 2022

Date	Incident #	Location	Dispatched Time	Arrival	Delay Time	Incident Type
6-1-2022	22-298	2107 N. Raul Longoria	1423	1429	6	Child Seizures
6-2-2022	22-301	800 Blk East Exp. 83	1212	1222	10	MVA
6-3-2022	22-303	529 S. Veterans	1455	1502	7	Medical Call
6-9-2022	22-311	Hall Acres & Stewart	1509	1527	18	MVA
6-12-2022	22-318	3702 Jesenia	1325	1337	12	Vehicle On Patient
6-14-2022	22-323	921 E. Salazar	2341	2350	9	Medical Call
6-15-2022	22-325	2301 N. Raul Longoria	1830	1849	19	MVA
6-20-2022	22-334	1600 North Raul Longoria	1055	1102	7	MVA
6-21-2022	22-337	402 Cancun	1243	1252	9	Cardiac Arrest
6-22-2022	22-338	500 Blk W. 1 st	1722	1727	5	Medical Call
6-23-2022	22-341	1125 S. Doe	1125	1135	10	Medical Call Fall
6-23-2022	22-344	400 Paxton	1712	1722	10	Medical Call Fall
6-24-2022	22-345	1102 Paisano	0103	0116	13	Medical Call
6-24-2022	22-348	400 N. Iowa Apt23	2322	2328	6	Medical Call 101
6-25-2022	22-350	3900 S. Stewart	2057	2116	19	MVA
6-25-2022	22-351	400 Lion Ct.	2315	2324	9	Medical Call Canceled/POV

Fire Inspection June 2022

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	6/1/22	Taco Palenque	713 W 83 EXPY	Jesus Valdes	J. Salinas	Approved
2	6/1/22	Mijitos Cocina	308 N Nebraska AVE	Lina Michel Reyes	J. Salinas	Approved
3	6/7/22	Temendoz Drive Thru	2201 N Cesar Chavez RD	Mayra Ramos	J. Salinas	Approved
4	6/8/22	La Condesa Events	111 W Nolana LOOP, Ste 5, 6, & 7	Luis Valencia	J. Salinas	Approved
5	6/9/22	Golden Chick	1911 N Raul Longoria HWY	Jessica Duran	J. Salinas	Approved
6	6/9/22	Steve's Liquor House	2101 N Raul Longoria HWY	Rey Regalado	J. Salinas	Approved
7	6/9/22	Hacienda El Rincon	2811 N Veterans RD	Israel Aguilar	J. Salinas	Approved
8	6/9/22	Petty Child Care	154 Deanna DR	Petra Flores	J. Salinas	Approved
9	6/9/22	Las Quesadillas	205 W Nolana LOOP, 3	Erika Gonzalez	J. Salinas	Approved
10	6/9/22	Mas Facil Income Tax	111 W Nolana LOOP, Ste 4	Sylvia Carrillo	J. Salinas	Approved
11	6/10/22	Martin Drug Co	601 S Nebraska AVE	Javier Garza	J. Salinas	Approved
12	6/10/22	Ambu-Med LLC	116 E 83 BUS	Alissa Hernandez	J. Salinas	Approved
13	6/10/22	Big Boyz Vintage Toys and Collections	116 E 83 BUS, Ste A	Amador Ayala Jr	J. Salinas	Approved
14	6/16/22	Estamos Unidos ADC	2109 N Raul Longoria HWY	Norma Landeros	J. Salinas	Approved
15	6/16/22	Active Nutrition	2003 N Veterans RD, Ste 5	Emilia Arigullin Pena	J. Salinas	Approved
16	6/17/22	La Mariposa Snacks	205 W Nolana LOOP, Ste 14	Kevin Rios	J. Salinas	Approved
17	6/20/22	Cheers Wine & Liquor Store	232 E 83 BUS	Maricela Salinas	J. Salinas	Approved
18	6/21/22	Foster Home - Maria Ahumada	1221 Westview ST	Maria D Ahumada	J. Salinas	Approved
19	6/21/22	Barrett Auto Gallery	411 E 83 EXPY	Fernando Tirado	J. Salinas	Approved
20	6/27/22	Jesse's Autos	806 W 83 BUS, A	Jesus M Regalado Jr	J. Salinas	Approved
21	6/28/22	The Wings Sports Bar	205 W Nolana LOOP, 16-18	Cynthia Galaviz	J. Salinas	Approved
22	6/30/22	Carmelitas Mexican Restaurant	111 W 495, Ste 5	Rosa Valladares	J. Salinas	Approved
23	6/30/22	Taqueria La Mexicana	1803 N Raul Longoria HWY	Pilar Castaneda	J. Salinas	Approved
24	6/30/22	Sunshine Kids Daycare	111 W Nolana LOOP, Ste 11 & 12	Karla I. Vivian	J. Salinas	Approved
25	6/30/22	Boss Beauty Suites	111 W Nolana LOOP, Ste 10	Kevin Rios	J. Salinas	Approved
26	6/30/22	Paris Bakery, LLC	111 W 495, Ste 9	Mariana Barraza	J. Salinas	Approved
27	6/30/22	Aziz Quick Stop, LLC	2803 N Raul Longoria HWY	Roxana Lozano	J. Salinas	Approved

FUEL LOG

June 2022

[illegible]

FUEL LOG

JUNE 2022

DATE	TIME	UNIT/DIESEL CONTAINER	UNIT #	GALLONS	OFFICER IN CHARGE
6/1/2022	8:42 a.m.	1201	1201	24.8	Chief T. Garza
6/1/2022	1:09 p.m.	Engine-1	1269	7.7	H. Leal
6/1/2022	1:16 p.m.	Rescue-1	1222	12.2	D. Cantu
6/2/2022	12:27 p.m.	Engine-1	1269	10.1	D. Rodriguez
6/2/2022	1:22 p.m.	Ladder-1	1281	22.4	J. E. Mata
6/2/2022	1:43 p.m.	Brush-1	1227	10.8	D. Rodriguez
6/4/2022	6:16 a.m.	Engine-1	1269	8	J. Lopez
6/4/2022	9:10 a.m.	Brush-3	1220	9	R. Campos
6/6/2022	6:42 a.m.	1201	1201	15.1	Chief T. Garza
6/6/2022	12:19 p.m.	Engine-1	1269	8.9	J. Lopez
6/6/2022	1:28 p.m.	1202	1202	19.9	C. Alaniz
6/7/2022	12:53 p.m.	Ladder-1	1281	13.6	B. Rodriguez
6/7/2022	1:44 p.m.	Engine-1	1269	8.9	D. Rodriguez
6/8/2022	1:09 p.m.	Ladder-1	1281	10.4	J. E. Mata
6/8/2022	2:30 p.m.	Engine-1	1269	11.5	D. Cantu
6/9/2022	6:11 a.m.	Rescue-1	1222	10.3	D. Rodriguez
6/9/2022	12:06 p.m.	Engine-2	1265	26.2	Z. Beaz
6/9/2022	12:31 p.m.	Ladder-1	1281	12.2	A. Araguz
6/9/2022	12:34 p.m.	Brush-3	1220	8	J. Montanez
6/9/2022	3:36 p.m.	Engine-1	1269	11.9	D. Rodriguez
6/10/2022	11:20 a.m.	1202	1202	32.5	C. Alaniz
6/10/2022	1:40 p.m.	Ladder-1	1281	20.2	J. E. Mata
6/10/2022	2:44 p.m.	Engine-1	1269	10	H. Leal
6/13/2022	12:13 p.m.	Engine-1	1269	14	J. Lopez
6/13/2022	12:28 p.m.	Ladder-1	1281	14.9	A. Garza
6/14/2022	12:29 p.m.	Engine-1	1269	11.9	D. Rodriguez
6/15/2022	6:40 a.m.	1201	1201	13.8	T. Garza
6/15/2022	10:25 a.m.	Brush-2	1220	17.3	S. Salinas
6/15/2022	11:23 a.m.	Ladder-1	1281	17.5	A. Garza
6/16/2022	6:45 a.m.	Brush2	1223	30.1	C. Alaniz
6/16/2022	12:33 p.m.	Ladder-1	1281	14.8	B. Rodriguez
6/18/2022	6:15 a.m.	Engine-1	1269	17.1	A. Foster
6/19/2022	6:59 a.m.	Ladder-1	1281	22.5	J. E. Mata
6/19/2022	4:37 p.m.	Engine-1	1269	8.7	O. Escamila
6/19/2022	4:40 p.m.	Brush-1	1227	11.1	D. Cantu
6/20/2022	12:21 p.m.	Rescue-1	1222	12.3	R. Campos
6/21/2022	6:01 a.m.	Brush-3	1220	8.9	R. Campos
6/21/2022	6:10 a.m.	Tank-1	1270	23.6	A. M. Garza
6/21/2022	7:45 a.m.	1201	1201	16.2	Chief T. Garza
6/21/2022	12:07 p.m.	Engine-1	1269	10.7	D. Cantu

6/21/2022	1:32 p.m.	Ladder-1	1281	14.2	J. E. Mata
6/22/2022	12:39 p.m.	Engine-1	1269	7.3	J. Lopez
6/22/2022	12:43 p.m.	Brush-1	1227	13.9	J. Montanez
6/23/2022	7:27 a.m.	1202	1202	18.8	C. Alaniz
6/23/2022	1:30 p.m.	Ladder-1	1281	10	B. Rodriguez
6/23/2022	3:45 p.m.	Engine-1	1269	8.2	D. Rodriguez
6/24/2022	12:02 p.m.	Engine-1	1269	8	J. Lopez
6/24/2022	12:07 p.m.	Brush-1	1227	8	J. Montanez
6/26/2022	6:34 p.m.	Engine-1	1269	10.3	D. Cantu
6/27/2022	12:52 p.m.	Engine-1	1269	8.6	D. Rodriguez
6/27/2022	1:19 p.m.	Ladder-1	1281	24.6	B. Rodriguez
6/28/2022	12:43 p.m.	Engine-1	1269	10	H. Leal
6/29/2022	12:42 p.m.	Ladder-1	1281	13.4	O. Escamila
6/29/2022	12:45 p.m.	Brush-3	1220	9.2	S. Salinas
6/29/2022	12:57 p.m.	Engine-1	1269	8	J. Lopez
6/30/2022	7:19 a.m.	1202	1202	15.4	C. Alaniz
6/30/2022	12:28 p.m.	Ladder-1	1281	8.9	J. Montanez
TOTAL of Diesel				786.8	



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Ruben Morin, Chief of Police

DATE: 07/15/2022

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 June 2022.

STATISTICS: POLICE

JUNE

• Calls for service:	1133
• Incident reports:	255
• Accidents:	142
• 911 Calls:	1506
• Patrol Citations Issued:	48
• Violations:	68
• Patrol & CID Arrests:	41
• CID Issued Warrants:	13

SPECIAL GRANT DETAILS:

JUNE

• Stone Garden hours:	Not working
• Vehicle Stops:	N/A
• Citations:	N/A
• Border Star hours:	14
• Vehicle Stops:	0
• Contacts:	0
• Misdemeanor Arrest:	0
• Felony Arrest:	0

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- Cases Investigated: 0
- Citations: 0

• Tx-Dot STEP-Wave Traffic Enforcement hours: Not working

TRAFFIC ENFORCEMENT: **JUNE**

- Cruiser enforcement (Thursday Nights) traffic stops. 0
- Citations: 0
- Arrest: 0
- Regular patrol citywide. 0

FEDERAL & STATE ASSET FORFEITURE PROGRAM:

- Received state forfeiture awards: Nothing to report
- Received federal forfeiture awards: Nothing to report.
- The 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 events to report.

FLEET

Nothing to report

STATISTICS: ANIMAL CONTROL JUNE

- Calls for Service: 213
- Citations Issued: 2
- Violations: 2

COVID-19 OPERATIONS:

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

SPECIAL EVENTS:

- Nothing to report

Respectfully,

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



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 07/19/2022

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 \$ 16,113.95

Defensive Driving 0

Deferred 0

Pre Trials 0

Bench Trials 0

Scofflaw \$ 1,177.20

COLLECTIONS 2021 COLLECTIONS 2022

JUNE - \$ 19,636.10 JUNE - \$ 16,113.95

CITATIONS ISSUED 2021 CITATIONS ISSUED 2022

JUNE - 117 JUNE - 48

SCOFFLAW COLLECTIONS 2021 SCOFFLAW COLLECTIONS 2022

JUNE - \$ 1,081.60 JUNE - \$ 1,177.20

City Marshal - Warrants and Fines Collected \$ 3,253.00

Warrants -12

Phone Calls - 75

Total Warrants Issued - 89

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



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: Filemon Olvera, Director of Utilities

DATE: 07/18/2022

SUBJECT: Department of Utilities Monthly Report.

Texas Drought Outlook

- 87% of Texas is in a drought (July 11, 2022)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 29.87%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,166
- Sewer Connections – 9,931 (3,292 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 91.48 MG
- Combined Gallons Produced: 91.884 MG

Water Treatment Facility No. 1

- 0.264 MG treated
- 46.511 MG delivered
- 39.675 MG Transferred from WTF No. 2
- 6.64 MG RAW (Reservoir)
- 0.075 MG Backwash

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

- 0.04 MG Well

Water Treatment Facility No. 2

- 91.223 Treated
- 45.373 MG Delivered
- 39.675 MG Transferred to WTF No. 1
- 72.73 MG RAW (Reservoir)
- 3.277 MG Backwash

EMERGENCY GENERATOR Needs to be replaced/repair

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 – 10
- Breaks – 8
- Taps – 3
- Locates- 19

Water Loss

- Reported – 97,500 gals
- Unreported – 359,000 gals

Hydrants

- Flushed – 26
- Repaired/Replaced – 1
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 16
- Repaired/Replaced – 1

Utility Billing

- Work Orders –9

We Continue Our Hydrant and Valve Maintenance

Two Vacancies – WD M

Wastewater Treatment Facility

- Treated – 61.532 MG
- Wetland – 4.5 MG

- 440 - Cubic Yards of Sludge Hauled to Landfill
- Bio-Monitoring – All Passed

Wastewater Collections

Work orders - 49

- Sewer Main Repaired – 1
- Sewer Backups Reported – 20
- Sewer Backups Cleared – 20
- Odor Complaints – 0
- Locates – 29
- New Manholes – 3
- Unauthorized Discharges - 0

Administration

Financials

- Administration – 33.02%
- Water Treatment – 33.05%
- Distribution: – 75.75%
- Sewer Collection – 54.08%
- Wastewater Treatment – 32.78%

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 (42%).
- 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
JULY 26, 2022

Hold a Public Hearing and Consider Ordinance Regarding a Conditional Use Permit to allow "The Spot" Food Truck Park and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at 103 Alta Street, legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC. *Tabled.*

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to open a Food Truck Park at the Southwest corner of Alta and Raul Longoria Road and Sale of Alcoholic Beverages for On-Premise Consumption. The applicant is proposing 10 food trucks, green area, parking area along Alta Street and restrooms available for customers. (See Attachment)

List of requirements for a portable and/or temporary food concession stands:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet the applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground property;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposable facilities must be available;
7. Health Department permit
8. Must obtain TxDOT permit regarding access along Raul Longoria Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-four (24) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/26/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “The Spot” Food Truck Park and for the Sale of Alcoholic Beverages for On-Premise Consumption
APPLICANT:	Yolanda de la Cruz Presenta, LLC.
AGENT:	N/A
LEGAL:	Lots 16 thru 18, Block 4, Small No. 2 Subdivision
CURRENT USE OF PROPERTY:	Existing House
PROPOSED USE OF PROPERTY:	Food Truck Park
PROPOSED ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; Neighborhood Commercial District (C-1) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> – Commercial; Neighborhood Commercial District (C-1) <u>West</u> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Raul Longoria Road and Alta Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to open a Food Truck Park at the Southwest corner of Alta and Raul Longoria Road and Sale of Alcoholic Beverages for On-Premise Consumption. The applicant is proposing 10 food trucks, green area, parking area along Alta Street and restrooms available for customers. (See Attachment)

List of requirements for a portable and/or temporary food concession stands:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet the applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground property;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposable facilities must be available;
7. Health Department permit
8. Must obtain TxDOT permit regarding access along Raul Longoria Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-four (24) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

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



Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “THE SPOT” FOOD TRUCK PARK AND SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION AT 103 ALTA STREET, LEGALLY DESCRIBED AS LOTS 16 THRU 18, BLOCK 4, SMALL SUBDIVISION #2, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Yolanda de la Cruz Presenta, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “The Spot” Food Truck Park at 103 Alta Street and Sale of Alcoholic Beverages for On-Premise Consumption.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Yolanda de la Cruz Presenta, LLC. for a Conditional Use Permit to allow “The Spot” Food Truck Park at 103 Alta Street and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption, subject to the following conditions:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet the applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground property;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposable facilities must be available;
7. Health Department permit
8. Must obtain TxDOT permit regarding access along Raul Longoria Road

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

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

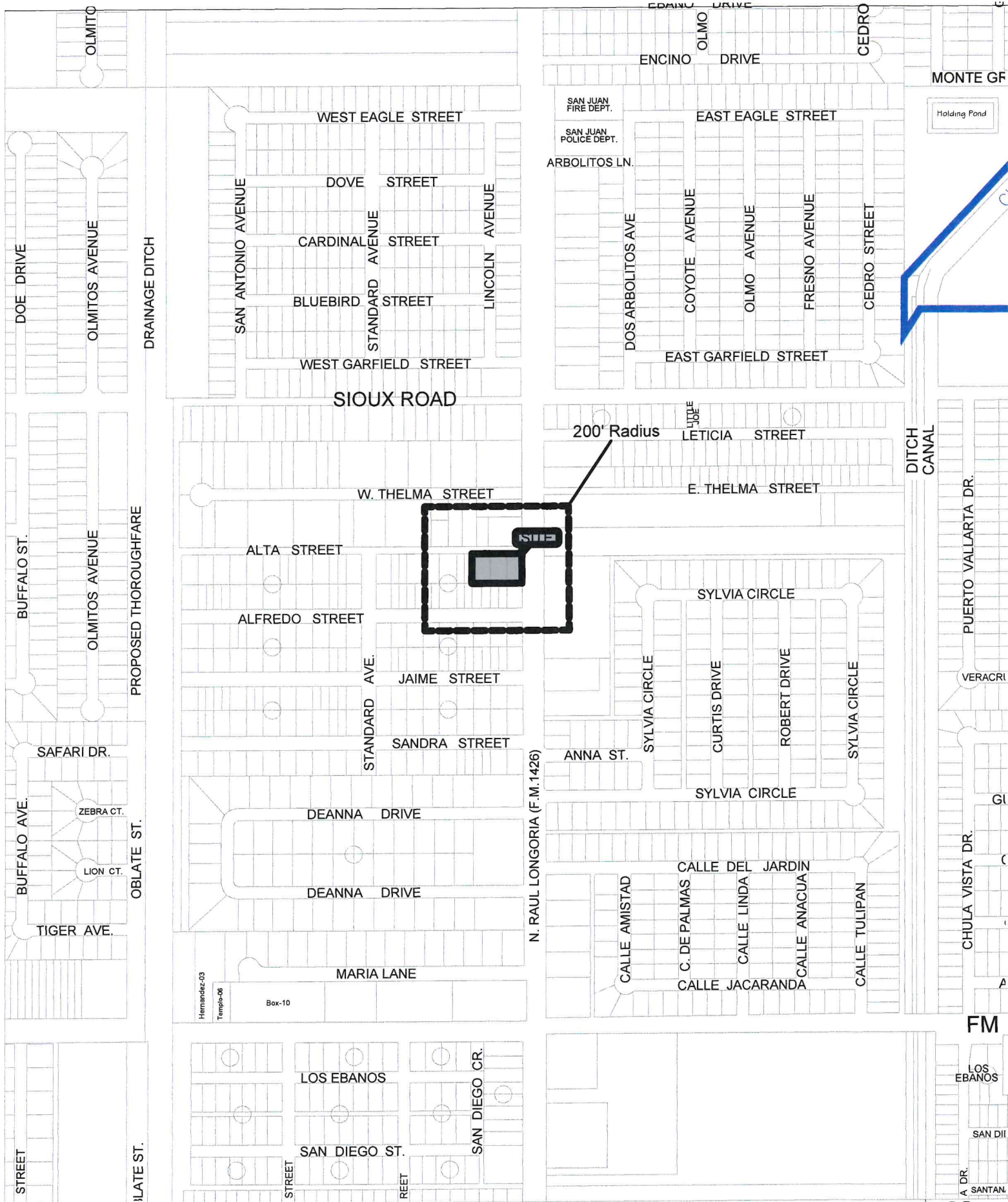
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

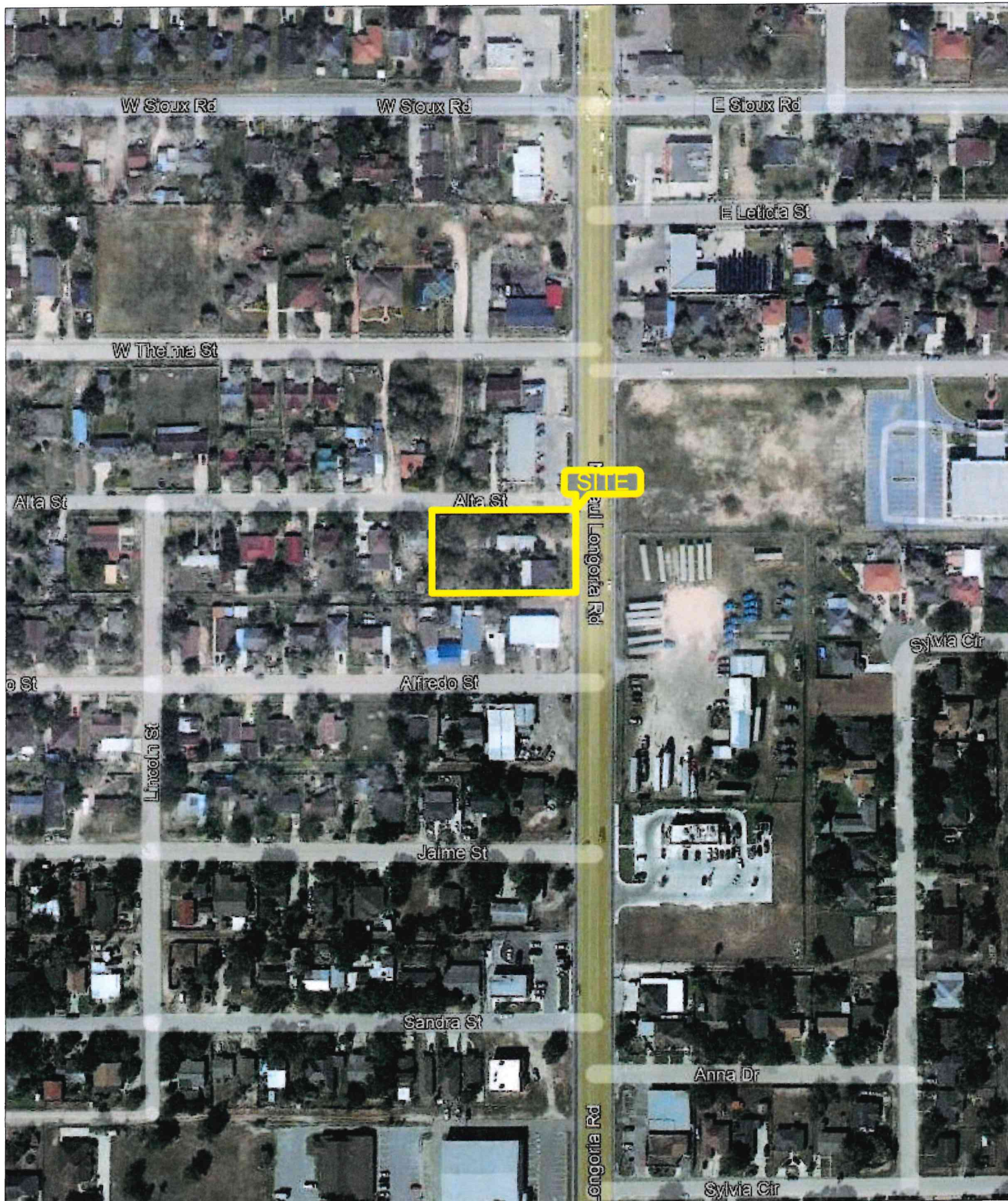


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Food Truck Park and for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the property located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow a Food Truck Park and for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the property located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.





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

Conditional Use Permit to allow a Food Truck Park and for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the property located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.



Conditional Use Permit to allow a Food Truck Park and for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at the property located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.

Yolanda de la Cruz Presenta, LLC.
115 SE Augusta Square
McAllen, TX 78503

Gamez, San Juana
P.O. Box 1082
San Juan, TX 78589

Aguirre, Ignacia
1059 Pine Meadows Rd.
Seguin, TX 78155

Lopez, Alfredo J. and Carmen M.
Altagracia Iglesias ET AL
2911 Garza St.
Edinburg, TX 78539

Zamudio, Carmen de Sada and
Maria D. Sada Zamudio
5602 Whisperwind way
Brownsville, TX 78526

Salinas, Canuta and Saul
113 Alfredo St.
San Juan, TX 78589

Garza, Oscar Balli
P.O. Box 1875
San Juan, TX 78589

Ramon, Yolanda H.
120 Alfredo St.
San Juan, TX 78589

Garcia, Antonio
109 Alfredo St.
San Juan, TX 78589

Munoz, Rogelio and Dora A.
Robles
127 Alta St.
San Juan, TX 78589

Layva, Ynacia Rivera
116 Alfredo St.
San Juan, TX 78589

Garza, Hector Javier
3818 S. Raul Longoria Road
Edinburg, TX 78542

Valdez, Luis and Juana G. Vidaurri
121 Alta St.
San Juan, TX 78589

Huerta, Juan
P.O. Box 713
San Juan, TX 78589

Flores, Guadalupe and Lucia G.
1201 Ridge Road
Alamo, TX 78516

Huerta, Juan and Blanca
P.O. Box 713
San Juan, TX 78589

Hernandez, Luis Homero
P.O. Box 1054
San Juan, TX 78589

Lopez, Cesar and Norma E.
128 W. Cardinal Avenue
Pharr, TX 78577

Islas, Yovani
236 Alta St.
San Juan, TX 78589

Church of God of the Apostolic
Faith Latin Conference
P.O. Box 1727
San Juan, TX 78589

Gamez, Nabor and Ricarda
P.O. Box 1488
San Juan, TX 78589

Cuellar, Ricardo and Diana
1310 E. Ebony St.
Pharr, TX 78577

Cazares, Gregoria
607 E. 26th Street
Houston, TX 77008

Campos, Hilda
123 Alfredo St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Hold a Public Hearing and Consider an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “La Cocinita” Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Acosta is applying for a conditional use permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverages Retail Dealer’s On-Premise Permit*) for On-Premise Consumption at “La Cocinita” Restaurant, located at the Southeast corner of Nebraska Avenue and 2nd Street. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for different alcohol permits.

The following are the list of requirements:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. The proposed days and hours of operation are Monday and Tuesday is closed, Wednesday thru Friday from 7:00 a.m. to 3:00 p.m., Saturday and Sunday from 8:00 a.m. to 3:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-three (43) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

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

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/21/2022
CITY COMMISSION – 07/26/2022
DATE PREPARED – 07/15/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “La Cocinita” Restaurant.

APPLICANT: Jazmin Acosta

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, Block 10, San Juan Original Townsite

LOCATION: 201 S. Nebraska Avenue
Located at the Southeast corner of 2nd Street and Nebraska Avenue

EXISTING ZONING: Neighborhood Commercial District (C-1)

**EXISTING LAND USE/
ADJACENT ZONING:** *North* – Commercial; Neighborhood Commercial District (C-1)
South – Residential; Neighborhood Commercial District (C-1)
East – Residential; Multi-family Residence District (R-MF)
West – Commercial; Neighborhood Commercial District (C-1)

ACCESS AND CIRCULATION: This property has access to 2nd Street

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

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

EVALUATION AND CONDITIONS FOR APPROVAL

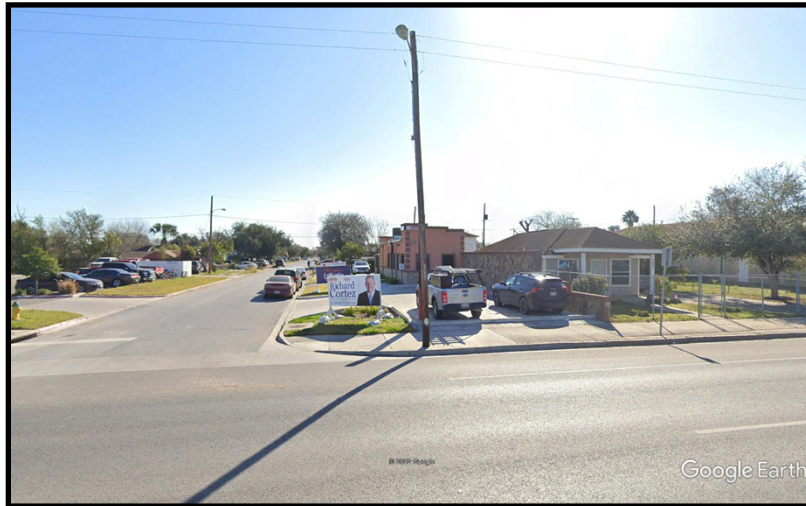
Ms. Acosta is applying for a conditional use permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverages Retail Dealer’s On-Premise Permit*) for On-Premise Consumption at “La Cocinita” Restaurant, located at the Southeast corner of Nebraska Avenue and 2nd Street. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. Additional permits may be required with the City of San Juan for different alcohol permit.

The following are the list of requirements:

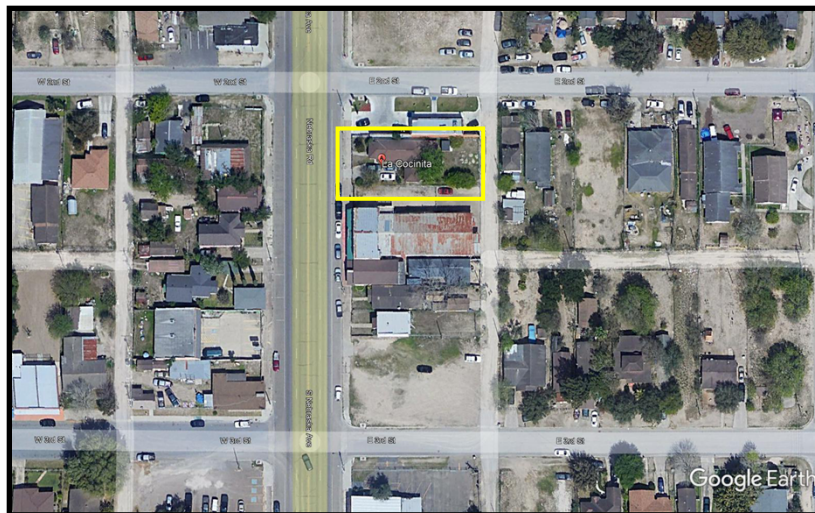
1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday and Tuesday is closed, Wednesday thru Friday from 7:00 a.m. to 3:00 p.m., Saturday and Sunday from 8:00 a.m. to 3:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-three (43) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 Affidavit with operation hours
 Site Plan
 TABC Application
 List of neighboring property owners receiving notice
 Ordinance



La Cocinita Restaurant



Location Area



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (*BG – WINE AND MALT BEVERAGES RETAIL DEALER'S ON-PREMISE PERMIT*) FOR ON-PREMISE CONSUMPTION AT "LA COCINITA" RESTAURANT LOCATED AT 201 S. NEBRASKA AVENUE, LEGALLY DESCRIBED AS LOT 1, BLOCK 10, SAN JUAN ORIGINAL TOWNSITE, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Jazmin Acosta has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "La Cocinita".

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Jazmin Acosta for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "La Cocinita" Restaurant located at 201 S. Nebraska Avenue, subject to the following conditions:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday and Tuesday is closed, Wednesday thru Friday from 7:00 a.m. to 3:00 p.m., Saturday and Sunday from 8:00 a.m. to 3:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city's noise ordinance.

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

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

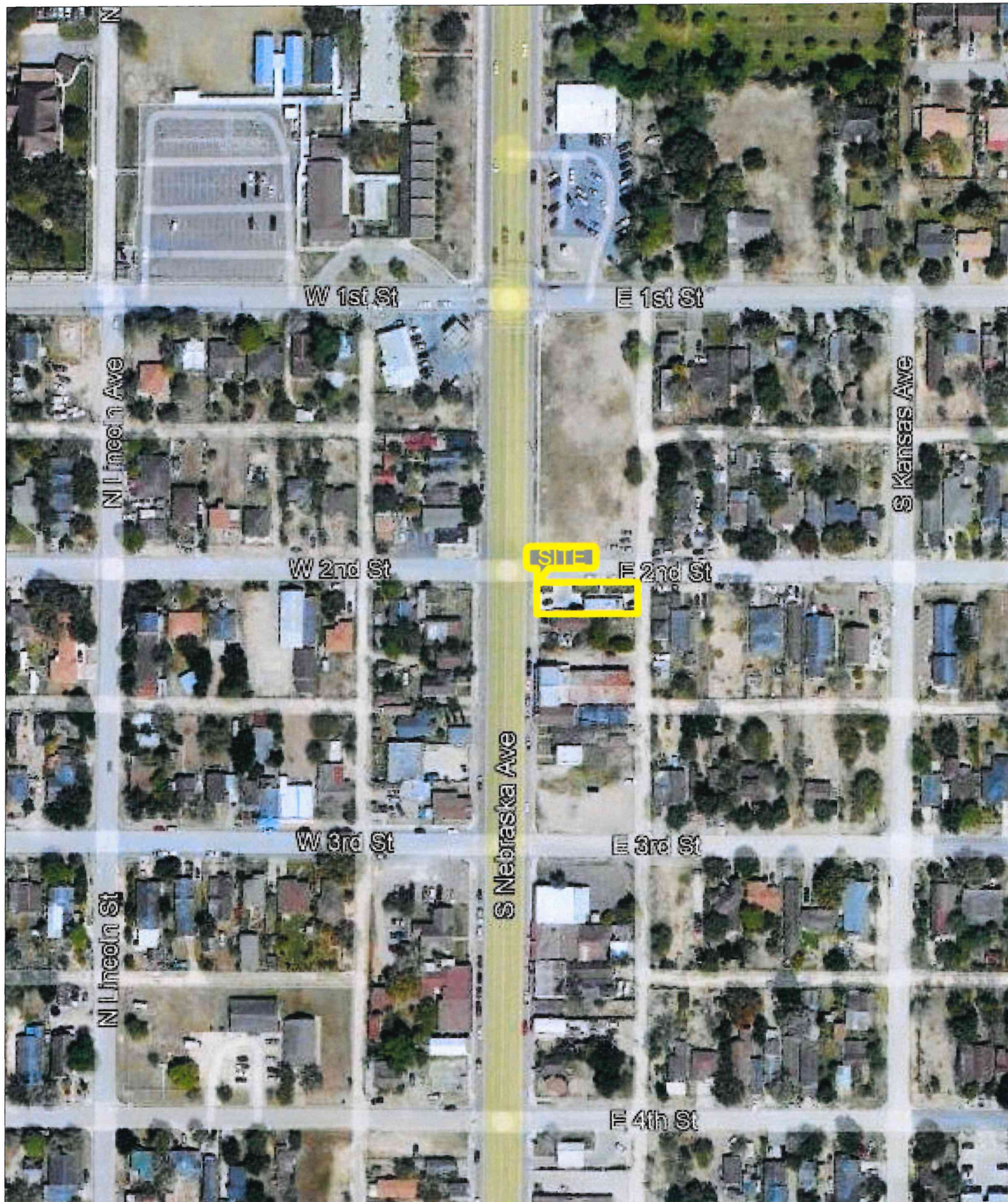
CITY ATTORNEY



- Legend
-  CITY LIMITS
 -  Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "La Cocinita" Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.



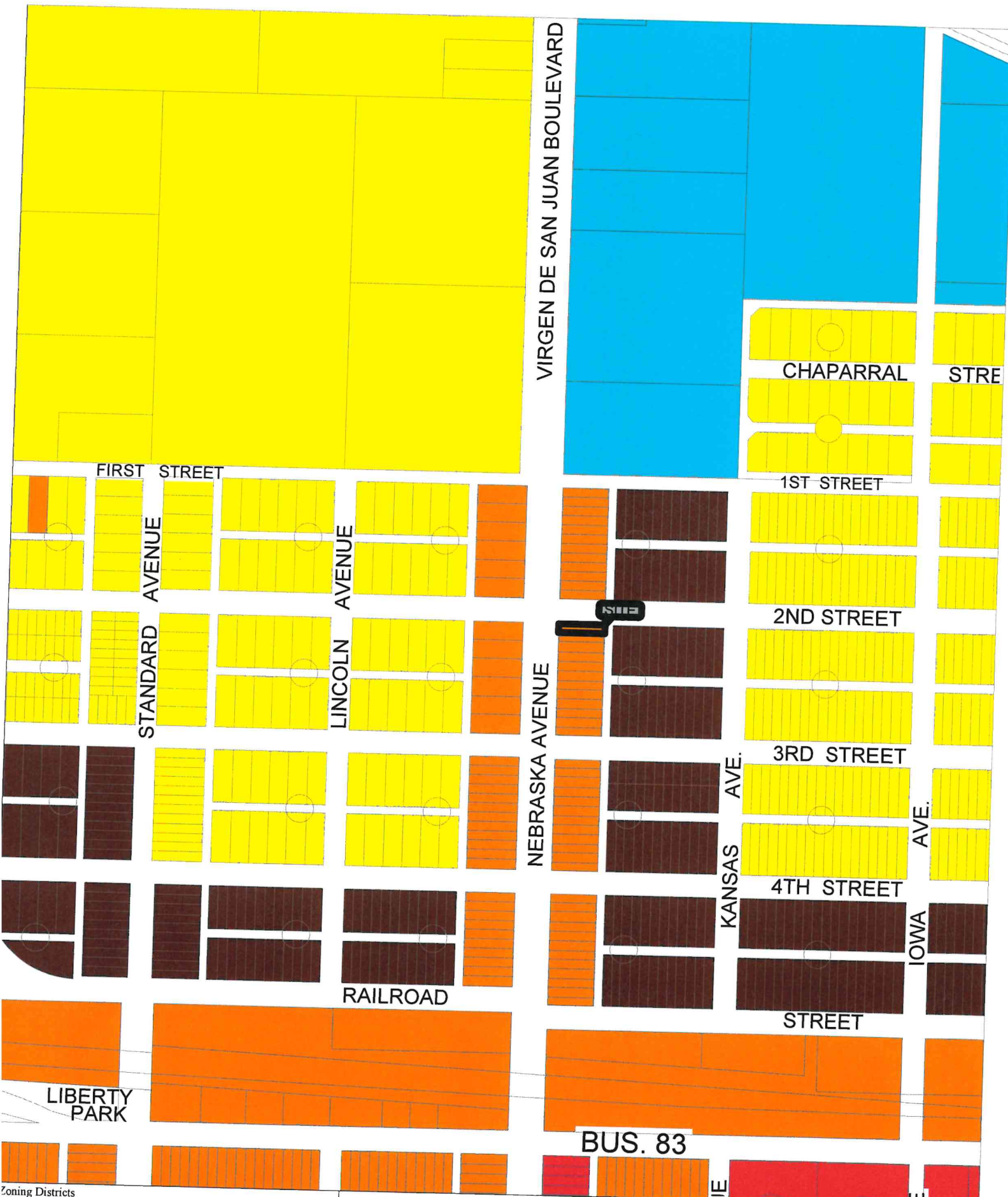


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "La Cocinita" Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.





Zoning Districts

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

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "La Cocinita" Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.



PROPOSED BUSINESS IS A FULL RESTAURANT WITH THE SALE OF WINE & BEER.

This is a family owned and operated restaurant and will comply with TABC rules.

DAYS AND HOURS ARE AS FOLLOWS:

Closed Monday & Tuesday.

Wednesday thru Friday

7am – 3 pm

Saturday & Sunday

8am – 3 pm

5 employees

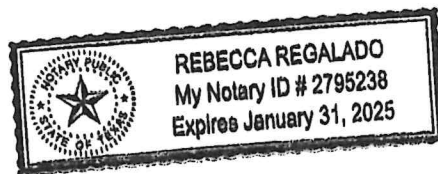


Jazmin Acosta

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 27th DAY OF JUNE, 2022.

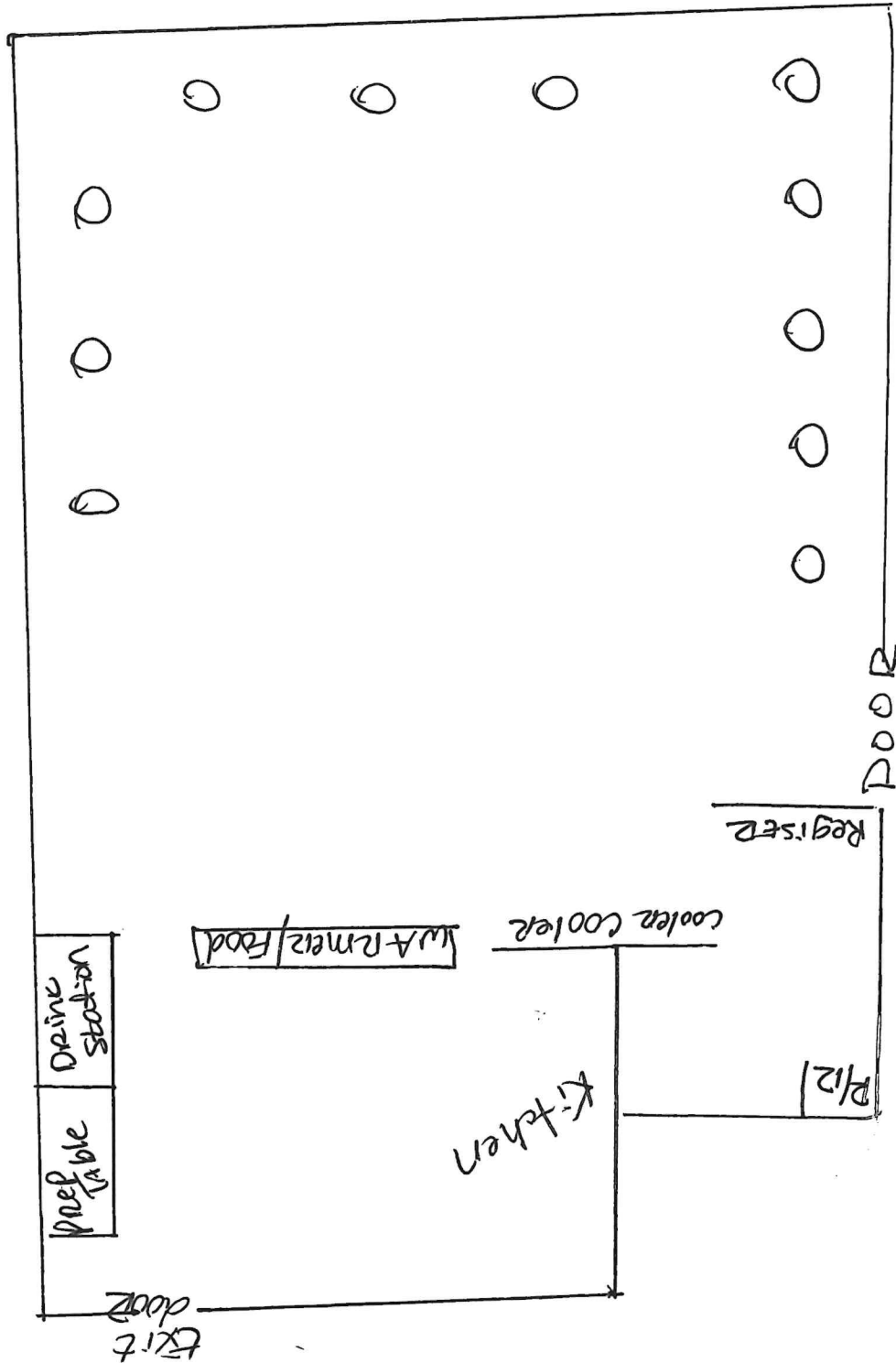


Notary Public in and for the State of Texas



Nebraska

PARKING



2nd Street



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) LA COCINITA			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Jazmin Acosta			
3. Type of Owner ☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☒ Other: SOLE PROPRIETORSHIP			
4. Location Address 201 N Nebraska Avenue			
City San Juan		County Hidalgo	State TX Zip Code 78589
5. Mailing Address 201 N Nebraska Avenue			
City San Juan		County Hidalgo	State TX Zip Code 78589
6. Business Telephone Number 956-475-3983		Alternate Telephone Number 956-402-1980	E-mail Address jazmin.acosta2010@gmail.com
7. Application for:			
☒ Original	☐ Reinstatement License/Permit Number	☐ Reinstatement and Change of Trade Name License/Permit Number	
	☐ Change of Location License/Permit Number	☐ Change of Location and Trade Name License/Permit Number	
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☐ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “La Cocinita” Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.

Acosta, Jazmin
413 Ebony St.
San Juan, Texas 78589

Perez, Ivan
215 E. 2nd St
San Juan, Texas 78589

J&M Tovas Real Estate
P.O. Box 3012
San Juan, Texas 78589

Guerrero Francisca Martinez
203 N Nebraska Ave.
San Juan, Texas 78589

Cortez, Maria De Jesus
121 E.3rd St
San Juan, Texas 78589

Cavazos, Leroy & Sandra
110 E.2nd St.
San Juan, Texas 78589

Morales, Israel
P.O. Box 4364
McAllen, Texas 78502

Gonzalez, Veronica Medrano
P.O. Box 426
Pharr, Texas 78577

Perez, Macario Hernandez Jr.
Gustavo Perez
P.O. Box 638
San Juan, Texas 78589

Osorio Maria Guadalupe
1502 Katie St.
Weslaco, Texas 78596

Lopez, Jesus
127 E. 3rd. St
San Juan, Texas 78589

Perez, Gustavo & Maria G
P.O. Box 638
San Juan, Texas 78589

Garza, Carlos R Quintanilla
909 El Campo Dr.
San Juan, Texas 78589

Sanchez, Ruben
835 W. Lakeside PL
Chicago, IL 60640

Puente, Iris Lynn
127 E 2nd St.
San Juan, Texas 78589

Garcia, Maria Luisa
1803 Sylvia Cir
San Juan, Texas 78589

Soto, Luis Gonzalez & Rosby
Mayorga
130 S. 2nd St
San Juan, Texas 78589

Salinas, Roberto
125 E 2nd St.
San Juan, Texas 78589

Cantu, Jose R
219 S. Nebraska Ave.
San Juan, Texas 78589

Venti Properties LLC
P.O Box 7453
North Brunswick, NJ 08902

Mac Affordable Homes Inc
315 E. Mile 12 N
Weslaco, Texas 78599

Pena, Maria De Jesus
113 E 3rd St.
San Juan, Texas 78589

Martinez, Maria Hilda
120 E. 2nd St.
San Juan, Texas 78589

Yracheta, Hilda
115 E 2nd St.
San Juan, Texas 78589

Gomez, Graciela Gonzalez
207 W 3rd St.
San Juan, Texas 78589

Ramos, Teresa
120 E.2nd St
San Juan, Texas 78589

Morales, Alberto Alejandro
3415 Shadow Wood Street
Edinburg, Texas 78541

Hernandez, Maria Del Carmen
117 E 2nd St.
San Juan, Texas 78589

Lopez, Rafael
115 E 2nd St
San Juan, Texas 78589

Nivon, Alejandro
1315 Citirine Dr.
Weslaco, Texas 78596

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “La Cocinita” Restaurant located at 201 S. Nebraska Avenue, legally described as Lot 1, Block 10, San Juan Original Townsite, as Requested by Jazmin Acosta.

Box, Norma Linda
P.O. Box 598
San Juan, Texas 78589

Serna, Patricia Trustee
Ruben & Librada Serna
1024 Lone Star Dr.
Houston, Texas 77055

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

Valdez, Esperanza
102 Jaime St.
San Juan, Texas 78589

Meritocracy Family Inc.
302 N. Frontier Ln.
Cedar Park, Texas 78613

Salinas, Norberto & Maria A
208 N Nebraska Ave.
San Juan, Texas 78589

Ramos, Guadalupe
112 E. 2nd Street
San Juan, TX 78589

Hernandez, Gabriel Federico
Ortega
121 E. 2nd Street
San Juan, TX 78589

Garcia, Raul and Alicia Duarte
22725 FM 88
Edcouch, TX 78538

Salas, Aleyda
308 W Walnut Ave.
McAllen, Texas 78501

Molino, Canales LLC
11738 Sagittarius W
Willis, TX 77318

Elizondo, Graciela
Yvette E Cerelly & Xotchitl
Hector Elizondo
213 E Chaparral St.
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Hold a Public Hearing and Consider an Ordinance Regarding a Conditional Use Permit to allow a “Pitt’s Food Truck” at 1806 N. Raul Longoria Road, legally described as Azteca Acres Tract B, as Requested by Valeria Chapa.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Chapa is applying for a conditional use permit to operate a portable food concession stand “Pitt’s Food Truck” located at the commercial plaza in front of Taqueria La Mexicana. She is proposing to install a 16’ x 8’ food truck right in the middle of the parking area. (See attached site plan). She is proposing to use the restroom facilities at the Warriors Taekwondo at same location.

The proposed days and hours of operation are Monday and Saturday from 6:00 a.m. to 1:00 p.m. and 6:00 p.m. to 10:00 p.m. and Sunday will be closed.

According to Chapter 2, Article VIII, Section 8 – Conditional Use (i) “Portable and/or temporary food concession stand needs to obtain a Conditional Use Permit through the city.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty-four (34) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

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

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/21/2022
CITY COMMISSION – 07/26/2022
DATE PREPARED – 07/15/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Pitt’s Food Truck” at commercial area.
APPLICANT:	Valeria Chapa
SURVEYOR/ENGINEER:	N/A
LEGAL:	Azteca Acres, Tract B
LOCATION:	1806 N. Raul Longoria Road Located at the Northwest corner of Deanna Drive and Raul Longoria Road
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Institutional; Neighborhood Commercial District (C-1) <i>South</i> – Commercial; Neighborhood Commercial District (C-1) <i>East</i> – Commercial; Neighborhood Commercial District (C-1) <i>West</i> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access to Deanna Drive.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Chapa is applying for a conditional use permit to operate a portable food concession stand “Pitt’s Food Truck” located at the commercial plaza in front of Taqueria La Mexicana. She is proposing to install a 16’ x 8’ food truck right in the middle of the parking area. (See attached site plan). She is proposing to use the restroom facilities at the Warriors Taekwondo at same location.

The proposed days and hours of operation are Monday and Saturday from 6:00 a.m. to 1:00 p.m. and 6:00 p.m. to 10:00 p.m. and Sunday will be closed.

According to Chapter 2, Article VIII, Section 8 – Conditional Use (i) “Portable and/or temporary food concession stand needs to obtain a Conditional Use Permit through the city.

The following are the list of requirements for a food concession stand:

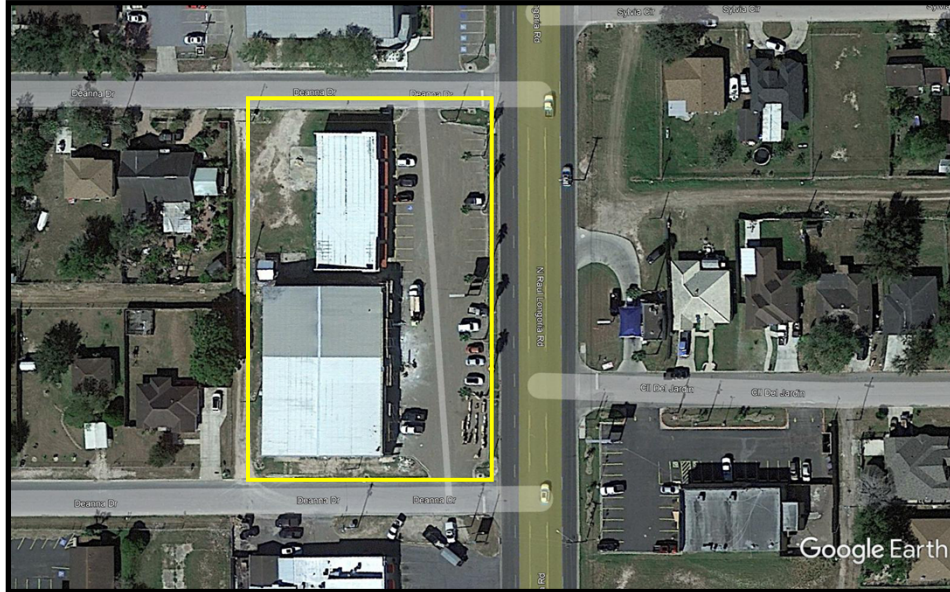
1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setback requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Owner agrees to pay an annual fee to the City of San Juan to maintain the Conditional Use, Occupational License and Health Permits.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirty-four (34) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:	Location Map Aerial Photo Zoning Map Subdivision Plat Letter for restroom facilities List of neighboring property owners receiving notice Ordinance
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**CONDITIONAL USE PERMIT
"PITT'S FOOD TRUCK"
JULY 26, 2022**

PAGE 3



Location Map



Proposed Food Truck Exterior





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “PITT’S FOOD TUCK” AT 1806 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS AZTECA ACRES TRACT B, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Valeria Chapa has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “Pitt’s Food Truck” at 1806 N. Raul Longoria Road.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Valeria Chapa for a Conditional Use Permit to allow “Pitt’s Food Truck” at 1806 N. Raul Longoria Road, subject to the following conditions:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground properly;
5. Must meet setback requirements of zoning district in which it is located; and
6. Water and sewage disposal facilities must be available and may be required;
7. Owner agrees to pay an annual fee to the City of San Juan to maintain the Conditional Use, Occupational License and Health Permits.

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

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

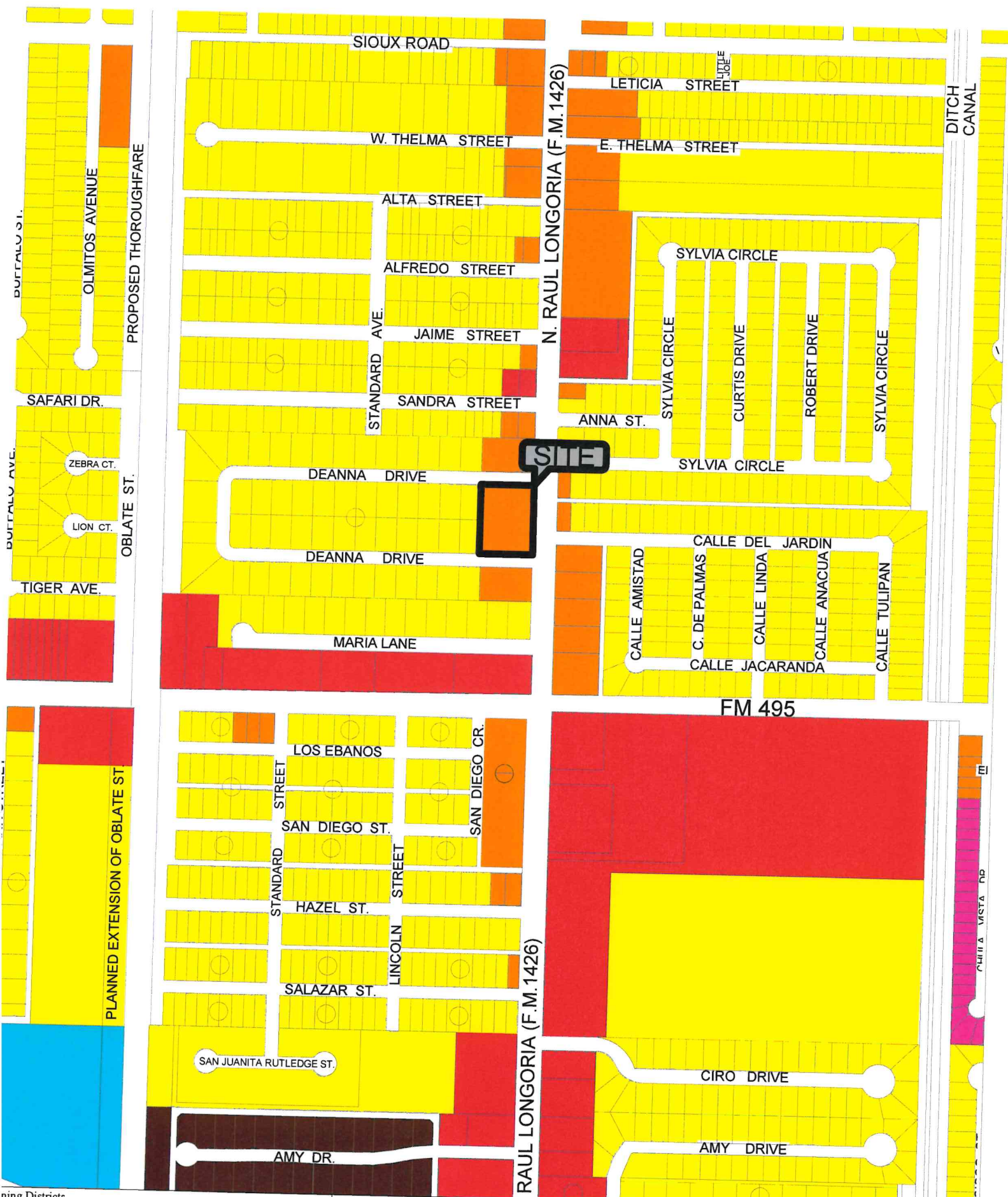




- Legend
-  CITY LIMITS
 -  Proposed area

Conditional Use Permit to allow "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as requested by Valeria Chapa.

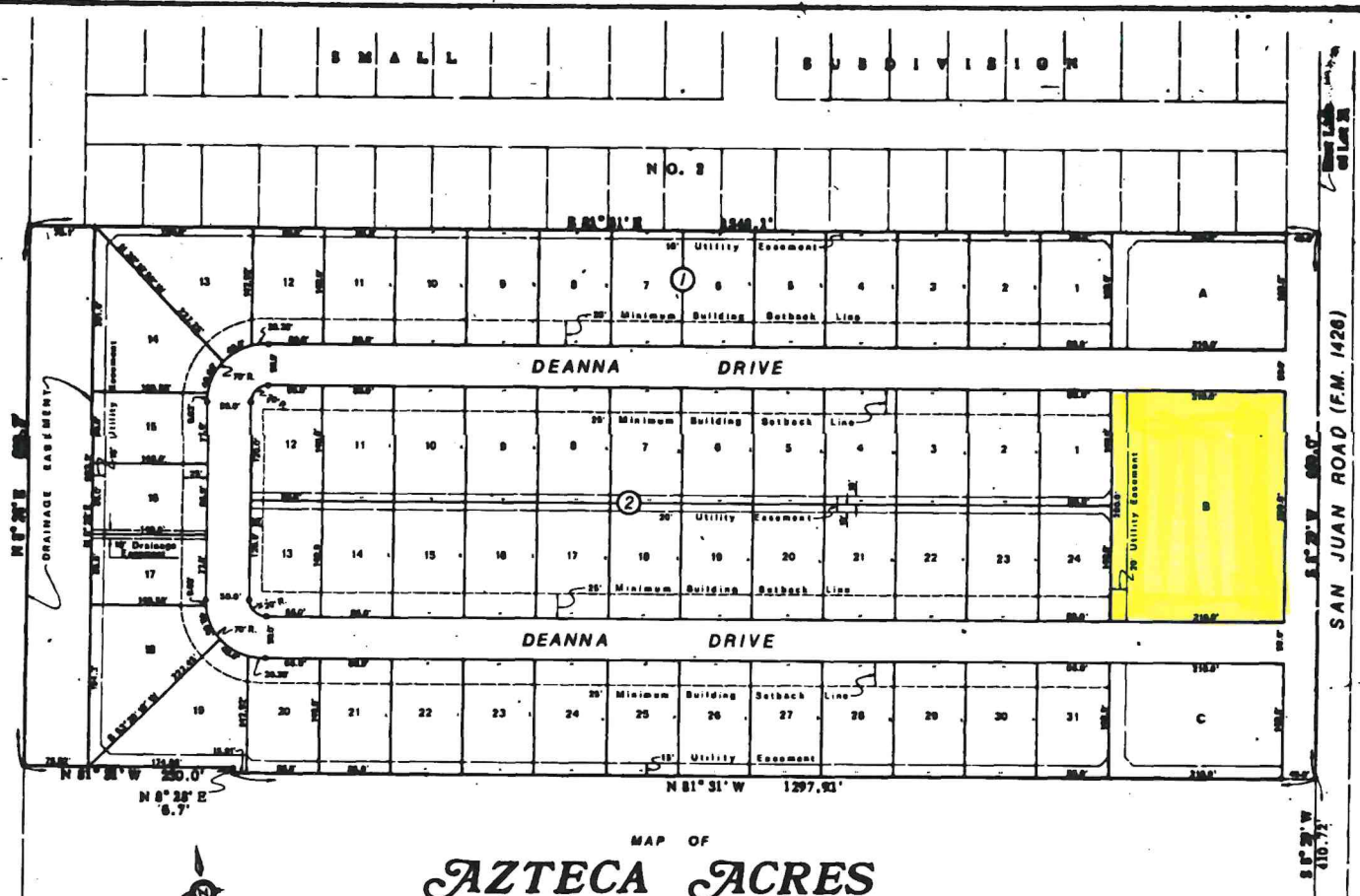




- ning Districts
- Single Family Residential (R-S)
 - Manufactured Home (R-MH)
 - Multi-Family Residential (R-MF)
 - Neighborhood Commercial (C-1)
 - General Business (C-2)
 - Heavy Commercial (C-3)
 - Light Industrial (I-1)
 - Heavy Industrial (I-2)
 - Open Space (O)
 - Exp. Corridor (EC)

Conditional Use Permit to allow "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as requested by Valeria Chapa.





6599

MAP OF AZTECA ACRES

BEING A 23.42 ACRE TRACT OUT OF THE SOUTH 30.04 ACRES
OF LOT 21, BLOCK 8, JOHN CLOSER ET AL SUBDIVISION OF
LANDS OUT OF FORGONES 71 AND 72, HIDALGO COUNTY, TEXAS.

Recorded in Book
of the map records of Hidalgo
County, Texas
Charles L. Malden
County Surveyor

S.E. Corner
of Lot 21

APR 1 1975

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT,
This the 1st day of March 1975
SANTOS BALDANA, County Clerk
Hidalgo County, Texas
By *[Signature]*

I, CAYDINO CASTILLO, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE ABOVE MAP IS
A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED AS SURVEYED
AND SUBDIVIDED UNDER MY SURVECTION.

9-10-74
DATE

[Signature]
REG. PROFESSIONAL ENGINEER 521628



STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT SAN JUAN ACRES DEVELOPMENT COMPANY, OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY
ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP AND DO DEDICATE TO THE PUBLIC THE STREETS
AND ALL ALLEYS DESIGNATED THEREON.

9-10-74
DATE

[Signature]
TRUSTEE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DATE PERSONALLY APPEARED
TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF *Sept*, A.D., 1974.

THIS PLAT APPROVED BY THE SAN JUAN ZONING AND PLANNING
BOARD ON THIS THE 2nd DAY OF *Oct*, A.D., 1974.

[Signature]
CHAIRMAN

[Signature]
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS



THE MAP APPROVED BY THE CITY COMMISSION OF SAN JUAN, TEXAS, ON THIS THE 21 DAY OF *October*, A.D., 1974.

ATTEST:

[Signature]
CITY SECRETARY

[Signature]
MAYOR, CITY OF SAN JUAN

THE MAP APPROVED BY HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 2 ON THIS THE 24th DAY OF *October*, A.D., 1974.

[Signature]
PRESIDENT

[Signature]
PRESIDENT

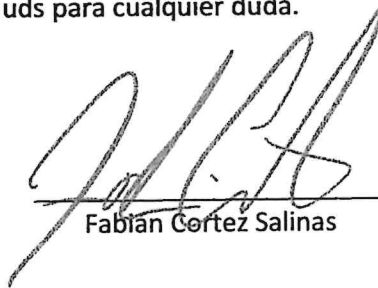
Carta de Autorización

City of San Juan, Texas

Por medio de la presente yo Fabián Cortez Salinas, autorizó a Valeria Chapa al uso de baño en mi negocio ubicado en Plaza San Juan 1806 N. Raúl Longoria local 1 y 2, San Juan TX

Sin más por el momento quedo de uds para cualquier duda.
Teléfono (956) 483 0224

Gracias,



Fabián Cortez Salinas

Conditional Use Permit to allow a "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as Requested by Valeria Chapa.

Chapa, Valeria
1910 Chula Vista Dr.
San Juan, TX 78589

La Palabra Viviente Ministries
171 N Deanna Dr.
San Juan, Texas 78589

Garcia, Gloria San Juanita
104 Maria Ln.
San Juan, TX 78589

Hinostroza, Alfonso
P.O. Box 2550
San Juan, Texas 78589

Gonzalez, Manuel & Maria G.
216 W. Thelma St.
San Juan, Texas 78589

Abrego, Marlene
102 Maria Ln.
San Juan, TX 78589

Camecuaro LLC.
3300 Geranium Ave.
McAllen, Texas 78501-3367

Gonzalez, Gilberto
P.O. Box 347
San Juan, Texas 78589

EID Properties, LLC.
301 Toucan Avenue
McAllen, TX 78501

Apostolic Assembly of The
Faith In Christ Jesus Inc.
P.O. Box 2072
San Juan, Texas 78589

Zavala, Albino and Maria Delia
170 N. Deanna Dr.
San Juan, TX 78539

Rodriguez, Maria Elena Rios
1726 E. Roosevelt Rd.
Donna, TX 78537

Guerra, Noe & Ana S.
104 Sylvia Cir.
San Juan, Texas 78589

Mendez, Maria Antonia
168 N. Deanna Dr.
San Juan, TX 78589

Hernandez, Alfredo and Guadalupe
105 Sylvia Circle
San Juan, TX 78589

Garza, Jorge I. & Leticia
1803 N Raul Longoria Rd
Edinburg, Texas 78541

Juarez, Adrian and Maria
166 N. Deanna Dr.
San Juan, TX 78589

Cortez, Roberto and Guadalupe
121 Sandra St.
San Juan, TX 78589

WaterPlex Inc.
918 Natalie St.
Weslaco, Texas 78596

Castillo, Trinidad and Irma C.
P.O. Box 1611
San Juan, TX 78589

Estrada, Monica
119 Sandra St.
San Juan, TX 78589

Rios, Eutimio S. & Teresa D.
103 Calle Jardin
San Juan, Texas 78589

Segovia, Jesus
112 Deanna Drive
San Juan, TX 78589

Martinez, Juan and Maria del
Carmen
117 Sandra St.
San Juan, TX 78589

Abrego, Jose E & Mayra A.
105 Calle Del Jardin
San Juan, Texas 78539

Olivarez, Luis
110 Deanna Drive
San Juan, TX 78589

Rebollozo, Oralia B.
115 Sandra St.
San Juan, TX 78589

Garza, Emanuel
5211 Canada Ln.
Edinburg, Texas 78542

Pruneda, Martina and Rosvel
106 Maria Ln.
San Juan, TX 78589

Tijerina, Cesar and Enedelia
105 Sandra St.
San Juan, TX 78589

Conditional Use Permit to allow a "Pitt's Food Truck" at 1806 N. Raul Longoria Road, Azteca Acres Tract B, as Requested by Valeria Chapa.

Gonzalez, Manuel
216 W. Thelma St.
San Juan, TX 78589

Rios. Arnulfo and Maria O.
108 Maria Ln.
San Juan, TX 78589

Martinez, Oscar Jr. and Yvonne
110 Maria Ln.
San Juan, TX 78589

Guerra, Noe and Lazaro
Juana Guerra
104 Sylvia Circle
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Consider and Action of an Ordinance for the Voluntary Annexation Petition (Giants Subdivision) being a 3.00 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing Giants Subdivision, a residential subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City 's policy to annex subdivision processed and approved within the city's ETJ. On May 24, 2022, the City Commission approved Resolution 22-15 accepting a petition for voluntary annexation and setting dates and times for public hearings.

The property owner of the subject property has submitted a petition for a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Staff recommends approval of the first reading of the ordinance.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 3.00-ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3109843, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **3.00** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on June 1, 2022 and June 22, 2022 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 pm on June 14, 2022 at the Amigos del Valle, located at 615 W. 1st Street, in San Juan, Texas and second public hearing was held at 6:00 pm on July 12, 2022 at San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

A 3.00 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3109843, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHEAST CORNER OF THE ENRIQUE J. CASTELLANOS TRACT (A 5.00 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION AND OUT OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS, AS PER THE PLAT OR MAP RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1394492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST 94.00 FEET FROM THE SOUTHWEST CORNER OF LOT 6.

THENCE; N 00°02'32" W (DEED RECORD: NORTH), ALONG THE EAST LINE OF THE ENRIQUE J. CASTELLANOS TRACT, PASSING A ½" IRON ROD FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 513.56 FEET (DEED RECORD: 513.45 FEET) TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°57'19" W (DEED RECORD: WEST), ALONG THE NORTH LINE OF THE ENRIQUE J. CASTELLANOS TRACT, A DISTANCE OF 424.09 FEET (DEED RECORD: 424.19 FEET) TO AN "X" CUT MADE ON CONCRETE ON THE EAST LINE OF THE WALTER J. SOULEK TRACT (THE WEST 4.62 ACRES OF LOT 10 AND THE EAST 5.38 ACRES OF LOT 11, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3083, PAGE 775, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE WALTER J. SOULEK TRACT, A DISTANCE OF 151.57 FEET (DEED RECORD: 151.35 FEET) TO A ½" IRON ROD FOUND ON THE NORTH LINE OF LOT 10 FOR AN EXTERIOR CORNER OF VALLEY RANCH SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE WEST LINE OF VALLEY RANCH SUBDIVISION, A DISTANCE OF 524.19 FEET TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF VALLEY RANCH SUBDIVISION, PASSING A ½" IRON ROD, FOUND AT 644.80 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 664.80 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHWEST CORNER OF VALLEY RANCH SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 6 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 99.72 FEET (DEED RECORD: 100.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND MORE OR LESS.

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

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Single-Family Residence District (R-S).

SECTION V: Upon annexation of the herein above described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and APPROVED on first reading on the 26th day of July, 2022.

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

CITY OF SAN JUAN

MARIO GARZA, Mayor

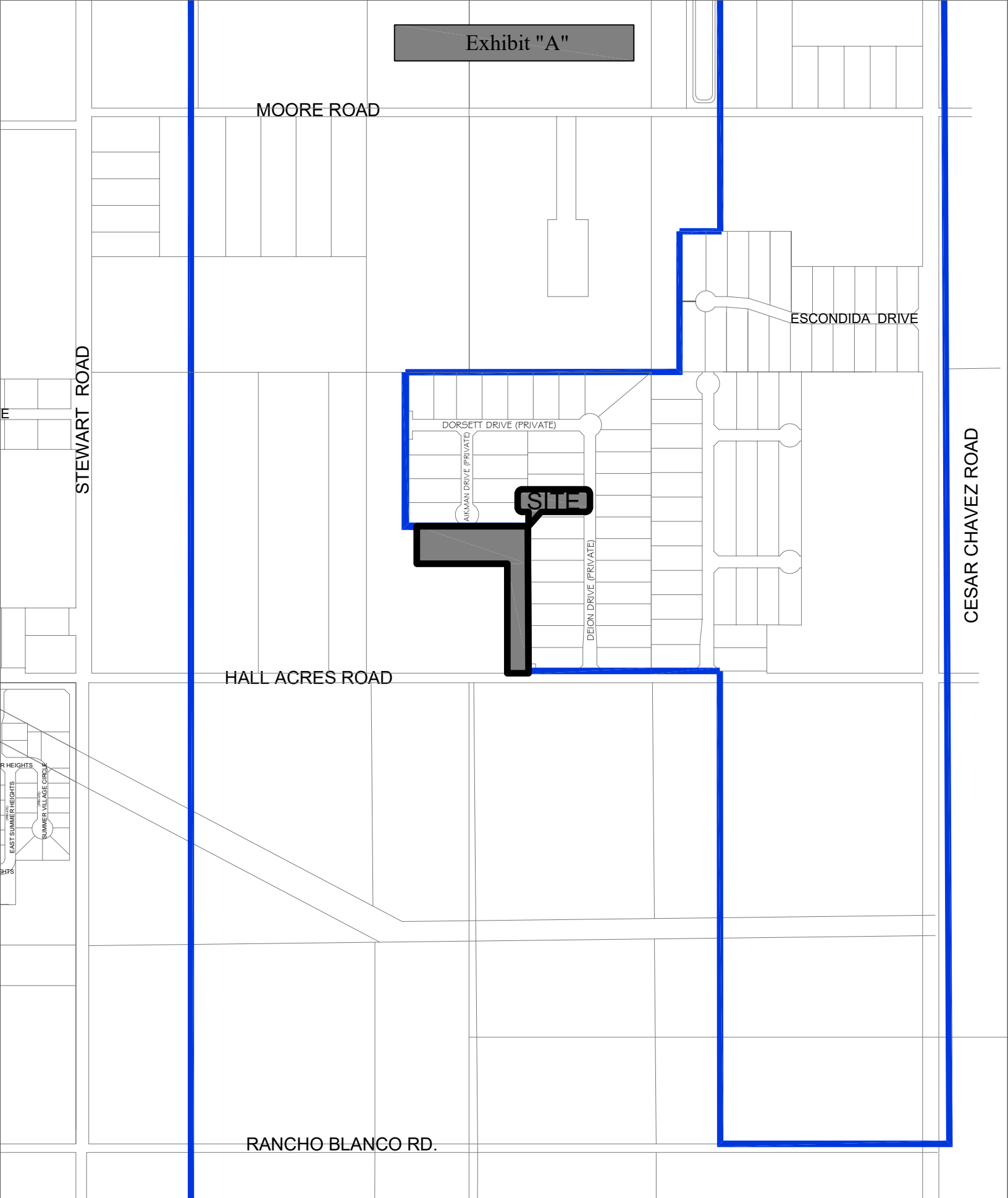
ATTEST:

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

BRENDA ESCALANTE
City Secretary

City Attorney

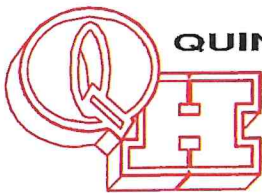
Exhibit "A"



- Legend**
- CITY LIMITS
 - Proposed area

Consideration and Action on a Resolution Accepting the Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for the Proposed Giants Subdivision, being a 3.00 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Subdivision, as Requested by Jose L. Hdz.





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

124 E. Stubbs, Edinburg, Texas 78539

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

METES AND BOUNDS

A 3.00 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3109843, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHEAST CORNER OF THE ENRIQUE J. CASTELLANOS TRACT (A 5.00 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION AND OUT OF LOT 10, STEWART'S ADDITION TO CONWAY GARDENS, AS PER THE PLAT OR MAP RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1394492, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST 94.00 FEET FROM THE SOUTHWEST CORNER OF LOT 6.

THENCE; N 00°02'32" W (DEED RECORD: NORTH), ALONG THE EAST LINE OF THE ENRIQUE J. CASTELLANOS TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 513.56 FEET (DEED RECORD: 513.45 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°57'19" W (DEED RECORD: WEST), ALONG THE NORTH LINE OF THE ENRIQUE J. CASTELLANOS TRACT, A DISTANCE OF 424.09 FEET (DEED RECORD: 424.19 FEET) TO AN "X" CUT MADE ON CONCRETE ON THE EAST LINE OF THE WALTER J. SOULEK TRACT (THE WEST 4.62 ACRES OF LOT 10 AND THE EAST 5.38 ACRES OF LOT 11, STEWART'S ADDITION TO CONWAY GARDENS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3083, PAGE 775, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE WALTER J. SOULEK TRACT, A DISTANCE OF 151.57 FEET (DEED RECORD: 151.35 FEET) TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 10 FOR AN EXTERIOR CORNER OF VALLEY RANCH SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE WEST LINE OF VALLEY RANCH SUBDIVISION, A DISTANCE OF 524.19 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

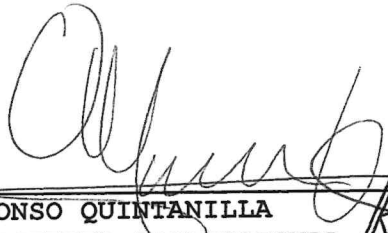
THENCE; SOUTH, ALONG THE WEST LINE OF VALLEY RANCH SUBDIVISION, PASSING A 1/2" IRON ROD FOUND AT 644.80 FEET FOR THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 664.80 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE SOUTHWEST CORNER OF VALLEY RANCH SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 6 AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 99.72 FEET (DEED RECORD: 100.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND MORE OR LESS.

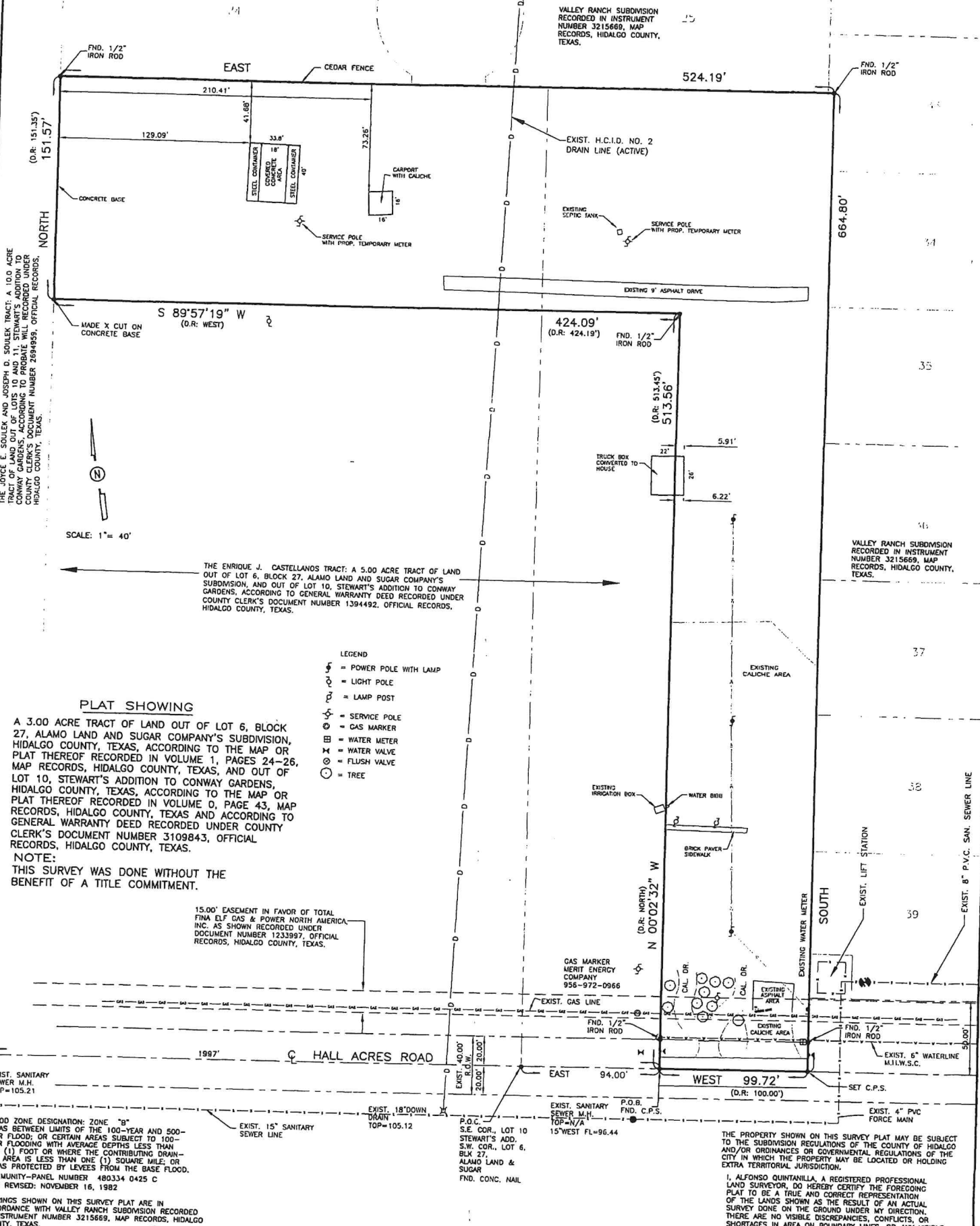
BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: MAY 5, 2022


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

VOL. 1 PAGES 24-26
SURVEYED NOVEMBER 29, 2021
OWNER _____
ADDRESS _____
JOB No. _____
BOOK No. _____ PAGE _____
Z:\data\SUBDIVISIONS\SAN JUAN\GIANTS SUBDIVISION\GIANTS

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

EXHIBIT C

ANNEXATION MUNICIPAL SERVICE PLAN AGREEMENT

POLICE

Existing Services: None by the City of San Juan

Services to be provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of San Juan Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

FIRE PROTECTION & AMBULANCE SERVICE

Existing Services: None by the City of San Juan

Services to be provided: Fire protection will be available to the area upon annexation. Primary fire response will be provided by the San Juan Fire Department staff and personnel located at 709 S. Nebraska St., San Juan, Texas and 2301 N. Raul Longoria Ave., San Juan, Texas. Adequate fire protection activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Inspector's office as needed. Ambulance service will be provided with response to all dispatched calls and request for service on assistance within the newly annexed areas.

BUILDING INSPECTION & CODE ENFORCEMENT DIVISION

Existing Services: None by the City of San Juan

Services to be provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes with regulated building construction within the City of San Juan.

PLANNING AND ZONING

Existing Services: None by the City of San Juan

Services to be provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of San Juan Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Juan Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: Areas are currently being serviced by the City of San Juan

Services to be provided: Library use privileges is currently available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

The San Juan Memorial Library serves as a community resource to the citizens of San Juan and surrounding communities. The library has a collection of over 34,000 books along with a variety of DVD movies available for check out. We also provide fifty personal computers with internet access as well as MS Office and four children's computers with many fun and educational programs.

STREET

Existing Services: County Street Maintenance

Services to be provided: Maintenance to the street facilities will be provided by the City of San Juan upon the effective date of the annexation. This service can be provided within the current budget appropriation. For streets that will require major improvements the service plan will address those concerns within two and a half (2 ½) years and complete the work within four and a half (4 ½) years.

STORM WATER MANAGEMENT

Existing Services: None by the City of San Juan

Services to be provided: For new areas to be developed, developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City of San Juan will then maintain the drainage upon approval. For existing development the City will conduct public awareness and education activities on **Storm Water Management Plan** (MS4 Permit) and the **Clean Water Act**.

STREET LIGHTING

Existing Services: None by the City of San Juan

Services to be provided: The City of San Juan will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy. The City will be installing additional street lighting in areas that are below standards.

TRAFFIC ENGINEERING

Existing Services: None by the City of San Juan

Services to be provided: The City Engineer will work with Texas Department of Transportation (TxDot) to provide, after the effective date of annexation, any additional traffic control devices, such as traffic lights and stop signs to improve the safety of traffic in the area.

WATER SERVICE

Existing Services: Areas are currently being serviced by the Military Water Supply Corporation.

Services to be provided: Water service is currently provided to the area in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICE

Existing Services: Sewer services currently being provided by on site sewer facilities (OSSF), City of San Juan.

Services to be provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures. Such Services will be required no later than expiration of any current contract citizen has in effect at the time of annexation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of San Juan established policies governing extension of municipal services to newly annexed areas.

Furthermore, the City of San Juan, Texas, finds and determines the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of San Juan, Texas. Consequently, because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of San Juan, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of San Juan, TX, will undertake to perform consistent with this contract so as to provide this newly annexed area the same type, kind and quality of service presently enjoyed by the citizens of the City of San Juan, Texas, who reside in areas of similar topography, land utilization and population.

Legal Description: Being a 3.00 Acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per Volume 1, Pages 24-26, H.C.M.R., Hidalgo County, Texas.

EXECUTED this _____ day of _____, A.D. 2022.

Jose Luis Hernandez
115 S. 34th Street
Hidalgo, TX 78557

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

 This instrument was acknowledged before me on the _____ day of _____, 2022.

Notary Public – State of Texas

Accepted by:

CITY OF SAN JUAN

By: _____
Benjamin Arjona, City Manager

Approved as to form:

By: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Preliminary and Final Plat Approval of the Twin Subdivision, being a 2.50 acre tract of land out of Lot 54, M.L. Woods Tract No. 6, as Requested by Nain Engineering.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 2.33 acre tract located approximately 150 feet South of 1st Street, along the East side of Veterans Boulevard. He is proposing one (1) multi-family lot with access along Veterans Boulevard. A rezoning of the property was approved by the City of San Juan back on April 2022. The subdivision is located in a flood zone “C”, outside of flood hazard areas, according to the FEMA Map.

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

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION 07/21/2022
CITY COMMISSION – 07/26/2022
DATE PREPARED – 07/15/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of Twin Subdivision
APPLICANT:	Juan Muniz
AGENT:	Nain Engineering, LLC.
LEGAL:	Being the North 176.8 feet of Lot 54, M.L.Woods Company Tract No. 6
LOCATION:	The property is located approximately 150 feet South of 1 st Street, along the East side of Veterans Boulevard
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Apartment complex
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> – Clinic; Multi-Family Residence District (R-MF) <u>West</u> – Outside city limits
ACCESS AND CIRCULATION:	The property has access along Veterans Boulevard.
PUBLIC SERVICES:	Water and sewer are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 2.33 acre tract located approximately 150 feet South of 1st Street, along the East side of Veterans Boulevard. He is proposing one (1) multi-family lot with access along Veterans Boulevard. A rezoning of the property was approved by the City of San Juan back on April 2022. The subdivision is located in a flood zone “C”, outside of flood hazard areas, according to the FEMA Map.

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

Park Fees:

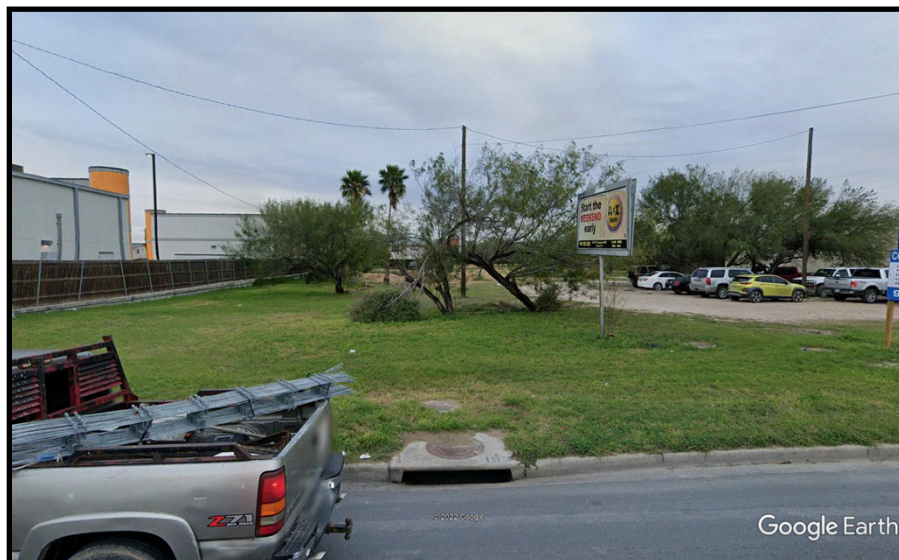
1. \$700.00 per dwelling for multi-family residential purposes.

Additional Fees:

1. \$106.00 Recording Fee
2. \$475.00 Hidalgo County Drainage District No. 1 Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Comments from Fire Department, City Engineer and Utilities Dpt.
Subdivision Plat



Proposed Site

VETERANS BLVD. ("I" RD.)

ALAMEDA ROAD

HACKBERRY AVENUE

HACKBERRY AVENUE

EBONY AVENUE

CITRUS AVENUE

ATHOL AVENUE

MESQUITE AVENUE

DOE ST.

COUGAR ST.

BUFFALO ST.

MESQUITE STREET

HUISACHE STREET

CHAPARRAL STREET

1st STREET

COUGAR ST.

COUGAR ST.

CAMINO REAL ST.

Amigos Del Valle

W.O.W.

T.M.C.

CHURCH

HCID #2

HCID #2

CENTRAL READY MIX

CITY SHOP

STANDARD AVENUE

LINCOLN AVENUE

RAILROAD

3rd STREET

FIESTA CIRCLE

FIESTA CIRCLE

BUS. 83

KING ROAD

KENT ST.

6th ST.

7th ST.

CALLE DEL SOL

LIBERTY PARK

SAN ANTONIO AVENUE

STANDARD AVENUE

6th STREET

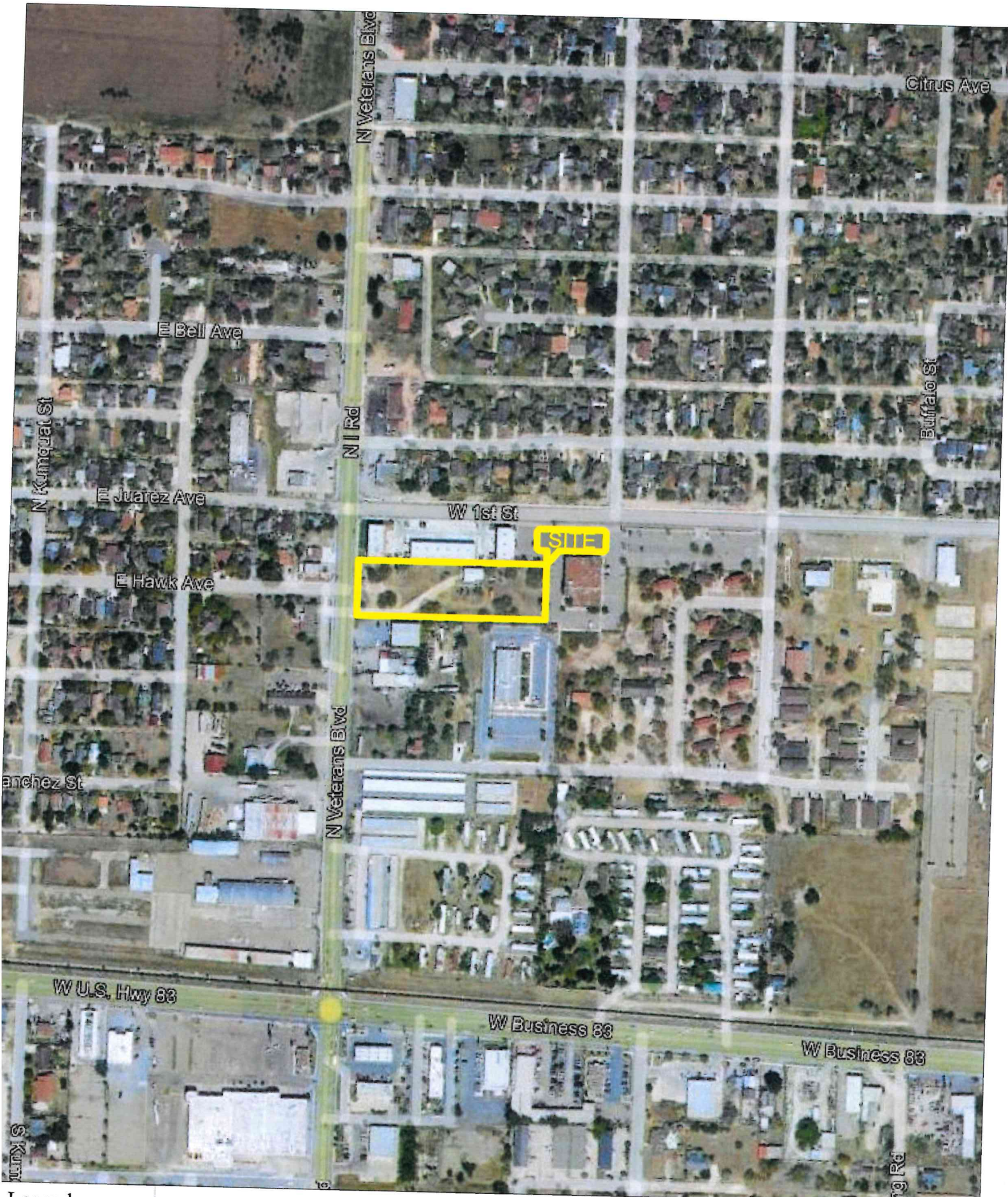
7th STREET

Legend

-  CITY LIMITS
-  Proposed area

Preliminary and Final Plat Approval of the Twin Subdivision being the North 176 feet of Lot 54, M.L. Woods Co. Tract No. 6, as Requested Nain Eng., LLC.





- Legend
-  CITY LIMITS
 -  Proposed area

Preliminary and Final Plat Approval of the Twin Subdivision being the North 176 feet of Lot 54, M.L. Woods Co. Tract No. 6, as Requested Nain Eng., LLC.



VETERANS BLVD. ("I" RD)



Zoning Districts

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

Preliminary and Final Plat Approval of the Twin Subdivision being the North 176 feet of Lot 54, M.L. Woods Co. Tract No. 6, as Requested Nain Engineering, LLC.





"Twin Subdivision" Engineering Review #2

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

Plat & Utilities Layout Plan:

1. Plat Layout:
 - Drainage detention volume does not match with Drainage Report.
 - Repeated text.
2. Sanitary Sewer Layout:
 - Additional 20-ft R.O.W. not shown on layout.
3. Drainage Layout:
 - Provide cross sections for different proposed swales.
 - Additional 20-ft R.O.W. not shown on layout.
 - Proposed swale cannot be on the utility easement. A proposed drainage easement is required.
 - It is recommended to use a larger size of pipe.
4. SW3P Layout:
 - Overlapping text on General Notes and Details.
5. Provide existing easements including electrical.
6. Dumpster pad cannot be on Utility Easement base on General Note 3 on Plat.
7. Provide plans for:
 - Dimension Plan
 - Grading Plan

Estimate:

1. Estimate was not provided.



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

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

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

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

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Twin Subdivision

Address: _____

Date Reviewed: 6/1/2022

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

1. A Fire Hydrant shall be located every 500 feet and shall be looped to to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. Must provide FIRE LANES along the building reading NO PARKING.
5. All entrance and exits must be 26 feet.



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

To: Director of Planning & Zoning , Daniel Tijerina
From: Interim Director of Utilities, Juan Carlos Martinez
Date: June 6,2022
Subject: Twin Subdivision

Department of Utilities reviewed the plans for Twin Subdivision, comments are as follow:

Water Distribution

- **All Mechanical Joints must be Restrained with Mega Lugs or Approved Equal.**
- **MJ X Flange Tee and valve for Fire Hydrants.**
- **Additional comments will be provided at the time of Construction Plan Review.**

Collection System

- **Sanitary Sewer Manholes must be pre manufactured fiberglass to include bottom base.**
- **Every Sewer service must have a 2 way cleanout at property line.**
- **Existing 6" Sewer Service must be eliminated.**
- **Manhole covers must be Composite.**
- **Sanitary Sewer lines must be SDR26 JM Eagle or approved equal.**
- **Additional comments may be provided at the time of Construction Plan Review.**

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

TWIN SUBDIVISION

A 2.50 ACRE TRACT OF LAND OUT OF LOT 54, M.L. WOODS TRACT No. 6 SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 4A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEGINNING AT A POINT IN THE CENTERLINE OF VETERANS BOULEVARD FOR THE NORTHEAST CORNER OF LOT 54 AND THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 81° 28' 53" E, ALONG THE NORTH LINE OF LOT 54, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF VETERANS BOULEVARD, A TOTAL DISTANCE OF 616.00 FEET FOR THE NORTHEAST CORNER OF LOT 54 AND THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 08° 31' 07" W, ALONG THE EAST LINE OF LOT 54, A DISTANCE OF 176.80 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: N 81° 28' 53" W, PASSING A 1/2" IRON ROD FOUND AT 586.00 FEET FOR THE EAST RIGHT OF WAY OF VETERANS BOULEVARD, A TOTAL DISTANCE OF 616.00 FEET TO A POINT ON THE WEST LINE OF LOT 54 AND IN THE CENTERLINE OF VETERANS BOULEVARD FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: N 08° 31' 07" E, ALONG THE WEST LINE OF LOT 54 AND THE CENTERLINE OF VETERANS BOULEVARD, A DISTANCE OF 176.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.50 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 50.0'
REAR: 15.0'
SIDE: 15.0'
SIDE STREET: 15.0'
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION: 18" ABOVE CENTERLINE OF STREET MEASURED AT THE FRONT CENTER OF THE LOT.
4. FEMA FLOOD MAP HAVE NOT BEEN PUBLISHED FOR THE CITY OF SAN JUAN, TEXAS BECAUSE IT IS ALL IN ZONE C AND ZONE X AND THEY ARE OUTSIDE FLOOD HAZARDS AREAS
5. ● - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○ - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
△ - DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
6. DRAINAGE DETENTION: 32,134 CF (0.74 AC-FT)
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING, MAINTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
7. BENCH MARK: NAIL IN POWER POLE, LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION ON THE EAST R.O.W. LINE ELEV. = 112.75 (NAVD 88)
8. ALL UTILITY ESEMENTS AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.
9. 5.0' CONC. SIDEWALK WILL BE CONSTRUCTED ON THE EAST SIDE OF VETERANS BOULEVARD AT THE TIME OF BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS TWIN SUBDIVISION TO THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JOSE EDUARDO CANTU
ADDRESS: P.O. BOX 3610
McALLEN, TEXAS. 78501

OWNER: RAQUEL CANTU
ADDRESS: P.O. BOX 3610
McALLEN, TEXAS. 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE EDUARDO CANTU AND RAQUEL CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2

ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS. WATER CODES 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

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

CITY SECRETARY MAYOR
DATE

THIS PLAT OF TWIN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo Arratia P.E. 7/10/2022
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



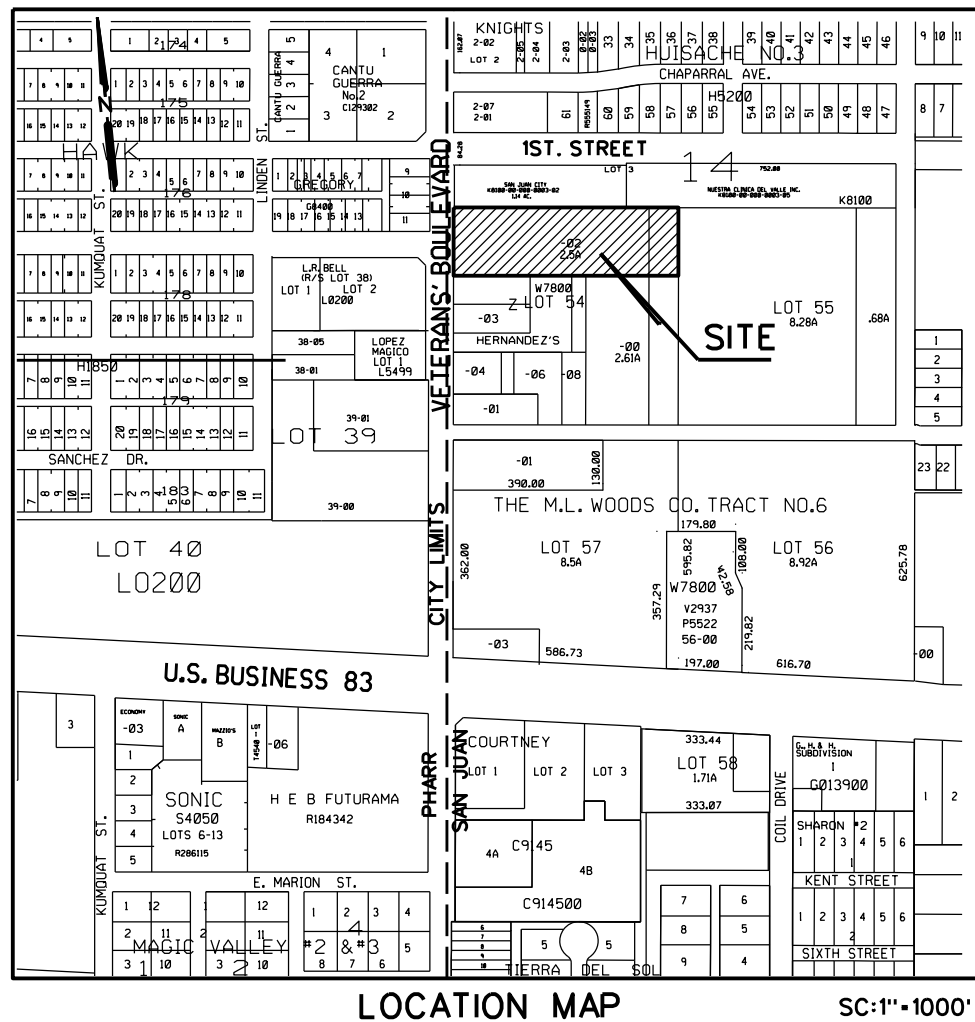
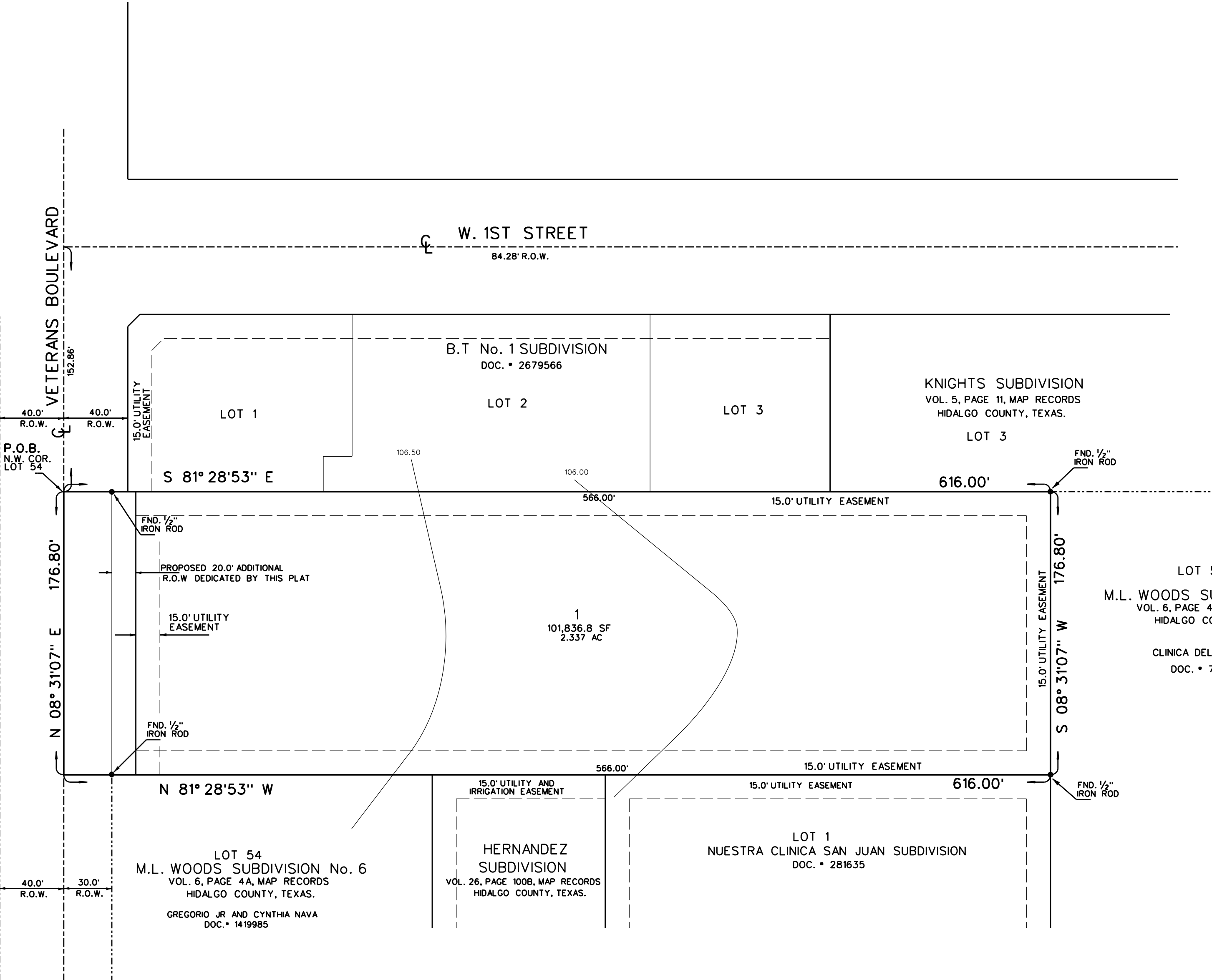
DATE PREPARED: MAY 14, 2022

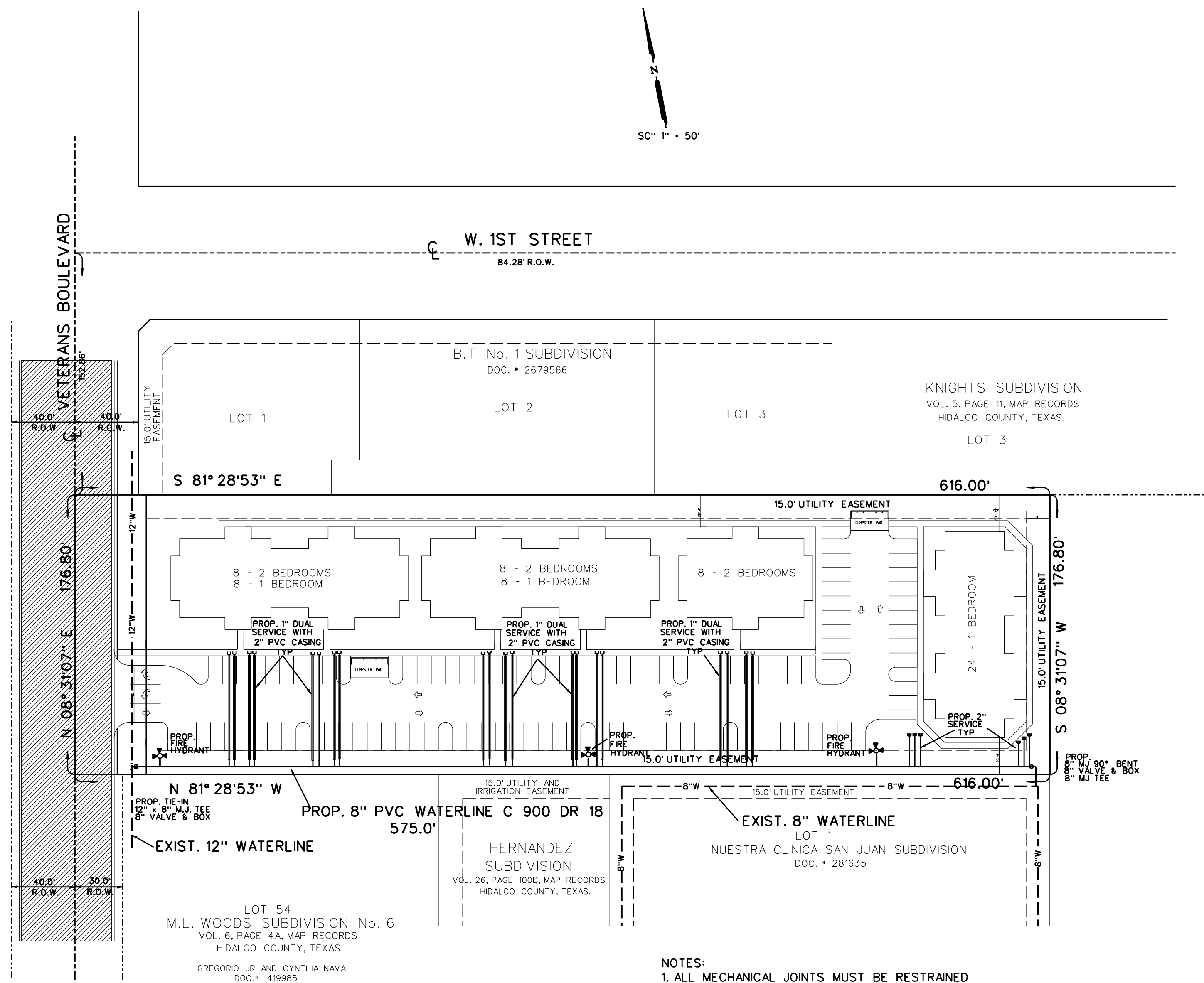
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET PH. (956) 784-0218
DONNA, TEXAS. 78537 FIRM NO. F-9050 E-MAIL: NAINENGINEERING@AHO.COM

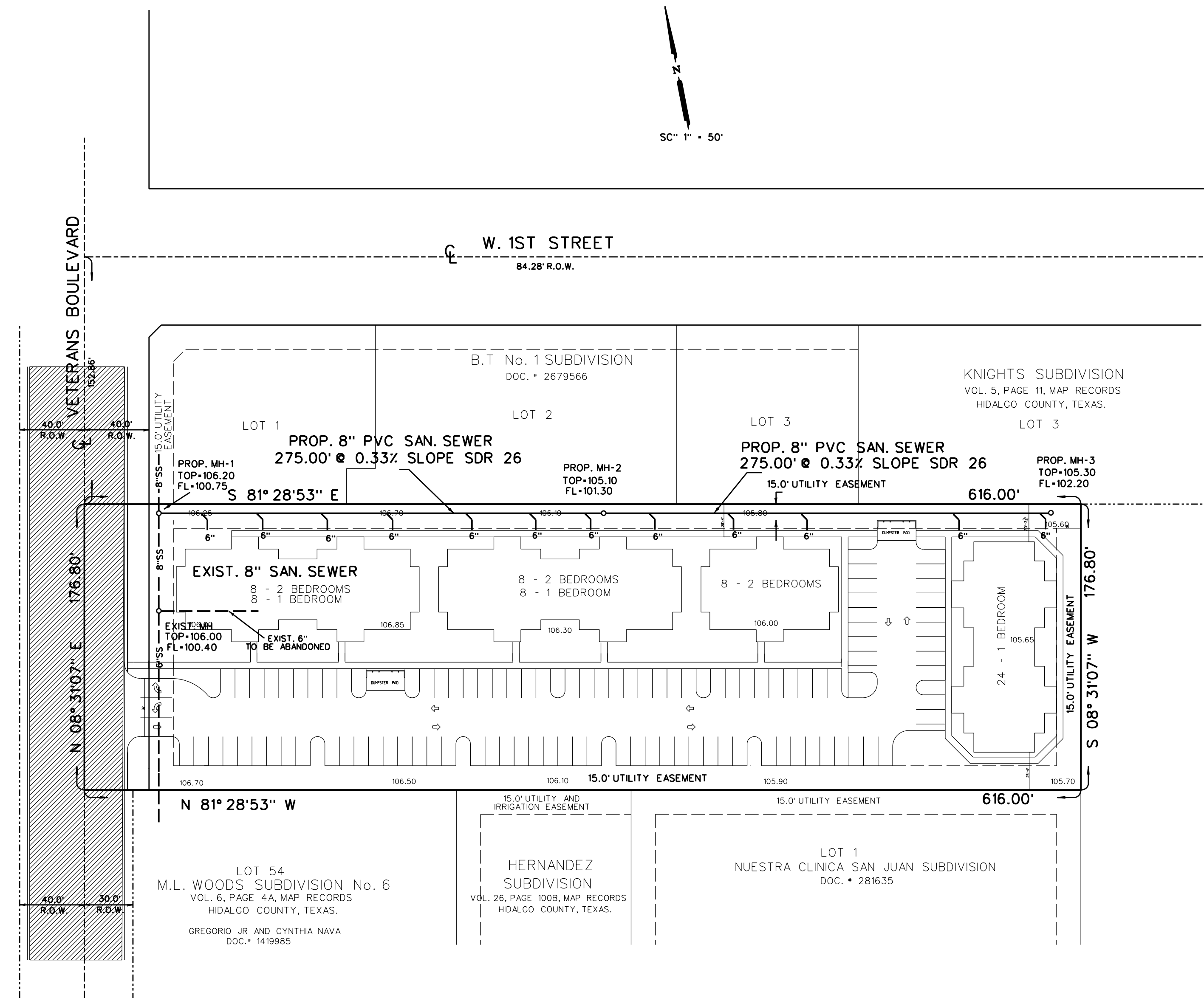
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JOSE EDUARDO CANTU	P.O. BOX 3610	McALLEN, TEXAS. 78501	956-491-9837
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX. 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS. 78572	(956) 583-5479

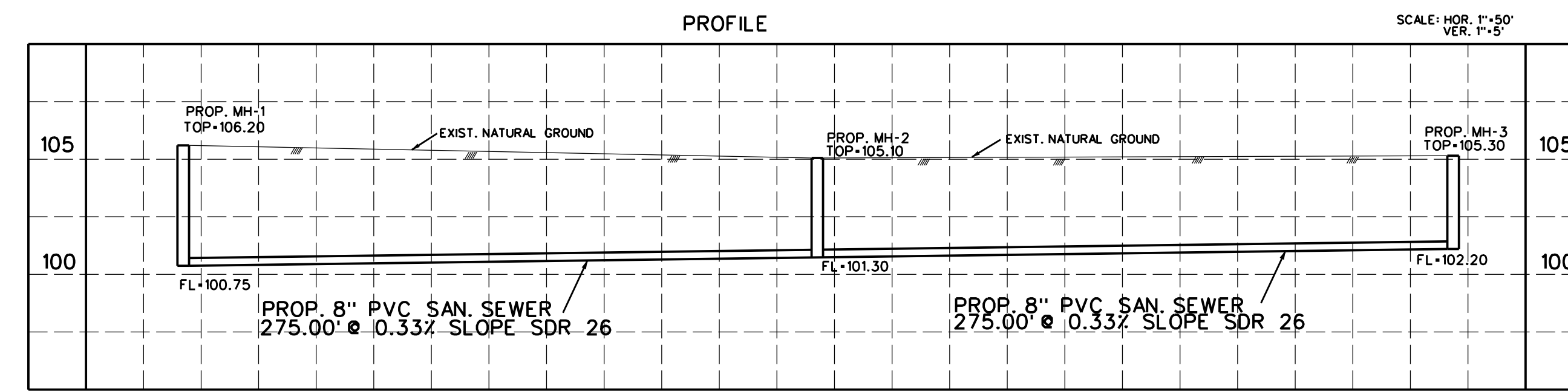




WATERLINE LAYOUT



- NOTES:
1. SANITARY SEWER MANHOLES MUST BE PRE MANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE
 2. EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEANOUT AT PROPERTY LINE
 3. MANHOLE COVERS MUST BE COMPOSITE
 4. SANITARY SEWER LINE MUST BE SDR 26 JM EAGLE OR APPROVED EQUAL



SANITARY SEWER LAYOUT



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS. 78537

PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

FIRM NO. F-9050

UTILITY LAYOUT

TWIN SUBDIVISION

DRAINAGE LAYOUT

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

E-MAIL: NAINENGINEERING@YAHOO.COM



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Preliminary and Final Plat Approval of the Mosa Multi-Family Subdivision being a 1.42 acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by TRIMAD Consultants, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 1.42 acre tract located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road. He is proposing four (4) multi-family lots with access along Eldora Road; each lot is approximately 69' x 182'. A rezoning of the property was approved by the City of San Juan back on January 2022. The subdivision is located in a flood zone "B", areas of minimum flooding, according to the FEMA Map.

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

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION 07/21/2022
CITY COMMISSION – 07/26/2022
DATE PREPARED – 07/15/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of Mosa Multi-Family Subdivision
APPLICANT:	Mosa Development, LLC.
AGENT:	TRIMAD Consultants, LLC.
LEGAL:	Being a 1.42 acre tract of land out of Lot 14, Block 8, John Closner Subdivision.
LOCATION:	The property is located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road.
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Apartment complex
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – School; Single-Family Residence District (R-S) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – School Offices; Single-Family Residence District (R-S) <i>West</i> – Church; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Eldora Road.
PUBLIC SERVICES:	Water service is provided by North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 1.42 acre tract located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road. He is proposing four (4) multi-family lots with access along Eldora Road; each lot is approximately 69' x 182'. A rezoning of the property was approved by the City of San Juan back on January 2022. The subdivision is located in a flood zone "B", areas of minimum flooding, according to the FEMA Map.

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

Park Fees:

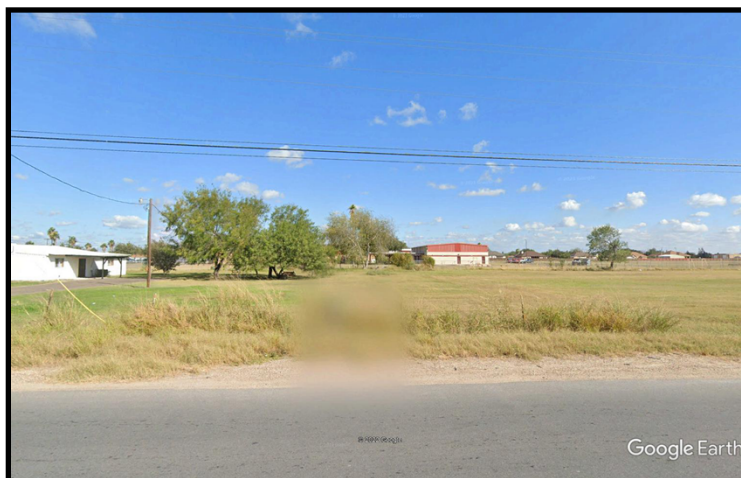
1. \$700.00 per dwelling for multi-family residential purposes.

Additional Fees:

1. \$106.00 Recording Fee
2. \$475.00 Hidalgo County Drainage District No. 1 Fee
3. 4% Inspection Fee based on cost estimate submitted by project engineer

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Comments from Fire Department, City Engineer and Utilities Dpt.
Subdivision Plat



Proposed Site



Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Mosa Multi-Family Subdivision being 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet East from Raul Longoria Road, along the North side of Eldora Road, as Requested by TRIMAD Consultants, LLC.





- Legend
-  CITY LIMITS
 -  Proposed area

Preliminary and Final Plat Approval of the Mosa Multi-Family Subdivision being 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet East from Raul Longoria Road, along the North side of Eldora Road, as Requested by TRIMAD Consultants, LLC.



MAIN DRAIN DITCH



Zoning Districts

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

Preliminary and Final Plat Approval of the Mosa Multi-Family Subdivision being 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet East from Raul Longoria Road, along the North side of Eldora Road, as Requested by TRIMAD Consultants, LLC.

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JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

MEMORANDUM

To: City of San Juan
Attn: Ms. Monica Gomez, Planner II
From: Javier Hinojosa, P.E. 
Subject: **MOSA Subdivision (Final) - Review #2**
Date: July 14, 2022

The following are our Final Review comments regarding the MOSA Subdivision. Our comments will be in **red**:

Subdivision Plat

1. Remove asphalt/roadway symbols from the plat. This needs to only be shown on the utility layout. Also remove sidewalk from the plat. **Completed**
2. Need to show existing right of way dimensions from centerline of Eldora Road and also total right of way dimensions. **Completed**
3. Need to show all correct legal descriptions for adjoiner on west side. The owner is shown but not the legal description. **Completed**
4. Need to establish setbacks on Note No. 3 that coincide with the City's Zoning Ordinance. **Completed – City Staff to verify and approve.**
5. Need to include a General Note that indicates the benchmark information and also show the benchmark on the face of the plat. **Completed**
6. Need to revise General Note No. 2 to include "Top of Pavement" on the finish floor wording. **Completed**
7. Need to show front lot dimensions for each lot along Eldora Road. **Completed**
8. Move "Eldora Road" towards the middle of the actual subdivision plat. **Completed**
9. On the owner's notary block, indicate the person who is signing the plat and not "Mosa Development". **Completed**
10. On the City of San Juan Mayor certification please revise "Pharr" to San Juan on the signature line. **Completed**

Overall Utility Plan

1. Water

- a. Need to show all existing waterlines owned by North Alamo Water Supply. Also designate the size of the waterline within the line type (8" or 12").

Completed

- b. Need to have City's Fire Marshall review and approve the fire hydrant location for this subdivision. **Fire Marshall to review and approve.**
- c. Need to submit plans to North Alamo Water Supply for their review and approval. **Engineer to verify.**
- d. Need to show gate valves at tie in locations. **Completed**

2. Sanitary Sewer

- a. Need to show ownership of sewer lines along with the size within the line type. **Completed**

3. Storm Drainage/Paving

- a. Need to provide an approved drainage report from Hidalgo County Drainage District No.1. **Still pending**
- b. Need to show existing topography on the site. Spot elevations. **Completed**
- c. Need to show all existing drainage lines along Eldora Road. Need to show top and invert on the existing drainage manhole shown along with the existing line that goes to and through this manhole. **Completed**
- d. Need to show existing widths of paving along Eldora Road. **Completed**
- e. Will City require additional paving on Eldora Road and sidewalk? **City Staff to verify.**

Irrigation

- 1. Need to submit subdivision plat and utility layout to Irrigation District No. 2 for their review and approval. **Engineer to verify.**
- 2. Need to show any existing irrigation lines that may need to be abandoned if necessary. **Engineer to verify.**

I would recommend approval based on my comments and comments of City staff. If you have any questions or require further information, please feel free to contact me at your convenience.



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

To: Director of Planning & Zoning , Daniel Tijerina
From: Interim Director of Utilities, Juan Carlos Martinez
Date: July 5, 2022
Subject: Mosa Multi-Family Subdivision *Review #2*

Department of Utilities reviewed the plans for Mosa Multi-Family Subdivision, comments are as follow:

Water Distribution

- No Comments, Water belongs to North Alamo Water Supply Corp.

Collection System

- Updated plans reflect SS Cleanouts as required.
- Additional comments may be provided at the time of Construction Plan Review.

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



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

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

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

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

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Mosa Multi- Family Subdivision

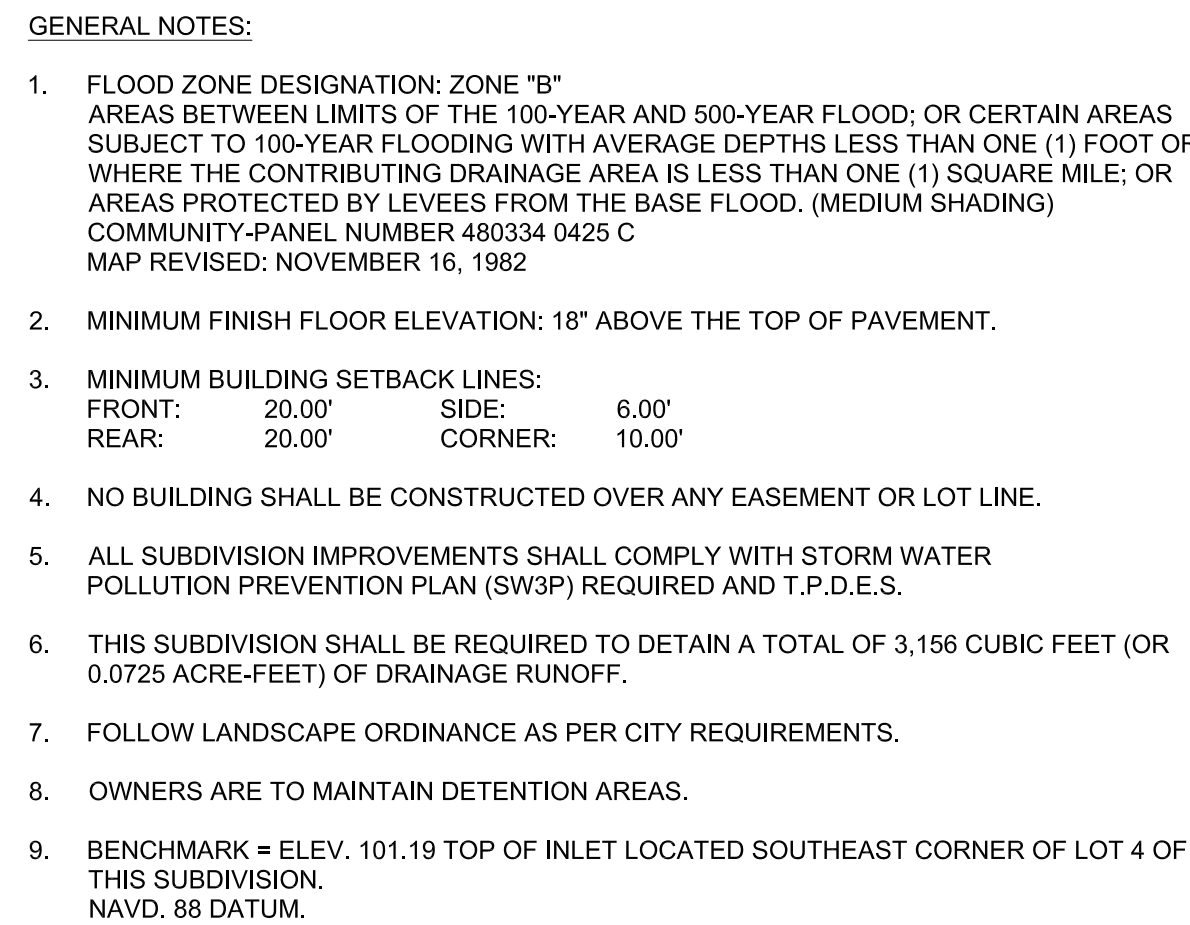
Address: _____

Date Reviewed: 7/1/2022

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

1. A Fire Hydrant shall be located every 500 feet and shall be looped to to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. Must provide FIRE LANES along the building reading NO PARKING.
5. All entrance and exits must be 26 feet.

Plans Reviewed By,
Jose J. Salinas, Fire Inspector



KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREIN CALLED "GRANTEE"), HAVE GRANTED, SELL, Warranted, and CONVEYED TO SAID GRANTEE, DOLORES DELA CRUZ, BEBIE GRANT, MARGARET, SELL, WARRANTED AND CONVEYED TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED HEREIN, TOGETHER WITH THE RIGHT OF GRANTEES TO ENTER UPON AND INTO THE GRANTED STRIP OF LAND WITHIN THE TRACT AND GRANTEES ARE HEREBY AUTHORIZED TO DESIGNATE THE CORNERS OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE _____ DAY OF _____, _____.

PRINTED NAME: _____
DEVELOPER/PRESIDENT/OWNER ACKNOWLEDGEMENT

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

RICARDO SALAZAR, P.E.	DATE
P.E. No. 125392	

I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

MANUEL CARRIZALES, R.P.L.S. DAT
R.P.L.S. No. 6388

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	<u>MOSA DEVELOPMENT, LLC</u>	<u>4104 N. EBONY DR.</u>	<u>PHARR, TEXAS 78577</u>	<u>(956) 460-3095</u>	<u></u>
ENGINEER:	<u>RICARDO SALAZAR, P.E.</u>	<u>1803 MOZELLE ST.</u>	<u>PHARR, TEXAS 78577</u>	<u>(956) 688-8860</u>	<u></u>
SURVEYOR:	<u>MANUEL CARRAZALES, R.P.L.S.</u>	<u>4804 GONDOLA AVE.</u>	<u>EDINBURG, TEXAS 78542</u>	<u>(956) 567-2167</u>	<u></u>

WE, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MOSAIC MULTI-FAMILY SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MOSA DEVELOPMENT, LLC
GUSTAVO SANTOS, MANAGING MEMBER
4104 N. EBONY DR.
PHARR, TEXAS 78577
HIDALGO COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUSTAVO SANTOS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS
DAY OF 20

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

BY: _____ ATTEST: _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

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

MAYOR, CITY OF SAN JUAN	DATE
-------------------------	------

CITY SECRETARY _____ DATE _____

A 1.42 ACRE (61,671.60 SQ. FT.) GROSS, 1.29 ACRE (56,116.00 SQ. FT.) NET, MORE OR LESS TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSNER SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 4-5, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: JUNE 30, 2022



1803 Mozelle ST. Ph: (956) 688-8860
PHARR, TEXAS 78577 Fax: (956) 340-4221

TEXAS FIRM REGISTRATION No. F-18526

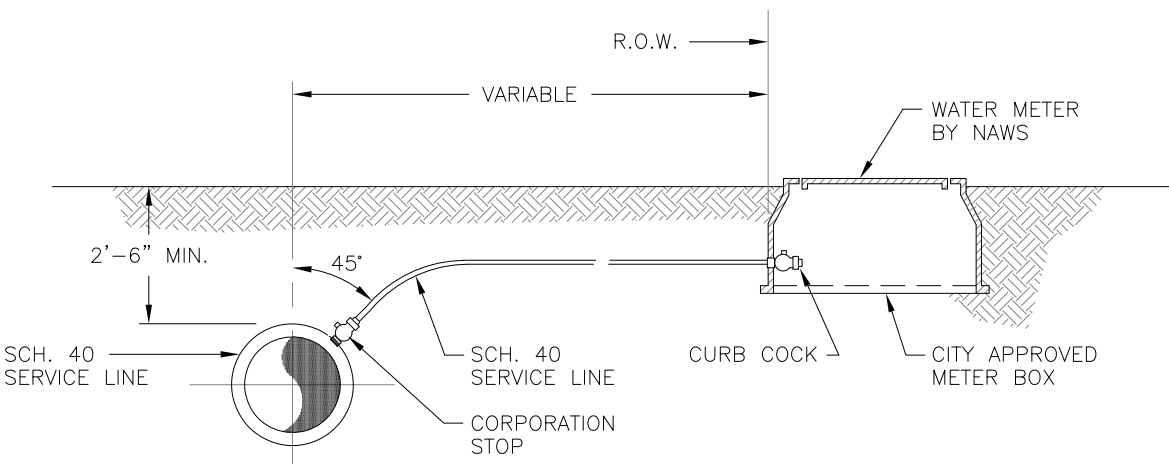


Diagram illustrating two types of double connections for a main gas line:

DOUBLE CONNECTION:

- Main line connection: X 2" TEE OR SADDLE
- Service line: 2" SERVICE LINE (POLYETHYLENE)
- Reducer: 2" X 1" REDUCER (IF NEEDED)
- Corporation stop: CORPORATION STOP
- Connection: 1" X 1" TEE
- Double yoke: DOUBLE YOKE (18" MIN. distance)

SINGLE CONNECTION:

- Main line connection: X 2" TEE OR SADDLE
- Service line: 2" X 1 1/2" SERVICE LINE (POLYETHYLENE)
- Reducer: 2" X 1 1/2" REDUCER (IF NEEDED)
- Corporation stop: 1 1/2" CORPORATION STOP
- End connection: BRONZE METER STOP

UTILITY LAYOUT



TRIMAD
CONSULTANTS L.L.C.

SHEET: 2 OF 3

MUELLER SAFETY YELLOW BARREL WITHOUT ANTI-THEFT FIRE HYDRANT

PROP. 6" RED STRIPE ON CURB OR PAVEMENT

PROP. 3" WHITE LETTERING

Diagram illustrating three cross-sectional views of a fire hydrant installation, showing the hydrant, anchor rod, concrete block, and surrounding structure.

Labels for the first view (left):

- FIRE HYDRANT
- ANCHOR ROD
- HYDRANT DRAIN IN CLEAR
- CONC. BLOCK SET INTO PLACE
- VARIABLE

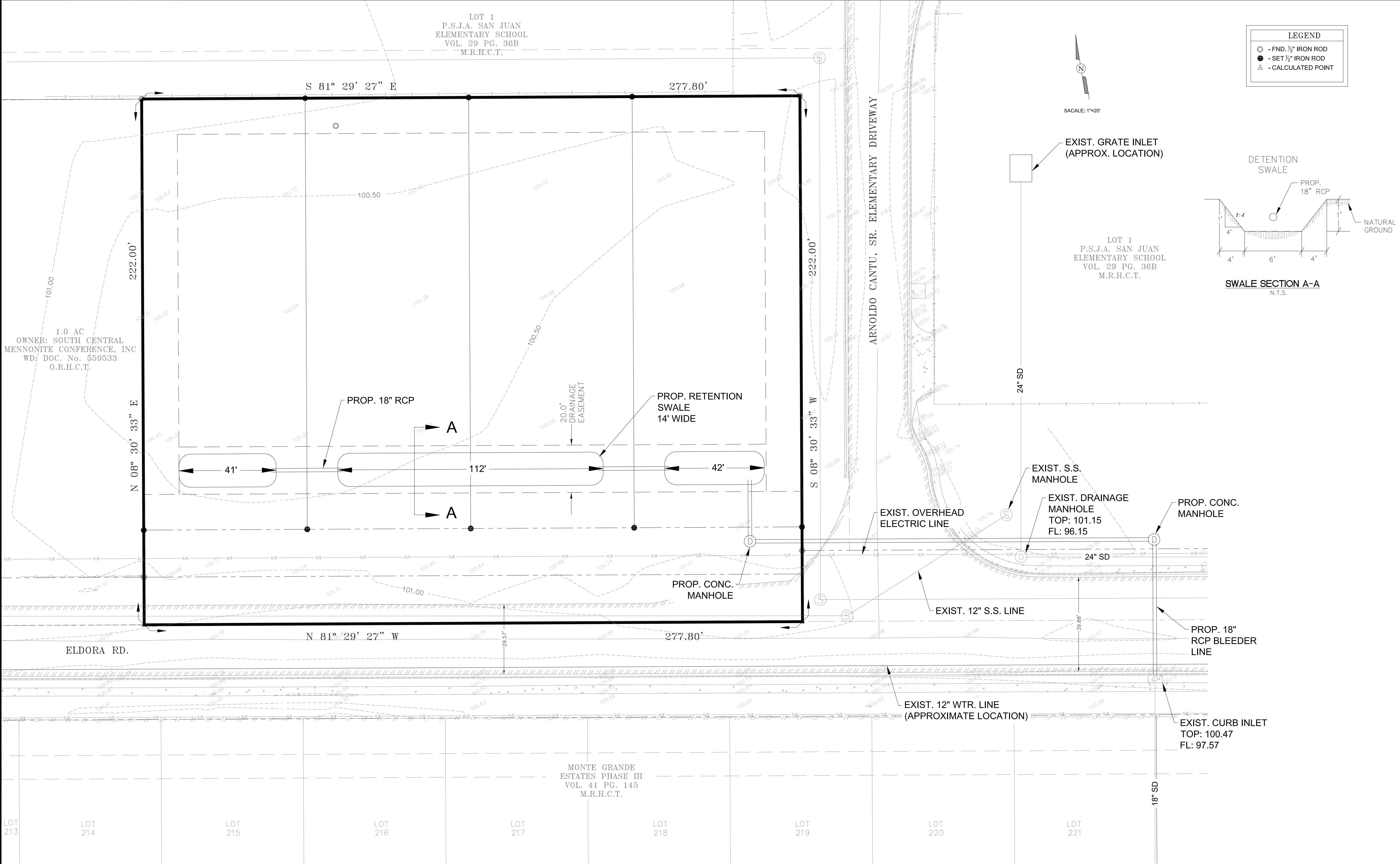
Labels for the second view (middle):

- 6" GATE VALVE, HUBEND AND VALVE BOX
- 30"x30"x6" CONCRETE COLLAR (W/6"x6"x6" WIRE MESH)
- EARTH UNDER FLANGE TO BE FIRM AND WELL TAMPED TO INSURE AGAINST VALVE BOX SETTLING
- ANCHOR ROD
- 6" C.A. PIPE
- CONCRETE BLOCK (POURED IN PLACE)
- VARIABLE

Labels for the third view (right):

- MINIMUM 6" WATER MAIN
- CONC. THRUST BOX
- VARIABLE

Page 30





TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (361) 688-8860
RSALAZAR@TRIMADTX.COM
JPerez@TRIMADTX.COM

DRAINAGE DESIGN

MOSA MULTI-FAMILY
SUBDIVISION
SAN JUAN, TEXAS

PROJ. NO.: 22.001
DESIGNED: RS/JP
DRAWN: CAD
SHEET: 3 OF 3

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Discussion and Possible Action to Award RFB NO. 22-008-06-30 W. 6TH ST. Water Line Materials to the Lowest Most Responsible Bidder and Authorize the City Manager to Execute All Related Documents as Needed.

STAFF COMMENTS AND RECOMMENDATIONS:

On June 15, 2022 and June 22, 2022, Staff Advertised for Request for Sealed Bids for RFB NO. 22-008-06-30 W. 6TH ST. Water Line Materials with a Bid Opening Date of June 30, 2022 at 10:00 a.m. Two Bids were received from Two Vendors.

Vendor 1
Ferguston Waterworks
Mission, TX
\$114,290.00

Vendor 2
Aguaworks Pipe & Supply
Brownsville, TX
\$115,395.65

RECOMMENDATION:

Staff Recommends Ferguson Waterworks

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

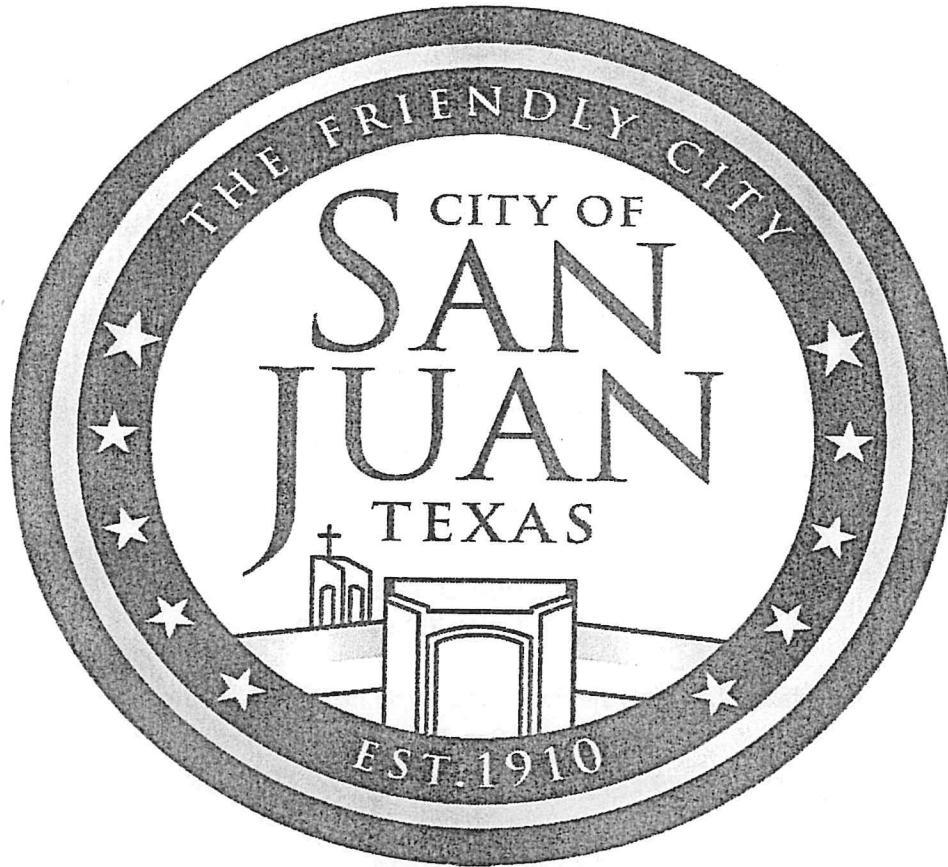
Benjamin Arjona, City
Manager

BID TABULATION SHEET
W. 6TH ST. WATER LINE MATERIALS
RFB NO. 22-008-06-30



BID OPENING: Thursday, June 30, 2022 - 10:00 A.M.
LOCATION: 709 S. Nebraska, San Juan, TX Conference Room

	VENDOR	CITY	TOTAL SUBMITTED	TOTAL VERIFIED
1	FERGUSON WATERWORKS	MISSION, TX	\$114,156.94	\$114,290.00
2	AGUAWORKS PIPE & SUPPLY	BROWNSVILLE, TX	\$115,395.55	\$115,395.65
3				
4				
5				



SPECIFICATIONS

REQUEST FOR SEALED BIDS

W. 6th ST. WATER LINE MATERIALS

RFB NO. 22-008-06-30

INVITATION TO BID

Sealed bids addressed to Lori A. Maldonado, Purchasing Agent, City of San Juan, 709 S. Nebraska Avenue, San Juan, TX 78589-2649 are to be received no later than Thursday, June 30, 2022 at 10:00 a.m., for W. 6th St. Water Line Materials, at which time they will be taken to the City Hall Conference Room and read aloud.

~~These general specifications, as completed by the bidder, shall become part of this bid proposal.~~

Bid shall be submitted in a sealed envelope marked:

**W. 6th ST. WATER LINE MATERIALS
REQUEST FOR SEALED BID NO. 22-008-06-30
CITY OF SAN JUAN
709 S. NEBRASKA AVENUE
SAN JUAN, TEXAS 78589-2649**

Specifications can be obtained by calling the Purchasing Department (956)223-2204, by picking them up at the San Juan City Hall, 709 S. Nebraska Avenue, San Juan, Texas between the hours of 8:30 a.m. – 4:30 p.m., Monday thru Friday, or by downloading them from the City's web-site, www.sjtx.us.

Be advised that if a company downloads the bid specifications from the web page and is contemplating on submitting a bid to provide W. 6th St. Water Line Materials, the respondent must register with the Purchasing Department so that any changes/additions via Addendum can be forwarded to the company. Please download the specifications on our website. Any communication regarding this RFB is Lori A. Maldonado, Purchasing Agent, who can be reached at (956)223-2204. Any communication regarding this RFB should be emailed to lmaldonado@sjtx.us including in the subject line "W. 6th ST. WATER LINE MATERIALS – RFB NO. 22-008-06-30". In all emails, please include in the subject line the RFB name and number and in body of the email, the company's name, address, phone and fax number, as well as the contact person.

The City of San Juan reserves the right to refuse and reject any or all proposals and to waive any or all formalities or technicalities or to accept the proposal to be the best and most advantageous to the City, and hold the proposals for a period of 60 days without taking action. Proposals submitted past the aforementioned date and time will not be accepted. Caution to those submitting proposals; those not in the proper form may be rejected.

A Non-Collusive Affidavit and a Certificate of Compliance with Tran Divestment Act (copies attached) shall accompany each bid.

Bids shall be submitted on the attached forms only. Extra pages and literature may be added to this package; however, the package shall be returned intact as received.

Bids shall be signed by an authorized individual.

The City of San Juan is exempt from payment of all Federal and Texas State Taxes.

The Bidder shall familiarize himself with all provisions of these specifications and shall not, after submitting the bid, dispute the specifications or assert that there is a misunderstanding in regards to the furnishing of item(s) in this bid.

AWARD OF CONTRACT:

Award of contract will be made on the basis of the lowest net unit price for each bid item. The City reserves the right to reject any and all bids. Proposals which are incomplete, conditional or obscure, or which contain conditions not called for, erasures, alterations, or irregularities of any kind may be rejected as informal, or may be waived at the discretion of the City if any informality is deemed immaterial, non-prejudicial to the City and other bidders, and in the best interest of the City.

Bidder must submit with the bid detailed specifications, any and all necessary dates on the materials, equipment or services he proposes to furnish. If the offer differs from the minimum provisions of the buyer's specifications, such difference must be explained in detail and bid will receive careful consideration if such deviations do not depart from the intent of this specification and are to the best interest of the City of San Juan, as interpreted by the City of San Juan.

BID PRICES AND QUANTITIES

It is understood that contract prices shall hold firm and prevail for the actual quantities required and ordered as needed during the life of the contract. Award of contract shall be for the quantities actually ordered as needed during the contract period. Unit prices quoted shall be net exclusive of all taxes; and must include all transportation, fuel surcharge, labor cost (if any), delivery and unloading costs, fully prepaid F.O.B. destination inside delivery.

These unit prices shall not be subject to any increase during the life of the contract. If any reduction in price is announced during the life of the contract, the City of San Juan shall receive the benefit of such reduction. In such event, the contractor must submit his revised prices in writing within five (5) days of announcement.

DELIVERY

Due to current market volatility we can not guarantee materials will be delivered within the 30 days after receipt of purchase order.

All deliveries are to be made within 30 days after receipt of written purchase order or authorized verbal requests except as may be otherwise arranged by supplier and purchaser.

Emergency deliveries are to be made within forty-eight (48) hours from receipt of a telephone or electronic request from the City of San Juan.

All deliveries are to be made on business weekdays between the hours of 8:00 A.M. and 3:00 P.M., except as may be otherwise arranged by supplier and purchaser.

PENALTY

In the event deliveries are not made as specified to a City delivery point, the City of San Juan shall reserve the right to purchase any such bid item on the open market, and to charge any increase in price paid over the current price, to the account of the contractor.

DELIVERY OF UNAPPROVED SUBSTITUTIONS

Vendors are authorized to ship only those items covered by the City of San Juan contract. If a review of orders placed by the City reveals that an item other than those covered by, and specified in the City contract have been ordered and delivered, the City of San Juan will take such steps as are necessary to have item(s) returned by the contractor regardless of the time lapsed between the date of delivery and the discovery of the violation. Full credit will be demanded in compliance with this requirement as a joint responsibility of the City and the Vendor. Violation of this clause may result in the removal of the offending vendor's name from the City of San Juan mailing list for a period of up to three (3) years.

NEW PRODUCT

All products will be new unless otherwise indicated on this bid.

SERVICE

Contractor must be prepared at all times to furnish technical services, at no charge, including product testing laboratory services within two (2) business days of a request to do so from the City of San Juan and to investigate and report to the City of San Juan on any complaint that might arise in connection with the use of his product by the using City agency whenever the qualitative character of his product is in question.

METHOD OF OPERATION

After the bids are opened and the successful bidder is determined, a "NOTICE OF AWARD", PURCHASE ORDER, CONTRACT OR EQUIVALENT" will be forwarded to the successful bidder. At that time, the other bidders may request, in writing, a list of pricing submitted by all bidders. It is required that the supplier cooperate with the City of San Juan to the fullest extent to the end that the materials supplied are delivered to the City of San Juan in strict accordance with the specifications and delivery requirements of the bid proposal.

For the duration of the City of San Juan Contract, the City may order material covered by the contract directly from the vendor when and as required. These orders will be covered by the issuance of a multi-part City of San Juan PURCHASE ORDER.

TRADE NAMES

Bidders shall state the trade name, brand name or manufacturer for each item bid. Such trade names shall not in any way set aside the requirement of compliance with specifications.

REFERENCES TO A PARTICULAR TRADE NAME, BRAND NAME OR MANUFACTURER'S CATALOG OR MODEL NUMBER ARE MADE FOR DESCRIPTIVE PURPOSES TO GUIDE THE BIDDER IN INTERPRETING THE REQUIREMENTS OF THE CITY OF SAN JUAN. They should not be construed as, nor are they intended to

exclude proposals on other types of materials, equipment and supplies unless the word "no substitution" are added to that particular line item on the specification page.

PROTESTS

No protest regarding, the validity or appropriateness of the specifications or of the invitation for bids will be considered unless the protest is filed in writing with the City of San Juan prior to the closings date for the bids. Post-award protests must be filed with the City of San Juan within 14 calendar days of bid award. The City of San Juan will consult with appropriate City Official(s) and render a decision in writing within 14 calendar days from date protest if filed.

PRICE EXTENSION

It is understood and agreed that all Agencies, Boards, Commissions and Authorities of the City of San Juan may participate in the contract award.

The undersigned offers and agrees, if this offer is accepted within 60 calendar days from the date for receipt of offers, specified herein, to furnish any or all items upon which prices are offered, at the price set opposite each item, delivered at the designated point(s) within the time specified in the schedule.

see note below

INFORMATION TO BIDDERS

BIDDER'S QUALIFICATIONS

No bids will be considered from bidders who are unable to show that they regularly provide service of the type herein called for.

TIME AND PLACE

The contract shall be completed within the time limits set forth in the specifications (if any). The name and location of the job site are indicated in the specifications (if applicable). Delivery dates shall be as stated in the bid proposal.

INSPECTION OF PREMISES

The bidder shall be responsible for an on-site inspection of the place on installation, construction, delivery, etc., if applicable.

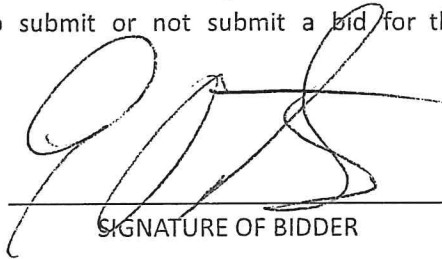
The prices and lead times in this quotation are based on the current market values and supplier availability. In the event of any changes, Aquaworks Pipe & Supply, LLC reserves the right to withdraw or amend this quotation.

**STATEMENT OF NON-COLLUSION
BY BIDDERS**

By submission of this bid, the bidder and each person signing on behalf of the bidder, certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under the penalty of perjury, that to the best of knowledge and belief of each of the undersigned:

- (1) The prices in this bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any contractor:
- (2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be discussed by the bidder directly or indirectly, to any other bidder or with any competitor; and
- (3) No attempt has been made or will be made by the bidder to include any other person, partnership or corporation to submit or not submit a bid for the purpose of restricting competition.

DATE 06/28/2022



SIGNATURE OF BIDDER

BIDDER'S CONTACT INFORMATION

NAME: Ernie Ortega

TITLE: outside sales

ADDRESS: 501 W. FM 2812

PHONE NO.: 956-383-8600

EMAIL ADDRESS: ernie.ortega@aguaworkspipe.com

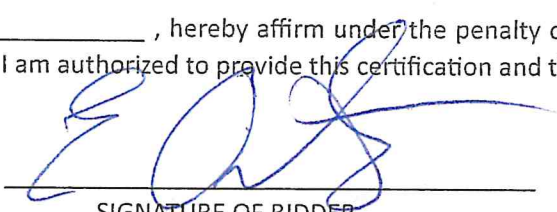
**BIDDER'S CERTIFICATION OF COMPLIANCE WITH
IRAN DIVESTMENT ACT**

Pursuant to General Municipal Law § 103-g, which generally prohibits the City from entering into contracts with persons engaged in investment activities in the energy sector of Iran, the bidder submits the following certification:

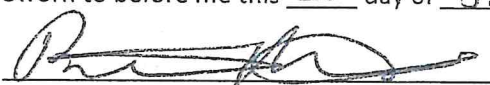
By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the State Finance Law.

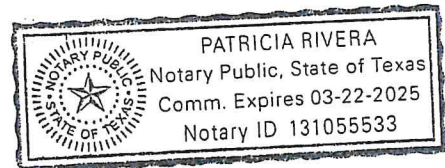
I, Ernie Ortega, hereby affirm under the penalty of perjury under the Laws of the State of New York that I am authorized to provide this certification and that the above is true and correct.

DATE 06/28/2022


SIGNATURE OF BIDDER

Sworn to before me this 28 day of June, 20 22


Notary Public



CITY OF SAN JAUN
BID NO. 22-008-06-30

DETAIL SPECIFICATIONS

All items must comply with the latest American Water Works Association (AWWA) standards and be compatible with distribution system. Bid prices are for the 2022 calendar year.

General Specifications Relating to Fire Hydrants (Applies to Items 1, 1A).

All fire hydrants shall be three-way design, having on 5" Storz pumper connection and (two) 2 1/2" NST (National Standard Thread) hose nozzles. Hydrants shall be of traffic-mode breakaway design. The bronze seat ring shall thread into bronze drain ring, The operating nut shall be a one-piece design, 1 1/2" pentagon in size and shape, turn counter clockwise to open (OPEN LEFT). Hydrants shall be YELLOW in color. Hydrants shall be Provided with factory paint. Field painting is not allowed/acceptable. The City reserves the right to request certification of the 10-Year Factory Warranty. Hydrants shall conform to AWWA standard C502 or latest revision.

The lead time on the specified fire hydrant with a 5" Storz connection is 8-12 months.

ITEM 1: FIRE HYDRANTS

Mueller Centurion 250 Triple Listed Fire Hydrant Model A-423. The hydrants must have a 5 ¼" main valve opening (MVO); 6-inch mechanical joint inlet; the hydrants shall conform to the AWWA Specifications for "Dry-Barrel Fire Hydrants" C520-80 or latest revision.

ITEM 1A: FIRE HYDRANTS

Kennedy Guardian model K81D Fire Hydrant. The hydrants must have a 5 ¼" main valve opening (MVO); 6-inch mechanical joint inlet; the hydrants shall conform to the AWWA Specifications for "Dry-Barrel Fire Hydrants" C502-80 or latest revision.

ITEM 2: POLYVINYL CHLORIDE (PVC) PIPE

All PVC pipe Larger than 2-inches shall meet the requirements of AWWA C900-16, PVC Pressure Pipe Class 235 DR18. (JM Eagle or Approve Equal)

ITEM 2A: POLYVINYL CHLORIDE (PVC) PIPE

All PVC pipe Larger than 12-inches meet the requirements of AWWA C905, PVC Pressure Pipe Class 235 DR18. (JM Eagle or Approve Equal)

ITEM 3: RESILIENT WEDGE MJ X MJ DUCTILE IRON GATE VALVES.

Valve with the resilient seat applied to the body or the gate and seated against a corrosion resistant surface. Cast Iron Body with epoxy coated interior, Double "O" ring stem seal, 200 psi working pressure Supplied with complete "Mega-Lug" accessory package (glands, gaskets, shear bolts) or equivalent. The vales shall conform to the AWWA Specification for "Resilient Seated Gate Valves for Water and Sewerage Systems" C509-87 or latest revision, and shall turn counterclockwise to open (OPEN LEFT). (Mueller, American Flow Control AFC- 2500)

ITEM 3A: RESILIENT WEDGE MJ X FLG DUCTILE IRON GATE VALVES.

Valve with the resilient seat applied to the body or the gate and seated against a corrosion resistant surface. A metallic surface shall have the corrosion resistance of bronze or better. Supplied with complete "Mega-Lug" accessory package (glands, gaskets, shear bolts) or equivalent. The vales shall conform to the AWWA Specification for "Resilient Seated Gate Valves for Water and Sewerage Systems" C509-87 or latest revision, and shall turn counterclockwise to open (OPEN LEFT). (Mueller, American Flow Control AFC- 2500)

ITEM 4: MECHANICAL JOINT DUCTILE IRON FITTINGS

Ductile Iron Fitting shall meet the requirements of AWWA C153 or latest revision. MJ, FLG, MJ X FLG

ITEM 5: BRONZE FITTINGS "No LEAD"

Bronze fittings shall meet the requirements AWWA C800 and certified to NSF61, latest revision

Item No.	Quantity	Unit	Description	Unit Price	Total
1	1,560	Lf	10" PVC AWWA C900 DR 18 Pressure Class 235 psi Pipe for Potable Water	\$ 34.24	\$ 53414.40
2	100	Lf	6" PVC AWWA C900 DR 18 Pressure Class 235 psi Pipe for Potable Water	\$ 13.44	\$ 1344.00
3	2	ea	10" x 10" AWWA C153 MJ x FLG Ductile Iron TEE	\$ 521.80	\$ 1043.60
4	3	ea	10" x 6" AWWA C153 MJ x FLG Ductile Iron Tee	\$ 381.09	\$ 1143.27
5	4	ea	10" x 8" AWWA C153 MJ X FLG Ductile Iron Tee	\$ 418.80	\$ 1675.20
6	1	ea	10" x 8" AWWA C153 MJ Ductile Iron Reducer	\$ 133.95	\$ 133.95
7	2	ea	8" x 6" AWWA C153 MJ Ductile Iron Reducer	\$ 97.01	\$ 194.02
8	4	ea	8" AWWA C153 MJ 45	\$ 132.40	\$ 529.60
9	4	ea	6" AWWA C153 MJ 45	\$ 90.86	\$ 363.44
10	3	ea	10" x 12" AWWA C219 Extended Range DI Coupling 304 SS Fasteners with "Blue Bolt Coated" Nuts (Whitford Xylan® Coating)	\$ 496.87	\$ 1490.61
11	2	ea	6" x 12" AWWA C219 Extended Range DI Coupling. 304 SS Fasteners with "Blue Bolt Coated" Nuts (Whitford Xylan® Coating)	\$ 355.68	\$ 711.36
12	3	ea	6" AWWA C509 MJ x FLG DI RW, O/L OP NUT	\$ 813.05**	\$ 2225.52
13	1	ea	6" AWWA C509 MJ DI RW, O/L OP NUT	\$ 884.26**	\$ 884.26
14	3	ea	10" AWWA C509 MJ DI RW, O/L OP NUT	\$ 2558.46**	\$ 7675.38
15	4	ea	8" AWWA C509 MJ x FLG DI RW, O/L OP NUT	\$ 1374.42**	\$ 5497.68
16	13	ea	ASTM A48 CI 2-Piece Valve Box with Water Lid 10 1/4" Diameter x 18" to 24" Height Extension	\$ 71.37	\$ 927.81
17	1	ea	10" x 2" AWWA C153 MJ DI Tapped Cap	\$ 120.45	\$ 120.45
18	1	ea	2" MIP X FIP Ball Corporation Stop T-Head Zero Lead	\$ 298.81	\$ 298.81
19	27	ea	10" DI PVC Mechanical restraints (Megalug, RomaGrip, StarGrip)	\$ 166.77	\$ 4502.79
20	15	ea	8" DI PVC Mechanical restraints (Megalug, RomaGrip, StarGrip)	\$ 96.45	\$ 1446.75
21	18	ea	6" DI PVC Mechanical restraints (Megalug, RomaGrip, StarGrip)	\$ 71.21	\$ 1281.78
22	2	ea	6" Flange Bolt & Nut Set	\$ 10.67	\$ 21.34
23	2	ea	6" x 1/8" 150 FF FLG Neoprene Gasket	\$ 4.00	\$ 8.00
24	4	ea	10" Flange Bolt & Nut Set	\$ 25.12	\$ 100.48
25	4	ea	10" x 1/8" 150 FF FLG Neoprene Gasket	\$ 7.20	\$ 28.80
26	4	ea	8" Flange Bolt & Nut Set	\$ 11.21	\$ 44.84
27	4	lf	8" x 1/8" 150 FF FLG Neoprene Gasket	\$ 5.67	\$ 22.68
28	4	ea	10" AWWA C509 MJ x FLG DI RW, O/L OP NUT	\$ 2128.41**	\$ 8513.64

29	3	ea	8" x 12" AWWA C219 Extended Range DI Coupling. 304 SS Fasteners with "Blue Bolt Coated" Nuts (Whitford Xylan® Coating)	\$ 421.94	\$ 1265.82
30	2	ea	10" AWWA C153 MJ Ductile Iron Coupling (12" Long)	\$ 195.74	\$ 391.48
31	2	ea	8" x 6" AWWA C153 MJ Ductile Iron Reducer	\$ 97.01	\$ 194.02
32	3	ea	4' Mueller Super Centurion Fire Hydrant MJ (Yellow)	\$ 3346.53	\$ 10039.59
33	1	ea	10" AWWA C153 MJ Ductile Iron 90 bend	\$ 256.48	\$ 256.48

34	40	Lf	12" PVC AWWA C900 DR 18 Pressure Class 235 psi Pipe for Potable Water	\$ 50.99	\$ 2039.60
35	4	ea	12" x 12" AWWA C219 Extended Range DI Coupling. 304 SS Fasteners with "Blue Bolt Coated" Nuts (Whitford Xylan® Coating)	\$ 610.59	\$ 2442.36
36	1	ea	12" x 10" AWWA C153 Flange Ductile Iron cross	\$ 1493.85	\$ 1493.85
37	4	ea	12" DI PVC Mechanical restraints (Megalug, RomaGrip, StarGrip)	\$ 186.21	\$ 744.84
38	2	ea	12" AWWA C153 MJ x Flange Ductile Iron adapters	\$ 299.58	\$ 599.16
39	2	ea	12" Flange Bolt & Nut Set	\$ 26..22	\$ 52.44
40	2	ea	12" x 1/8" 150 FF FLG Neoprene Gasket	\$ 8.91	\$ 17.82
			GRAND TOTAL	\$	\$ 115,395.55

** The unit price includes the MJ restrainer as per specification item 3 and item 3A



SPECIFICATIONS

REQUEST FOR SEALED BIDS

W. 6th ST. WATER LINE MATERIALS

RFB NO. 22-008-06-30

INVITATION TO BID

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All products will be **new** unless otherwise indicated on this bid.

SERVICE

on any complaint that might arise in connection with the use of his product by the using City agency whenever the qualitative character of his product is in question.

METHOD OF OPERATION

After the bids are opened and the successful bidder is determined, a "NOTICE OF AWARD", PURCHASE ORDER, CONTRACT OR EQUIVALENT" will be forwarded to the successful bidder. At that time, the other bidders may request, in writing, a list of pricing submitted by all bidders. It is required that the supplier cooperate with the City of San Juan to the fullest extent to the end that the materials supplied are delivered to the City of San Juan in strict accordance with the specifications and delivery requirements of the bid proposal.

For the duration of the City of San Juan Contract, the City may order material covered by the contract directly from the vendor when and as required. These orders will be covered by the issuance of a multi-part City of San Juan PURCHASE ORDER.

TRADE NAMES

Bidders shall state the trade name, brand name or manufacturer for each item bid. Such trade names shall not in any way set aside the requirement of compliance with specifications.

REFERENCES TO A PARTICULAR TRADE NAME, BRAND NAME OR MANUFACTURER'S CATALOG OR MODEL NUMBER ARE MADE FOR DESCRIPTIVE PURPOSES TO GUIDE THE BIDDER IN INTERPRETING THE REQUIREMENTS OF THE CITY OF SAN JUAN. They should not be construed as, nor are they intended to exclude proposals on other types of materials, equipment and supplies unless the word "no substitution" are added to that particular line item on the specification page.

PROTESTS

No protest regarding, the validity or appropriateness of the specifications or of the invitation for bids will be considered unless the protest is filed in writing with the City of San Juan prior to the closings date for the bids. Post-award protests must be filed with the City of San Juan within 14 calendar days of bid award. The City of San Juan will consult with appropriate City Official(s) and render a decision in writing within 14 calendar days from date protest is filed.

PRICE EXTENSION

It is understood and agreed that all Agencies, Boards, Commissions and Authorities of the City of San Juan may participate in the contract award.

The undersigned offers and agrees, if this offer is accepted within 60 calendar days from the date for receipt of offers, specified herein, to furnish any or all items upon which prices are offered, at the price set opposite each item, delivered at the designated point(s) within the time specified in the schedule.

INFORMATION TO BIDDERS

BIDDER'S QUALIFICATIONS

No bids will be considered from bidders who are unable to show that they regularly provide service of the type herein called for.

TIME AND PLACE

The contract shall be completed within the time limits set forth in the specifications (if any). The name and location of the job site are indicated in the specifications (if applicable). Delivery dates shall be as stated in the bid proposal.

**STATEMENT OF NON-COLLUSION
BY BIDDERS**

By submission of this bid, the bidder and each person signing on behalf of the bidder, certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under the penalty of perjury, that to the best of knowledge and belief of each of the undersigned:

(1) The prices in this bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any contractor:

(2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be discussed by the bidder directly or indirectly, to any other bidder or with any competitor; and

(3) No attempt has been made or will be made by the bidder to include any other person, partnership or corporation to submit or not submit a bid for the purpose of restricting competition.

DATE

Frank Guerra 06/30/22
SIGNATURE OF BIDDER

BIDDER'S CONTACT INFORMATION

NAME: Frank Guerra

TITLE: Outside Sales

ADDRESS: 1900 W. Expressway 83 Mission, TX 78572

PHONE NO.: 956-459-5026

**BIDDER'S CERTIFICATION OF COMPLIANCE WITH
IRAN DIVESTMENT ACT**

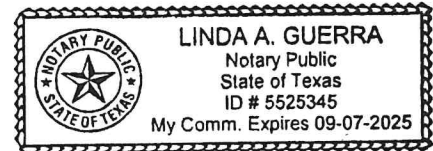
Pursuant to General Municipal Law § 103-g, which generally prohibits the City from entering into contracts with persons engaged in investment activities in the energy sector of Iran, the bidder submits the following certification:

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the State Finance Law.

I, Francisco Guerra III, hereby affirm under the penalty of perjury under the Laws of the State of New York that I am authorized to provide this certification and that the above is true and correct.

DATE 7/1/22 06/30/22
SIGNATURE OF BIDDER

Sworn to before me this 30th day of June, 2022
Linda A. Guerra
Notary Public



**CITY OF SAN JAUN
BID NO. 22-008-06-30**

DETAIL SPECIFICATIONS

All items must comply with the latest American Water Works Association (AWWA) standards and be compatible with distribution system. Bid prices are for the 2022 calendar year.

General Specifications Relating to Fire Hydrants (Applies to Items 1, 1A).

All fire hydrants shall be three-way design, having on 5" Storz pumper connection and (two) 2 1/2" NST (National Standard Thread) hose nozzles. Hydrants shall be of traffic-mode breakaway design. The bronze seat ring shall thread into bronze drain ring, The operating nut shall be a one-piece design, 1 1/2" pentagon in size and shape, turn counter clockwise to open (OPEN LEFT). Hydrants shall be YELLOW in color. Hydrants shall be Provided with factory paint. Field painting is not allowed/acceptable. The City reserves the right to request certification of the 10-Year Factory Warranty. Hydrants shall conform to AWWA standard C502 or latest revision.

ITEM 1: FIRE HYDRANTS

Mueller Centurion 250 Triple Listed Fire Hydrant Model A-423. The hydrants must have a 5 1/4" main valve opening (MVO); 6-inch mechanical joint inlet; the hydrants shall conform to the AWWA Specifications for "Dry-Barrel Fire Hydrants" C520-80 or latest revision.

ITEM 1A: FIRE HYDRANTS

Kennedy Guardian model K81D Fire Hydrant. The hydrants must have a 5 1/4" main valve opening (MVO); 6-inch mechanical joint inlet; the hydrants shall conform to the AWWA Specifications for "Dry-Barrel Fire Hydrants" C502-80 or latest revision.

ITEM 2: POLYVINYL CHLORIDE (PVC) PIPE

All PVC pipe Larger than 12-inches meet the requirements of AWWA C905, PVC Pressure Pipe Class 235 DR18. (JM Eagle or Approve Equal)

ITEM 3: RESILIENT WEDGE MJ X MJ DUCTILE IRON GATE VALVES.

Valve with the resilient seat applied to the body or the gate and seated against a corrosion resistant surface. Cast Iron Body with epoxy coated interior, Double "O" ring stem seal, 200 psi working pressure Supplied with complete "Mega-Lug" accessory package (glands, gaskets, shear bolts) or equivalent. The vales shall conform to the AWWA Specification for "Resilient Seated Gate Valves for Water and Sewerage Systems" C509-87 or latest revision, and shall turn counterclockwise to open (OPEN LEFT). (Mueller, American Flow Control AFC- 2500)

ITEM 3A: RESILIENT WEDGE MJ X FLG DUCTILE IRON GATE VALVES.

Valve with the resilient seat applied to the body or the gate and seated against a corrosion resistant surface. A metallic surface shall have the corrosion resistance of bronze or better. Supplied with complete "Mega-Lug" accessory package (glands, gaskets, shear bolts) or equivalent. The vales shall conform to the AWWA Specification for "Resilient Seated Gate Valves for Water and Sewerage Systems" C509-87 or latest revision, and shall turn counterclockwise to open (OPEN LEFT). (Mueller, American Flow Control AFC- 2500)

ITEM 4: MECHANICAL JOINT DUCTILE IRON FITTINGS

Ductile Iron Fitting shall meet the requirements of AWWA C153 or latest revision. MJ, FLG, MJ X FLG

ITEM 5: BRONZE FITTINGS "No LEAD"

Bronze fittings shall meet the requirements AWWA C800 and certified to NSF61, latest revision

Item No.	Quantity	Unit	Description	Unit Price	Total
1	1,560	Lf	10" PVC AWWA C900 DR 18 Pressure Class 235 psi Pipe for Potable Water	\$ <u>36.54</u>	\$ <u>57002.40</u>
2	100	Lf	6" PVC AWWA C900 DR 18 Pressure Class 235 psi Pipe for Potable Water	\$ <u>14.21</u>	\$ <u>1421.00</u>
3	2	ea	10" x 10" AWWA C153 MJ x FLG Ductile Iron TEE	\$ <u>621.09</u>	\$ <u>1242.18</u>
4	3	ea	10" x 6" AWWA C153 MJ x FLG Ductile Iron Tee	\$ <u>403.70</u>	\$ <u>1211.10</u>
5	4	ea	10" x 8" AWWA C153 MJ X FLG Ductile Iron Tee	\$ <u>434.50</u>	\$ <u>1738.00</u>
6	1	ea	10" x 8" AWWA C153 MJ Ductile Iron Reducer	\$ <u>159.45</u>	\$ <u>159.45</u>
7	2	ea	8" x 6" AWWA C153 MJ Ductile Iron Reducer	\$ <u>113.10</u>	\$ <u>226.20</u>
8	4	ea	8" AWWA C153 MJ 45	\$ <u>140.25</u>	\$ <u>561.00</u>
9	4	ea	6" AWWA C153 MJ 45	\$ <u>96.25</u>	\$ <u>385.00</u>
10	3	ea	10" x 12" AWWA C219 Extended Range DI Coupling 304 SS Fasteners with "Blue Bolt Coated"	\$ <u>448.36</u>	\$ <u>1345.08</u>

			Coupling. 304 SS Fasteners with "Blue Bolt Coated" Nuts (Whitford Xylan® Coating)		
12	3	ea	6" AWWA C509 MJ x FLG DI RW, O/L OP NUT	\$ <u>859.28</u>	\$ <u>2574.46</u>
13	1	ea	6" AWWA C509 MJ DI RW, O/L OP NUT	\$ <u>855.64</u>	\$ <u>855.64</u>
14	3	ea	10" AWWA C509 MJ DI RW, O/L OP NUT	\$ <u>2124.80</u>	\$ <u>6374.40</u>
15	4	ea	8" AWWA C509 MJ x FLG DI RW, O/L OP NUT	\$ <u>1337.07</u>	\$ <u>5348.28</u>
16	13	ea	ASTM A48 CI 2-Piece Valve Box with Water Lid 10 1/4" Diameter x 18" to 24" Height Extension	\$ <u>72.00</u>	\$ <u>936.00</u>
17	1	ea	10" x 2" AWWA C153 MJ DI Tapped Cap	\$ <u>127.60</u>	\$ <u>127.60</u>
18	1	ea	2" MIP X FIP Ball Corporation Stop T-Head Zero Lead	\$ <u>295.00</u>	\$ <u>295.00</u>
19	27	ea	10" DI PVC Mechanical restraints (Megalug, RomaGrip, StarGrip)	\$ <u>158.90</u>	\$ <u>4290.30</u>
20	15	ea	8" DI PVC Mechanical restraints (Megalug, RomaGrip, StarGrip)	\$ <u>86.07</u>	\$ <u>1291.05</u>
21	18	ea	6" DI PVC Mechanical restraints (Megalug, RomaGrip, StarGrip)	\$ <u>64.57</u>	\$ <u>1162.26</u>
22	2	ea	6" Flange Bolt & Nut Set	\$ <u>26.24</u>	\$ <u>52.48</u>
23	2	ea	6" x 1/8" 150 FF FLG Neoprene Gasket	\$ <u>0</u>	\$ <u>0</u>
24	4	ea	10" Flange Bolt & Nut Set	\$ <u>50.93</u>	\$ <u>203.72</u>
25	4	ea	10" x 1/8" 150 FF FLG Neoprene Gasket	\$ <u>0</u>	\$ <u>0</u>
26	4	ea	8" Flange Bolt & Nut Set	\$ <u>27.28</u>	\$ <u>111.12</u>
27	4	lf	8" x 1/8" 150 FF FLG Neoprene Gasket	\$ <u>0</u>	\$ <u>0</u>
28	4	ea	10" AWWA C509 MJ x FLG DI RW, O/L OP NUT	\$ <u>2124.80</u>	\$ <u>8499.20</u>
29	3	ea	8" x 12" AWWA C219 Extended Range DI Coupling. 304 SS Fasteners with "Blue Bolt Coated" Nuts (Whitford Xylan® Coating)	\$ <u>384.41</u>	\$ <u>1153.23</u>
30	2	ea	10" AWWA C153 MJ Ductile Iron Coupling (12" Long)	\$ <u>232.79</u>	\$ <u>465.98</u>
31	2	ea	8" x 6" AWWA C153 MJ Ductile Iron Reducer	\$ <u>100.65</u>	\$ <u>201.30</u>
32	3	ea	4' Mueller Super Centurion Fire Hydrant MJ (Yellow)	\$ <u>2511.17</u>	\$ <u>7533.51</u>
33	1	ea	10" AWWA C153 MJ Ductile Iron 90 bend	\$ <u>271.70</u>	\$ <u>271.70</u>

34	40	Lf	12" PVC AWWA C900 DR 18	\$ <u>51.44</u>	\$ <u>2057.60</u>
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35	4	ea	Extended Range DI Coupling. 304 SS Fasteners with "Blue Bolt Coated" Nuts (Whitford Xylan® Coating)	\$ <u>533.17</u>	\$ <u>2132.68</u>
36	1	ea	12" x 10" AWWA C153 Flange Ductile Iron cross	\$ <u>1720.52</u>	\$ <u>1720.52</u>
37	4	ea	12" DI PVC Mechanical restraints (Megalug, RomaGrip, StarGrip)	\$ <u>149.12</u>	\$ <u>596.48</u> 749.12 B
38	2	ea	12" AWWA C153 MJ x Flange Ductile Iron adapters	\$ <u>317.35</u>	\$ <u>634.70</u>
39	2	ea	12" Flange Bolt & Nut Set	\$ <u>54.00</u>	\$ <u>108.00</u>
40	2	ea	12" x 1/8" 150 FF FLG Neoprene Gasket	\$ <u>0</u>	\$ <u>0</u>
			GRAND TOTAL	\$ <u>114,156.94</u>	\$ <u></u>

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, as Requested by Yolanda de la Cruz Presenta, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on July 12, 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 three (3) residential lots into commercial. The property is located at the Southwest corner of Raul Longoria Road and Alta Street. A commercial plaza is located to the North side of the property and trucking company to the East. Each lot is 70' x 100' and corner lot 60' x 100', giving a total of 20,000 square feet total, which met the required square footage for commercial lots. According to the Article VI – Areas and Heights Requirements, Section 1.00: Table of Requirements.

The Future Land Use and Existing Land Use designated this property as Residential Use. The surrounding properties consist of commercial use along Raul Longoria Road and residential use along interior streets.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-four (24) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2)
APPLICANT:	Yolanda de la Cruz Presenta, LLC.
AGENT:	N/A
LEGAL:	Lots 16 thru 18, Block 4, Small No. 2 Subdivision
CURRENT USE OF PROPERTY:	Existing House
PROPOSED USE OF PROPERTY:	Food Truck Park
PROPOSED ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; Neighborhood Commercial District (C-1) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Commercial; Neighborhood Commercial District (C-1) <i>West</i> – Residential; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Raul Longoria Road and Alta Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone three (3) residential lots into commercial. The property is located at the Southwest corner of Raul Longoria Road and Alta Street. A commercial plaza is located to the North side of the property and trucking company to the East. Each lot is 70' x 100' and corner lot 60' x 100', giving a total of 20,000 square feet total, which met the required square footage for commercial lots. *According to the Article VI – Areas and Heights Requirements, Section 1.00: Table of Requirements.*

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ATTACHMENTS:

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



Proposed Site



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) OF A PROPERTY LEGALLY DESCRIBED AS LOTS 16 THRU 18, BLOCK 4, SMALL NO. 2 SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

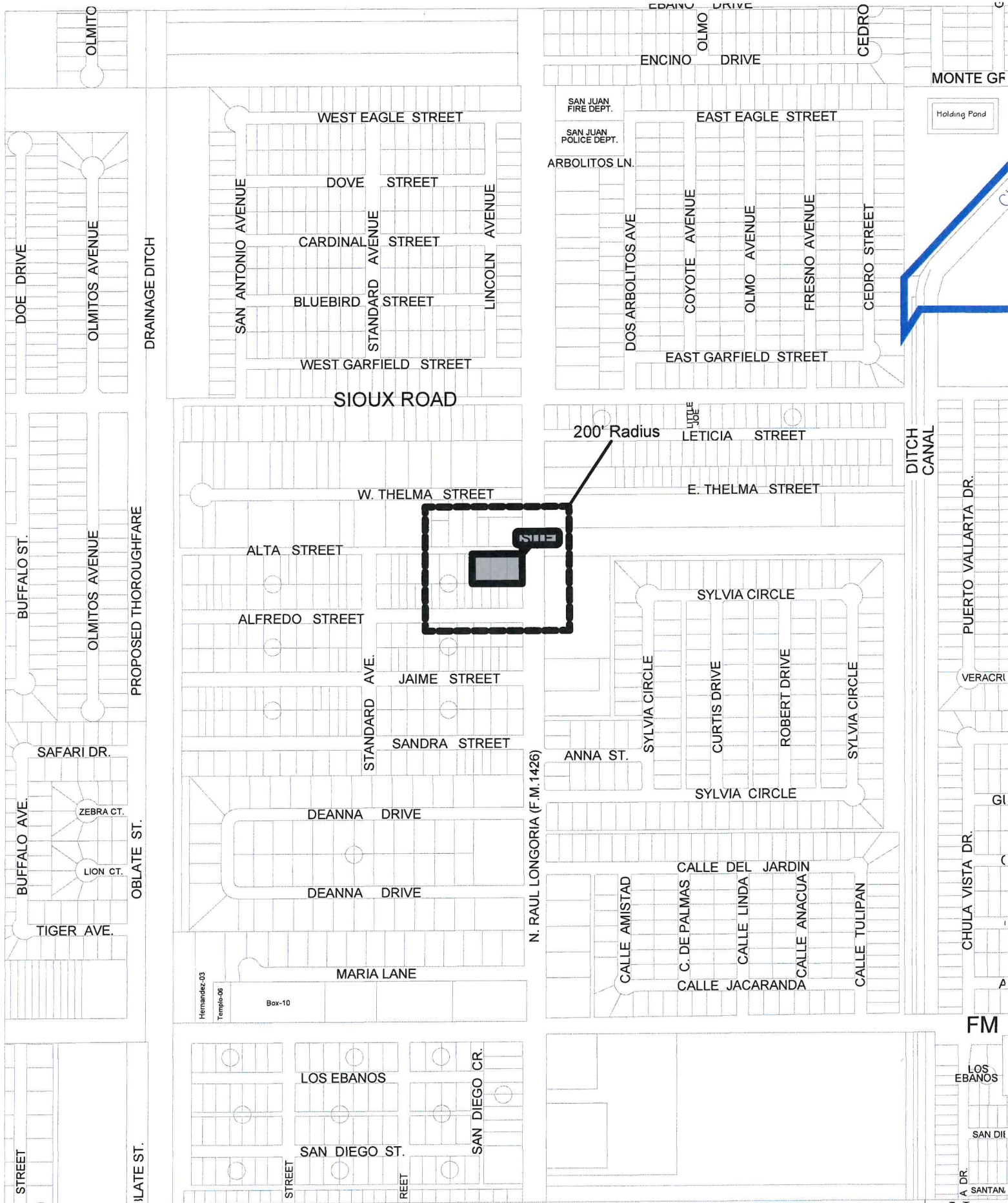
MARIO GARZA
MAYOR

ATTEST:

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

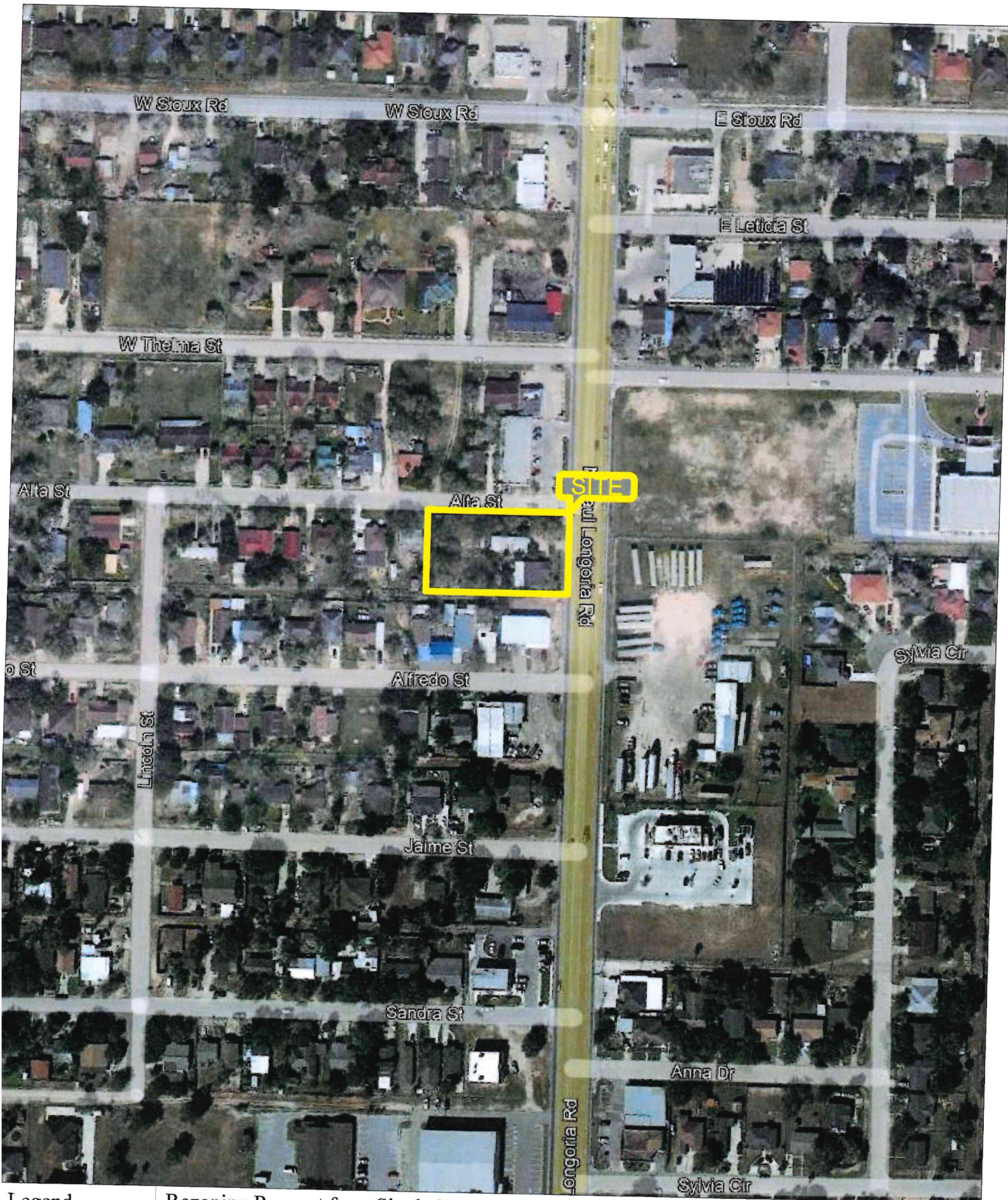
BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



- Legend
-  CITY LIMITS
 -  Proposed area

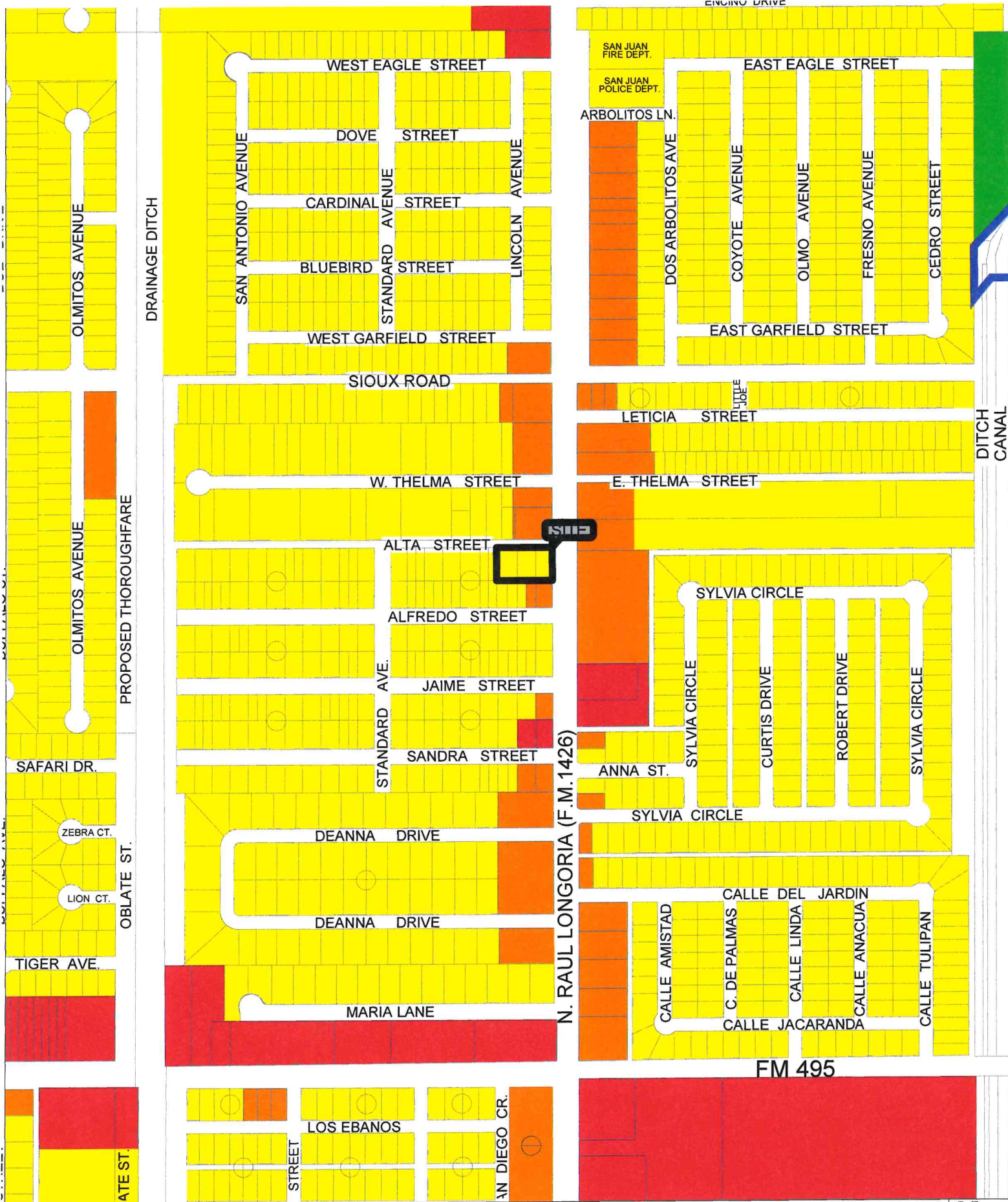
Rezoning Request from Single-Family Residence District (R-S) to General Buss. District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.



- Legend
-  CITY LIMITS
 -  Proposed area

Rezoning Request from Single-Family Residence District (R-S) to General Buss. District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.

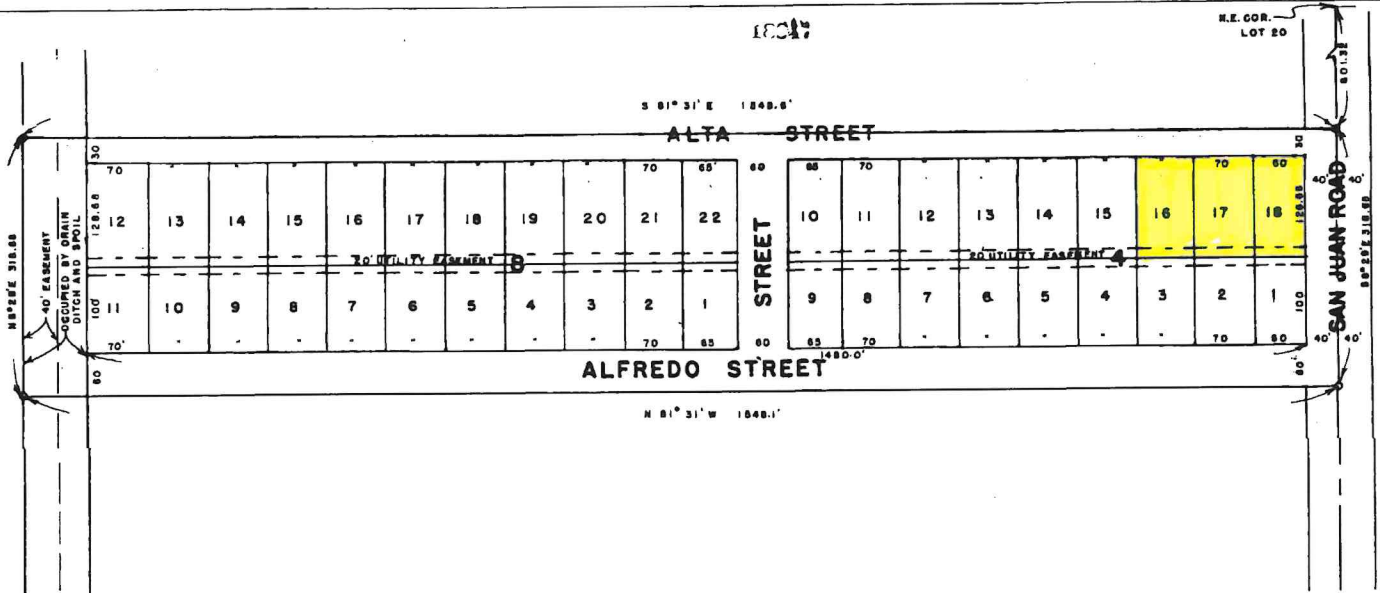




Zoning Districts	
Single Family Residential (R-S)	Heavy Commercial (C-3)
Manufactured Home (R-MH)	Light Industrial (I-1)
Multi-Family Residential (R-MF)	Heavy Industrial (I-2)
Neighborhood Commercial (C-1)	Open Space (O)
General Business (C-2)	Exp. Corridor (EC)

Rezoning Request from Single-Family Residence District (R-S) to General Buss. District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.





SMALL SUBDIVISION NO. 2

BEING A RESUBDIVISION OF 11.32 ACRES OUT OF LOT 20
BLOCK 8, JOHN CLOSER ET AL SUBDIVISION, HIDALGO
COUNTY, TEXAS.

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND
CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



APPROVED FOR RECORDING
COMMISSIONERS COURT
This 23rd day of November, 1964
J. L. Menden

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
OCTOBER 22, 1964



FILED FOR RECORD THIS
At 1:20 o'clock
NOV 5 1964
JULIO GUZMAN
County Clerk
By J. L. Menden

1" = 100'

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, THE OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING
MAP OR PLAN AND DO DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THERE-
ON.

Marlyn E. Small
MARLYN E. SMALL

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARLYN E. SMALL, KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED THEREIN.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF OCTOBER A.D., 1964.



Carrie Lou Parrish
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS Carrie Lou Parrish.

SECTION 1.00: TABLE OF REQUIREMENTS:

The following table shall govern the area and height requirements of all lots and structures.

DISTRICT	TYPE OF USE	MAXIMUM STORIES	HEIGHT FEET	MINIMUM WIDTH OF LOT
R-S	Single-Family Dwelling - corner lot	2-1/2	35 ft.	60 ft. 65 ft.
R-MH	Manufactured Homes - corner	N/A	N/A	50 ft. 55 ft.
R-MF	Multifamily	3	45	150 ft.
Expressway & High Speed Arterial				200 ft.
C	Commercial	10	125	150 ft.
	Direct Access			100 ft.
	Not direct access			
II, I2 & IN	Industrial and Institutional	8	100	200 ft.
	Direct access			150 ft.
	Not direct access			
  DISTRICT	LOT DIMENSIONS DEPTH	AREA PER FAMILY SQ. FT.	MINIMUM YARD FRONT SIDE REAR	
R-S	100 ft.	6,000 & 6,500	20 ft. (7)* 6 ft. (8)* (9)*	
R-MF Duplex, Triplex, Fourplex and Multiple	150 ft.	22,500	20 ft. (7)* 6 ft. (8)* (9)*	
R-MH	125 ft.	6,250 & 6,875		
Expressway & High speed arterials	400 ft.	4,000		
C1, C2, C3	200 ft.	20,000 & 30,000	None 4 2 3	
II, I2 & IN	400 ft.	60,000 & 80,000	None 4 2 3	

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, as Requested by Yolanda de la Cruz Presenta, LLC.

Yolanda de la Cruz Presenta, LLC.
115 SE Augusta Square
McAllen, TX 78503

Gamez, San Juana
P.O. Box 1082
San Juan, TX 78589

Aguirre, Ignacia
1059 Pine Meadows Rd.
Seguin, TX 78155

Lopez, Alfredo J. and Carmen M.
Altagracia Iglesias ET AL
2911 Garza St.
Edinburg, TX 78539

Zamudio, Carmen de Sada and
Maria D. Sada Zamudio
5602 Whisperwind way
Brownsville, TX 78526

Salinas, Canuta and Saul
113 Alfredo St.
San Juan, TX 78589

Garza, Oscar Balli
P.O. Box 1875
San Juan, TX 78589

Ramon, Yolanda H.
120 Alfredo St.
San Juan, TX 78589

Garcia, Antonio
109 Alfredo St.
San Juan, TX 78589

Munoz, Rogelio and Dora A.
Robles
127 Alta St.
San Juan, TX 78589

Layva, Ynacia Rivera
116 Alfredo St.
San Juan, TX 78589

Garza, Hector Javier
3818 S. Raul Longoria Road
Edinburg, TX 78542

Valdez, Luis and Juana G. Vidaurri
121 Alta St.
San Juan, TX 78589

Huerta, Juan
P.O. Box 713
San Juan, TX 78589

Flores, Guadalupe and Lucia G.
1201 Ridge Road
Alamo, TX 78516

Huerta, Juan and Blanca
P.O. Box 713
San Juan, TX 78589

Hernandez, Luis Homero
P.O. Box 1054
San Juan, TX 78589

Lopez, Cesar and Norma E.
128 W. Cardinal Avenue
Pharr, TX 78577

Islas, Yovani
236 Alta St.
San Juan, TX 78589

Church of God of the Apostolic
Faith Latin Conference
P.O. Box 1727
San Juan, TX 78589

Gamez, Nabor and Ricarda
P.O. Box 1488
San Juan, TX 78589

Cuellar, Ricardo and Diana
1310 E. Ebony St.
Pharr, TX 78577

Cazares, Gregoria
607 E. 26th Street
Houston, TX 77008

Campos, Hilda
123 Alfredo St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “La Condesa Event Center” located at 111 W. Nolana Avenue Suites 5 through 7, legally described as Lot 2, Circle K No. 9123 Subdivision, as Requested by Jose Santos.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on July 12, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Santos is applying for a conditional use permit to open an event center at commercial plaza located in front of Delia’s Tamales, along Nolana Avenue. The plaza has twelve (12) suites in total, with a restaurant, child daycare, and some offices. Each suite is 950 square feet and there are a total of 66 common parking spaces in the commercial plaza. The property has one entrance/exit along Nolana Avenue.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seven (7) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to compliance 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 – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “La Condesa Event Center” in a commercial area.
APPLICANT:	Jose Santos
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, Circle K No. 9123
LOCATION:	111 W. Nolana Avenue, Suites 5-7
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; General Business District (C-2) <i>South</i> – Vacant; Multi-Family Residence District (R-MF) <i>East</i> – Commercial; General Business District (C-2) <i>West</i> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access along Nolana Avenue.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Supply Corporation; sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the list of conditions in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Santos is applying for a conditional use permit to open an event center at commercial plaza located in front of Delia’s Tamales, along Nolana Avenue. The plaza has twelve (12) suites in total, with a restaurant, child daycare, and some offices. Each suite is 950 square feet and there are a total of 66 common parking spaces in the commercial plaza. The property has one entrance/exit along Nolana Avenue.

Suite size	2,850 square feet total
Parking spaces	66 common parking spaces

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

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

**CONDITIONAL USE PERMIT
“LA CONDESA EVENT CENTER”
JULY 26, 2022**

PAGE 3

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seven (7) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

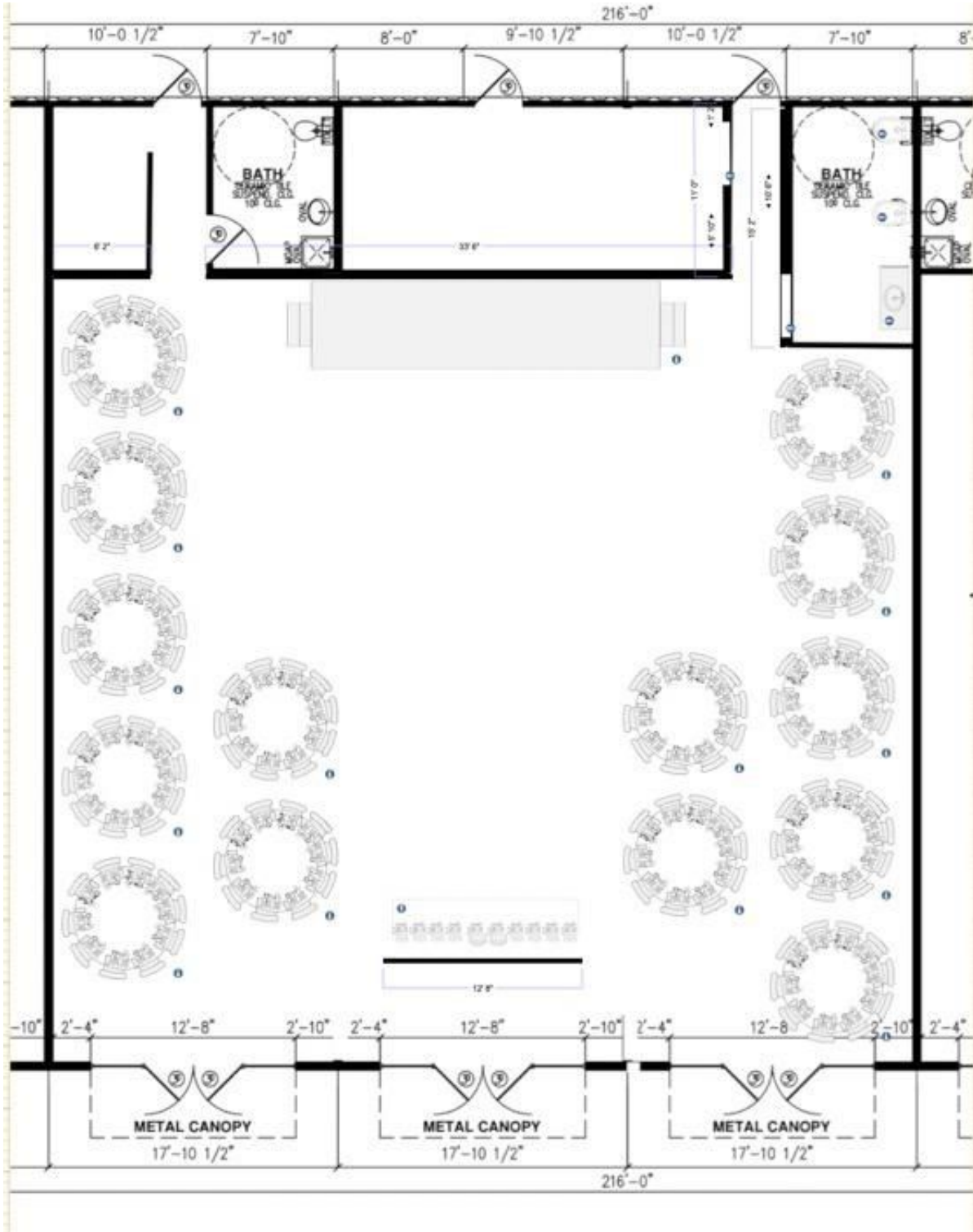
ATTACHMENTS:

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



Proposed Site

“La Condesa Event Center”
111 W. Nolana Avenue
San Juan, Texas





ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW
“LA CONDESA EVENT CENTER” AT 111 W. NOLANA AVENUE, SUITES 5
THROUGH 7, LEGALLY DESCRIBED AS LOT 2, CIRCLE K NO. 9123
SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING
ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS,
PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE;
PROVIDING FOR A CODE DISPOSITION.**

WHEREAS, Jose Santos has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “La Condesa Event Center” at 111 W. Nolana Avenue, Suites 5 through 7.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Jose Santos has applied for a Conditional Use Permit for an Event Center “La Condesa Event Center” at 111 W. Nolana Avenue Suites 5 through 7, subject to the following conditions:

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

perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

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

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

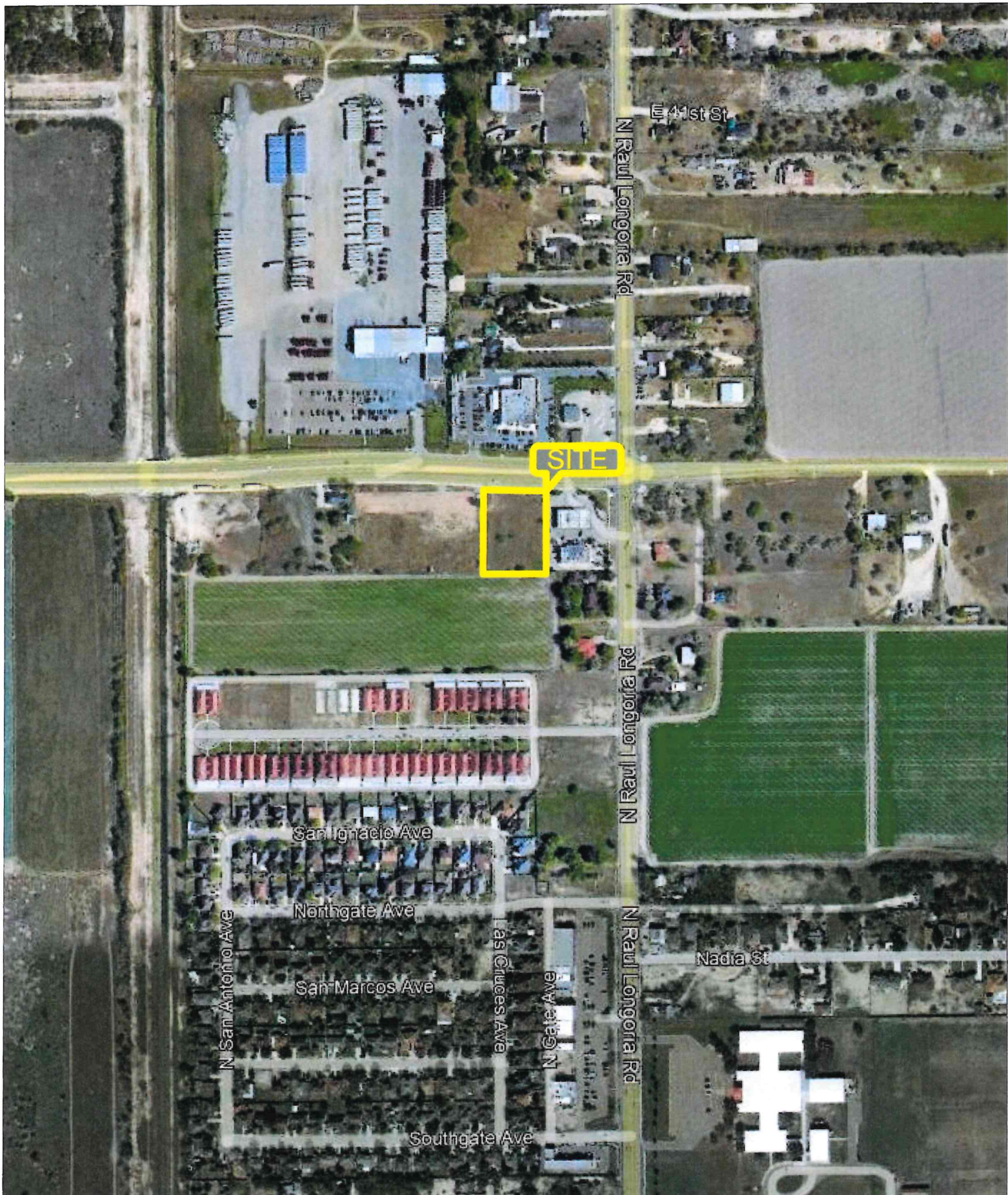
ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



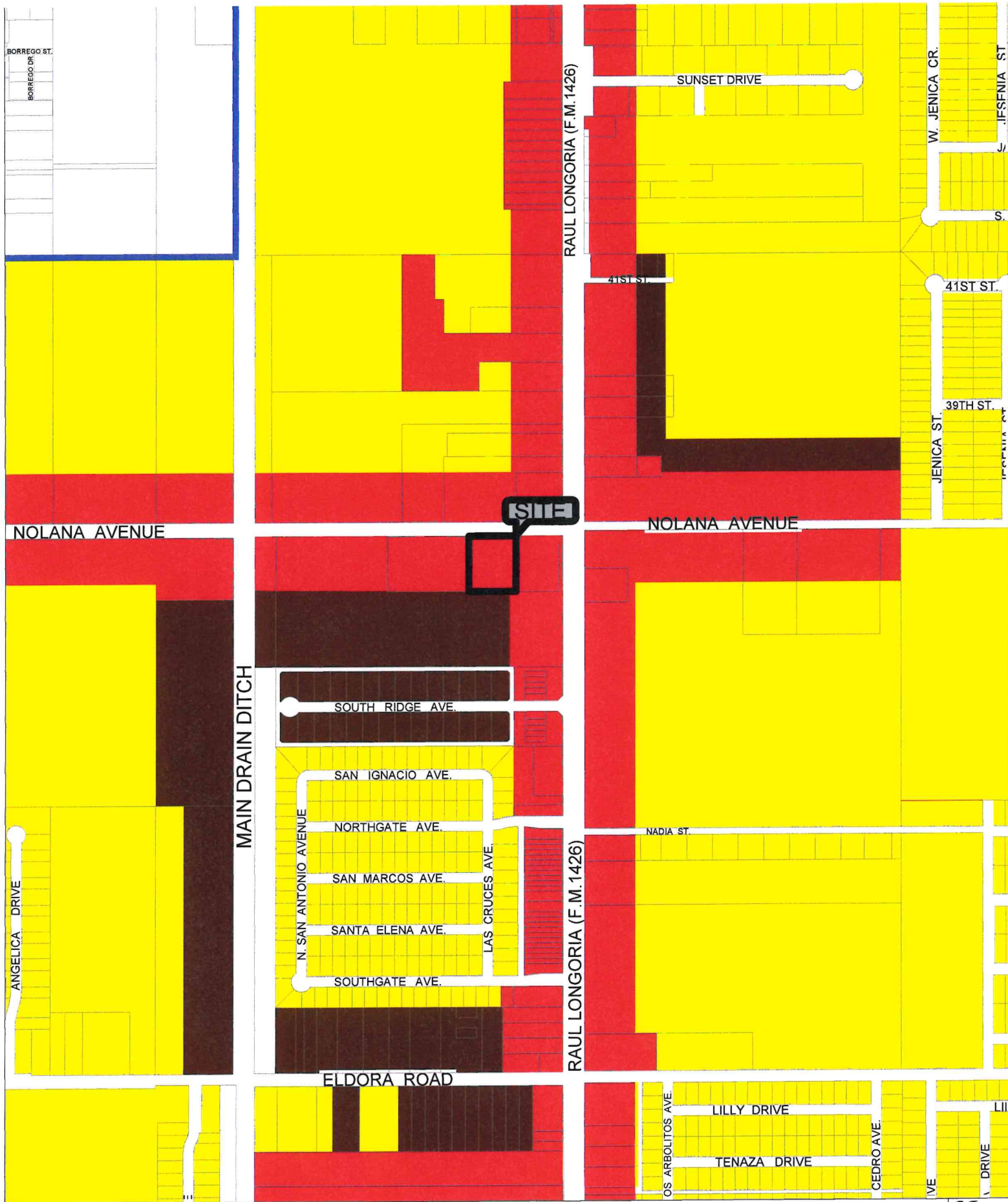


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "La Condesa Event Center" at 111 W. Nolana Avenue Suites 5-7, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Jose Santos.





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

Conditional Use Permit to allow "La Condesa Event Center" at 111 W. Nolana Avenue Suites 5-7, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Jose Santos.



RETAIL SPACES

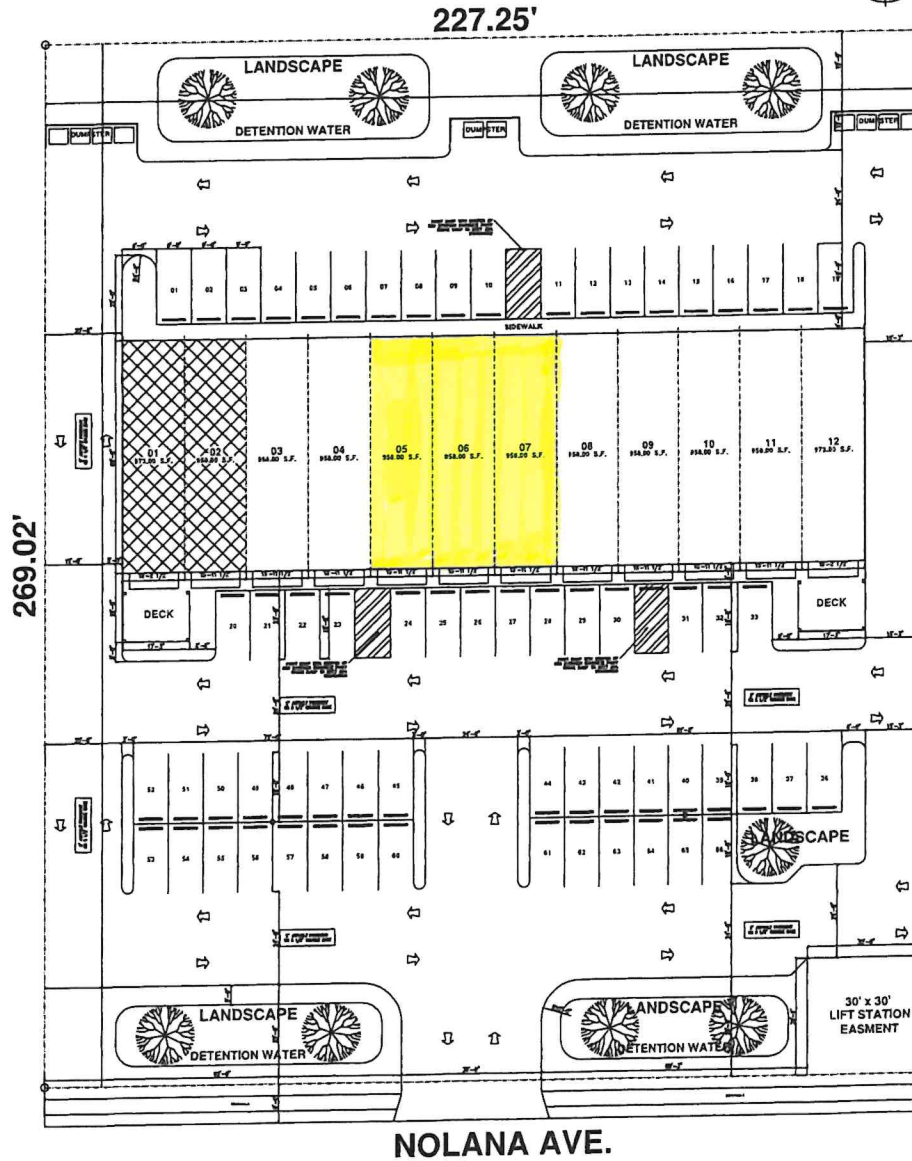
BUILDING AREA : 11,526.00 S.F.

BUILDING / SET BACKS

FRONT (NORTH) 60' MINIMUM
SIDE (WEAST, EAST) 15' MINIMUM
REAR (SOUTH) 15' MINIMUM

PARKING SPACES

PARKING 66 CAR SPACE
LANDSCAPE 10,335.00 S.F.
CURVE 5,778.00 F.L.
ASPHALT 32,020.00 S.F.



SHEET NO.
5-5

SITE PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY: O.C.	REVISED DATE:
CHECKED BY:	DEC. - 09 - 2021
COMPUTER:	

PROJECT NAME: Proposed Commercial for

LEGAL DESCRIPT.
THE URBAN DISTRICT
SAN JUAN PLAZA SUBMISSION
CITY OF SAN JUAN, HIDALGO COUNTY OF TEXAS

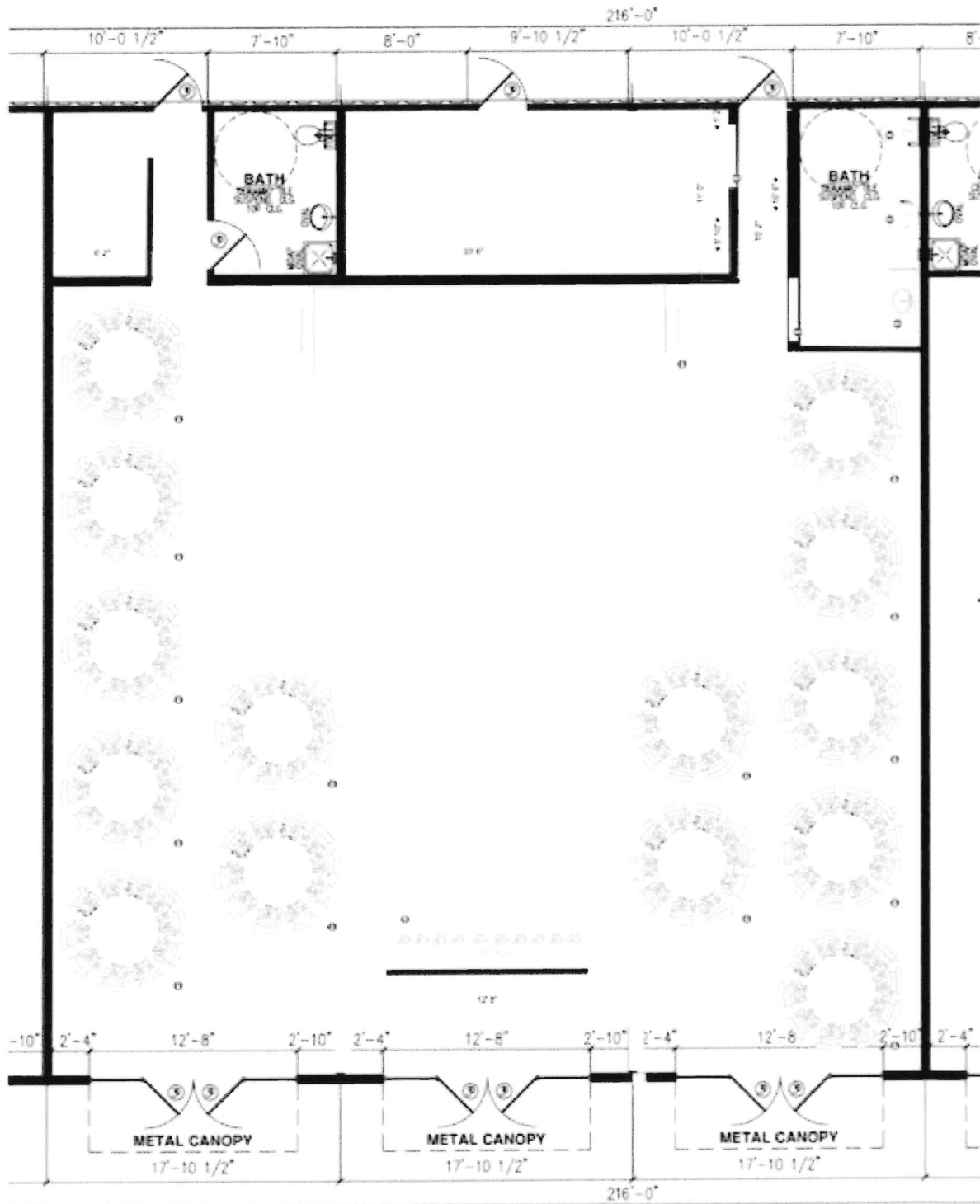
CESAR H. SANCHEZ Design Group

McAllen, Hidalgo
County of Texas

phone (956) 225 65 82
architectsanchez@live.com

PROJECT NO.
120921

La Condesa Event Center
 111 W. Nolana Avenue
 San Juan, Texas



Conditional Use Permit to allow “La Condesa Event Center” located at 111 W. Nolana Avenue Suites 5 through 7, legally described as Lot 2, Circle K No. 9123 Subdivision, as Requested by Jose Santos.

Santos, Jose
2701 Gator Avenue
Edinburg, TX 78542

Monarca Investment Group, LTD.
105 West Utility Dr.
Pharr, TX 78577

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

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

Garza, Hector Javier and
Armandina Garza
3818 Raul Longoria Road
Edinburg, TX 78542

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

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “Sweet Events” at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Ramirez.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on July 12, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Andrea Ramirez is applying for a conditional use permit to open an event center at commercial plaza located at Southeast corner of Veterans Boulevard and Sioux Road. The plaza has six (6) suites in total, with a restaurant, beauty salon and some offices. The suite is approximately 2,000 square feet; two entrances/exit along Veterans Boulevard.

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

RECOMMENDATION:

Staff recommends approval subject to compliance 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 – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Sweet Events” in a commercial area.
APPLICANT:	Andrea Ramirez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Porciones Center
LOCATION:	2003 N. Veterans Boulevard, Suites 1-2
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Vacant; General Business District (C-2) / Single-Family Residence District (R-S) <i>South</i> – Commercial; General Business District (C-2) / Single-Family Residence District (R-S) <i>East</i> – Residential; Single-Family Residence (R-S) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access along Veterans Boulevard.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to compliance with the list of conditions in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Andrea Ramirez is applying for a conditional use permit to open an event center at commercial plaza located at Southeast corner of Veterans Boulevard and Sioux Road. The plaza has six (6) suites in total, with a restaurant, beauty salon and some offices. The suite is approximately 2,000 square feet; two entrances/exit along Veterans Boulevard.

Suite size	2,000 square feet total
Parking spaces	42 common parking spaces

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

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

**CONDITIONAL USE PERMIT
“SWEET EVENTS”
JULY 26, 2022**

PAGE 3

11. There shall be no smoking inside the premises at any time.

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

ATTACHMENTS:

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



Proposed Event Center





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “SWEET EVENTS” IN A COMMERCIAL AREA LOCATED AT 2003 N. VETERANS BOULEVARD SUITES 1-2, LEGALLY DESCRIBED AS LOT 1, PORCIONES CENTER, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Andrea Ramirez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*Sweet Events*” in a commercial area.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Andrea Ramirez has applied for a Conditional Use Permit to allow “*Sweet Events*” at 2003 N. Veterans Boulevard Suites 1-2, subject to the following conditions:

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

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

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

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

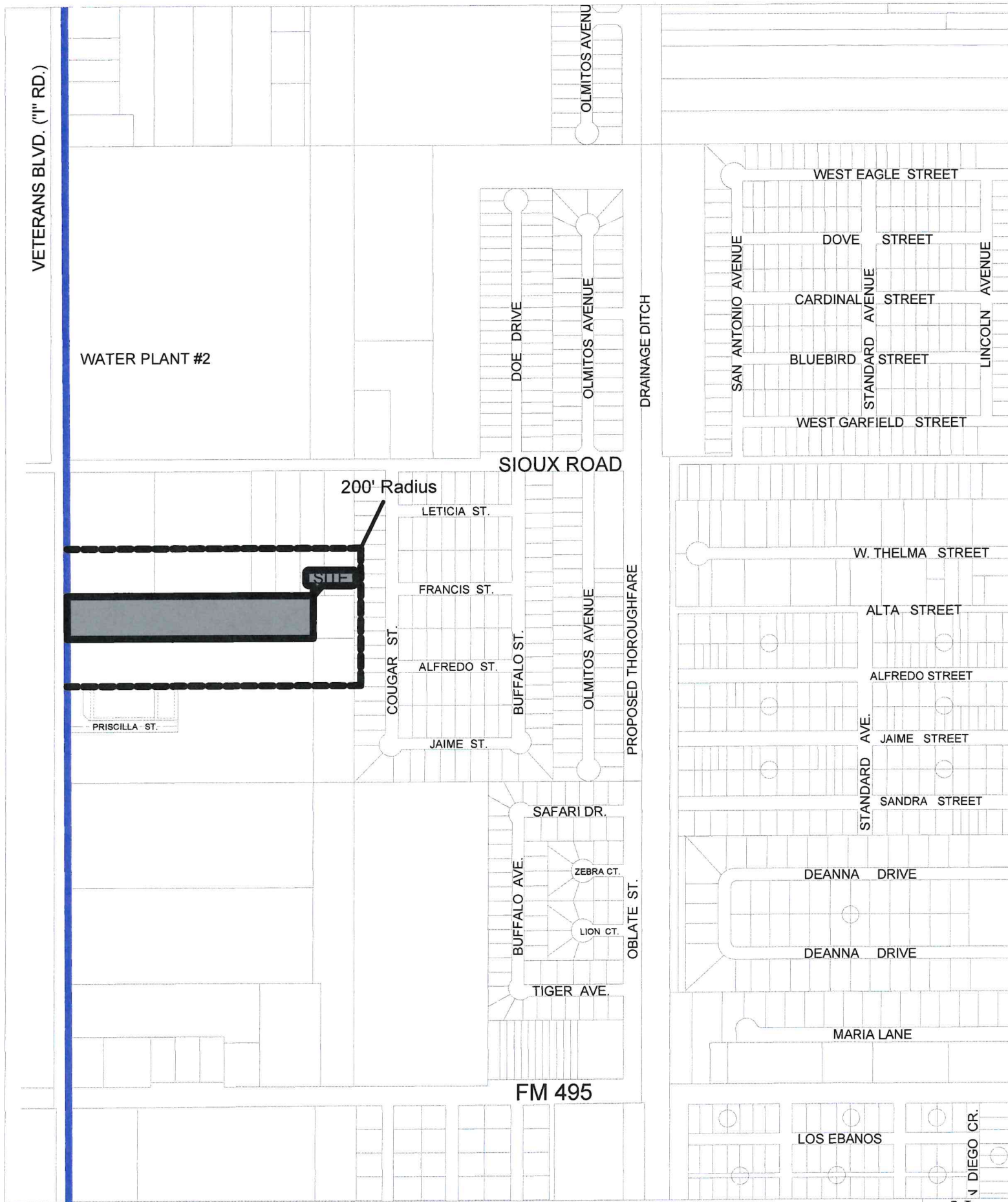
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

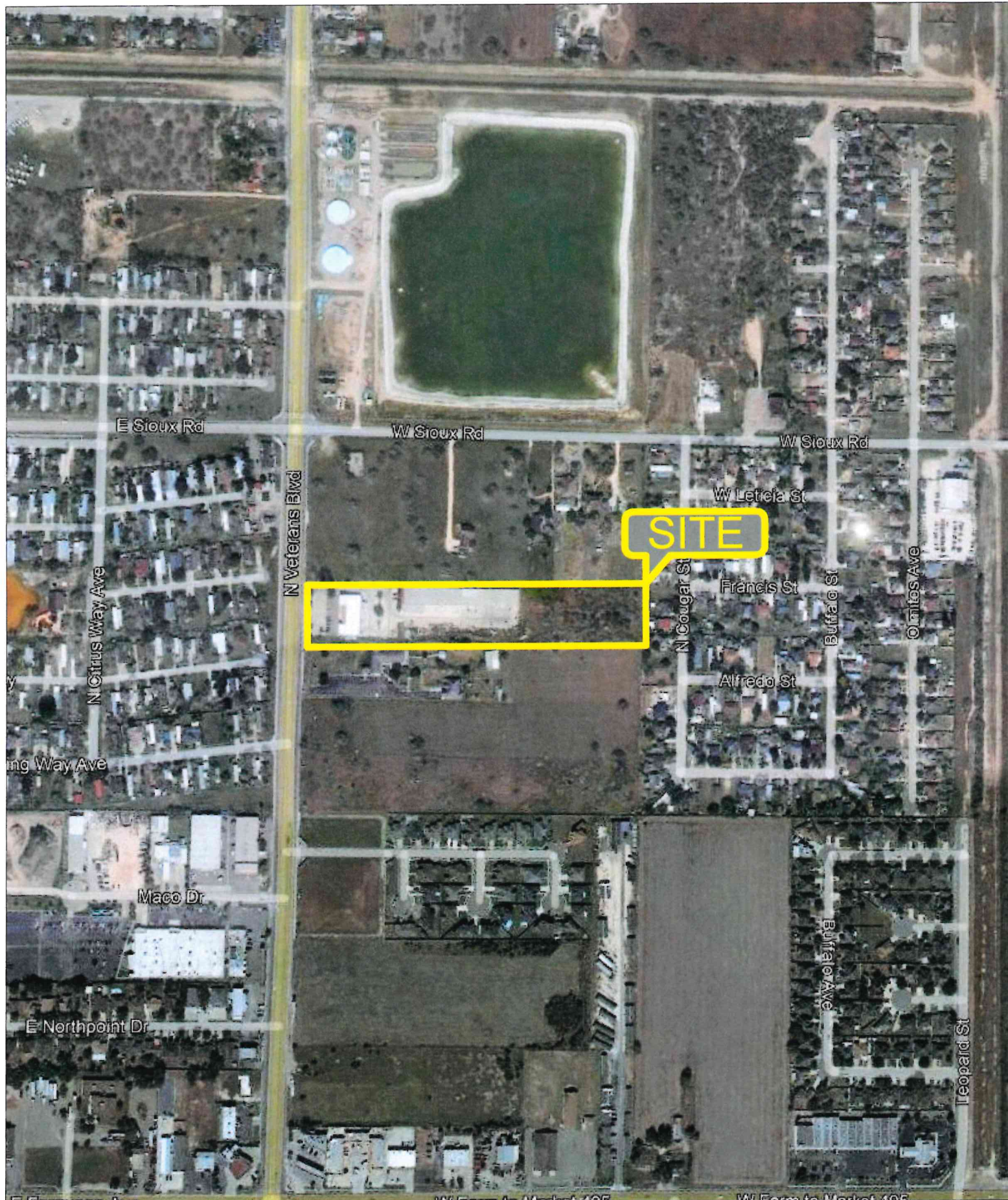


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Sanchez.





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Sanchez.

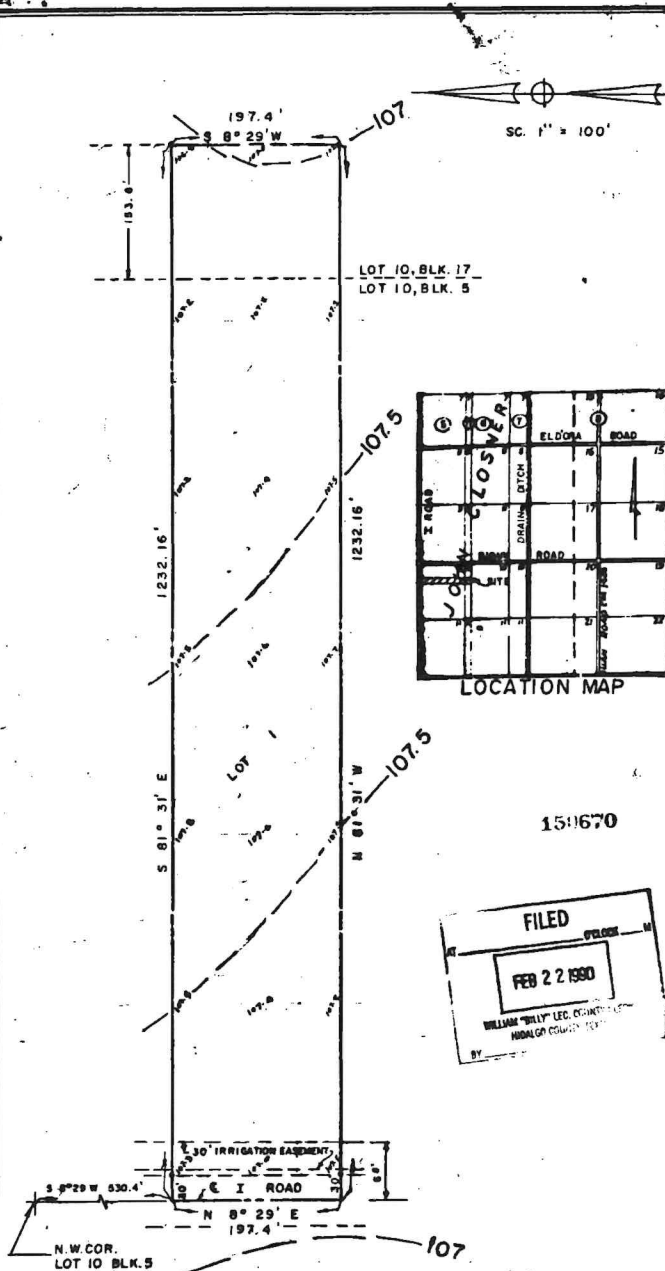




Zoning Districts			
	Single Family Residential (R-S)		Heavy Commercial (C-3)
	Manufactured Home (R-MH)		Light Industrial (I-1)
	Multi-Family Residential (R-MF)		Heavy Industrial (I-2)
	Neighborhood Commercial (C-1)		Open Space (O)
	General Business (C-2)		Exp. Corridor (EC)

Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Sanchez.





PORCIONES CENTER SUBDIVISION

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINE
FRONT 30'
SIDE 8'
REAR 10'
2. FLOOD ZONE "B", 100 YEAR ELEVATION EQUALS 107.0;
MIN. FINISH FLOOR ELEVATION 108.50.
3. ONE DWELLING PER LOT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFULL AND ACCURATE SURVEY ON THE GROUND OF THIS PROPERTY.

3-15-89
DATE

NOE GARZA, REG. PUBLIC SURVEYOR #2588



APPROVED FOR RECORDING

BY COMMISSIONER'S COURT

This the 20th day of Feb 1980
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas

By [Signature] Deputy

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
DATE: 2-20-80

CHECKED FOR DRAINAGE
BY [Signature]

A 5.58 acre tract of land out of Lot 10, Block 5 and Lot 10, Block 17, John Clossner Subdivision, of Porciones 71 & 72, Hidalgo County, Texas.
BEGINNING at a point on the West Line of Lot 10, Block 5, for the Northwest corner of the following described tract of land; said point being in "I" Road and located South 8 Deg. 29 Min. West, 530.4 feet from the Northwest corner of Lot 10, Block 5;
THENCE, parallel to the North Lines of Lot 10, Block 5, and Lot 10, Block 17, South 81 Deg. 31 Min. West, at 30.0 feet pass and iron pipe on the East line of "I" Road, at 1078.56 feet pass the common line between Lot 10, Block 5 and Lot 10, Block 17, and at 1232.16 feet an iron pipe on the East line of Lot 10, Block 17, for the Northeast corner hereof;
THENCE, with the East line of Lot 10, Block 17, South 8 Deg. 29 Min. West, 197.40 feet to an iron pipe, for the Southeast corner hereof;
THENCE, parallel to the North lines of Lot 10, Block 17, and Lot 10, Block 5, North 81 Deg. 31 Min. West, at 153.6 feet pass the common line between Lot 10, Block 17 and Lot 10, Block 5, at 1202.16 feet pass an iron pipe on the East line of "I" Road and at 1232.16 feet a point on the West line of Lot 10, Block 5, for the Southwest corner hereof;
THENCE, with the West line of Lot 10, Block 5, in "I" Road, North 8 Deg. 29 Min. West, 197.4 feet to the PLACE OF BEGINNING. Containing 5.58 acres of land, more or less, of which the West 30.0 feet, comprising 0.14 acre lies in "I" Road.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

March 15, 1989 [Signature]
DATE RAMON VASQUEZ JR.

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF March A.D., 1989

2-15-89 [Signature]
DATE NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, INEZ B. GARZA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

[Signature]
REGISTERED PROFESSIONAL ENGINEER No. 60824



APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF SAN JUAN THIS THE 9 DAY OF January, 1990 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF

[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF SAN JUAN TX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY.

1-9-90 [Signature]
DATE MAYOR

ATTEST: CITY CLERK

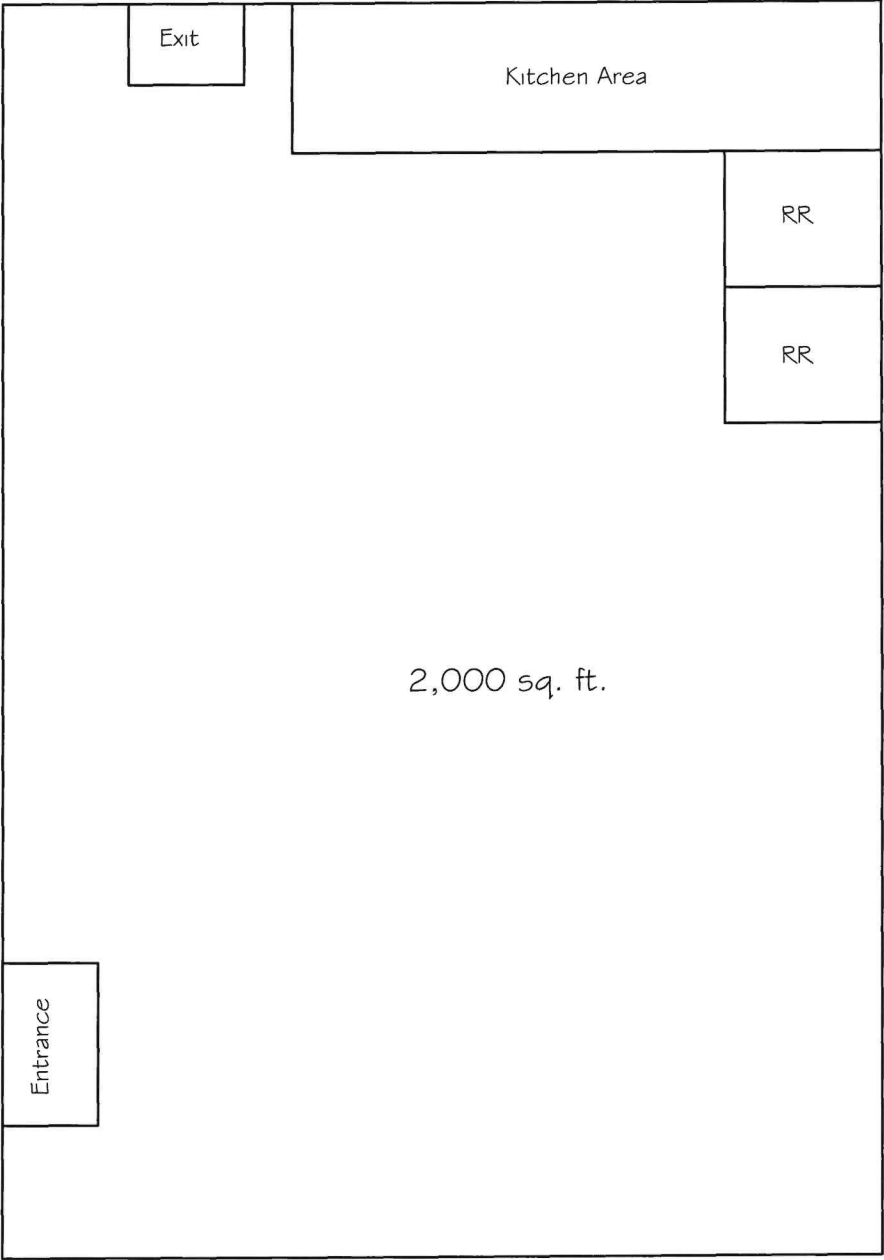
STATE OF TEXAS:
COUNTY OF HIDALGO:

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

Approved 11-6-89
[Signature]
PRESIDENT, HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

ATTEST: [Signature]
SECRETARY

Andrea Ramirez
"Sweet Events"
2003 N. Veterans Blvd. Suites 1 & 2



Conditional Use Permit to allow "Sweet Events" at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Ramirez.

Ramirez, Andrea Lilian
2003 N. Veterans Blvd. Suites 1-2
San Juan, TX 78589

Martinez, Nelda D.
2010 Cougar St.
San Juan, TX 78589

Vasquez, Ramon Jr.
P.O. Box 2805
San Juan, TX 78589

Pequeno, Isaac and Esperanza
Gonzalez
1410 Mary Ann St.
San Juan, TX 78589

Iglesia Evangelistica
De Fe El Shaddai
P.O. Box 1418
Pharr, TX 78577

Rubaldino, Adela
2006 Cougar St.
San Juan, TX 78589

Keller James C.
P.O. Box 2555
McAllen, TX 78502

Gonzalez, Lourdes Ordonez
2004 Cougar St.
San Juan, TX 78589

Villescas, Jesus Jr. and Aleida
805 W. Sioux Road
San Juan, TX 78589

Caudillo, Marto Jr.
1508 S. Ivy St.
Medford, OR 97501

Gutierrez, Edgar A. and Veronica
707 W. Sioux Road
San Juan, TX 78589

Franco, Maria
428 S. 15th St.
Alamo, TX 78516

Rodriguez, Arturo and Valerie
P.O. Box 1181
San Juan, TX 78589

Rodriguez, Jose Luis and Michelle
Cortez
1708 Wayne Dr.
Edinburg, TX 78542

Romo, Oscar and Sylvia
703 W. Sioux Road
San Juan, TX 78589

Martinez, Juan
1920 Cougar St.
San Juan, TX 78589

Carranco, Nora Irma
1104 W. Douglas
Pharr, TX 78577

Urbina, Herminio and Maria Estela
2012 Cougar St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “De la Mancha Event Center” at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on July 12, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Sanchez is taking over “The Hall Event Center” that was opened in 2020 with a different name. The event center is located at the Northeast corner of Veterans Boulevard and Chaparral Avenue, it has entrance on both streets. The suite size is 1,440 square feet and a total of 80 common parking spaces.

As per Fire Department the occupancy load for this suite is eighty (80) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that dance halls required one parking space for each 200 square feet of indoor recreation area. (See attachment).

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to ten (10) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to the list of requirements.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “De la Mancha Event Center” in a commercial area.
APPLICANT:	Juan Sanchez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Knights South 125.50 feet, of the West 196.00 feet of Lot 15, Block 5, SJ TR and West 196.00 feet of Lot 1
LOCATION:	502 N. Veterans Boulevard, Suite E
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> – Commercial; Single-Family Residence District (R-S) <u>West</u> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access to Veterans Boulevard and Chaparral Avenue.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Sanchez is taking over “The Hall Event Center” that was opened in 2020 with a different name. The event center is located at the Northeast corner of Veterans Boulevard and Chaparral Avenue, it has entrance on both streets. The suite size is 1,440 square feet and a total of 80 common parking spaces.

As per Fire Department the occupancy load for this suite is eighty (80) people. Off-street Parking Ordinance, Chapter 6, Section 3 established that *dance halls required one parking space for each 200 square feet of indoor recreation area.* (See attachment).

Suite size	24’ x 60’ (1,440 square feet)
Parking spaces	80 common parking spaces
Occupancy load as per Fire Dpt.	80 people
Required parking spaces	8 parking spaces

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

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

**CONDITIONAL USE PERMIT
“DE LA MANCHA EVENT CENTER”
JULY 26, 2022**

PAGE 3

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to ten (10) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 Site Plan
 Section of parking ordinance
 List of neighboring property owners receiving notice
 Ordinance





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “DE LA MANCHA EVENT CENTER” IN A COMMERCIAL AREA LOCATED AT 502 N. VETERANS BOULEVARD SUITE E, LEGALLY DESCRIBED AS KNIGHTS SOUTH 125.50 FEET, OF THE WEST 196.00 FEET OF LOT 15, BLOCK 5, SJ TR AND WEST 196.00 FEET OF LOT 1, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Juan Sanchez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “*De la Mancha Event Center*” in a commercial area.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Juan Sanchez has applied for a Conditional Use Permit to allow “*De la Mancha Event Center*” at 502 N. Veterans Boulevard Suite E, subject to the following conditions:

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

perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's Security Cameras Ordinance.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

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

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

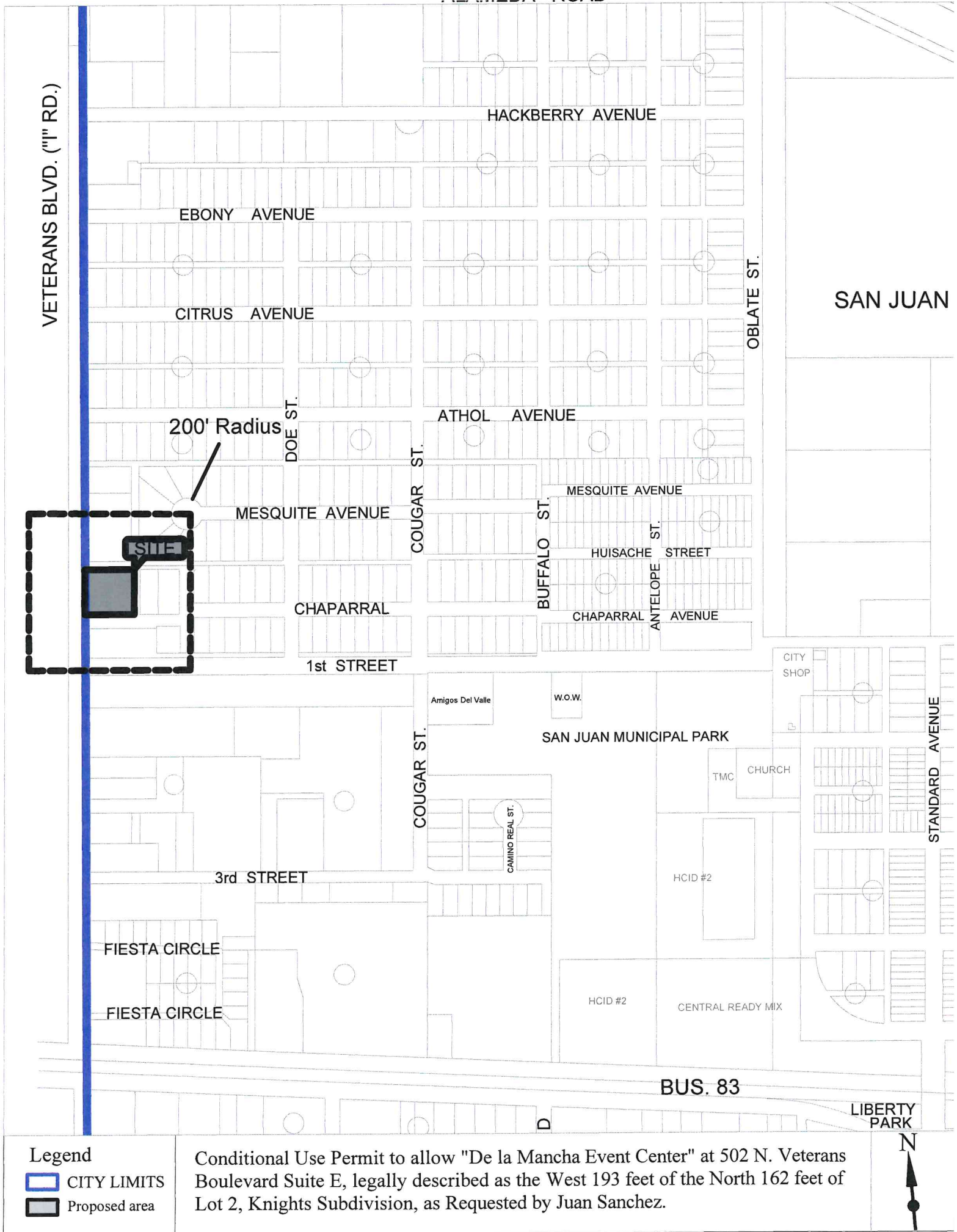
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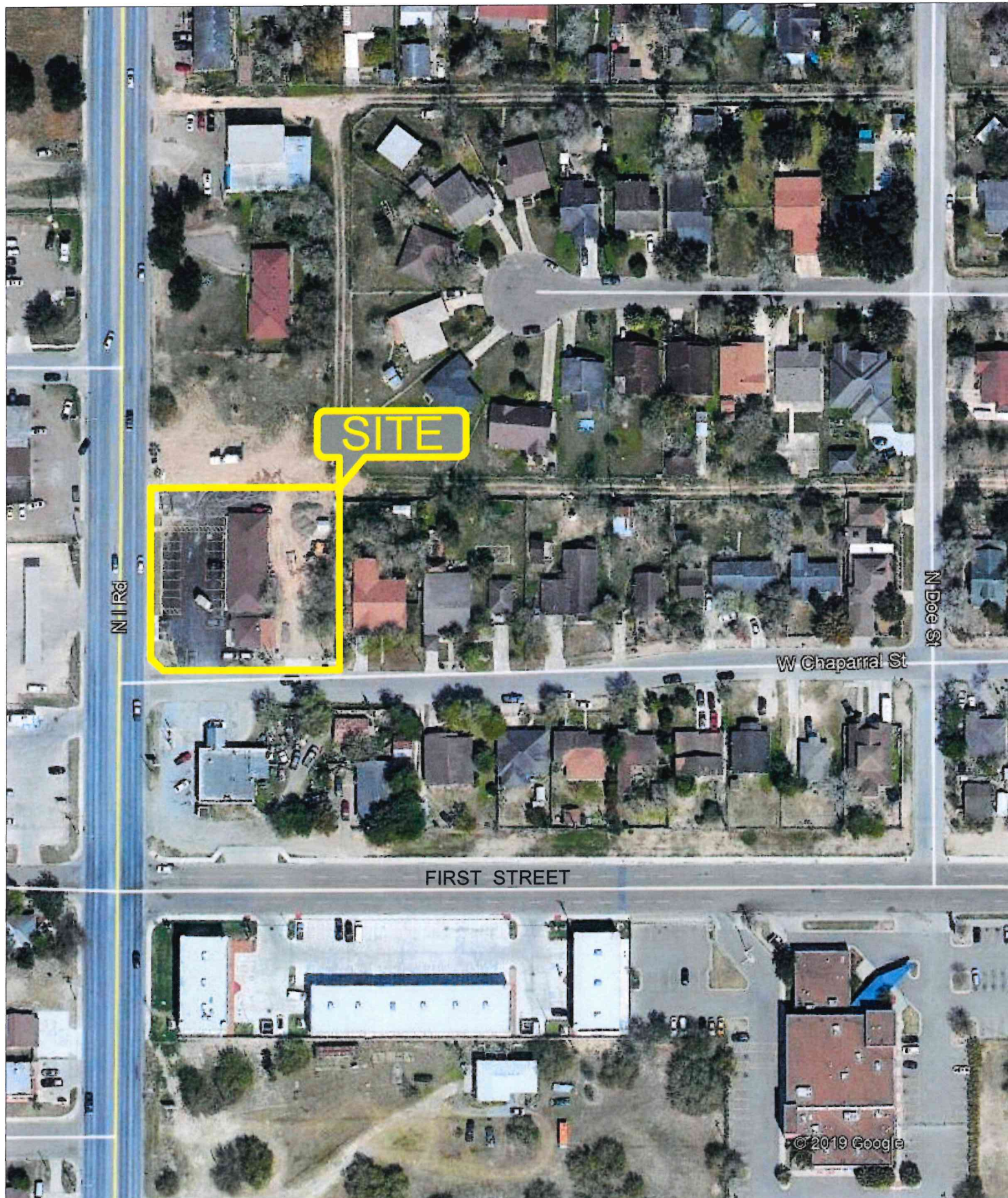
APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY





Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to allow "De la Mancha Event Center" at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.



VETERANS BLVD. ("I" RD)

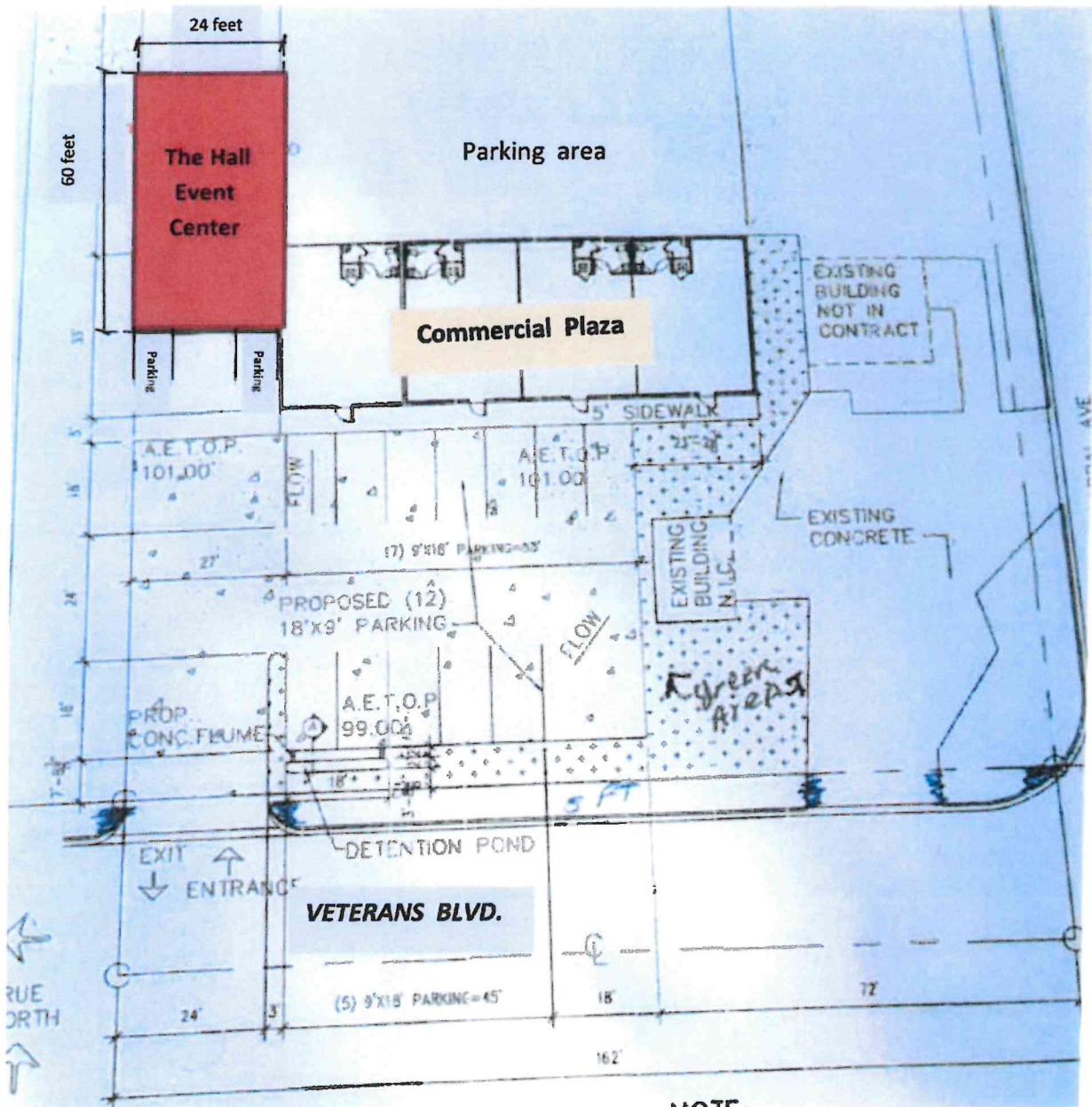


Single Family Residential (R-S)	Heavy Commercial (C-3)
Manufactured Home (R-MH)	Light Industrial (I-1)
Multi-Family Residential (R-MF)	Heavy Industrial (I-2)
Neighborhood Commercial (C-1)	Open Space (O)
General Business (C-2)	Exp. Corridor (EC)

Conditional Use Permit to allow "De la Mancha Event Center" at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.



**"The Hall Event Center"
502 N. Veterans Boulevard**



SECTION 3.00: PUBLIC FACILITIES.

- (a) Private Club or Lodge: One parking space for each 100 square feet of floor area.
- (b) Church or Temple: One parking space for every five seats in the main auditorium.
- (c) School: (Except High School or College) one parking space for each ten seats in the auditorium or main assembly room or one space for each classroom, whichever is greater.
- (d) High School: One parking space for each eight seats in the main auditorium or three spaces for each classroom, whichever is greater, and one space for each two employees.
- (e) County Club or Golf Club: Five parking spaces for each hole.
- (f) Community Center, Library, Museum or Art Gallery: Ten parking spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 sq. ft.
- (g) Hospital: One parking space for each 250 sq. ft. of floor area.
- (h) Theater or Auditorium (except school): One parking space for each four seats or bench seating places, or (a) one space per 800 sq. ft. of outdoor area, (b) one space per 200 sq. ft. of indoor recreational area exceeding 2,000 sq. ft. and (c) one space per 100 sq. ft. of associated indoor use whichever is greater.
- (i) Sports Arena, Stadium, or Gymnasium: One parking space for each five seats or bench seating places.
- (j) Hotel: One parking space for each guest room two sleeping rooms or suites plus one space for each 200 sq. ft. of commercial floor area contained therein including convention facilities.
- (k) Tourist Home, Cabin or Motel: One parking space for each sleeping room or suite.
- (l) Dance Hall, Assembly or Exhibition Hall without Fixed Seats: One parking space per 800 sq. ft. of outdoor recreational area and one space for each 200 square feet of indoor recreational area, and one space per 100 sq. ft. of associated indoor use.

Conditional Use Permit to allow "De la Mancha Event Center" at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.

Sanchez, Juan
1210 East San Pedro St.
Pharr, TX 78577

Santos, Ezequiel and Maria Luisa
800 W. Chaparral
San Juan, TX 78589

City of San Juan
709 S. Nebraska Avenue
San Juan, TX 78589

Correa, Yvette and Federico G.
904 W. Chaparral St.
San Juan, TX 78589

Garcia, Antonio M.
900 W. Chaparral St.
San Juan, TX 78589

Rubio, Oscar M.
Alejandro Cortazar
13203 Park Mmanor St.
San Antonio, TX 78230-1530

De Leon, Heraclio Jr. and
Herminia
901 W. Chaparral St.
San Juan, TX 78589

Gutierrez, Emilio
905 Mesquite St.
San Juan, TX 78589

Calvo, Eleazar and Nohemi G.
903 Mesquite St.
San Juan, TX 78589

Montes, Rafael and Leonor
901 Mesquite St.
San Juan, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JULY 26, 2022

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on July 12, 2022, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Cabrera is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at "Cabrera's Meat Market" located at the new commercial plaza located at the Southeast corner of Veterans Boulevard and Dalia Avenue. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The following are the list of requirements:

1. The applicant must comply with the City's Security Cameras Ordinance.
2. The proposed days and hours of operation are Monday thru Sunday from 7:00 a.m. to 9:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city's noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirteen (13) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to the list of requirements.

PREPARED BY:

APPROVED BY:

Daniel Tijerina,
Planning Director

Benjamin Arjona, City
Manager



MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/07/2022
CITY COMMISSION – 07/12/2022
DATE PREPARED – 07/01/2022

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Cabrera’s Meat Market”
APPLICANT:	Ricardo Cabrera
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 3, Hacienda Palms Subdivision
LOCATION:	2211 S. Veterans Boulevard, Suite #3 Located at the Southeast corner of Veterans Boulevard and Dalia Avenue
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Residential; Single-Family Residence District (R-S) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Outside city limits
ACCESS AND CIRCULATION:	This property has access to Veterans Boulevard and Dalia Avenue.
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Cabrera is applying for a conditional use permit for the Sale of Alcoholic Beverages (wine and beer) for Off-premise Consumption at “Cabrera’s Meat Market” located at the new commercial plaza located at the Southeast corner of Veterans Boulevard and Dalia Avenue. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The following are the list of requirements:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Sunday from 7:00 a.m. to 9:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirteen (13) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

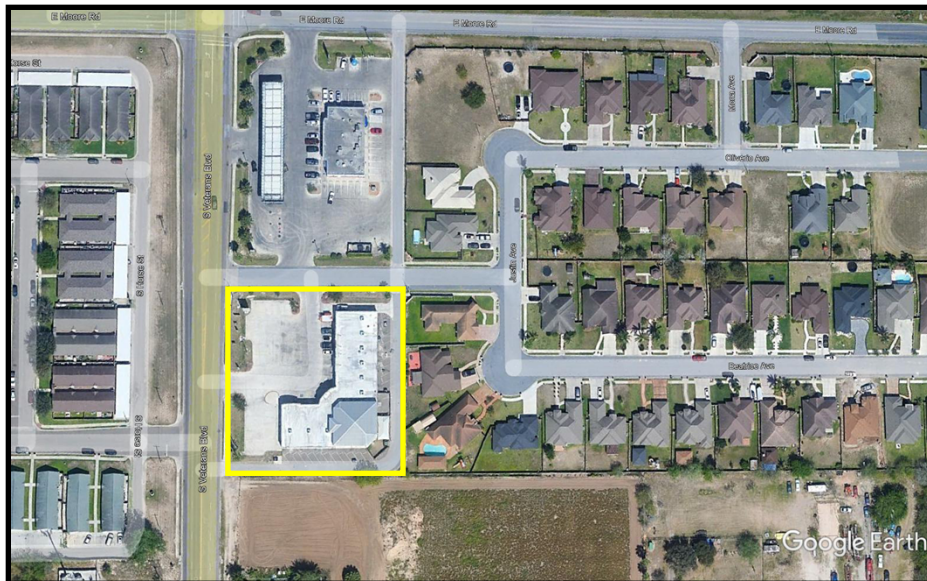
ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 Subdivision Plat
 List of neighboring property owners receiving notice
 Ordinance

**CONDITIONAL USE PERMIT
“CABRERA’S MEAT MARKET”
JULY 26, 2022**

PAGE 3



Cabrera's Meat Market





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR OFF-PREMISE CONSUMPTION AT “CABRERA’S MEAT MARKET” LOCATED AT 2211 S. VETERANS BOULEVARD SUITE 3, LEGALLY DESCRIBED AS LOT 3, HACIENDA PALMS SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Ricardo Cabrera has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at “Cabrera’s Meat Market”.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Ricardo Cabrera for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “Cabrera’s Meat Market Market” located at 205 W. Nolana Avenue, Suites 5-6, subject to the following conditions:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. The proposed days and hours of operation are Monday thru Sunday from 7:00 a.m. to 9:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city’s noise ordinance.

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

PASSED and **APPROVED** on first reading on the 12th day of July, 2022.

PASSED and **APPROVED** on second and final reading on the 26th day of July, 2022.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

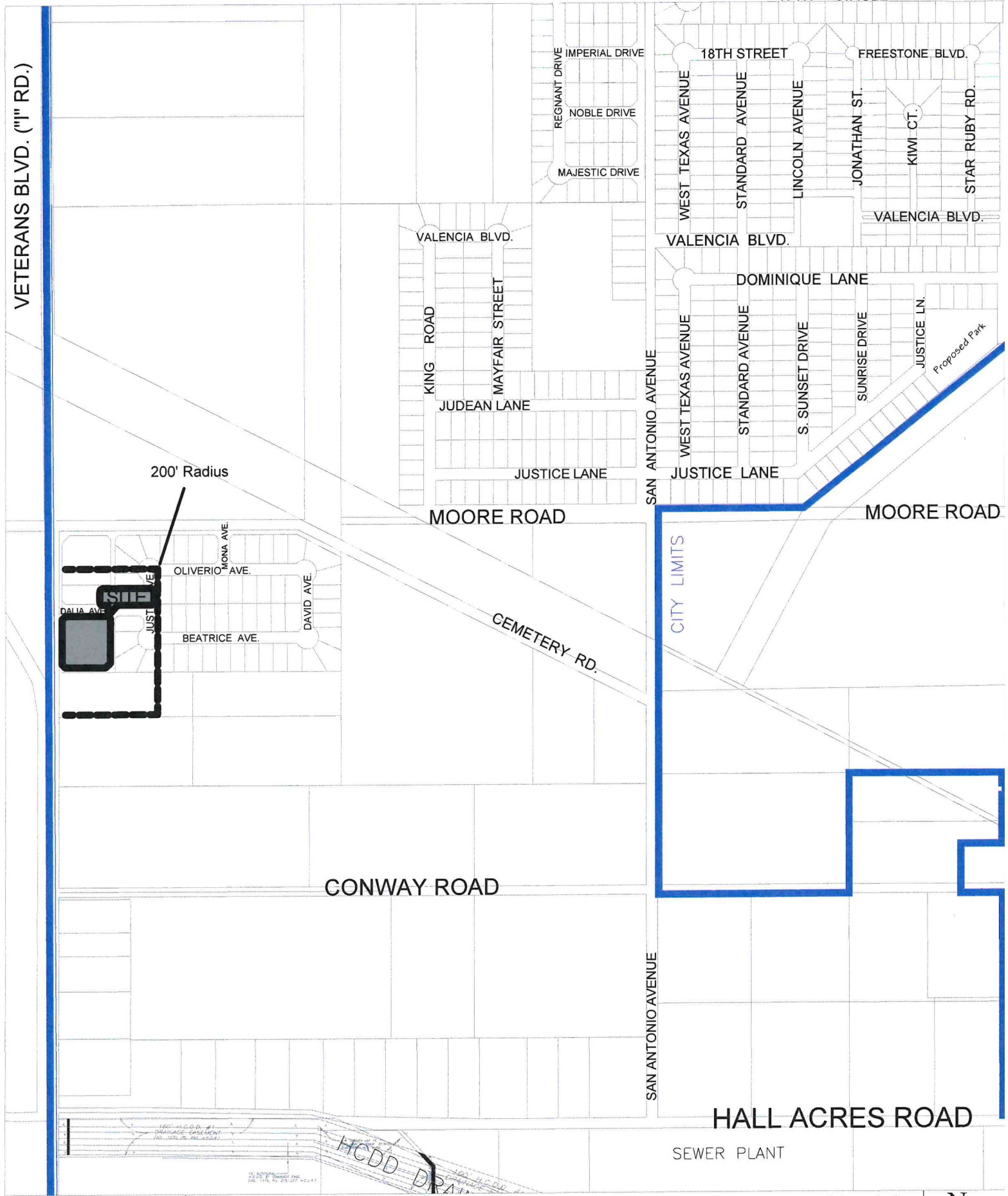
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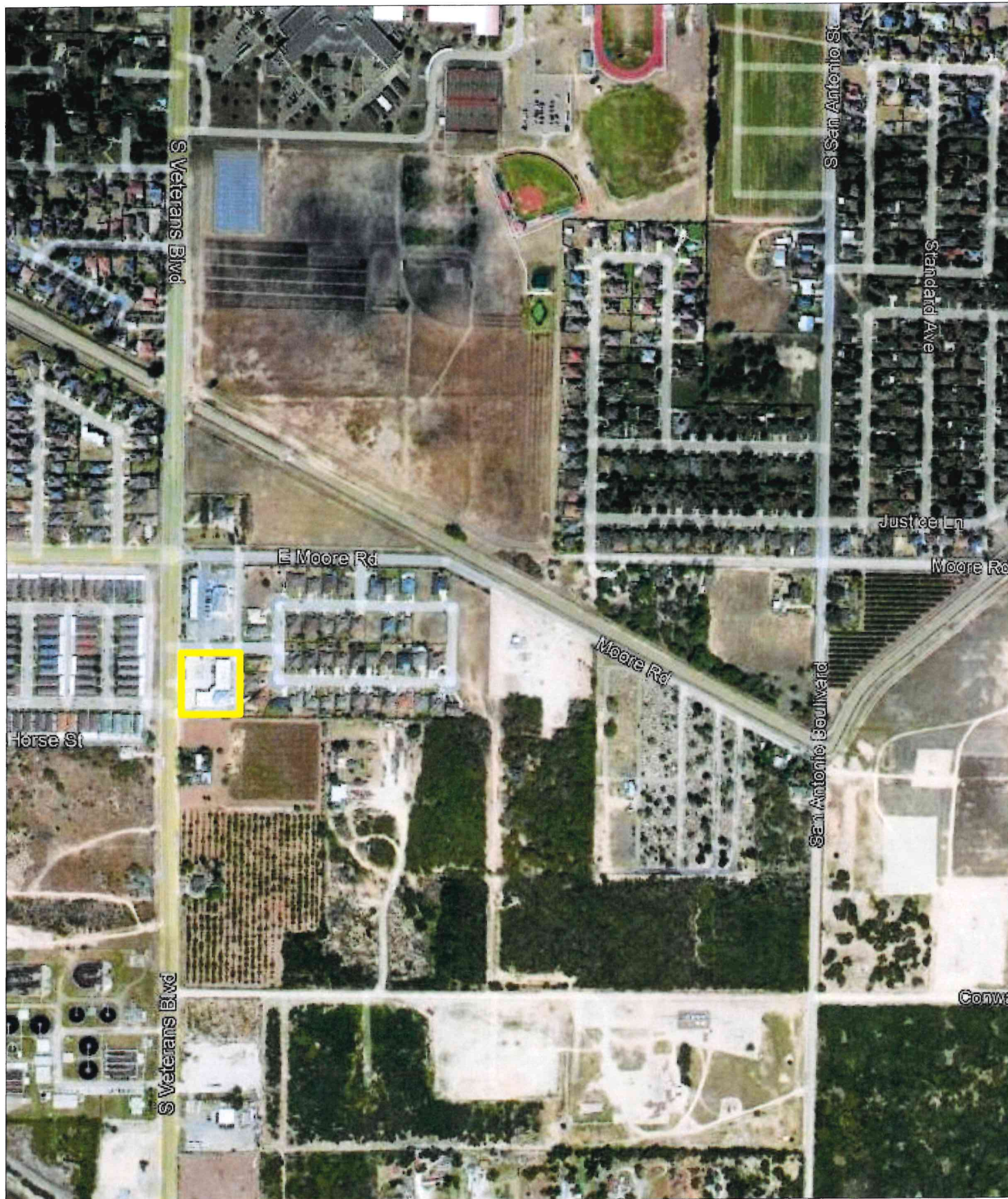
APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY





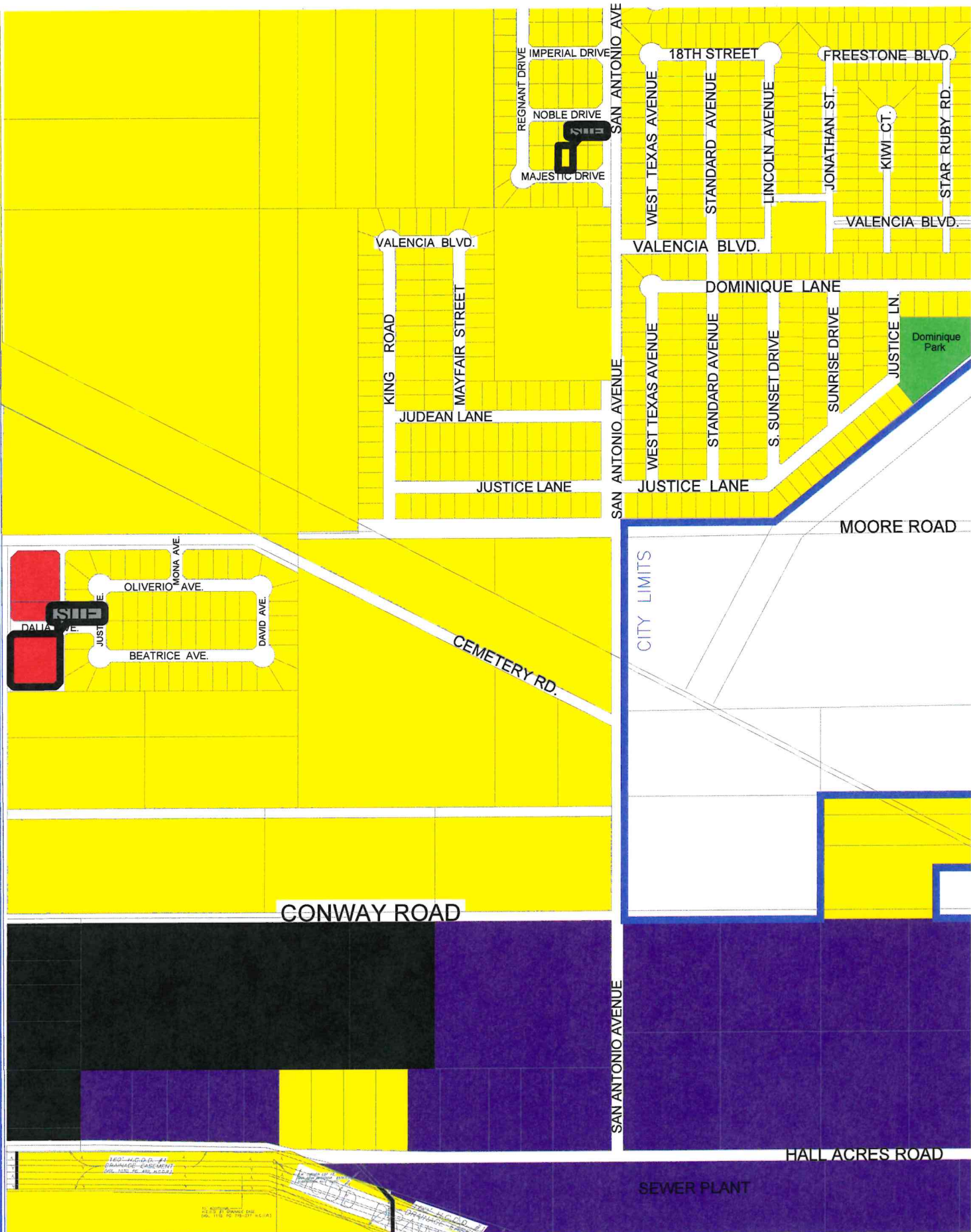
Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.



VETERANS BLVD. ("I" RD)



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

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.



SUBDIVISION PLAT OF HACIENDA PALMS SUBDIVISION

A TRACT OF LAND CONTAINING 16.75 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOTS 7 AND 8 SAN JUAN HACIENDA ESTATES UNIT NO. 1, MAP REFERENCE: VOLUME 6, PAGE 35, H.C.M.R., SAID 16.75 ACRES OF LAND ALSO BEING A PART OR PORTION OF A TRACT OF LAND DECEDED TO RUBEN A. PEREZ AND REBECA A. PEREZ RECORDED IN DOCUMENT NO. 700986, H.C.D.R.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND THE SAN JUAN HACIENDA ESTATES UNIT NO. 1, MAP REFERENCE: VOLUME 6, PAGE 35, H.C.M.R., SAID 16.75 ACRES OF LAND ALSO BEING A PART OR PORTION OF A TRACT OF LAND DECEDED TO RUBEN A. PEREZ AND REBECA A. PEREZ RECORDED IN DOCUMENT NO. 700986, H.C.D.R.

FAITH DEVELOPMENT, L.L.C.
PO BOX 2047
BY: JERRY GARZA, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JERRY GARZA, PRESIDENT OF FAITH DEVELOPMENT, L.L.C., KNOWN TO ME TO BE THE PERSONAL OWNER OF THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE HAD EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 03-23-2008 A.D.

THE UNDERSIGNED MAYOR OF THE CITY OF SAN JUAN, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMES WITHIN THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE: 7th DAY OF February, 2008 A.D.

THIS SUBDIVISION PLAT OF HACIENDA PALMS SUBDIVISION, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOTS 7 AND 8 SAN JUAN HACIENDA ESTATES UNIT NO. 1, MAP REFERENCE: VOLUME 6, PAGE 35, H.C.M.R., SAID 16.75 ACRES OF LAND ALSO BEING A PART OR PORTION OF A TRACT OF LAND DECEDED TO RUBEN A. PEREZ AND REBECA A. PEREZ RECORDED IN DOCUMENT NO. 700986, H.C.D.R.

DATE: 7th DAY OF February, 2008 A.D.

CHIEF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

JANER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATE: 11/16/06
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

CARLOS VASQUEZ, REGISTERED PUBLIC LAND SURVEYOR
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY REPRESENTS THE ACTUAL SURFACE OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE SURVEYED: FEBRUARY 25, 2005
(950) 618-1151

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4889
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78501

GENERAL NOTES:

1. PROPERTY IS LOCATED IN ZONE "C" ON A FLOOD HAZARD MAP BY THE COMMUNITY PANEL NO. 4005A GACS C. REVISED NOV. 16, 1982.
2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
3. THIS SUBDIVISION IS A TOTAL OF 666 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR EACH LOT.
4. ON ANY EASEMENTS EXCEPT LOTS 1-3, MINIMUM BUILDING SETBACKS SHALL BE:
LOT 1: 30' FRONT, 10' SIDE, 10' REAR
LOT 2: 30' FRONT, 10' SIDE, 10' REAR
LOT 3: 30' FRONT, 10' SIDE, 10' REAR
5. MINIMUM BUILDING SETBACKS SHALL BE:
LOT 1: 30' FRONT, 10' SIDE, 10' REAR
LOT 2: 30' FRONT, 10' SIDE, 10' REAR
LOT 3: 30' FRONT, 10' SIDE, 10' REAR

6. A 60' COMMON PARKING EASEMENT IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR THE INSTALLATION OF A 60' WIDE PARKING LOT.
7. LOTS 1, 2 & 3 ARE DESIGNATED AS COMMERCIAL LOTS.
8. ONE SINGLE FAMILY DWELLING PER LOT FOR LOTS 4-58.
9. A 5' SIDEWALK REQUIRED ALONG FRONTAGE OF EACH LOT IS REQUIRED AT THE LOCATION WHERE SUCH SERVICE LATERAL IS TO BE INSTALLED.
10. THERE ARE NO WATER WELLS WITHIN 150' OF THE BOUNDARIES OF THE SUBDIVISION.
11. THE SUBDIVISION IS LOCATED 1/2 MILE EAST OF THE INTERSECTION OF THIS SUBDIVISION ON THE EAST SIDE OF "Y" ROAD.
12. CONTROL POWER AND LIGHT CORP. COMPANY IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR THE INSTALLATION OF A 60' WIDE PARKING LOT.
13. AN 8' BUFFER SHALL BE REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL ZONES AT BUILDING PERMIT STAGE.
14. THE LOT OWNERS OF COMMERCIAL LOTS 1-3 SHALL BE RESPONSIBLE FOR MAINTAINING THE 20' ALLEY AND NOT THE CITY OF SAN JUAN.
15. NO ACCESS OR LOT FRONTAGE SHALL BE PERMITTED ON MOORE ROAD FROM LOTS 25-34 AT BUILDING PERMIT STAGE.
16. DRIVEWAY BUFFER IS REQUIRED ON LOTS 25-34 AT BUILDING PERMIT STAGE.

METES AND BOUNDS DESCRIPTION

TRACT OF LAND COMMENCING AT THE SOUTHWEST CORNER OF THE SAN JUAN HACIENDA ESTATES UNIT NO. 1, MAP REFERENCE: VOLUME 6, PAGE 35, H.C.M.R., SAID 16.75 ACRES OF LAND ALSO BEING A PART OR PORTION OF A TRACT OF LAND DECEDED TO RUBEN A. PEREZ AND REBECA A. PEREZ RECORDED IN DOCUMENT NO. 700986, H.C.D.R., AND SAID 16.75 ACRES OF LAND ALSO BEING A PART OR PORTION OF A TRACT OF LAND DECEDED TO RUBEN A. PEREZ AND REBECA A. PEREZ RECORDED IN DOCUMENT NO. 700986, H.C.D.R.

THENCE N 81° 36' 35" E, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 118.23 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "000 U.S." SET ON THE SOUTHWEST CORNER OF SAID LOT 6, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S 0° 31' 25" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID "Y" ROAD, A DISTANCE OF 104.41 FEET TO A PLASTIC CAP STAMPED "000 U.S." SET FOR THE MOST WESTERN CORNER OF THIS TRACT;

THENCE S 0° 31' 25" E, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "000 U.S." SET ON THE CENTER LINE OF SAID MOORE ROAD AND THE NORTH LINE OF SAID LOT 7, FOR THE MOST WESTERN CORNER OF THIS TRACT;

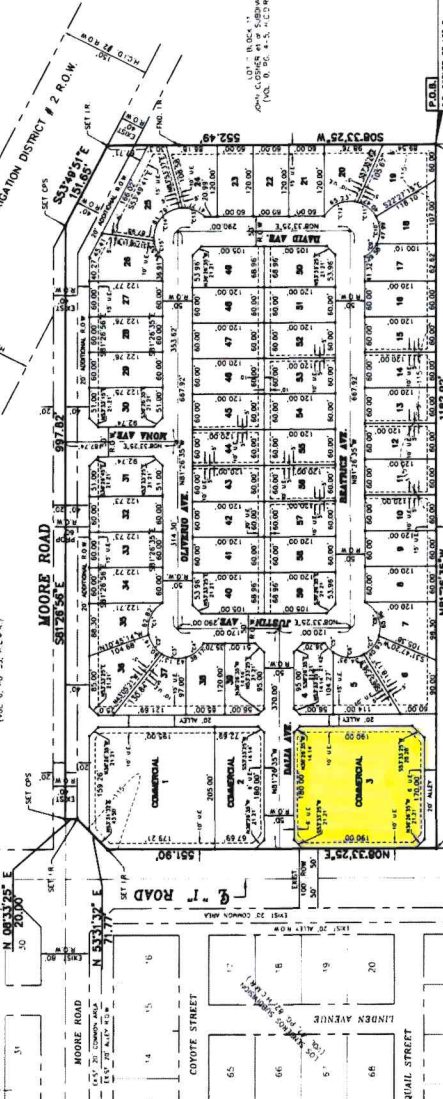
THENCE S 0° 31' 25" E, A DISTANCE OF 120.58 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "000 U.S." SET ON THE CENTER LINE OF SAID MOORE ROAD AND THE NORTH LINE OF SAID LOT 7, FOR THE MOST WESTERN CORNER OF THIS TRACT;

THENCE S 0° 31' 25" E, A DISTANCE OF 120.58 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "000 U.S." SET ON THE CENTER LINE OF SAID MOORE ROAD AND THE NORTH LINE OF SAID LOT 7, FOR THE MOST WESTERN CORNER OF THIS TRACT;

THENCE S 0° 31' 25" E, A DISTANCE OF 120.58 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "000 U.S." SET ON THE CENTER LINE OF SAID MOORE ROAD AND THE NORTH LINE OF SAID LOT 7, FOR THE MOST WESTERN CORNER OF THIS TRACT;

THENCE S 0° 31' 25" E, A DISTANCE OF 120.58 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "000 U.S." SET ON THE CENTER LINE OF SAID MOORE ROAD AND THE NORTH LINE OF SAID LOT 7, FOR THE MOST WESTERN CORNER OF THIS TRACT;

SCALE: 1" = 100'
BASIS OF BEARING:
TRIMAS AND ALL SOUTH ZONE
SYSTEM AND ALL SOUTH ZONE



LOT 1
LOT 2
LOT 3
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LOT 54
LOT 55
LOT 56
LOT 57
LOT 58

IRREGULAR LOT AREAS

LOT #	AREA (SQ. FT.)	PERCENT OF TOTAL
1	16,750.00	0.99
2	16,750.00	0.99
3	16,750.00	0.99
4	16,750.00	0.99
5	16,750.00	0.99
6	16,750.00	0.99
7	16,750.00	0.99
8	16,750.00	0.99
9	16,750.00	0.99
10	16,750.00	0.99
11	16,750.00	0.99
12	16,750.00	0.99
13	16,750.00	0.99
14	16,750.00	0.99
15	16,750.00	0.99
16	16,750.00	0.99
17	16,750.00	0.99
18	16,750.00	0.99
19	16,750.00	0.99
20	16,750.00	0.99
21	16,750.00	0.99
22	16,750.00	0.99
23	16,750.00	0.99
24	16,750.00	0.99
25	16,750.00	0.99
26	16,750.00	0.99
27	16,750.00	0.99
28	16,750.00	0.99
29	16,750.00	0.99
30	16,750.00	0.99
31	16,750.00	0.99
32	16,750.00	0.99
33	16,750.00	0.99
34	16,750.00	0.99
35	16,750.00	0.99
36	16,750.00	0.99
37	16,750.00	0.99
38	16,750.00	0.99
39	16,750.00	0.99
40	16,750.00	0.99
41	16,750.00	0.99
42	16,750.00	0.99
43	16,750.00	0.99
44	16,750.00	0.99
45	16,750.00	0.99
46	16,750.00	0.99
47	16,750.00	0.99
48	16,750.00	0.99
49	16,750.00	0.99
50	16,750.00	0.99
51	16,750.00	0.99
52	16,750.00	0.99
53	16,750.00	0.99
54	16,750.00	0.99
55	16,750.00	0.99
56	16,750.00	0.99
57	16,750.00	0.99
58	16,750.00	0.99

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	CHORD
"C1"	71°59'14"	50.00'	36.32'	58.77'
"C2"	45°59'58"	50.00'	21.22'	40.14'
"C3"	48°16'25"	50.00'	22.40'	42.13'
"C4"	43°44'23"	50.00'	20.07'	38.17'
"C5"	24°32'58"	50.00'	10.88'	21.42'
"C6"	62°57'49"	50.00'	30.67'	54.95'
"C7"	46°34'16"	50.00'	21.69'	39.80'
"C8"	75°34'57"	50.00'	38.77'	65.96'
"C9"	53°33'46"	50.00'	25.24'	45.15'
"C10"	46°22'14"	50.00'	21.41'	40.47'
"C11"	74°44'13"	50.00'	38.19'	65.23'
"C12"	47°51'46"	50.00'	22.19'	41.77'
"C13"	93°43'08"	50.00'	53.36'	81.79'
"C14"	39°33'52"	50.00'	17.98'	34.53'

FILED FOR RECORD IN
HIDALGO COUNTY CLERK'S OFFICE
ON 04/01/2005 AT 10:00 AM
BY: JERRY GARZA, PRESIDENT

DATE: 04/01/2005

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HIDALGO COUNTY CLERK'S OFFICE
ON 04/01/2005 AT 10:00 AM
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ON 04/01/2005 AT 10:00 AM
BY: JERRY GARZA, PRESIDENT

DATE: 04/01/2005

DATE OF PREPARATION: APRIL, 2005
DRAWN BY: P. GONZALEZ, L. HERNANDEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. BOVE AVENUE, MCALLEN, TEXAS 78504
PHONE (956) 448-1188

LOCATION MAP
N.T.S.

PROJECT SITE
PHASE 1
PHASE 2
PHASE 3

MOORE ROAD
COYOTE STREET
QUAIL STREET
LINDE AVENUE

SAN JUAN
SAN JUAN

PHASE 1
PHASE 2
PHASE 3

MOORE ROAD
COYOTE STREET
QUAIL STREET
LINDE AVENUE

SAN JUAN
SAN JUAN

PHASE 1
PHASE 2
PHASE 3

Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera's Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.

Cabrera, Ricardo
2211 S. Veterans Blvd. Suite 3
San Juan, TX 78589

Mendoza, Juan Jose Luviano
Av. Paseo de las Palomas 208 B
Fracc. Las Alamedas
Atizan de Zaragoza 52970 Mexico

Gonzalez, Epigmenio and Liliana
P.O. Box 2535
Edinburg, TX 78540

Luengo, Martha Susana
807 Oliverio Avenue
San Juan, TX 78589

National Retail Properties, LP.
450 S. Orange Avenue Suite 900
Orlando, FL 32801-339

Gonzalez, David and Guillermina
Garcia
806 Beatrice Avenue
San Juan, TX 78589

Teysha Group, LLC.
4121 N. 10th St. Box 209
McAllen, TX 78504

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

Villarreal, Daniel R. and Maria C.
2204 Justin Avenue
San Juan, TX 78589

Aranda, Jesus Alejandro Gomez
2206 Justin Avenue
San Juan, TX 78589

Munoz, Erik P. and Karla P.
2208 Justin Avenue
San Juan, TX 78589

Enriquez, Jose
2210 Justin Avenue
San Juan, TX 78589

Tobar, Oscar Armando and
Jennifer del Carmen
811 Beatrice Avenue
San Juan, TX 78589



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: July 5, 2022
Subject: Monthly Collection Report – June, 2022

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

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

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

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2021	2020	2019	2018	2017
Tax Levy	9,088,383.56	8,178,632.33	7,793,728.78	7,286,363.64	7,112,363.88
Adjustment to date	70,491.94	267,480.56	(31,767.84)	(16,319.15)	(4,985.64)
Adjusted Tax Levy	9,158,875.50	8,446,112.79	7,761,960.94	7,270,044.49	7,107,378.24
Collections to date	8,712,788.24	8,133,995.20	7,396,436.76	6,913,739.06	6,751,777.82
Percentage Collected	95.13%	96.30%	95.29%	95.10%	95.00%

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

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

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

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

**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
JUNE 2022**

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2021/2022	COLLECTED 2020/2021
2021 TAX ROLL	9,088,383.58	8,712,788.24		70,491.94	446,087.26	95.13%	95.18%
2020 & PRIOR YRS	1,310,937.78	304,258.37		(18,158.22)	988,521.19	23.54%	23.19%
ROLLBACK	8,033.72	14,414.64		11,264.86	4,883.94	74.69%	0.00%
TOTALS	10,407,355.06	9,031,461.25		63,598.58	1,439,492.39		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF JUNE 2022

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	75,082.50	(566.72) CURRENT
CURRENT YEAR-P&I	10,425.31	
PRIOR YEARS-BASE TAX	24,113.99	- PRIOR
PRIOR YEARS-P&I	9,810.31	
ROLLBACK	7,208.82	- ROLLBACK
ROLLBACK P&I	792.74	
ATTORNEY FEES	4,565.98	PURGED
TOTAL COLLECTIONS	131,997.65	(566.72)
LESS TRANSFERRED	83,414.48	
LESS IN TRANSIT	45,211.55	
LESS DUE TO HCAD COMM. FEE	(4.38)	
LESS DUE TO CO TREASURER	3,376.00	
BALANCE		

*****AFFIDAVIT*****

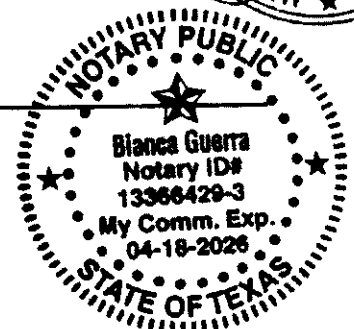
I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF JUNE 2022 IS CORRECT

Pablo (Paul) Villarreal
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 11TH DAY OF JULY 2022 A.D.

Bianca Guerra
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF JUNE 2022**

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2021-2022</u>	<u>2020-2021</u>	<u>DIFFERENCE</u>
<u>2021 CURRENT</u>			
ORIGINAL LEVY	9,088,383.56	8,178,632.23	909,751.33
MODIFICATIONS	70,491.94	267,796.38	(197,304.44)
CURRENT LEVY	9,158,875.50	8,446,428.61	712,446.89
CURRENT COLLECTIONS THIS MONTH	75,082.50	80,509.82	(5,427.32)
CURRENT COLLECTIONS TO DATE	8,712,788.24	8,038,910.70	673,877.54
OUTSTANDING TO DATE	446,087.26	407,517.91	38,569.35
PERCENT COLLECTED/ORIGINAL	95.87%	98.29%	-2.42%
PERCENT COLLECTED/MODIFIED	95.13%	95.18%	-0.05%
TOTAL COLLECTIONS FISCAL YEAR	8,712,788.24	8,038,910.70	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,310,937.78	1,400,520.59	(89,582.81)
MODIFICATIONS	(18,158.22)	(3,996.97)	(14,161.25)
DELINQUENT LEVY	1,292,779.56	1,396,523.62	(103,744.06)
DELINQUENT COLLECTIONS THIS MONTH	24,113.99	26,667.79	(2,553.80)
DELINQUENT COLLECTIONS TO DATE	304,258.37	323,886.04	(19,627.67)
OUTSTANDING TO DATE	988,521.19	1,072,637.58	(84,116.39)
PERCENT COLLECTED/ORIGINAL	23.21%	23.13%	0.08%
PERCENT COLLECTED/MODIFIED	23.54%	23.19%	0.35%
TOTAL COLLECTIONS FISCAL YEAR	304,258.37	323,886.04	
<u>ROLLBACK</u>			
ORIGINAL LEVY	8,033.72	0.00	8,033.72
MODIFICATIONS	11,264.86	12,094.63	(829.77)
ROLLBACK LEVY	19,298.58	12,094.63	7,203.95
ROLLBACK COLLECTIONS THIS MONTH	7,206.82	0.00	7,206.82
ROLLBACK COLLECTIONS TO DATE	14,414.64	0.00	14,414.64
OUTSTANDING TO DATE	4,883.94	12,094.63	(7,210.69)
PERCENT COLLECTED/ORIGINAL	179.43%	#DIV/0!	#DIV/0!
PERCENT COLLECTED/MODIFIED	74.69%	0.00%	74.69%
TOTAL COLLECTIONS FISCAL YEAR	14,414.64	0.00	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: JUNE 2022

37 - CSJ

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	ATTY FEES	ATTY RBFEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
1-Jun	1,308.67	170.12			65.40	25.66		98.42		1,668.27		1,668.27	
2-Jun	4,868.79	614.81			1,616.76	630.07		326.82		8,057.25		8,057.25	
3-Jun	3,603.27	383.96			608.01	252.13		101.22		4,948.59		4,948.59	
6-Jun	4,155.80	476.69			1,114.74	499.00		197.44		6,443.67	17,741.78	(11,298.11)	13-Jun
7-Jun	5,803.59	787.04			249.51	178.22		47.09		7,065.45	7,065.45	0.00	14-Jun
8-Jun	1,733.92	190.21			2,231.77	804.73		187.73		5,148.36	5,148.36	(0.00)	15-Jun
9-Jun	2,931.01	393.15			126.69	16.35		(12.30)		3,454.90	3,454.90	-	16-Jun
10-Jun	1,477.23	152.09			126.46	46.56		23.27		1,825.61	1,825.61	-	17-Jun
13-Jun	5,967.15	846.73			7,980.89	1,166.35		80.45		16,041.57	16,041.57	16,041.57	
14-Jun	3,387.95	508.20			1,348.21	534.71		277.55		6,056.62	22,098.19	(16,041.57)	22-Jun
15-Jun	423.02	63.45			(6,992.65)	(689.05)		47.68		(7,147.55)	(7,147.55)	(7,147.55)	
15-Jun						7,206.82	792.74			7,999.56	7,999.56	(0.00)	22-Jun
16-Jun	2,977.76	390.91			784.03	440.57		181.92		4,775.19		4,775.19	
17-Jun	2,488.40	437.91			1,188.72	618.90		259.00		4,992.93	2,620.57	2,372.36	24-Jun
20-Jun	1,768.34	334.59			408.03	204.61		45.85		2,761.42	2,761.42	-	27-Jun
21-Jun	4,114.59	587.12			315.64	116.74		71.32		5,205.41	5,205.41	-	28-Jun
22-Jun	1,617.13	242.57			1,411.85	555.35		294.57		4,121.47	4,121.47	-	29-Jun
23-Jun	2,708.73	392.45			169.60	65.68		35.30		3,371.76	3,371.76	(0.00)	30-Jun
24-Jun	1,685.39	252.82			262.94	34.83		23.26		2,259.24	2,259.24	0.00	1-Jul
27-Jun	7,724.01	1,097.13			3,737.56	1,320.90		714.56		14,594.16	14,594.16	(0.00)	6-Jul
28-Jun	4,429.86	649.79			4,132.05	1,816.54		892.29		11,920.53	11,920.53	0.00	7-Jul
29-Jun	659.13	98.87			111.08	40.61		19.10		928.79	928.79	0.00	7-Jul
30-Jun	9,248.76	1,354.70			3,116.70	1,130.85		653.44		15,504.45	15,508.83	(4.38)	11-Jul
TTL	75,082.50	10,425.31	0.00	0.00	24,113.99	9,810.31	7,206.82	792.74	4,565.98	131,997.65	128,626.03	3,371.62	

OVERALL TOTAL	131,997.65
LESS REFUNDS	0.00
LESS HCAD COMM FEES	(4.38)
LESS COMM/COST	3,376.00
BALANCE	128,626.03
LESS TRANSFERRED	83,414.48
LESS TRANSF IN TRANSIT	45,211.55
BALANCE PENDING	0.00

FISCAL START: 10/01/2021 END: 09/30/2022 JURISDICTION: 0037 CITY OF SAN JUAN

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2021	9,088,383.56	566.72-	70,491.94	75,082.50	8,712,788.24	446,087.26	95.13	0.00
2020	312,117.59	.00	11,718.23-	12,067.45	138,345.63	162,053.73	46.05	1,085.52-
2019	164,177.50	.00	3,474.25-	6,109.35	51,159.13	109,544.12	31.83	1,030.80-
2018	105,283.41	.00	1,039.21-	2,040.21	24,384.88	79,859.32	23.39	447.30-
2017	83,971.33	.00	460.82-	650.07	16,079.97	67,430.54	19.26	393.75-
2016	66,281.08	.00	233.52-	875.13	10,114.48	55,933.08	15.31	198.56-
2015	59,065.98	.00	176.35-	236.66	7,014.83	51,874.80	11.91	176.35-
2014	51,960.23	.00	176.34-	460.00	5,948.00	45,835.89	11.49	176.34-
2013	49,204.50	.00	192.57-	428.31	5,839.92	43,172.01	11.92	192.57-
2012	47,521.87	.00	198.11-	395.90	5,816.64	41,507.12	12.29	198.11-
2011	58,305.36	.00	202.25-	117.64	5,770.75	52,332.36	9.93	202.25-
2010	43,657.27	.00	170.03-	249.52	6,074.22	37,443.02	13.96	170.03-
2009	42,731.21	.00	96.68-	73.82	5,105.67	37,528.86	11.98	96.68-
2008	33,944.94	.00	19.86-	1.52	2,835.80	31,089.28	8.36	19.86-
2007	29,329.45	.00	0.00	0.00	1,395.96	27,933.49	4.76	0.00
2006	26,114.72	.00	0.00	109.43	1,736.50	24,378.22	6.65	0.00
2005	23,041.36	.00	0.00	34.49	2,038.34	21,003.02	8.85	0.00
2004	16,841.16	.00	0.00	136.08	1,872.01	14,969.15	11.12	0.00
2003	17,352.08	.00	0.00	20.38	2,016.30	15,335.78	11.62	0.00
2002	14,005.44	.00	0.00	0.00	1,213.73	12,791.71	8.67	0.00
2001	11,920.15	.00	0.00	37.09	1,511.21	10,408.94	12.68	0.00
2000	54,081.15	.00	0.00	70.94	7,984.40	46,096.75	14.76	0.00
****	10,399,321.34	566.72-	52,333.72	99,196.49	9,017,046.61	1,434,608.45		4,388.12-

CITY OF SAN JUAN, TEXAS
AS OF May 2022

Levy 2021 (21-22 YR)

9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,058.66	70,491.94	-	-	-
Adjst Lev	9,191,852.10	9,190,587.80	9,184,572.84	9,180,393.83	9,175,078.31	9,162,422.09	9,161,395.42	9,159,442.22	9,158,875.30	9,088,383.56	9,088,383.56	9,088,383.56
Collections	117,479.56	889,430.88	4,817,789.68	7,399,067.11	8,108,720.86	8,399,334.17	8,541,246.35	8,637,705.74	8,712,788.24	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.28	9.68	52.46	80.60	88.38	91.67	93.23	94.30	95.13	89.00	89.26	89.50

Levy 2020 (20-21 YR)

8,178,632.23	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
Adjustments	286,189.51	287,603.92	287,434.23	281,486.41	277,644.91	269,697.34	268,515.52	268,245.14	267,796.38	267,796.38	267,480.56	267,480.56
Adjst Lev	8,464,821.74	8,466,236.15	8,466,066.46	8,460,118.64	8,456,277.14	8,448,329.57	8,447,147.75	8,446,877.37	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79
Collections	130,555.94	684,177.98	3,953,871.77	6,761,511.71	7,363,117.19	7,730,743.55	7,883,151.58	7,958,400.88	8,038,910.70	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.54	8.08	46.70	79.92	87.07	91.51	93.32	94.22	95.18	95.77	96.05	96.30

Levy 2019 (19-20 YR)

7,793,724.78	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
Adjustments	(2,881.85)	(8,507.53)	(10,226.02)	(12,344.25)	(8,461.48)	(24,205.85)	(24,205.85)	(26,575.44)	(26,496.84)	(31,605.07)	(31,605.07)	(31,767.84)
Adjst Lev	7,790,846.93	7,785,221.25	7,783,502.76	7,781,384.53	7,785,267.30	7,769,522.93	7,769,522.93	7,767,153.34	7,767,231.94	7,762,123.71	7,762,123.71	7,761,960.94
Collections	175,292.78	640,774.22	3,552,655.97	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76
Percentage	2.25	8.23	45.64	78.56	85.47	89.26	90.60	92.23	93.59	94.49	94.95	95.29

Levy 2018 (18-19 YR)

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

Levy 2017 (17-18 YR)

7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjst Lev	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24
Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00

Levy 2016 (16-17 YR)

6,638,277.98	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
Adjustments	(2,244.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.55)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjst Lev	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,621,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71
Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16

Levy 2015 (15-16 YR)												
6,363,985.51	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEPT 2016
Adjustments	16,923.38	16,343.86	15,174.33	12,248.13	3,359.23	2,743.56	3,689.88	3,453.65	3,643.08	3,453.65	3,453.65	2,492.92
Adjusted Levy	6,380,908.89	6,380,329.37	6,379,159.84	6,376,233.64	6,367,344.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,628.59	6,367,439.16	6,367,439.16	6,366,478.43
Collections	30,228.48	473,930.57	2,957,041.48	4,868,335.42	5,383,897.22	5,636,678.33	5,759,686.01	5,836,094.81	5,909,114.77	5,945,053.31	5,978,898.45	6,006,559.85
Percentage	0.47	7.43	46.35	76.35	84.55	88.53	90.45	91.65	92.80	93.37	93.90	94.35
Levy 2014 (14-15 YR)												
6,062,874.30	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015
Adjustments	60,733.51	60,140.93	56,698.99	53,665.41	34,516.60	24,796.93	23,579.34	27,488.04	24,224.31	23,656.24	22,138.85	22,138.85
Adjusted Levy	6,123,607.81	6,123,015.23	6,119,573.29	6,116,539.71	6,097,390.90	6,087,671.23	6,086,453.64	6,090,362.34	6,087,098.61	6,086,530.54	6,085,013.15	6,085,013.15
Collections	16,215.04	492,588.40	2,645,528.79	4,602,715.11	5,106,457.36	5,336,845.78	5,422,212.16	5,505,371.53	5,593,139.34	5,669,786.37	5,702,816.66	5,720,270.90
Percentage	0.26	8.04	43.23	75.25	83.75	87.67	89.09	90.39	91.89	93.15	93.72	94.01
Levy 2013 (13-14 YR)												
6,026,969.81	OCT 2013	NOV 13	DEC 13	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 2014	AUG 2014	SEPT 14
Adjustments	(34.83)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.56)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
Adjusted Levy	6,026,934.98	6,031,309.71	6,029,560.60	6,021,591.62	6,020,954.00	6,018,709.25	6,015,150.08	6,018,594.01	6,014,086.29	6,011,910.58	6,011,621.04	6,010,470.94
Collections	32,279.62	601,876.01	2,596,943.90	4,373,398.17	4,986,813.44	5,265,476.99	5,363,199.71	5,431,795.38	5,510,781.54	5,573,532.08	5,598,332.25	5,620,809.41
Percentage	0.54	9.98	43.07	72.63	82.82	87.49	89.16	90.25	91.63	92.71	93.13	93.52
Levy 2012 (12-13 YR)												
5,863,668.66	OCT 2012	NOV 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
Adjusted Levy	5,863,668.66	5,863,668.66	5,871,293.29	5,871,740.31	5,870,005.80	5,889,235.73	5,856,813.66	5,856,561.36	5,849,999.30	5,849,999.30	5,849,158.37	5,848,313.62
Collections	2,857.95	394,574.30	2,403,399.43	4,142,161.70	4,771,528.55	5,056,363.27	5,208,931.41	5,298,704.35	5,376,134.09	5,421,008.00	5,450,025.91	5,464,167.23
Percentage	0.05	6.73	40.93	70.54	81.29	85.86	88.94	90.47	91.90	92.67	93.18	93.43
Levy 2011 (FY 11-12)												
5,807,342.89	OCT 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	JUL 2012	AUG 2012	Sept 12
Adjustments	(434.68)	9,757.00	7,191.02	6,935.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjusted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04
Levy 2010 (FY 10-11)												
5,689,359.60	OCT 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sept 11
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjusted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64

Levy 2009 (FY 09-10)

5,701,885.79	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjusted Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47

Levy 2008 (FY 08-09)

5,024,376.42	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	32,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjusted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,432.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,377.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68

Levy 2007 (FY 07-08)

4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjusted Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,040.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.10	86.67	88.00	89.11	90.01

Levy 2006 (FY 06-07)

3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,672.19	2,956.92	1,511.22	1,882.04	4,476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18

Levy 2005 (FY 05-06)

3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjusted Levy	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28

PREPARED BY: Leroy Gonzales

July 18, 2022



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: July 13, 2022

Subject: Budget Expenditure Report – June 30, 2022 Attached you will find the above-mentioned report for the City of San Juan, Texas.

The funds are listed as follows:

Approved Budgets:

	<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
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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

Other City Funds:

• 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
June 30, 2022

Budget Target 75%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	7,231,770	7,099,413	-	(132,357)	107,019	97,466	98.17
SALES TAX REVENUE	3,547,922	2,965,424	-	(582,498)	408,873	417,763	83.58
FRANCHISE TAX	1,000,000	728,199	-	(271,801)	93,601	43,799	72.82
LICENSES & PERMITS	626,175	554,325	-	(71,850)	53,592	91,397	88.53
FEES & FINES	240,577	130,550	-	(110,027)	19,871	13,441	54.27
INTERGOVERNMENTAL REVENUE	918,877	649,636	-	(269,241)	53,104	54,610	70.70
OTHER REVENUE	399,424	342,715	-	(56,709)	28,759	27,203	85.80
Transfer Inn	3,000,000	-	-	(3,000,000)	-	-	-
TOTAL REVENUES	16,964,745	12,470,263	-	(4,494,482)	764,819	745,679	73.51
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	24,700	14,781	1,132	8,787	2,332	1,266	64.42
SUPPLIES	7,500	6,604	35	861	727	281	88.52
MISCELLANEOUS	123,900	117,446	411	6,043	5,060	2,074	95.12
LEGISLATIVE	156,100	138,831	1,578	15,691	8,119	3,621	89.95
CITY MANAGER							
SALARIES & WAGES/BENEFIT	188,137	105,876	-	82,261	11,240	11,240	56.28
PURCHASED PROF/TECH SRVS	169,000	125,500	36,000	7,500	18,000	11,000	95.56
PUR PROP SRVS & OTH SRVS	7,825	3,554	275	3,996	141	598	48.93
SUPPLIES	600	300	-	300	-	66	50.05
CAPITAL OUTLAY	55,000	-	-	55,000	-	-	-
MISCELLANEOUS	950	-	-	950	-	-	-
CITY MANAGER	421,512	235,230	36,275	150,007	29,381	22,903	64.41
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	143,179	90,982	-	52,197	11,501	10,990	63.54
PURCHASED PROF/TECH SRVS	25,500	20,502	-	4,998	747	2,000	80.40
PUR PROP SRVS & OTH SRVS	7,550	4,686	416	2,448	1,228	797	67.58
SUPPLIES	3,250	2,106	44	1,100	144	12	66.15
MISCELLANEOUS	45,700	29,111	89	16,500	-	100	63.89
CITY SECRETARY	225,179	147,387	549	77,243	13,620	13,899	65.70
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	208,685	146,541	-	62,144	16,134	15,880	70.22
PURCHASED PROF/TECH SRVS	66,184	33,246	31,700	1,238	245	190	98.13
PUR PROP SRVS & OTH SRVS	9,705	4,843	5	4,857	856	150	49.96
SUPPLIES	6,439	3,122	214	3,103	155	314	51.81
MISCELLANEOUS	190	55	-	135	-	-	28.95
MUNICIPAL COURT	291,203	187,807	31,919	71,477	17,390	16,534	75.45

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

							Budget Target 75%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	391,060	275,681	-	115,379	30,483	30,486	70.50
PURCHASED PROF/TECH SRVS	3,600	3,503	-	98	-	3,500	97.29
PUR PROP SRVS & OTH SRVS	13,509	9,690	1,985	1,834	1,541	2,104	86.42
SUPPLIES	4,020	2,272	199	1,549	59	516	61.48
MISCELLANEOUS	20,395	18,616	329	1,450	1,827	3,698	92.89
FINANCE	432,584	309,761	2,513	120,310	33,909	40,304	72.19
PLANNING							
SALARIES & WAGES/BENEFIT	545,599	353,943		191,656	40,163	40,364	64.87
PURCHASED PROF/TECH SRVS	18,000	5,425	590	11,985	677	292	33.42
PUR PROP SRVS & OTH SRVS	22,200	11,893	322	9,986	2,174	1,368	55.02
SUPPLIES	29,905	15,320	1,015	13,570	1,624	1,945	54.62
CAPITAL OUTLAY	11,000	9,895	72	1,033	-	495	90.61
MISCELLANEOUS	19,675	3,841	-	15,834	-	75	19.52
PLANNING	646,379	400,317	1,999	244,063	44,637	44,539	62.24
POLICE							
SALARIES & WAGES/BENEFIT	3,978,213	2,160,499		1,817,714	209,509	211,326	54.31
PURCHASED PROF/TECH SRVS	49,278	9,349	6,972	32,957	482	640	33.12
PUR PROP SRVS & OTH SRVS	140,258	82,752	8,019	49,487	8,568	12,513	64.72
SUPPLIES	353,569	202,259	14,095	137,215	32,610	25,372	61.19
CAPITAL OUTLAY	29,700	796	5,208	23,696	-	-	20.22
MISCELLANEOUS	44,065	35,916	2,400	5,749	-	400	86.95
POLICE	4,595,083	2,491,572	36,694	2,066,817	251,169	250,251	55.02
FIRE							
SALARIES & WAGES/BENEFIT	1,909,220	1,157,909		751,311	120,386	134,361	60.65
PURCHASED PROF/TECH SRVS	29,800	21,857	-	7,943	163	12,509	73.34
PUR PROP SRVS & OTH SRVS	89,967	69,148	5,355	15,464	5,111	4,073	82.81
SUPPLIES	119,800	67,830	24,632	27,338	7,515	14,934	77.18
CAPITAL OUTLAY	266,980	61,136	188,875	16,968	(545,000)	6,408	93.64
DEBT SERVICE	124,579	120,178		4,401	-	-	96.47
MISCELLANEOUS	12,475	3,888	-	8,587	127	-	31.17
FIRE	2,552,821	1,501,947	218,863	832,012	(411,698)	172,284	67.41
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	350,291	230,133		120,158	24,720	24,838	65.70
PUR PROP SRVS & OTH SRVS	301,350	252,878	1,261	47,211	29,386	30,654	84.33
SUPPLIES	123,136	72,811	9,442	40,884	11,369	8,686	66.80
MISCELLANEOUS	7,550	1,000		6,550	-	-	13.25
STREETS, ALLEY, OTHER	782,327	556,821	10,703	214,802	65,474	64,177	72.54

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

							Budget Target 75%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	201,982	140,155		61,827	14,294	15,174	69.39
PURCHASED PROF/TECH SRVS	5,500	5,500		-	5,500	-	100.00
PUR PROP SRVS & OTH SRVS	3,000	1,255	-	1,745	56	196	41.84
SUPPLIES	16,577	13,355	1,558	1,664	2,286	607	89.96
CAPITAL OUTLAY	12,000	10,129	-	1,871	-	-	84.41
CENTRAL GARAGE	239,059	170,395	1,558	67,106	22,136	15,978	71.93
PARKS							
SALARIES & WAGES/BENEFIT	938,284	605,321		332,963	68,414	73,801	64.51
PURCHASED PROF/TECH SRVS	1,750	2,069		(319)	178	277	118.20
PUR PROP SRVS & OTH SRVS	123,550	99,064	873	23,613	11,514	8,046	80.89
SUPPLIES	44,330	43,706	1,443	(819)	5,088	5,120	101.85
CAPITAL OUTLAY	8,200	7,565	-	635	-	-	92.26
DEBT SERVICE	58,394	58,393		1	-	-	100.00
MISCELLANEOUS	366,745	282,590	11,897	72,258	26,521	19,390	80.30
PARKS	1,541,253	1,098,707	14,213	428,333	111,714	106,634	72.21
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	291,791	182,967	-	108,824	18,360	19,104	62.70
PURCHASED PROF/TECH SRVS	2,500	-	-	2,500	-	-	-
PUR PROP SRVS & OTH SRVS	83,200	54,887	2,511	25,801	1,206	12,286	68.99
SUPPLIES	40,120	32,527	2,083	5,510	3,460	3,485	86.27
BUILDING MAINTENANCE	417,611	270,382	4,594	142,635	23,025	34,874	65.84
LIBRARY							
SALARIES & WAGES/BENEFIT	297,031	164,200	-	132,831	17,603	17,426	55.28
PURCHASED PROF/TECH SRVS	2,600	1,139	-	1,461	44	41	43.82
PUR PROP SRVS & OTH SRVS	24,300	17,057	-	7,243	2,227	2,184	70.19
SUPPLIES	2,850	837	-	2,013	-	-	29.39
MISCELLANEOUS	9,300	3,934	1,348	4,017	732	-	56.80
LIBRARY	336,081	187,167	1,348	147,565	20,607	19,651	56.09

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75% % RECEIV. EXPENDED
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	419,994	230,664	23,533	165,796	20,787	8,897	60.52
PUR PROP SRVS & OTH SRVS	336,497	274,365	-	62,132	18,945	19,489	81.54
SUPPLIES	1,250	2,261	-	(1,011)	143	1,307	180.84
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	611,689	23,533	2,313,818	39,875	29,692	21.54
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	204,675	141,910	-	62,765	15,815	15,757	69.33
PURCHASED PROF/TECH SRVS	10,500	4,800	1,638	4,063	1,265	790	61.31
PUR PROP SRVS & OTH SRVS	11,500	8,416	2,009	1,075	400	3,709	90.65
SUPPLIES	2,740	2,290	-	450	21	374	83.59
MISCELLANEOUS	785	579	-	206	-	-	73.76
HUMAN RESOURCES	230,200	157,995	3,646	68,559	17,502	20,630	70.22
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	430,950	298,558	-	132,392	34,254	34,557	69.28
PURCHASED PROF/TECH SRVS	154,500	152,151	100	2,249	622	7,755	98.54
PUR PROP SRVS & OTH SRVS	167,120	116,379	11,509	39,232	14,187	922	76.52
SUPPLIES	82,545	74,512	756	7,277	95	2,083	91.18
CAPITAL OUTLAY	76,000	42,287	25,359	8,355	-	-	89.01
MISCELLANEOUS	49,640	44,803	1,548	3,289	43	332	93.37
INFORMATION TECHNOLOGY	960,755	728,690	39,271	192,794	49,200	45,650	79.93

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

Budget Target 75% % RECEIV. EXPENDED
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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	21,500	15,966	-	5,535	3,275	-	74.26
PUR PROP SRVS & OTH SRVS	2,800	200	-	2,600	200	-	7.14
SUPPLIES	15,000	2,296	-	12,704	-	345	15.31
CAPITAL OUTLAY	55,000	34,649	10,252	10,099	-	-	81.64
EMERGENCY MANAGEMENT	94,300	53,111	10,252	30,937	3,475	345	67.19
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	82,308	29,797		52,511	3,480	3,268	36.20
PURCHASED PROF/TECH SRVS	3,400	-		3,400	-	-	-
SUPPLIES	19,750	3,935	404	15,411	563	566	21.97
CAPITAL OUTLAY	14,000	-		14,000	-	-	-
MISCELLANEOUS	100,100	62,845	37,155	100	6,935	16,135	99.90
ANIMAL CONTROL	219,558	96,577	37,559	85,422	10,977	19,969	61.09
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	17,091,046	9,344,385	477,068	7,269,593	350,512	921,935	57.47
REVENUES OVER/(UNDER) EXPENDITURES	(126,301)	3,125,877	(477,068)	2,775,111	414,307	(176,256)	(2,097.22)

City of San Juan, Texas
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22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,480,700	2,192,654	-	(1,288,046)	277,824	264,580	62.99
OTHER REVENUE	30,550	32,266	-	1,716	2,404	3,115	105.62
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	3,511,250	2,224,920	-	(1,286,330)	280,228	267,695	63.37
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,147,228	697,732	-	449,496	79,390	78,326	60.82
PUR PROF/TECH SRVS	7,200	1,010	-	6,190	225	260	14.03
PUR PROP SRVS & OTH SRVS	352,711	229,021	18,068	105,622	21,363	20,986	70.05
SUPPLIES	558,856	514,653	38,655	5,548	46,326	53,121	99.01
MISCELLANEOUS	581,900	455,395	1,395	125,110	955	114,645	78.50
SANITATION	2,647,895	1,897,811	58,118	691,966	148,259	267,338	73.87
RECYCLING							
SALARIES & WAGES/BENEFIT	153,898	102,448	-	51,450	10,553	12,800	66.57
PUR PROP SRVS & OTH SRVS	5,000	430	-	4,570	-	276	8.60
SUPPLIES	41,314	3,098	5,460	32,756	492	30	20.71
MISCELLANEOUS	9,500	1,430	-	8,070	468	-	15.05
RECYCLING	209,712	107,406	5,460	96,846	11,512	13,106	53.82
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	85,000	52,744	-	32,256	5,966	6,126	62.05
PUR PROP SRVS & OTH SRVS	52,054	38,302	-	13,752	4,260	4,260	73.58
DEBT SERVICE	318,817	291,194	-	27,623	-	-	91.34
MISCELLANEOUS	213,930	161,149	-	52,781	17,619	17,619	75.33
ORGANIZATIONAL	669,801	543,390	-	126,411	27,845	28,005	81.13
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,527,408	2,548,607	63,578	915,223	187,616	308,450	74.05
REVENUES OVER/(UNDER) EXPENDITURES	(16,158)	(323,687)	(63,578)	(371,107)	92,612	(40,755)	2,396.74

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

							Budget Target 75%
56 - UTILITY FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,843,680	1,790,305	-	(1,053,375)	229,343	253,348	62.96
SEWER SYSTEMS	2,915,200	1,994,961	-	(920,239)	268,135	257,178	68.43
OTHER REVENUES	-	(74)	-	(74)	(126)	3	-
OTHER REVENUES	55,600	76,158	-	20,558	5,662	4,030	136.97
OTHER	(162,264)	(1,563,396)	-	(1,401,132)	(32,956)	(32,956)	963.49
TOTAL REVENUES	5,652,216	2,297,954	-	(3,354,262)	470,057	481,603	40.66
=====							
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	291,087	175,692	-	115,395	21,082	21,308	60.36
PURCHASED PROF/TECH SRVS	23,308	9,262	244	13,802	488	244	40.78
PUR PROP SRVS & OTH SRVS	96,715	61,580	-	35,135	13,222	4,945	63.67
SUPPLIES	18,332	14,928	1,526	1,877	1,207	2,352	89.76
CAPITAL OUTLAY	9,350	9,350	-	-	-	-	100.00
MISCELLANEOUS	47,527	46,470	329	728	-	11,918	98.47
UTILITY BILLING & COLLEC	486,319	317,282	2,099	166,938	35,999	40,767	65.67
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	223,043	129,968	-	93,075	18,090	9,053	58.27
PURCHASED PROF/TECH SRVS	12,000	31,278	-	(19,278)	2,000	-	260.65
PUR PROP SRVS & OTH SRVS	33,620	17,397	240	15,984	6,495	1,933	52.46
SUPPLIES	12,087	8,958	834	2,295	1,134	1,390	81.01
CAPITAL OUTLAY	1,500	1,327	-	173	1,327	-	88.48
MISCELLANEOUS	2,415	1,693	-	722	-	-	70.09
UTILITY ADMINISTRATION	284,665	190,620	1,074	92,971	29,046	12,375	67.34
WATER PLANT							
SALARIES & WAGES/BENEFIT	487,902	319,952	-	167,950	34,717	35,754	65.58
PURCHASED PROF/TECH SRVS	40,000	21,205	3,906	14,889	3,213	551	62.78
PUR PROP SRVS & OTH SRVS	416,130	290,565	19,906	105,658	14,461	12,615	74.61
SUPPLIES	335,621	213,153	21,925	100,543	28,269	22,220	70.04
CAPITAL OUTLAY	44,820	-	-	44,820	-	-	-
MISCELLANEOUS	128,476	67,407	15,344	45,725	3,231	3,170	64.41
WATER PLANT	1,452,949	912,282	61,082	479,585	83,891	74,308	66.99
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	300,771	155,020	-	145,751	18,032	19,247	51.54
PUR PROP SRVS & OTH SRVS	16,930	9,025	2,945	4,960	2,279	355	70.71
SUPPLIES	100,785	33,137	13,621	54,027	4,665	1,639	46.39
CAPITAL OUTLAY	722,163	-	64,234	657,929	-	-	8.89
MISCELLANEOUS	2,842	750	-	2,092	-	-	26.39
WATER DISTRIBUTION	1,143,491	197,933	80,800	864,758	24,976	21,242	24.38
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	340,550	152,973	-	187,577	19,067	18,664	44.92
PURCHASED PROF/TECH SRVS	8,352	6,102	-	2,251	-	-	73.05
PUR PROP SRVS & OTH SRVS	672,390	252,949	157,935	261,506	23,524	16,881	61.11
SUPPLIES	173,848	49,309	882	123,658	12,558	7,768	28.87
CAPITAL OUTLAY	163,825	13,823	-	150,002	-	-	8.44
MISCELLANEOUS	13,670	675	-	12,995	-	-	4.94
SEWER COLLECTION	1,372,635	475,831	158,816	737,988	55,148	43,314	46.24

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED	Budget Target 75%
SEWER PLANT								
SALARIES & WAGES/BENEFIT	267,750	140,366	-	127,384	14,596	14,880	52.42	
PURCHASED PROF/TECH SRVS	48,000	33,229	-	14,771	-	5,888	69.23	
PUR PROP SRVS & OTH SRVS	310,875	199,651	11,869	99,355	25,783	21,105	68.04	
SUPPLIES	204,626	97,212	40,729	66,685	4,556	793	67.41	
CAPITAL OUTLAY	140,000	-	129,769	10,231	-	-	92.69	
MISCELLANEOUS	151,632	102,595	-	49,037	4,160	5,200	67.66	
SEWER PLANT	1,122,883	573,053	182,367	367,463	49,096	47,865	67.28	
ORGANIZATIONAL								
PURCHASED PROF/TECH SRVS	71,663	46,304	-	25,359	4,028	7,676	64.61	
PUR PROP SRVS & OTH SRVS	115,723	85,151	-	30,572	9,471	9,471	73.58	
DEBT SERVICE	1,000	-	-	1,000	-	-	-	
MISCELLANEOUS	414,820	306,585	-	108,235	33,985	33,985	73.91	
ORGANIZATIONAL	603,206	438,040	-	165,166	47,484	51,132	72.62	
TOTAL EXPENDITURES	6,466,148	3,105,041	486,238	2,874,868	325,641	291,004	55.54	
	=====	=====	=====	=====	=====	=====	=====	
REVENUES OVER/(UNDER) EXPENDITURES	(813,932)	(807,088)	(486,238)	(479,394)	144,416	190,600	158.90	
TRANSFER IN	-	-	-	-	-	-	-	
TRANSFER OUT	-	-	-	-	-	-	-	
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(813,932)	(807,088)	(486,238)	(479,394)	144,416	190,600	158.90	
	=====	=====	=====	=====	=====	=====	=====	

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

							Budget Target 75%
60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,600,889	1,517,686		(83,203)	27,942	27,990	94.80
TOTAL REVENUES	1,600,889	1,517,686	-	(83,203)	27,942	27,990	94.80
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,600,889	1,528,292	8,020	72,597	-	-	95.47
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,600,889	1,528,292	8,020	72,597	-	-	95.47
TOTAL EXPENDITURES	1,600,889	1,528,292	8,020	72,597	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(10,606)	(8,020)	(10,606)	-	27,990	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(10,606)	(8,020)	(10,606)	-	27,990	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

							Budget Target 75%
61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	46,562	-	(14,814)	5,280	5,359	75.86
TOTAL REVENUES	61,376	46,562	-	(14,814)	5,280	5,359	75.86
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	46,562	-	(14,814)	5,280	5,359	75.86
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	46,562	-	(14,814)	5,280	5,359	75.86
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

Budget Target 75%

18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY

REVENUE SUMMARY

FEES & FINES

TOTAL REVENUES

BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
-	3,471	-	3,471	370	320	-
-	3,471	-	3,471	370	320	-
=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES	-	69	-	69	7	6	-
TOTAL REVENUES	-	69	-	69	7	6	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
June 30, 2022

Budget Target 75%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	3,726	-	(2,274)	390	362	62.09
TOTAL REVENUES	6,000	3,726	-	(2,274)	390	362	62.09
	=====	=====	=====	=====	=====	=====	=====
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	3,726	-	(2,274)	-	362	62.09

City of San Juan, Texas
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Budget Target 75%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	3,107	-	(2,893)	334	316	51.78
TOTAL REVENUES	6,000	3,107	-	(2,893)	334	316	51.78
	=====	=====	=====	=====	=====	=====	=====
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	2,907	-	1,407	-	316	193.80

City of San Juan, Texas
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23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	(44)	-	(44)	-	1	-
TOTAL REVENUES	-	(44)	-	(44)	-	1	-
EXPENDITURE SUMMARY							
ADMINSTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(44)	-	(44)	-	1	-

City of San Juan, Texas
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25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	1,530	-	530	249	102	153.00
TOTAL REVENUES	1,000	1,530	-	530	249	102	153.00
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,000	1,530	-	530		-	153.00

City of San Juan, Texas
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							Budget Target 75%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,010	75,391	-	50,381	683	122	301.44
TOTAL REVENUES	25,010	75,391	-	50,381	683	122	301.44
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	75,391	-	75,381	-	122	753,912.10

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							Budget Target 75%
27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	7,900	6,805	-	(1,095)	1,480	10	86.14
TOTAL REVENUES	7,900	6,805	-	(1,095)	1,480	10	86.14
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)	5,202	-	17,602	-	10	(41.95)

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							Budget Target 75%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,500	35	-	(1,465)	-	-	2.33
FORFEIT LOCAL	7,000	565	-	(6,435)	-	(35)	8.07
TOTAL REVENUES	8,500	600	-	(7,900)	-	(35)	7.06
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	-	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)	(5,400)	-	1,100	-	(35)	83.08

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							Budget Target 75%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	650,234	171,269	-	(478,965)	10,920	-	26.34
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	650,234	171,269	-	(478,965)	10,920	-	26.34
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	321,050	112,883	-	208,167	10,481	10,966	35.16
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	28,500	-	-	28,500	-	-	-
CAPITAL OUTLAY	237,452	56,278	-	181,174	-	-	23.70
POLICE	587,002	169,161	-	417,841	10,481	10,966	28.82
FIRE							
SALARIES & WAGES/BENEFIT	36,644	78,932	-	(42,288)	56	56	215.40
FIRE	36,644	78,932	-	(42,288)	56	56	215.40
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	136	-	2,814	-	135.98	4.61
LIBRARY	14,863	7,790	-	7,073	-	136	52.41
TOTAL EXPENDITURES	638,509.00	255,884	-	382,625	10,537	11,158	40.08
REVENUES OVER/(UNDER) EXPENDITURE	11,725	(84,615)	-	(96,340)	-	(11,158)	(721.66)

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Budget Target 75%

32 - CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	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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33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	24,600	10,686	-	(13,914)	2,073	1,219	43.44
FINES & FEES	150	12,900	-	12,750	-	100	8,600.00
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	24,750	23,586	-	(1,164)	2,073	1,319	95.30
	=====	=====	=====	=====	=====	=====	=====
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	23,586	-	(1,164)	-	1,319	95.30
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 75%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	800	14,053	-	13,253	25	45	(1,756.64)
FORFEIT FEDERAL	140,000	167,795	-	27,795	20,081	130,037	119.85
TOTAL REVENUES	140,800	181,848	-	41,048	20,106	130,082	129.15
	=====	=====	=====	=====	=====	=====	=====
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	127,800	(31,600)	30,350	-	130,082	146.09

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Budget Expenditures Report
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							Budget Target 75%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	305,000	197,735	-	(107,266)	24,799	24,850	64.83
TOTAL REVENUES	305,000	197,735	-	(107,266)	24,799	24,850	64.83
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	243,027	143,598	-	99,429	17,220	17,547	59.09
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	18,572	1,209	35	17,328	709	500	6.70
SUPPLIES	29,970	7,192	6,076	16,702	1,139	1,078	44.27
CAPITAL OUTLAY	3,800	-	-	3,800	-	-	-
MISCELLANEOUS	12,500	100	-	12,400	-	-	0.80
STORM WATER	307,869	152,099	6,112	149,659	19,068	19,125	51.39
TOTAL EXPENDITURES	307,869	152,099	6,112	149,659	19,068	19,125	51.39
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(2,869)	45,636	(6,112)	42,393	-	5,725	(1,377.63)

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							Budget Target 75%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	2,153,734	2,114,620	-	(39,114)	32,107	29,966	98.18
OTHER REVENUE	500	4,026	-	3,526	550	1,485	805.25
TOTAL REVENUES	2,154,234	2,118,646	-	(35,588)	32,657	31,450	98.35
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,930,788	1,902,125	-	28,663	-	-	98.52
MISCELLANEOUS	8,000	-	8,020	(20)	-	-	100.25
ORGANIZATIONAL EXPENSE	1,938,788	1,902,125	8,020	28,643	-	-	98.52
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,938,788	1,902,125	8,020	28,643	-	-	98.52
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	215,446	216,521	(8,020)	9,095	32,657	31,450	96.78
	=====	=====	=====	=====	=====	=====	=====
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	215,446	216,521	(8,020)	9,095	-	31,450	96.78
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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							Budget Target 75%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	5,894	-	5,894	1,812	2,676	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	5,894	-	5,894	1,812	2,676	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY	4,382,113	2,115,518	7,093,780	(4,827,184)	441,158	596,983	210.16
CITY MANAGER	4,382,113	2,115,518	7,093,780	(4,827,184)	441,158	596,983	210.16
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	2,115,518	8,033,007	(5,746,418)	441,158	596,983	230.54
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(4,402,107)	(2,109,624)	(8,033,007)	(5,740,524)	-	(594,307)	230.40

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42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	2,173	-	2,173	69	906	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	2,173	-	2,173	69	906	-
	=====	=====	=====	=====	=====	=====	=====
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	-	2,173	(254,000)	(251,827)	-	906	-

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							Budget Target 75%
43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	552	-	552	18	230	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	552	-	552	18	230	-
	=====	=====	=====	=====	=====	=====	=====
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)	-	-	-
TOTAL EXPENDITURES	-	6,000	120,000	(126,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(5,448)	(120,000)	(125,448)	-	230	-

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	530	-	530	165	244	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	530	-	530	165	244	-
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	-	-	-	-	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	530	-	530	-	244	-

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45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
INTERGOV'T REVENUE	-	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY								
LIBRARY	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-	-
LONG TERM DEBT								
DEBT SERVICE	-	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-	-

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46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% 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	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	1,760	-	1,760	549	810	-
TOTAL REVENUES	-	1,760	-	1,760	549	810	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	1,760	-	1,760		810	-

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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	1,765	-	1,765	550	813	-
TOTAL REVENUES	-	1,765	-	1,765	550	813	-
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	-	1,765	(10,534)	(8,769)	550	813	-

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49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% 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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51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	13,182	-	13,182	1,030	1,300	-
TOTAL REVENUES	-	13,182	-	13,182	1,030	1,300	-
ADMINISTRATION							
PURCHASED PROF/TECH SRVS		10,000	-	(10,000)	-	-	-
ADMINISTRATION	-	10,000	-	(10,000)	-	-	-
WATER PLANT							
CAPITAL OUTLAY		3,240	59,941	(63,181)	-	3,240	-
WATER PLANT	-	3,240	59,941	(63,181)	-	3,240	-
SEWER COLLECTION							
CAPITAL OUTLAY		1,530		(1,530)	-	1,530	-
SEWER COLLECTION	-	1,530	-	(1,530)	-	1,530	-
TOTAL EXPENDITURES	-	14,770	59,941	(74,711)	-	4,770	
REVENUES OVER/(UNDER) EXPENDITURES	-	(1,588)	(59,941)	(61,528)		(3,470)	

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52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% 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 75% % RECEIV. EXPENDED
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53 - CAPITAL PROJECTS FIRESTATION
FINANCIAL SUMMARY

REVENUE SUMMARY

OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	11,630	-	11,630	3,620	5,345	-
TOTAL REVENUES	-	11,630	-	11,630	3,620	5,345	-

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	1,495,912	233,280	240,808	131,192	304,558	87.78
STREETS & ALLEYS	1,970,000	1,495,912	233,280	240,808	131,192	304,558	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	-	-	75.82
SANITATION	3,711,000	1,785,987	1,027,838	897,175	-	-	75.82

ADMINISTRATION

PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-

TOTAL EXPENDITURES	9,017,173	3,355,422	1,261,118	4,400,633	151,365	304,558	51.20
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REVENUES OVER/(UNDER) EXPENDITURES	(9,017,173)	(3,343,792)	(1,261,118)	4,412,263	-	(299,213)	51.07
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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	353	-	353	110	163	-
TOTAL REVENUES	-	353	-	353	110	163	-
=====							
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	353	-	353	-	163	-

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							Budget Target 75%
57-2022 BOND - FIRE TRUCK FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	577,000	-	577,000	-	-	-
TOTAL REVENUES	-	577,000	-	577,000	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	19,289	-	(19,289)	-	-	-
COST OF ISSUANCE	-	12,712	-	(12,712)	-	-	-
CAPITAL OUTLAY		545,000	-	(545,000)	545,000	-	-
FIRE	-	577,000	-	(577,000)	545,000	-	-
TOTAL EXPENDITURES	-	-	-	(577,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,301,000	985,857	-	(315,143)	135,888	138,902	75.78
OTHER REVENUE	1,400	2,018	-	618	633	938	144.16
OTHR FINANCING SOURCES/U	(104,593)	(78,737)	-	25,856	(8,619)	(8,619)	75.28
TOTAL REVENUES	1,197,807	909,139	-	(288,668)	127,902	131,221	75.90
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	208,957	121,487	-	87,470	11,367	11,933	58.14
PURCHASED PROF/TECH SRVS	289,100	128,791	-	160,309	30,316	8,000	44.55
PUR PROP SRVS & OTH SRVS	91,800	58,372	-	33,428	5,834	4,729	63.59
SUPPLIES	25,800	13,957	-	11,843	724	902	54.10
CAPITAL OUTLAY	10,000	912	-	9,088	53	154	9.12
DEBT SERVICE	212,475	174,850	-	37,625	-	-	82.29
MISCELLANEOUS	359,675	112,480	-	247,195	6,453	15,208	31.27
SAN JUAN ECONOMIC DEV	1,197,807	610,850	-	586,957	54,748	40,926	51.00
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,197,807	610,850	-	586,957	54,748	40,926	51.00
REVENUES OVER/(UNDER) EXPENDITURES	-	298,289	-	298,289	-	90,295	-

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29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2020-2021	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-22	Jun-22	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		(64)	-	(64)	(3)	1	-
OTHR FINANCING SOURCES/U	104,827	78,737	-	(26,090)	8,619	8,619	75.11
TOTAL REVENUES	104,827	78,673	-	(26,154)	8,615	8,619	75.05
=====							
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	-	(11,942)	-	(11,942)	-	8,619	-